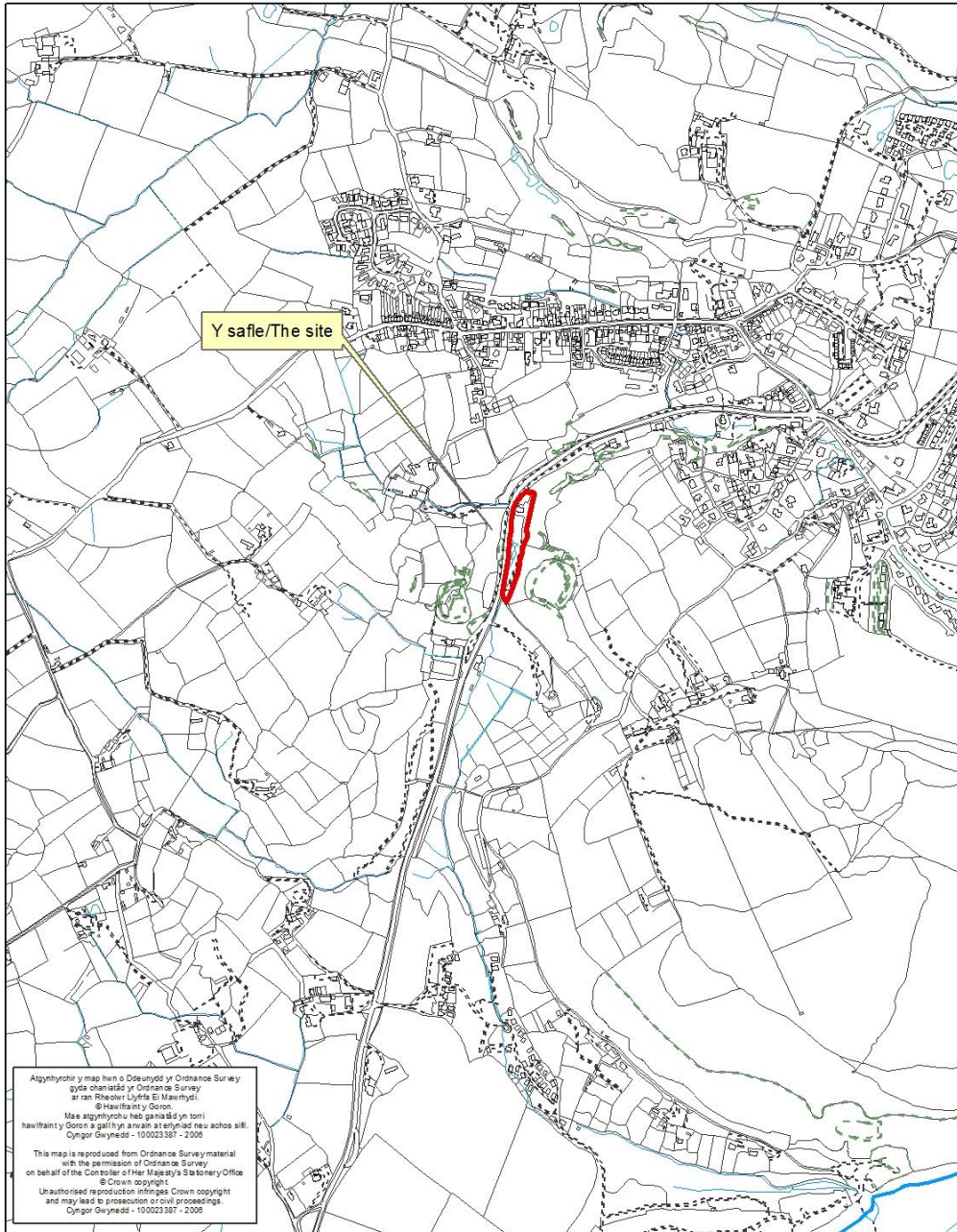


Number: 8



Rhif y Cais / Application Number : C16/0770/38/AM

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DATE: 05/09/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C16/0770/38/AM
Date Registered: 04/07/2016
Application Type : Outline
Community : Llanbedrog
Ward: Llanbedrog

Proposal: CREATE 16 TWO-STOREY HOLIDAY ACCOMMODATION WITH ASSOCIATED PARKING AND AMENITY SPACE

Location: GLYNLLIFON, LLANBEDROG, PWLLHELI, LL537UB

Summary of the Recommendation: TO REFUSE

1. Description:

- 1.1 This is an outline application with all matters reserved to construct 16 new holiday units on Glynllifon land, Llanbedrog. The plans indicate that the proposed units would be two-storey and approximately 6.8m high and split between four terraces. The units would be located on the eastern side of the site in the recess of the incline where the existing track can be found. It is proposed to use the existing Glynllifon access to serve the units, however, a new road would be provided through the land leading to the rear of the existing property. It is proposed to have two-storey units to reflect the domestic scale and height of the existing property with 22 parking bays. According to the statement accompanying the application, the property of Glynllifon was used recently as a holiday home and it is proposed to retain the building for that use. Previously, the property was a licensed restaurant with the managers' house on the first floor and it is understood that it was used as a restaurant since the 1980s.
- 1.2 The site is located on the outskirts of Llanbedrog, a considerable distance outside the village development boundary. The land borders closely with the A499 first class county highway. It stands in a wooded valley within an Area of Outstanding Natural Beauty, Llŷn Registered Landscape of Historic Interest and situated between two Scheduled Ancient Monuments namely Pen y Gaer and Nant y Castell which is opposite the road. Along the western side of the site that abuts with the county highway/pavement are mature trees and some are the subject of a Tree Preservation Order. The southern side of the site and the eastern slopes have been identified as a Local Wildlife Site.
- 1.3 The application is submitted before the Planning Committee as it involves a residential development of five dwellings or more. A Design and Access Statement and a Part 1 Extended Habitat Assessment were submitted with the application and later on a Community and Language Impact Assessment. Since the application site is situated in a sensitive location, namely an Area of Outstanding Natural Beauty, the application has been screened.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

PLANNING COMMITTEE	DATE: 05/09/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but must also take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act; in making the recommendation the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed decision.

2.3 **Gwynedd Unitary Development Plan 2009:**

POLICY A1 - ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS - Ensure that sufficient information is provided with the planning application regarding any significant likely environmental or other impacts in the form of an environmental impact assessment or other impact assessments.

POLICY A2 – PROTECT THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES - Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY A3 – PRECAUTIONARY PRINCIPLE - Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless the relevant impact assessment can show beyond doubt ultimately that the impact can be avoided or alleviated.

POLICY B7 – SITES OF ARCHAEOLOGICAL IMPORTANCE - Refuse proposals which will damage or destroy archaeological remains which are of national importance (whether they are registered or not) or their setting. It also refuses any development that will affect other archaeological remains unless the need for the development overrides the significance of the archaeological remains.

POLICY B8 THE LLŶN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB) - Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a number of criteria aimed at protecting the recognised features of the site in accordance with the statutory requirements of the Countryside and Rights of Way Act 2000.

POLICY B12 PROTECTING HISTORIC LANDSCAPES, PARKS AND GARDENS Safeguard landscapes, parks and gardens of special historic interest in Wales from developments which would cause significant damage to their character, their appearance or their setting.

POLICY B17 - PROTECTING SITES OF REGIONAL OR LOCAL SIGNIFICANCE Refuse proposals which are likely to cause significant harm to sites of regional or local significance unless they conform to a series of criteria aimed at the protecting, promoting and managing recognised features within the sites.

POLICY B19 PROTECTED TREES, WOODLAND AND HEDGEROWS Approve proposals that will involve the loss of or damage to protected trees, woodlands or hedgerows only when the economic and/or social benefits of the development outweigh any damage.

PLANNING COMMITTEE	DATE: 05/09/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

POLICY B20 SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT - Refuse proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

POLICY B22 BUILDING DESIGN Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

POLICY B23 AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

POLICY C1 LOCATING NEW DEVELOPMENT Land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY C3 – RE-USING PREVIOUSLY USED SITES - Proposals will be approved that prioritise re-using land and buildings previously developed and located within or around development boundaries, provided that the site or the building and the use are suitable.

POLICY CH33 - SAFETY ON ROADS AND STREETS Development - proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new development, extension of existing development or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the distance from the site to a public car park.

POLICY D15 – SELF-SERVICED HOLIDAY ACCOMMODATION - Proposals for developing new, permanent self-catering holiday accommodation and adaptation of existing buildings or existing establishments will be approved if the design, setting and appearance of the development is of high standard and if it conforms with criteria relevant to the location and scale of the development, impact on the permanent housing stock and on residential areas and availability of this type of holiday accommodation.

Supplementary Planning Guidance: Holiday Accommodation, Gwynedd Council (July, 2011).

Supplementary Planning Guidance: Planning and the Welsh Language, Gwynedd Council (November, 2009).

Supplementary Planning Guidance: Wildlife Sites, Gwynedd Council (April 2010).

PLANNING COMMITTEE	DATE: 05/09/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

2.4 **National Policies:**

Planning Policy Wales - Edition 8, (January 2016)

Technical Advice Note (TAN) 5 - Nature Conservation and Planning (2009)

Technical Advice Note 10 – Tree Preservation Orders (1997).

Technical Advice Note 12 – Design (2016)

Technical Advice Note 13 – Tourism (1997)

Technical Advice Note 18 Transport (2007)

Technical Advice Note 20: Planning and the Welsh Language

The Welsh Office Circular 60/96 – Planning and the Historic Environment: Archaeology.

3. **Relevant Planning History:**

C11/0048/38/LL Renewal of permission: Single storey extension at the rear of the restaurant: Approved 8 March 2011

C06D/0027/38/LL Single storey extension at the rear of the restaurant: Approved 28 February 2006

2/18/41G Extension to the house: Approved 30 May 1990

2/18/41F Extension to the restaurant: Approved 13 May 1988

2/18/41E Change the use of ground floor from a restaurant to a hotel: Approved 5 June 1987

2/18/41D Adapt the ground floor to be a Bistro/Restaurant: Approved 10 March 1986

Y16/000223: Enquiry prior to application for 16-22 residential units or holiday units development, together with the demolition of the Glynllifon property and creation of new access. Advice was given that the site has several planning restrictions and therefore the proposal would be contrary to policy.

4. **Consultations:**

Community/Town Council: The Council discussed the application and it was unanimously agreed to object to the application. Every member was of the opinion that the application was totally unsuitable for the area and was in contrast with the landscape and the environment. The following were submitted as reasons for refusing the application:

- The development site is outside the development boundary of the village. Although it is a tourist and seasonal development it is far from the development boundary. If it was approved how will local people who need a house, as well as those who have been refused permission previously feel?

PLANNING COMMITTEE	DATE: 05/09/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

- The development is totally unsuitable for the location, the size of the building and the car park fill the land area. It is unsuitable for the site.
- The land proposed for development is situated between two ancient forts and in a hollow formed in the Ice Age which is unique to south western Llŷn.
- The access to the development is from the busy A499 road near a dangerous bend where several accidents have occurred. If there are 16 units in the development then it possibly entails that there will be 16 cars going in and out during the busiest season of the year.
- The height of the units is very high and prominent and the surrounding landscape will be dwarfed. The units would not be in keeping with the area's environment.
- The development is within the boundaries of the AONB and the area should be protected from such developments.
- Members are against digging to create foundations, means nearly all in the land, in order to not destroy wildlife. A comprehensive development of this type may have a detrimental effect on wildlife such as plants and insects.
- Is the sewerage system sufficient?
- The Council wishes to protect the area's resources - nature, geology and ancient sites. We should not destroy what we have inherited.
- Members are very strong in their objection and wish for the application to be submitted to the Planning Committee for decision.

Transportation Unit:

I refer to the above application and offer the following comments on the proposal.

Location - The submitted plans show a proposal to use the existing access. It is recommended that a formal access is provided that is suitable for two vehicles to pass, with a standard radius each side. It is recommended that the access is also provided in the usual junction form rather than a vehicular access over a pavement.

The access is located with approximately 180 metres visibility in both directions. The national speed restriction is valid along this part of the highway and therefore appropriate splays should be provided namely 215 metres each side for a 60 mph road, or undertake a speed test to show lower speed if it is proposed to provide smaller splays.

It is also recommended that an estate road of an appropriate width is provided for two vehicles to pass each other, with two parking bays for each unit in order to avoid the possibility of parking overflowing onto the nearby public highway.

The proposed road would run parallel with the main road and therefore it is recommended that the road be screened in

PLANNING COMMITTEE	DATE: 05/09/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

order to avoid vehicle lights confusing drivers on the main road.

It is also recommended that any historical 'licensed premises' rights on Glynllifon holiday home are withdrawn as it is deemed that a public house or restaurant use as well as the new 16 units would lead to too many movements and turning on the access.

Biodiversity Unit:

Thank you for consulting with the Biodiversity Unit regarding the above application.

Trees: The trees on the site are protected by a Tree Preservation Order. The ecology report suggests that some of the trees on the site will need to be cut. It is not clear from the submitted details which trees these are. A tree report should be received in accordance with BS 5837:2012 Trees in relation to Design, Demolition and Construction - Recommendations before determining this application.

Ecology An ecology report has been submitted with the application. It is a thorough report and makes several suggestions on how to mitigate the impact of the development on biodiversity. Unfortunately, they are merely suggestions and therefore no conditions can be attached to them. In addition, the author's report states that they have not seen detailed plans.

If the application is approved I wish to attach a condition that an Ecological Mitigation Method Statement is submitted with the Reserved Matters. The report should be written by a qualified ecologist and should refer to specific plans. Any measures should be incorporated into the detailed plans.

AONB Unit:

Glynllifon house and the surrounding land is on the southern side of Llanbedrog and some distance from other village buildings and outside the village development boundary. The site is within the Llŷn Area of Outstanding Natural Beauty (AONB). The AONB is a statutory designation of the same status as a National Park, designed to acknowledge the special landscape and coast of the area. There are only five AONBs in Wales and these areas are protected by national and local policies.

Currently, the vegetation on the site is grass, trees and bushes. Close by the site is Pen y Gaer ancient monument, which is an Iron Age Fort and a similar fort site lies across the valley at Nant y Castell. Pen y Gaer is important as it is in a natural state and has a relationship with the other site nearby. In addition, the site in question is part of an area included on the Register of Landscapes of Outstanding Historic Interest in Wales. In LANDMAP it appears that the site is within the visual area of Mynydd Tir y Cwmwd that is noted to have a 'High' visual standard.

PLANNING COMMITTEE	DATE: 05/09/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

It is proposed to erect 16 two-storey units, parking area and amenity area over an area of 0.50ha of land. This is an outline application and only a few details are included. The AONB Service has significant concerns regarding the application in question due to:

- The location on a natural site with high visual value in the countryside of the AONB
- The site is also nearby a Scheduled Monument and an area on the Register of Landscapes of Outstanding Historic Interest in Wales which contributes to the character of the AONB.
- Size and scale of the proposed development

Flood Risk and Coastal Erosion Management Unit, Gwynedd Council

A water course flows through or near the site. In order to safeguard the amenities of the proposed development and of the nearby property, I advise that any planning permission granted should include the following conditions to safeguard the water course.

Fire and Rescue Service:

Access to fire equipment - no observations
Water supply - The maximum distance that every holiday unit should be from a fire hydrant is 150 metres.

CADW:

The application area is located some 30m to the west of the boundary of scheduled monument CN036 Nant Castell Camp and some 50m east of the boundary of scheduled monument CN221 Pen-y-Gaer. Both scheduled monuments are Iron Age hill forts located to control access along the route through the valley now followed by the A499. The application area will be visible from both scheduled monuments as they are located at a higher level consequently the proposed development will have an impact on the setting of both monuments.

The impact of the proposed development on the setting of the two scheduled monuments will be a material consideration in the determination of the current planning application.

The design and access statement accompanying the application notes that the application area is in close proximity to scheduled monument CN221 Pen-y-Gaer, but claims that it will not have a detrimental impact on its setting. However, this statement has not been produced by a qualified historic environment expert or assessed using appropriate methodology.

The impact on scheduled monument CN036 Nant Castell Camp has not been considered.

Having carefully considered the information provided with the planning application, we consider that the documentation inadequately analyses the impact of the proposal on the aforementioned designated historic assets. We therefore consider that the following information is critical to the determination of the application so that the suitability of the proposed development can be properly assessed against national planning policy and that the final decision is in line

PLANNING COMMITTEE	DATE: 05/09/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

with administrative law:

· The applicant commissions an appropriate assessment to assess the impact of the setting of the two designated scheduled monuments. This will need to be produced by a qualified historic environment expert (preferably an accredited member of either the Chartered Institute for Archaeologists, or the Institute for Historic Building Conservation or a Royal Institute of British Architects' Conservation Architect) to produce this assessment. There are a number of methodologies for assessing the impact of development on the setting of a scheduled monument and we expect the appointed historic environment expert to note the contents of Annex 6 of the current Welsh Government Consultation on Secondary Legislation to Support the Historic Environment (Wales) Act 2016 and Various Best-Practice Guidance Documents, when deciding their methodology.

It is strongly recommended that prior to commencing work on the assessment that the appointed historic environment expert agrees with our Senior Historic Environment Planning Officer the methodology that will be used for the assessment and also the view points from which the assessment will take place.

We, therefore, advise that your authority should request that the applicant obtain the necessary information and re-consult us accordingly. These views have been expressed without prejudice to the Welsh Ministers' consideration of the planning application, should it come before them formally for determination.

Natural Resources Wales:

Not received

Welsh Water:

Standard observations. Suggests that if it is proposed to approve the application that a condition is included that no work can commence until a drainage plan has been agreed. No objection.

Archaeological Trust:

Not received

Public Consultation:

A notice was posted near the site and nearby residents were informed and the application was advertised in the press. The advertisement period has expired. Correspondence was received objecting to the application on the following grounds:

- Site outside the development boundary - extending the built area in an unacceptable ribbon like form
- Between two forts that are ancient monuments
- Detrimental impact on the character of the AONB

PLANNING COMMITTEE	DATE: 05/09/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

5. Assessment of the relevant planning considerations:

The principle of the development

- 5.1 The site in question is in the countryside and located approximately 500m away from the development boundary of the village of Llanbedrog as indicated on the Gwynedd Unitary Development Plan proposals maps. It appears that the property is a house that has been used in the past as a restaurant/hotel, however, it is noted that it is currently used as a holiday home.
- 5.2 Regarding the siting of new developments, Policy C1 of the Gwynedd Unitary Development Plan states that land within town and village boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in open countryside will be refused with the exception of a development which is permitted under another policy such as agricultural houses, affordable homes, rebuilding dwellings, employment enterprises and appropriate leisure and tourism activities amongst some. This policy aims to state clearly the intention of the Local Planning Authority not to support unnecessary development in the countryside.
- 5.3 The main consideration is Policy D15 of the GUDP which states that proposals to develop new self-catering holiday accommodation establishments will be approved if the design, layout and appearance of the development is of a high standard and that all the criteria can be satisfied. Further explanation regarding the policy can be found in the Supplementary Planning Guidance: Holiday Accommodation, Gwynedd Council. In the case of new buildings, the buildings must be located within the development boundary or that a suitable previously developed site is used. Previously developed land is defined in Figure 4.4 of Planning Policy Wales as:
“land where there is, or was, permanent structures (except for agricultural or forestry buildings) and an established associated surface infrastructure. The curtilage of the development is also included.”

The PPW notes go on to explain "All of the land within the curtilage of the site will also be defined as previously-developed. However, this does not mean that the whole area of the curtilage should therefore be redeveloped. For example, where the footprint of a building only occupies a proportion of a site of which the remainder is open land, the whole site should not normally be developed to the boundary of the curtilage."

It is realised that the property is sited within an extensive area of land, however, there are doubts if all this land was part of the original curtilage of the property and certainly all of the land is not considered suitable for development.

The 'suitability' of a previously developed site should be assessed against the requirements of policy C3 of the UDP and other relevant policies. Priority is given to re-using previously developed land within or near development boundaries, provided that the site and the proposed use are suitable and conform to the Plan's objectives and development strategy. In this case, the site is approximately 500m outside the development boundary and in a unconnected site away from the village of Llanbedrog, and it is considered unsuitable for development due to its rural location. Consequently, the proposal does not conform to the objectives or the development strategy of the plan and the application is considered contrary to policy C3 GUDP.

PLANNING COMMITTEE	DATE: 05/09/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

- 5.5 As the site is not within the development boundary and is not considered to be a suitable previously developed site, the proposal also falls with the first criterion of policy D15 self-service holiday accommodation. Neither does it meet with criterion 2 of the policy and the scale of the development, namely 16 new units, is not suitable considering the site and its rural location. Because Glynllifon stands alone in a wooded valley the scale of the proposal in question is not in keeping with the nearby area and does not fit comfortably into the site. The site is not deemed either to be a sustainable development site.
- 5.6 The principle of building 16 new holiday units on the site in question it therefore contrary to the aims of development siting policies of C1, C3 and D15 GUDP and the Supplementary Planning Guidance: Holiday Accommodation, Gwynedd Council (2011).

Visual amenities

- 5.7 The property stands in a wooded valley between two Scheduled Ancient Monuments namely Pen y Gaer and Nant y Castell and the A499 county highway winds its way through the middle. The site is within a designated Area of Outstanding Natural Beauty and is included on the Register of Landscapes of Outstanding Historic Interest in Wales. In LANDMAP it appears that the site's locality is identified as the visual area of Mynydd Tir y Cwmwd that is noted to have a 'High' visual standard. Therefore, the site in question is considered to be a very sensitive landscape. The aim of policy B8 is to safeguard, maintain and enhance the character of Areas of Outstanding Natural Beauty and it is noted that development proposals that would cause significant harm to the area's landscape, wildlife and its quiet unpolluted nature will be refused. It is noted that the AONB Service has significant concerns regarding the application. It is realised that this is an outline application therefore full details of the design of the units have not been included, however, it is deemed that a development of this size and scale would certainly have a visual impact in such a quiet valley where Glynllifon is the only building in the existing visual context. It is believed that the development would appear to be urban and out of place in a visible, quiet, unpolluted site and totally disconnected to the nearest village. Despite the possible economic benefits, these would not outweigh the fact that this development would be totally unsuitable in the countryside within a sensitive site where it would cause significant harm to the AONB landscape and the area's visual amenities. Therefore, the proposal is considered to be contrary to Policy B8 of GUDP.

Transport and access matters

- 5.8 The site is served by the existing vehicular access which leads from the A499 class 1 busy road. The access is located approximately 135m away from the property of Glynllifon and there is a single track running from the access on the eastern side of the plot towards the property. The development before you indicates the intention to use the existing access to serve 16 holiday units as well as the existing property, however there is an intention to re-locate the track to the western side of the site (front). The speed of this county highway near this access is 60 miles per hour, where road requirements require visibility splays of 215m to be provided each side or undertake a speed test to show lower speed if it is proposed to provide smaller splays. Currently, there is only approximately 180m splay in both directions. Since there is a dangerous bend in the road directly opposite the property of Glynllifon and a more gradual bend in the direction of Abersoch, there is no means of satisfying road visibility requirements of 215m in each direction. The Community Council has stated concern regarding the situation with the access and have noted that several

PLANNING COMMITTEE	DATE: 05/09/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

accidents have occurred on this bend in the past and they think that increasing the use will cause more problems. Based on the lack of visibility in both directions, the proposal does not meet with the requirements of policy CH33 GUDP as a safe vehicular access cannot be provided to serve a significant development of 16 holiday units. The Highways Officer also notes that a formal access should be provided that is suitable for two vehicles to pass, the creation of a junction rather than access over a pavement, provision of a screen to avoid lights from confusing drivers on the road and provision of more parking bays. We realise that this is an outline application and such details may be resolved in a further details application. However, it is considered that the matter of a lack of visibility from the access cannot be overcome and other changes mentioned would be required but these would add to the fact the the proposal would create an unacceptable urban appearance at this countryside site.

Trees matters

- 5.9 Several mature trees stand within the application site and these are subject to a Tree Preservation Order. There are two conifers in close proximity to the Glynllifon property and these are protected individually, and the southern section of the site is designated as a wider Tree Preservation area with several mature trees of different species forming part of the designation. The observations of the Biodiversity Officer on the proposal were received and attention has been drawn to the ecology report submitted, that suggests that some of the trees on the site would need to be cut, however, there are no details regarding which trees these will be. The Officer notes that a trees report should be received prior to determining the application. In the absence of a trees report, we cannot fully assess if the development would harm or have a detrimental impact on the trees that are subject to a TPO, therefore the information submitted is insufficient for the purpose of policy B19 GUDP to determine the application. Policy A1 of the GUDP also states that proposals will be refused unless sufficient information is provided with the planning application concerning any significant likely environmental or other impacts. We did not ask the agent to submit a trees report as the proposal's basic principle is contrary to local and national policies.

Biodiversity matters

- 5.10 The site and its locality has been identified as a good habitat for wildlife by the Biodiversity Unit in the pre-application consultation as it is situated amongst many trees, vegetation, wild slopes, near a woodland with a small river running through the site. On this basis, a thorough ecological report was submitted as part of the application that makes several suggestions on how to alleviate the impact of the development on biodiversity. According to the Biodiversity Officer, these are merely suggestions and therefore no conditions can be attached to them. Since the report does not propose specific mitigating measures, the information is considered to be insufficient as it cannot be thoroughly assessed if there will be an impact on biodiversity or any assurance that any impact will be alleviated and implemented carefully. Therefore, the proposal does not meet with the requirements of Policy B20 and A1 in GUDP. The officer suggests, if the application is approved, that a condition is attached that an Ecological Mitigation Method Statement is submitted with the Reserved Matters application. This cannot be attached as a condition as it is information that is required when assessing the principle of the proposal i.e. if it is possible to proceed with the proposal without unacceptable environmental impact and/or that mitigation measures can be proposed that are acceptable and enable the proposal to meet with the relevant policies.

PLANNING COMMITTEE	DATE: 05/09/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Conservation and Archaeology Matters

- 5.11 The development would be approximately 50m away from Pen y Gaer scheduled ancient monument east of the site, and Nant y Castell ancient monument which is 30m west opposite the county highway. A response was received from Cadw to the consultation and this states that the monuments date back to the Iron Age and the application site would be visible from both ancient monuments as they are on elevated land. The proposal's impact on the setting of the scheduled ancient monuments is therefore a material planning consideration. In the Design and Access Report submitted with the application it is claimed that the development, as it is on a domestic scale, would not have a detrimental impact on the setting of Pen y Gaer ancient monument. However, Cadw state that the statement has not been made by a historic environment expert and has not been assessed by using the appropriate methodology. No consideration has been given to Nant y Castell ancient monument in the statement. On this basis, Cadw state that the documents with the application are not sufficient to assess the impact of the development on the historic assets and the proposal cannot be assessed sufficiently against the relevant national policies. Therefore, they suggest that the applicant commissions an assessment to assess the impact of the development on the setting of the ancient monuments and that this is prepared by a historic environment expert using the appropriate methodology with the agreement of the Cadw officer. Based on the above observations, the impact of such a large development on the setting of the ancient monuments cannot be fully assessed and the information is insufficient. Therefore, it is deemed that the proposal is contrary to the requirements of Policy A1 and B7 of the GUDP and Welsh Office Circular 60/96 as there is no sufficient information to assess the impact of the development on the setting of the nearby scheduled ancient monument and the impact of the development on any archaeological remains on the site. However, the agent was not requested to submit the additional information requested by Cadw as the proposal does not comply with the main planning basic principles.
- 5.12 The Gwynedd Archaeological Planning Service was consulted on the application, but no response had been received when preparing the report. Their response is awaited prior to the Committee date in order to report their conclusions as late observations.
- 5.13 The site is located within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. Policy B12 states that consideration will be given to the information about the historic landscapes where the impact of proposals that are of such scale and magnitude that their impact would be greater than merely a local impact, are assessed. There would be restricted views of the proposal and it is not considered that it would have a a broader impact on the historic landscape. Therefore, it is considered that the proposal is contrary to Policy B12 GUDP.

Linguistic Matters

- 5.14 Policy A2 of the GUDP states that proposals that would cause significant harm to the social, linguistic or cultural cohesion of communities, due to their size, scale or location, will be refused. As the proposal concerns a tourism development that will create ten or more holiday units, that are not on a designated land/site or contrary to the policies of the Development Plan and unlikely to contribute to communities in a sustainable way, it was considered that a Language and Community Impact Assessment was required to be submitted with the application to comply with the requirements of the Supplementary Planning Guidance: Planning and the Welsh language A Language and Community Impact Assessment was received later on as part of the application and the Joint Planning Policy Unit was consulted. The

PLANNING COMMITTEE	DATE: 05/09/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

response of the Joint Planning Policy Unit had not been received at the time of writing. Their response is awaited prior to the Committee date in order to report their conclusions as late observations. However, a possible positive result on the Assessment would not outweigh the fact that the proposal is contrary to other policies in the GUDP.

6. Conclusions:

- 6.1 Having considered the proposal against the requirements of relevant local and national policies it is considered that the proposal in open countryside is not acceptable in principle and that it is contrary to local policies concerning the siting of developments and creating new self-serviced units. The development would be outside the development boundaries, would be urban in nature and totally unsuitable for its setting within the sensitive landscape of the AONB. It should be noted that this view was shared in a pre-application enquiry for a similar development in terms of location and scale, however, the applicant/agent has chosen to proceed and submit an application despite receiving advice. In the absence of a number of assessments we realise that the impact of the proposal cannot be fully assessed, however, bearing in mind that the elementary principle of the proposal does not comply with the policies it was not considered fair to expect the agent to submit the additional assessments requested by the Biodiversity Unit and Cadw as their conclusions would not be likely to change the recommendation. Based on the above assessment there is no choice but to refuse the application.

7. Recommendation:

7.1 To Refuse – reasons

1. The proposal is contrary to the requirements of the Supplementary Planning Guidance: Holiday Accommodation, Gwynedd Council (2011) and Policies C1, C3 and D15 of the Gwynedd Unitary Development Plan regarding the siting of developments and creating new self-serviced holiday accommodation, as the proposal is not located within the development boundary and is not considered to be a suitable previously developed site.
2. Therefore this development, because of its urban layout, size and large scale is a totally unsuitable development in the countryside within a sensitive site where it would cause significant harm to the AONB landscape and the area's visual amenities and contrary to Policy B8 of the Gwynedd Unitary Development Plan.
3. The proposal is contrary to the requirements of policy CH33 of the Gwynedd Unitary Development Plan as safe vehicular access cannot be provided as visibility from the existing access is sub-standard and unsuitable to serve a significant development of 16 holiday units.
4. No tree report has been submitted with the application for the Local Planning Authority to be able to assess in detail the impact of the development on trees protected by a Tree Preservation Order. Consequently, it is considered that the proposal is contrary to the requirements of policies B19 and A1 of the Gwynedd Unitary Development Plan and Technical Advice Note 10: Tree Preservation Orders
5. The Ecology Report submitted does not propose specific mitigating measures or sufficient information to be able to assess the likely impact of the proposal on

PLANNING COMMITTEE	DATE: 05/09/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

biodiversity and protected species and therefore it does not meet with the requirements of policy B20 and A1 of the Gwynedd Unitary Plan.

6. The information submitted with the application is insufficient to assess the impact of the development on the setting of scheduled ancient monuments, and is therefore contrary to policy B7 and A1 of the Gwynedd Unitary Development Plan and the Welsh Office Circular 60/96.