
PLANNING COMMITTEE 07/12/20

Present: Chair: Councillor Eric M. Jones

Councillors: Stephen Churchman, Elwyn Edwards, Simon Glyn, Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Eric Merfyn Jones, Gareth T. Jones, Huw G. Wyn Jones, Edgar Wyn Owen, Eirwyn Williams and Gruffydd Williams

Also in attendance: Gareth Jones (Assistant Head of Planning and the Environment), Cara Owen (Planning Manager), Rhun ap Gareth (Senior Solicitor), Gareth Roberts (Senior Development Control Engineer), Keira Sweeney (Development Control Team Leader) and Lowri Haf Evans (Democratic Services Officer)

Others invited: Councillors Dafydd Meurig, Paul Rowlinson and Steve Collings (Local Members)

1. APOLOGIES

Apologies were received from Councillors Dilwyn Lloyd, Gareth A. Roberts and Owain Williams. Apologies were also received from Councillor W. Gareth Roberts and Councillor Dewi Roberts (Local Members)

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) Councillor Berwyn Parry Jones in items 5.4 and 5.5 on the agenda, (planning application numbers C19/0950/21/LL and C20/0848/11/LL) as he was a member of the Board of Adra.

The Member was of the opinion that it was a prejudicial interest, and he withdrew from the meeting during the discussion on the application.

- b) The following members declared that they were local members in relation to the items noted:

Councillor Paul Rowlinson and Councillor Dafydd Meurig (not members of this Planning Committee), in relation to item 5.4 on the agenda, (planning application number C20/0950/21/LL)

Councillor Steve Collings (not a member of this Planning Committee), in item 5.5 on the agenda (planning application number C20/0848/11/LL)

3. URGENT ITEMS

None to note

4. MINUTES

The Chair signed the minutes of the previous meeting of this committee, held on 16 November 2020, as a true record.

5. PLANNING APPLICATIONS

The Committee considered the following applications for development. Details of the applications were expanded upon and questions were answered in relation to the plans and policy aspects.

RESOLVED

5.1. Application Number C19/0752/30/LL – Canolfan y Felin Uchaf, Rhoshirwaun, Pwllheli

Installation of 4 glamping cabins, toilet and shower block as well as the siting of 12 tents to be used by the residents of Canolfan Felin Uchaf

- a) The Planning Manager elaborated on the background of this application noting that this was a full application to install four self-service glamping cabins, erect ancillary building to include toilets/showers, create a camping site and other work that would include the creation of an access driveway, access paths, landscaping, utility connection and installation of septic tank with associated water soakaway. It was explained that the site was located in open countryside, outside any development boundaries, within the Western Llŷn Special Landscape Area and approximately 800m to the north-west of the Llŷn AONB. It was reported that the proposal was associated with the Felin Uchaf Eco Educational Centre.

It was noted that the applicant had explained that the four cabins would be installed with anchors to the ground. They would be anchored to the ground using ground screws, which would enable the cabins to be moved off the site if necessary for storage and maintenance purposes. It was highlighted that officers were of the opinion that the nature of the four cabins was permanent given that electricity/water/sewerage would be connected individually to each cabin. Considering these elements, the proposal would involve establishing permanent and static elements in nature and, therefore, the statement made by the applicant that Policy TWR5 was the only relevant policy for considering this application, could not be agreed upon. It was added that the Planning Inspector, in a recent appeal judgement in Gwynedd (APP/Q6810/A/19/3243019) for the siting of four canvas safari tents on a timber pole frame, footpaths, access track and parking area had noted that all of these elements equated to the creation of a permanent alternative camping feature, although the tents would be moved from the site at the end of each term. This appeal had been refused based on the failure to comply with the criteria of Policy TWR3 rather than compliance with the criteria of Policy TWR5.

In addition, as the site was located within the Western Llŷn Special Landscape Area (SLA), consideration had to be given to criterion 1 of Policy TWR3, which stated "*proposals to develop new static caravan sites (i.e. a single or double caravan), new holiday chalet sites or permanent alternative camping accommodation will be refused in...Special Landscape Areas*".

Having considered all relevant planning matters, including local and national policies and guidance, as well as the observations received, it was considered that this proposal was unacceptable as it was unable to satisfy the requirements of the relevant policies.

- b) Taking advantage of the right to speak, the applicant noted the following points:
- Although the cabins were permanent structures, they would be removed during the closed Winter season. It was explained that the six screws prevented the structure from sinking into the soft clay of the Rhoshirwaun area and that these should not be considered as a permanent foundation.

- That Canolfan Felin Uchaf was one of the main sites of the Llŷn eco-museum partnership along with Nant Gwrtheyrn, Plas Glyn Y Weddw and the sites of the National Trust.
- That the enterprise had a local craft shop and they sold organic vegetable boxes from the community gardens.
- That they intended to convert one of the buildings into an organic cafe in order to create a new business, employment opportunities and sustainable training, along with the glamping site, to generate sustainable income for the enterprise in future so that it did not rely on grants or charitable donations which had recently become so vulnerable.
- That the site was completely surrounded by a screen of dense woodland and the width of one whole field from the nearby farmhouse. The Bodrydd camping site was also substantially protected by woodland that had been planted over fifteen years ago.
- That Melin Uchaf had been one of the main sites for the coastal bus and that groups visited specifically on that bus to get a taste of the site's unique atmosphere and culture.
- The site was located on the national cycling network – it welcomed walkers and cyclists as it was among the 'Top 100 Sustainable Wales Attractions', which encouraged people to use sustainable travel to reach sites in the countryside.
- A request for the Committee to reconsider the recommendation.

ch) During the ensuing discussion, the following observations were made by members:

- The project was of high quality and had been designed well – a suggestion to try to hold further discussions with the applicant to create something that was acceptable.
- The site was very private.
- The pods were tasteful and attractive and had been installed carefully with hedgerows between them.
- The enterprise showed respect towards the environment, the industry and language as an attraction – it had created an attraction without affecting the environment.
- The cabins created facilities for those working / volunteering on the site.
- The proposal had been carefully planned – it was not a commercial site.
- It was an interesting enterprise although it was contrary to the policies.
- A concern about setting a precedent – policy TWR 3 had already been used to refuse similar applications – there was a need to hold further discussions to find an alternative plan.

d) In response to a question about holding further discussions, the Planning Manager noted that there was a fundamental objection to the permanent element. It was highlighted that it would be possible to submit a new application, in a different form. The Assistant Head of Planning and the Environment highlighted that no pre-application enquiry had been submitted and he reiterated the need to be consistent when considering such applications. Members were reminded that similar applications had been refused and that planning appeals on the same matters had also been refused. Should the application be approved, the application should have to be referred to a cooling off period. As a step forward, he suggested refusing the application but to encourage the applicant to discuss an alternative application with officers as it was possible that some sort of development could be acceptable. The Solicitor added that it would be possible to try to encourage another direction but a new / different application would have to be submitted in order to do so.

DECISION: To delegate the right for the Assistant Head of Environment Department to refuse the application on the grounds of the following reasons:

Reasons:

- The proposal involves the creation of a new static alternative camping accommodation site within a Special Landscape Area. Policy TWR 3 of the Gwynedd and Anglesey Joint Local Development Plan, 2017, does not permit the development of new alternative static camping sites within Special Landscape Areas. The proposal, therefore, is contrary to the requirements of policy TWR 3 of the Anglesey and Gwynedd Joint Local Development Plan, 2017.
- The proposal is contrary to criteria number 2, 4 and 7 of policy TWR 5 of the Gwynedd and Anglesey Joint Local Development Plan, 2017, on the grounds that the proposal would create an excess of hardstanding areas; no evidence has been received as to why the additional facilities are required and the tent pitch will be used for 12 months a year. The proposal, therefore, does not comply with all requirements of Policy TWR 5 of the Gwynedd and Anglesey Joint Local Development Plan, 2017.
- The proposal involves the creation of a new alternative camping accommodation site in open countryside and way outside any development boundary. In addition, it is not considered that the proposal makes use of a suitable site in the countryside as it is an unsustainable site where the majority of the visitors would be dependent on private vehicle use. The proposal, therefore, does not comply with all requirements of Policy TWR5, PS4, PS5 and PS14 of the Gwynedd and Anglesey Joint Local Development Plan, 2017, along with the advice contained in Supplementary Planning Guidance: Tourist Facilities and Accommodation 2019 and Planning Policy Wales, Edition 10, 2018.

5.2. Application Number C19/1204/39/LL – Venetia, Lôn Sarn Bach, Abersoch, Pwllheli

Demolish existing building and construct 6 new dwellings

Attention was drawn to the late observations form.

- a) The Planning Manager elaborated on the background of the application, and noted that this was an application to create six self-contained holiday flats. Three self-contained holiday flats would be created by converting and extending the existing hotel/restaurant and the other three units would be created by demolishing the small dwelling at the back of the site and disposing a static caravan and erecting a new two-storey and one-storey building in their place. It was explained that the current use of the site included a five bedroom hotel and restaurant in a traditional and substantially sized building with a small dwelling and caravan for hotel staff use at the back of the site.

It was reported that the proposal was unacceptable due to its scale, loss of a house from the housing stock, location of the site within a residential area and there was an excess of this type of accommodation in the area where 42.29% of the housing stock were second homes. It was considered that the proposal was contrary to criteria ii, iii, iv and v of policy TWR 2 of the LDP (as it would not create high quality accommodation in terms of design, setting or location) and also Supplementary Planning Guidance: Holiday Accommodation (July, 2011).

In the context of linguistic matters, there was no requirement to submit a Welsh Language Statement under Policy PS1 of the LDP. However, in accordance with the content of the Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities, applicants were encouraged to present a record of how consideration had been given to the Welsh language when drawing up the planning application.

The Language Unit's summary opinion stated that they disagreed with the conclusion of the submitted language statement and stated that a negative impact was more likely as it was a development for holiday units rather than contributing to the permanent housing stock in an area where the Welsh language was vulnerable. Observations had been received stating that a local company would receive the language contract, there would be Welsh names on the units, that bilingual signs would be erected and that holiday units could lead to people supporting local businesses while visiting the area. However, the Language Unit was of the opinion that the statement submitted did not show any understanding of the local area's language situation. As there was a fundamental objection to the proposal, officers had not raised these concerns with the applicant's agent as the receipt of an amended Language Statement in itself would not overcome the other policy concerns highlighted in the assessment.

In the context of visual amenities, attention was drawn to criteria requirements and it was considered that the proposal did not add to or enhance the character and appearance of the site, the building or the area in terms of setting, appearance, scale, height and mass. It was considered that it would create an obtrusive and dominating feature at the rear of the site. When considering the general and residential amenities, it was noted that the proposal would cause significant detrimental harm to the occupants of nearby housing together with holiday unit users on the grounds of more activities, disturbance, noise, over-looking and loss of privacy. The proposal was therefore contrary to criterion 7 of Policy PCYFF 2 of the LDP.

It was highlighted that the Transportation Unit had also noted that parking provision on the site was insufficient to serve the proposal and would lead to on-street parking in a village where parking provision was already under pressure, especially during the holiday season.

- b) It was proposed and seconded to refuse the application.

RESOLVED: To refuse the application

Reasons:

- 1. The proposal is unacceptable due to its scale, loss of a house from the housing stock, location of the site within a residential area and there is an excess of this type of accommodation in the area where 42.29% of the housing stock are second homes. It is therefore considered that the proposal is contrary to criteria ii, iii, iv and v of policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan. Consequently, it is not considered that the proposal would create a high quality development in terms of design, setting or location and is therefore contrary to the requirements of policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan and Supplementary Planning Guidance: Holiday Accommodation (July, 2011).**
- 2. The Local Planning Authority has not been convinced that measures such as bilingual signs and Welsh names would be sufficient mitigating measures in terms of improving and contributing positively to the Welsh language and Welsh culture in an area that is already under pressure in terms of language skills together with second homes / holiday units. Based on the information**

received, it is considered that the proposal is therefore contrary to point 3 of policy PS 1 of the LDP as it is likely to cause harm to the community's character and language balance in a way that cannot be avoided or satisfactorily mitigated.

3. The proposal would not add to or enhance the character and appearance of the site in terms of its setting, appearance, scale, height and mass, and it would create an obtrusive and dominating feature for nearby properties and, therefore, it does not respect the context of the site. Therefore, it is considered that the proposal is contrary to criteria 1 and 2 of Policy PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan.
4. The proposal would cause significant detrimental harm to the occupants of nearby housing together with holiday unit users on the grounds of more activities, disturbance, noise, over-looking and loss of privacy and therefore the proposal is contrary to criterion 7 of Policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan.
5. Parking provision on the site is insufficient to serve the proposal and it is therefore likely that the proposal will lead to on-street parking in a village where parking provision is under pressure, especially during the holiday season, affecting road safety and it is therefore contrary to the requirements of Policy TRA 2 and TRA 4 of the LDP.

5.3 Application Number C20/0538/03/LL Wynne Road, Blaenau Ffestiniog – Application deferred in order to consider late information.

5.4 Application Number C19/0950/21/LL – Land opposite Maes Bleddyn, Bethesda

Construction of 30 houses including 15 affordable housing, new access, parking as well as associated infrastructure.

Attention was drawn to the late observations form.

- a) The Planning Manager elaborated on the background of the application noting that it was a full application for the provision of 30 affordable residential units, a new access, parking spaces as well as associated infrastructure on a parcel of agricultural land that was located and recognised as housing site T66 within the development boundary of Rachub.

The aim of the proposal was to provide 30 affordable, residential units (including four bungalows), ranging from two-bedrooms to four-bedrooms. The rent levels of the affordable units would be in accordance with the requirements of the Welsh Government Rent Policy and Adra as a Registered Social Landlord and would be allocated to people on the Council's Options Team Housing List or/and registered with Adra in accordance with the local renting policy. Confirmation had been received from the applicant (Adra) that the application to receive IHP4 Innovative Housing Programme (Wales) grant funding from Welsh Government to build all residential units as affordable units, had been successful.

It was highlighted that prior discussions had been held between Adra and the Council's Strategic Housing Unit. It was added that the application had been selected to be included on the contingency plans list in the Transfer Programme Plan to receive grant monies and would be funded via the Welsh Government Social Housing Grant. It was recognised that the proposal responded to a recognised need, it provided an appropriate mix of units and had been designated for housing in the LDP. The proposal

was deemed to be in accordance with the requirements of Policies TAI8 and TAI15 of the LDP, along with the advice included in the SPG: Housing Mix and Affordable Housing.

The proposal would involve creating a new access for vehicles and for pedestrians off the adjacent class III county road together with creating parking provision for each house within the development. In addition, it was highlighted that the applicant had agreed to undertake additional work which provided traffic calming measures along the county road with associated signs. The Transportation Unit confirmed that it had no objection to the development despite the public's concerns about road safety. It was added that relevant conditions would address these concerns.

Given the observations of the Welsh Language Unit on the development, it was explained that they were of the opinion that the type of units offered here would appeal to families. It was considered that this was likely to have a positive impact and add to the fairly strong Welsh-speaking population that was already in the area. Consequently, the proposal was acceptable under the requirements of Policy PS1 and the SPG: Maintaining and Creating Unique and Sustainable Communities.

When considering educational matters, it was highlighted that Ysgol Gynradd Llanllechid was already over capacity, but there was enough capacity available at Ysgol Dyffryn Ogwen. Therefore, there was justification to ask for a contribution to satisfy the lack of capacity at the primary school by contributing a specific sum of £121,152.00 (12 x £10,096.00) and, to this end, the applicant had agreed to sign a legal agreement under Section 106.

In the context of open space matters, it was reported that current information received by the Joint Planning Policy Unit showed that there was adequate provision available in the local community based on outdoor sports, sports pitches as well as a play area for children. Therefore, it was considered that there was no need to ask for new provision. However, attention was drawn to the fact that such provision had been included within the application site by providing open spaces for the occupiers of the proposed houses.

Having considered all matters, it was reported that the proposal to develop 30 affordable houses was a positive response to the various housing needs that had been identified in the area. In assessing the application, full consideration had been given to the observations received in response to the consultation period and the response received from statutory consultees.

- b) Taking advantage of the right to speak, the applicant noted the following points:
- That the 30 properties were affordable and the site had been designated as a housing site in the LDP.
 - Current waiting lists highlighted that 74 applicants had registered for a three bedroom rented property and 50 for a two bedroom house / bungalow.
 - The proposal offered a mix of acceptable rent levels for local residents.
 - Priority for families with local connections, whether it be family, employment or if they had already lived in the area for over five years.
 - The proposal included a mixture of two and three bedroom houses along with one four bedroom house that would be a bespoke home for a family that may have a family member with physical disabilities.
 - The design of the houses and the estate was contemporary and the plans had received supportive feedback from the Design Commission for Wales.
 - The homes would be energy efficient with high insulation levels, an air pump system for heating and warm water, they would reduce carbon footprint and be very cheap to run.

- A series of land tests had been conducted with the co-operation of Gwynedd Archaeology Trust.
- The capacity of Ysgol Gynradd Llanllechid was full and, therefore, there was a commitment to pay a substantial education contribution in accordance with Gwynedd Council policies.

c) Taking advantage of the right to speak, the Local Members made the following points:

Councillor Dafydd Meurig

- The site was within the development boundary
- Welcomed 100% affordable for local need
- The capacity of Ysgol Llanllechid was full and, therefore, he welcomed the educational contribution
- A suggestion about a transportation contribution given the increased use that would be made of the Maes Bleddyn estate – a local desire to have an alternative transport plan
- A concern regarding a footpath between Coetmor Cemetery and the site access – a request for the applicant to try to review the situation and upgrade this piece of land
- The long-term plan was to connect to Lôn Las Ogwen – a request for a potential contribution.
- Urged the use of local, natural slate

Councillor Paul Rowlinson

- The development was substantial and, therefore, the report was detailed
- A real need for social / affordable housing with a mixture of rents
- This was the only new site for Bethesda
- An educational contribution for Ysgol Llanllechid was to be welcomed
- Increase in numbers would mean an increase in transportation – every effort should be made to encourage children to walk to school
- Road safety was essential – needed to add to condition 15 that nobody should park on the public highway during the construction period and that nobody should park near Llwyn Bleddyn – welcomed the condition that enforced parking on the site

d) It was proposed and seconded to approve the application.

e) During the ensuing discussion a member made the following observation:

- Welcomed the fact that a bungalow would be included in the development
- The development would support local shops and businesses
- Welcomed the fact that the development offered 100% affordable
- There was a request for the applicant to plant trees around the development
- To respect the wish of local residents to keep the Cae Rhosydd name
- Welcomed priority for local families
- A request for evidence of what had been promised would be submitted in a few years
- A request for the Committee to receive an update of the number of houses that had been approved in the Local Development Plan

DECISION: To delegate the right for the Assistant Head of the Environment Department to approve the application subject to the applicant completing a Section 106 agreement to transfer the units to a housing association and to secure a financial contribution for educational provision and the following conditions:

1. Five years.
2. In accordance with the documents/plans submitted with the application.
3. Natural slate.
4. Samples of materials and colours for the houses as well as details of the solar panels to be agreed with the LPA.
5. Highway conditions to include ensuring traffic calming measures.
6. Soft and hard landscaping.
7. Submit details of any structure/building to be constructed within the water pumping station compound.
8. Development to be undertaken in accordance with the mitigation measures referred to in the Preliminary Ecological Report and the Extended Phase 1 Species Survey document.
9. Biodiversity mitigation measures conditions.
10. Working hours limited to 8:00 - 18:00 during the week, 08:00 - 12:00 on a Saturday and no working at all on Sundays and Bank Holidays.
11. Noise level restrictions during the construction period
12. Agree on details regarding Welsh names for the development together with advertising signage informing of and promoting the development within and outside the site.
13. Ensure a plan/arrangements to provide the affordable units.
14. Removal of general development rights for the affordable units.
15. Submit a Construction Method Statement including parking provision for the builders' vehicles. Also note no parking on the public highway during the construction period.
16. Ensure road improvements prior to the occupancy of the permitted units
17. Submit an Environmental Management Plan to include noise, vibration and dust.
18. Submit outdoor lighting details to be agreed with the LPA before they are installed.
19. Ensure compliance with SP 5837: 2012 with regard to tree safety.
20. Archaeological mitigation measures condition.

Note: Inform the applicant of the need to submit a sustainable drainage strategy plan for approval by the Council's Water and Environment Unit.

Note: Inform the applicant of the response of Welsh Water referring to a public sewer that crosses the site.

5.5 Application Number C20/0848/11/LL – 137, High Street, Bangor, Gwynedd

Construction of a building to provide 12 supported living flats, offices on the ground floor together with associated developments to include parking spaces in the back.

Attention was drawn to the late observations form.

- a) The Planning Manager elaborated on the background of the application noting that it was a full application submitted by a registered social landlord to provide 12 affordable flats. The proposal would provide living support in self-contained residential units to those who were homeless and needed some support as they transferred to an affordable dwelling. It was noted that the site was located on the upper part of the High Street in Bangor city centre.

It was reported that Policy TAI1 stated that in the Sub-regional Centre of Bangor and the Urban Service Centres, housing to meet the Plan's strategy would be delivered through housing allocations together with suitable windfall sites within the development

boundary. The Bangor indicative supply level over the term of the Local Development Plan was 969 units and during the period between 2011 and 2020, a total of 643 units had been completed. It was added that the windfall land bank in April, 2020 included 131 units with further planning consent for 70 units on designated sites. It was highlighted that the LDP noted an indicative figure of 115 houses on two further sites that had now been designated for housing in Bangor but had not received planning permission. Considering the figures, approving the application would mean exceeding the indicative supply for residential developments in Bangor.

As a result, the applicant, in accordance with the requirements of the LDP, submitted a Housing Demand Statement and an Affordable Housing Statement undoubtedly confirming that there was a dire and essential need for this type of accommodation, not only in Bangor but throughout the whole of Gwynedd. Statistics confirmed that one and two bedroom residential units (flats especially) were required mainly. Including an office within the development would be essential to manage and administer and offer support with care and housing needs. It was added that the project had received a Clause 2 Homelessness grant from the Welsh Government. Consequently, it was considered that the proposal responded to a recognised need and provided an appropriate mix of units which was an opportunity to develop a high quality scheme in accordance with the requirements of Policy TAI8 and TAI15 of the LDP, along with the advice included in the SPG: Housing Mix and Affordable Housing.

Along with the statements, a letter was submitted by the Cabinet Member for Housing and Property stating that the development was an essential development that would be a positive step to respond to the homelessness crisis in Gwynedd and Bangor. It was expressed that it would be a means of providing more suitable homes to be able to offer accommodation of an acceptable standard to those in Gwynedd Council's care. A letter of support was also submitted by the Council's Head of Housing and Property stating the importance of dealing immediately with the homelessness crisis in Gwynedd particularly in Bangor where the situation was worse. With 100% of the flats affordable (rather than the 20% required to be provided by LDP policies) and meeting the recognised need for this type of accommodation, it was considered that the application was acceptable.

Reference was made to the site's previous planning history that included permission number C13/0995/11/LL for 49 student units. It was noted that the approved building was four-storeys high in the front and five storeys in the back and this layout was also reflected in the latest application. However, the scale of the previous application was greater and, therefore, it was considered that the form or appearance of the proposed building would not be completely alien or incongruous, and that it would not be likely to have a substantial or excessive impact on the amenities of the tenants/users of the adjacent property based on the loss of privacy, noise disturbance and the creation of an oppressive structure.

Reference was made to the observations of the Welsh Language Unit on the development, which noted that they agreed with the view that the development would pose a low risk to the Welsh language with the possible impact identified as being non-significant positive.

It was not considered that the proposal was contrary to local or national policies and there was no material planning matter that outweighed these policy considerations. It was considered that the proposal to provide 12 affordable flats, where support would be provided to prospective occupants, would be a positive response to housing needs for the homeless subject to including appropriate conditions.

- b) Taking advantage of the right to speak, the applicant noted the following points:

- The scheme was a "Supported Accommodation" development for the homeless in Bangor; it included 12 modern one and two bedroom flats along with an office to be used by support staff.
- The current owners had demolished the old building many years ago and there was a special opportunity to redevelop the site and to regenerate this part of the High Street, which had economically deteriorated for some time.
- Good collaboration had taken place with Gwynedd Council's Housing and Property Department; the proposal to provide 12 supported living flats would meet the need for suitable standard accommodation for individuals in need of housing and would respond to the homelessness crisis of the county.
- This was the first scheme of its kind in Gwynedd and it worked to the strengths and expertise of the partners.
- After its completion, the building would be jointly managed by Gwynedd Council and the North Wales Housing Association, which would provide the specialist support for the tenants.
- The number of homelessness applicants from the Bangor area was higher than in any other area in Gwynedd (108 homelessness applications had a Bangor registered address – November 2020). Homelessness cases had increased by 40% in Gwynedd over the past five years. The pandemic had caused an increase in demand for accommodation, with the economic and social side effect, which meant that a number of people had lost employment in Gwynedd.
- The development reduced the dependency on Bed and Breakfast facilities as temporary accommodation and provided a quality, long-term and stable solution.
- Providing flats in the centre of Bangor would be convenient for the tenants to be within reach of services.
- Adra was proud to be able to collaborate with Gwynedd Council and the North Wales Housing Association on this multi-agency project to develop a building that would offer a suitable accommodation to support and contribute towards homelessness prevention in Gwynedd.

c) Taking advantage of the right to speak, the local member made the following points:

- He was very enthusiastic about the scheme.
- The homelessness situation in Bangor was chronic.
- There was a demand and a need for these flats.
- There was no more demand for student flats.
- There was a vacant space on the street – the design would be in-keeping with the street-scene.

ch) It was proposed and seconded to approve the application

d) During the ensuing discussion, the following observations by members were noted:

- Welcomed and supported the proactive scheme.
- A desire to see similar schemes across Gwynedd.
- It meant value for taxpayers' money by using fewer Bed and Breakfast establishments.
- The resource gave priority to local people – there was a need to ensure local use.
- Evidence of the use of the scheme would be requested in a few years.
- Bangor was at the centre of the homelessness problems in the county.
- The building would tidy up the street-scene.
- Many people lived in tents around the City as there was no room for them in local hostels – there was a need to see more being done.

dd) In response to a question, although it was a multi-agency project, it was confirmed that Gwynedd Council would lead the project with the Housing Associations as Partners.

DECISION: To delegate the right for the Assistant Head of the Environment Department to approve the application, subject to the following conditions:

- 1. Five years.**
- 2. In accordance with the plans/documents submitted with the application.**
- 3. Samples of materials and colours for the building to be agreed with the LPA.**
- 4. Highways Conditions.**
- 5. Development to be undertaken in accordance with the recommendations in the Walking Ecological Survey and Desk-top Study.**
- 6. Working hours limited to 8:00 - 18:00 during the week, 08:00 - 13:00 on a Saturday and no working at all on Sundays and Bank Holidays.**
- 7. Submission of a Construction Method Statement to be agreed with the LPA.**
- 8. Agree on details regarding Welsh names for the development together with advertising signage informing and promoting the development within and outside the site.**
- 9. Ensure a plan/arrangements to provide the affordable units.**
- 10. Condition to submit an Archaeological Programme to be agreed with the LPA.**

Note: Refer the applicant to Welsh Water advice.

Note: Sustainable Drainage Systems requirements.

The meeting commenced at 11:00 and concluded at 13:00.

CHAIR