

---

## PLANNING COMMITTEE 21/06/21

---

**Present:**                      **Chair:**                      **Councillor Eric M. Jones**  
**Vice-chair:**                **Councillor Gareth A Roberts**

**Councillors:** Stephen Churchman, Elwyn Edwards, Simon Glyn, Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Gareth T. Jones, Dilwyn Lloyd, Edgar Owen, Eirwyn Williams and Owain Williams

**Officers:** Gareth Jones (Assistant Head of Planning and the Environment), Iwan Evans (Head of Legal Services), Cara Owen (Planning Manager), Keira Sweeney (Development Control Team Leader), Gwawr Hughes (Development Control Officer), Gareth Roberts (Senior Development Control Engineer), Idwal Williams (Senior Development Control Officer) and Lowri Haf Evans (Democratic Services Officer)

**Others invited:**

Local Members: Councillor Annwen Daniels and Councillor Gruffydd Williams

### 1. APOLOGIES

Apologies were received from Councillor Huw W. Jones

### 2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) Councillor Edgar Owen in item 5.1 on the agenda as re-locating the current surgery (which is located next door to his home) is (likely) to affect the site of his home

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) Councillor Berwyn P Jones in item 5.5 on the agenda, (planning application number C20/0870/45/LL), as he was a member of the Adra Board

The Member was not of the opinion that it was a prejudicial interest - there was no comment in the report or official confirmation that Adra would be the Housing Association that would own the Affordable Units. He remained in the meeting during the discussion on the application.

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

- Councillor Edgar Owen (a member of this Planning Committee) in relation to item 5.1 on the agenda (C21/0175/26/LL)
- Councillor Stephen Churchman (a member of this Planning Committee), in item 5.2 on the agenda (C20/0533/35/LL)
- Councillor Annwen Daniels (not a member of this Planning Committee), in relation to item 5.3 on the agenda, (C21/0257/03/LL)
- Councillor Gruffydd Williams (not a member of this Planning Committee), in relation to item 5.4 on the agenda, (C21/0167/42/DT)

### 3. URGENT ITEMS

None to note

### 4. MINUTES

The Chair signed the minutes of the previous meeting of this committee, held on 25 May 2021 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.

### 6. APPLICATION NO C21/0175/26/LL FFERM CROSS FFORDD Y WAUNFAWR, WAUNFAWR, CAERNARFON, GWYNEDD

Erection of a primary healthcare centre, access, parking and drainage

Attention was drawn to the late observations form.

- a) The Senior Development Control Officer elaborated on the application's background and noted that it was a full application to construct a primary healthcare centre, access, parking, landscaping and a drainage plan in Waunfawr. It was explained that the site was located outside, but directly near the Waunfawr development boundary as noted in the LDP, but it had not been designated for any specific land use. It was reported that the current surgery in Waunfawr would move to the new, purposefully built site.

It was highlighted that there were several elements to the application:

- Erection of a single-storey and two-storey building in "L" shape form with a floor area size of 990m square to include community services areas, shared areas such as meeting rooms, changing rooms and offices along with a doctors' practice. The proposal would increase the number of existing employees from 29 to 35.
- Provision of parking spaces for 38 visitors, 15 spaces for staff and 6 spaces for disabled visitors.
- Landscaping on the peripheries and within the site.
- Sustainable drainage plan.
- Creation of a new footpath to run parallel to the northern boundary of the site with the class I county highway (A4085) and creation of footpaths within the site itself.
- Creation of a new access to the site from the adjacent class I county highway.
- Provision of a bin store along with bicycle provision.

Reference was made to one of the policies that were relevant to the application, namely Policy ISA2 of the LDP, which supported the maintenance and

enhancement of community facilities, although criteria had to be met:

- i) they are located within or adjoining development boundaries where the proposal will provide an essential facility to support the local community. In this case, it was considered that the application site abutted the village's development boundary, with information received as part of the application, stating that there was a real need for a new health facility in Waunfawr that would respond in full to the health needs of the local population and the population of the catchment area.
- ii) in the case of new buildings, the local community cannot be satisfied by making dual use of existing facilities or converting existing buildings. In this case, four sites within the village were considered; however, for reasons relating to restricted size, access/parking shortcomings and proximity to other buildings, it was decided that this application site was the most suitable for a new health centre.
- iii) where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use. In this case, there are insufficient facilities within the current surgery to respond to the various and increasing demands of the patients in the local community. The current site was not big enough to extend the current facility to respond effectively to the health needs of the community.
- iv) that the proposal is of an appropriate scale and type compared to the size, character and function of the settlement. In this case, it was considered that the scale, location and design of the building had been the subject of prior discussions with Planning Officers and that changes had been made to the original plans in order to consider visual amenities and the residential amenities of nearby residents. It was considered that the location and setting of the site adjacent to the village's development boundary was acceptable and that it created a logical extension to the ribbon form of this part of the village and that it would not have an unacceptable detrimental impact on the visual amenities of the area.
- v) that the proposal is easily accessible by foot, cycle and public transport. In this case, it was considered that the site, despite its location outside the development boundary, was accessible to various alternative modes of transport, including public transport, by foot and by bicycle. However, it is anticipated that it would be inevitable for some patients to visit the centre by means of a vehicle due to their condition or personal circumstances.

In the context of general and residential amenities, objections were received on the grounds that the proposal, if approved, would, i) have a detrimental impact on the privacy of nearby dwellings; ii) opening up the fields behind the dwellings would raise security concerns; iii) an increase in traffic would create noise nuisance, at the detriment of residential amenities. The responses were highlighted per heading:

- Privacy: the building itself is located on the western part of the site so it avoids overlooking into the gardens of the dwellings known as Llwydiarth, Cobweb Cottage and Ty'n Llain. Consequently, the patient car park will be set behind these dwellings. Whilst accepting that loss of views is not a material planning consideration, loss of privacy and overlooking are relevant and valid considerations. It was accepted (compared with the current situation), that there will be an element of overlooking towards Ty'n Llain by the users of the car park; however, it was considered that this would be for brief periods of time and so it does not lead to permanent, direct or unacceptable overlooking to the house (and others nearby). It was reiterated that a condition could be imposed noting that a close boarded timber fence is erected along the boundaries of the car park, along with a grasscrete

condition on the parking area near the houses.

- Security - concern relating to opening up the rear of the dwellings, which would create a convenient access to the dwellings themselves. In order to alleviate such a concern, it was highlighted that the applicant's agent has expressed the possibility of placing a barrier across the access when the centre is closed.
- Noise nuisance - should it be approved, it is recognised that the proposal will generate noise that could be louder than current noise levels around the application site. It was reported that a short statement relating to noise has been submitted with the application, noting: i) that no residential accommodation will be a part of the application; ii) the building has been set so as to reduce noise, with the windows arranged to restrict noise, iii) the building has been built using cavity walls; iv) that the building will not have any equipment that would emit noise - these will be located within the building.

It is intended to create a new access directly to the adjacent class 1 county highway (A4085) and to provide a footpath/pavement along the front of the site and extend the current footpath. The Transportation Unit highlighted that the application site was accessible to local residents and they did not have an objection to the application, subject to the inclusion of relevant conditions and notes.

In the context of flooding issues, objections were received in relation to the stream running through the site, which tends to flood during heavy rainfall, which leads to flooding on the main road. In response to these concerns, it was noted that the Water and Environment Unit had expressed that they were aware that the stream had flooded in the past; however, it was considered that this had happened due to a lack of maintenance by the landowner. It was also noted that the Unit was aware that water accumulated on the county road and consequently, the area was being considered by the Council for a catchment area flood prevention plan.

It was considered that the proposal, as submitted, would be a substantial improvement in the medical and health provision for the local community and the broader area and that the development as a whole would not cause a substantial harmful impact that is contrary to relevant national planning policies and advice.

- b) It was proposed and seconded to approve the application

## **RESOLVED**

**To delegate powers to 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.**
- 3. Slates.**
- 4. Samples of external materials.**
- 5. Undertake the landscaping work within a specified period.**
- 6. Highways Conditions.**
- 7. Submit a Construction Environmental Management Plan (to include a pollution prevention plan to be able to undertake a detailed assessment of**

the impact of the development on afon Gwyrfai).

8. **Submit a Biodiversity Enhancements and Habitats Management Plan.**
9. **Submit a Bio-security Risk assessment.**
10. **Comply with mitigation measures noted in the Preliminary Ecological Assessment.**
11. **Submit details of site boundary treatments (to indicate location and type of fences etc.)**
12. **Agree with details of a Welsh name for the centre and associated signage/notices.**
13. **Working hours limited to 08:00 - 18:00 during the week, 08:00 - 13:00 on a Saturday and no working at all on Sundays and Bank/National Holidays.**
14. **Submit a plan to install a barrier across the proposed access.**
15. **Submit an external lighting plan.**
16. **A condition to safeguard trees that are on the site boundaries.**
17. **Grasscrete condition on the parking area near the houses**

**Note: Submit a sustainable water drainage system (SuDS) plan to the Council's Water and Environment Unit.**

**7. APPLICATION NO C20/0533/35/LL EISTEDDFA CARAVAN AND CAMPING SITE, PENTREFELIN, GWYNEDD, LL52 0PT**

**Change of use of land for the siting of 42 touring caravans together with the formation of associated access road, landscaping and the erection of a toilet block**

- a) The Development Control Team Leader elaborated on the background of the application, noting that this was an application to change the use of land to site 42 touring caravans and create an associated access road and erect a toilet block. It was explained that the site already formed part of the current campsite, which had planning consent for 13 static caravans, 50 touring caravans and 70 tents. It was reiterated that the proposal sought to site 42 additional touring caravans to replace the consent for 70 tents and that the site had a certificate of lawful use for tents on another field.

It was highlighted that policy TWR 5 of the LDP permitted proposals to develop new touring caravan sites and temporary alternative camping accommodation provided they conform to all the criteria noted. One of those criteria was that the proposed development was of high quality in terms of design, layout and appearance and located in an unobtrusive location which was well screened by existing landscape features and/or where touring units could be readily assimilated into the landscape in a way which would not significantly harm the visual quality of the landscape; that the proposal avoids an excess of hardstanding areas; that it is physically connected to the ground.

It was noted that although there was no need to submit a formal Statement/Report, consideration needed to be given to the Welsh language in accordance with the guidance in Appendix 5 of the 'Maintaining and Creating Distinctive and Sustainable Communities' SPG. In relation to this, it was noted that the applicant's Welsh Language Statement noted the following points:

- Two of the full-time staff members (the applicant's children) are Welsh speakers.
- The signs are already bilingual.

- Bilingual information about attractions, facilities and local services are already provided within the site.
- Local employment opportunities are provided and local contractors would be used.

It was considered that the design, layout and appearance of the proposal was acceptable and that it would not cause substantial harm to the visual quality of the landscape. It was noted that it was also proposed to build a relatively small building with a timber finish in order to provide toilets and showers, and that it would not stand out in the landscape. It was reiterated that the site had direct access to the county road and that this was acceptable and suitable. The Transportation Unit did not have any concerns about the proposal and so with the use of appropriate planning conditions, it was considered that the proposal was acceptable from the perspective of Policy TWR 5 of the LDP.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- That the report was clear
  - That the site had been a family business for years
  - It was a neat site, concealed within the landscape in the middle of natural trees and other planted trees
  - That the standard of the site was clean and the owners took pride in the business
  - The business supported the community and the local economy
  - Due to an increase in touring caravans, the number of tents would reduce
  - That the application responded to the need for touring caravan sites
  - That additional screening was a part of the plan - already planted up to 200 native trees - the owner reviewed the situation continuously
  - It would have very little impact on neighbours
  - That the access to the site was good
  - No objections had been received during the consultation period
    - That the proposal was acceptable in the context of the policy requirements and the Local Development Plan
    - It was a valuable investment for the area
- c) It was proposed and seconded to approve the application
- ch) During the ensuing discussion, the following observations were made by Members:
- That the proposal did not really reduce the use - the need for tent sites was reducing and so the proposal responded to the demand for touring caravans
  - That the traffic element was bound to increase
  - Tourism sustained people's living in the countryside
  - Need to support local businesses
  - Difficult time for local businesses - the enterprise needed to be supported
- d) In response to a request for a record of the number of tents against the number of touring caravans on the site, it was noted that the information was not required for the needs of Policy TWR 5.

In response to a comment regarding if the application would be approved and whether the right to offer space for tents would continue, it was noted that the site already had permission for tents in another field - there was no restriction in terms of numbers on this field.

**RESOLVED:**

**To delegate powers to the Assistant Head of the Environment Department to approve the application, subject to the following conditions:**

1. Time
2. In accordance with the plans.
3. Holiday use only and keep a register.
4. Holiday season - 1 March to 31 October
5. Increase the number of touring units to 92, no tents and retain the same number of static caravans.
6. No storing of touring caravans on the site.
7. Complete the landscaping work.
8. Welsh Water
9. Agree the colour of the roof on the facilities building
10. The timber on the facilities building to be left to weather naturally.

**8. APPLICATION NO C21/0257/03/LL EXISTING CAR PARK ALONG CLASS 3 ROAD TO TANYGRISIAU**

Change the use of the existing car park into a bus depot

- a) The Development Control Manager elaborated on the background of the application, noting that it was an application to create a new depot to charge electric buses by laying a bitumen surface on the site. It was highlighted that it was a brownfield site on the periphery, but within, the development boundary of Blaenau Ffestiniog Urban Service Centre, which stood near the class 3 county road leading from the A470 towards the village of Tanygrisiau. The site is currently used as an informal car park where community recycling facilities are located, along with a communication equipment pole. It was reiterated that the eastern part of the site extended into the site of the former playing field earmarked for housing in the Joint Local Development Plan (T23 site), and that the majority of the site was within a C2 Flood Zone. F

The development would include:

- Facilities to charge 6 public transport vehicles
- Six staff car parking spaces
- Erecting a building for staff - this would be a building measuring 12m x 4m in floor area and 3.6m high with timber cladding and a flat roof.
- Extending the level surface on the site by excavating into the slope on the eastern side of the site and erect a 1.5m high retaining wall.
- Erecting a 2m high fence around the site and install CCTV and security lights
- Land drainage work

It was reported that the principle of the development, visual amenity matters and biodiversity matters were acceptable. Natural Resources Wales confirmed that a Flood Consequence Assessment needed to be

prepared for the development and a FCA was submitted during the process of considering the application. This assessment concluded that the development would not increase the risk of flooding to the site itself or to nearby land. Subject to the comments of Natural Resources Wales, it was not anticipated that the development was likely to increase the flood risk on the site. It was considered that the proposal was acceptable under policy PS6 of the LDP and TAN 15.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- No objection to the enterprise, but the location of the proposal raised concern
  - The site was an 'unofficial' car park often used for the school, chapel, studio and visitors.
  - That there had been a lack of pre-application consultation regarding the location - one meeting had been held where other suitable sites had been proposed for the venture (one Council-owned site in a location that would involve less adaptation work)
  - That nothing was being offered 'to replace' the informal community car park
  - That the concept of electric buses was to be welcomed
- c) It was proposed and seconded to defer the decision so that an alternative suitable location could be considered and / or to acknowledge the parking problems
- ch) During the ensuing discussion, the following observations were made by Members:
- That the local member had identified an alternative and better location - the possibilities needed to be considered
  - That the safety of school children needed to be considered - unofficial / official parking or not
  - Insufficient consultation - a suitable site had been highlighted - had discussions been held to consider this?
  - The community was losing a suitable place to park - was this grounds for refusal?
- d) In response to the comments, the Monitoring Officer noted that considering another alternative site was not a reason to refuse, noting that there was a need to consider the proposal as submitted on its own merits. He reiterated that the current car park was only being used informally and so the landowner could bring the site's use to an end at any time. The Assistant Head reiterated that no objection had been received from the Transportation Unit and that the proposal was an important plan that would contribute towards ensuring sustainable transport. It was not possible to insist that the applicant sought another site.

In response to the member's comment regarding the lack of consultation, the Planning Manager highlighted that it was a matter of lack of consultation regarding the pre-application, and not any shortcoming in relation to the Planning Service.

**RESOLVED:**



**To defer in order to conduct further discussions regarding an alternative site.**

**9. APPLICATION NO C21/0167/42/DT TAN Y MYNYDD, MYNYDD NEFYN, NEFYN, PWLLHELI, LL53 6LN**

Demolition of existing external store, alterations to the existing main house and part single-storey, part two-storey extension to side and rear to create more living space

Attention was drawn to the late observations form.

- a) The Senior Officer stated that this was an application to alter and expand the existing property, and that it was a re-submission of a plan previously refused by the Committee (application number C20/0022/42/DT). This application was discussed at the Planning Committee on 24/05/2021 when it was decided to defer the discussion in order to allow further consideration of the observations submitted by the Llŷn AONB Joint Advisory Committee.

The application was submitted to the Committee at the local member's request.

The property was located on the slopes of Mynydd Nefyn in open countryside, approximately 340m to the east of the development boundary and 50m outside the Llŷn Area of Outstanding Natural Beauty.

It was explained that the development would include:

- Demolishing an existing outbuilding and relocating a stone wall in order to create a parking and turning area
- Demolishing a rear two-storey extension and a glass side extension
- Erecting a two-storey extension in the form of a crescent with three dormer windows in the front elevation and rooflights in the rear elevation together with the erection of a one storey extension with a monopitch slate roof along its front.
- Erecting a balcony on the gable-end of the existing house

Slides were shown to exhibit the setting of the house and how it would take its place in the landscape. It was reiterated that the applicant was seeking to respond to the committee's concerns.

Having considered the comments received from the AONB joint advisory committee, the concerns highlighted around the sensitivity of the landscape in the area were appreciated. Nevertheless, the planning officers did not consider that extensions as designed would have a significant additional harmful impact on the quality of the designated landscape and that the proposal would not affect the setting of the AONB, or the views from it, in a harmful way. It was considered that the proposal was an improvement of the previously refused plan in terms of its impact on the landscape and that it met local and national planning policy requirements.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- Members were reminded of the statutory duty to protect the AONB
  - That traditional cottages were located along the mountain from Nefyn

to Pistyll

- A property near the proposal had been extended many times between 2008 and 2011
- Overdevelopments were not needed on the Mountain-side
- Impacted views
- That people came to stay in the area to appreciate their surroundings
- That policies allowed too much discretion for the officer to give their views, rather than the views of the joint advisory committee and individuals
- The development was a step too far
- That house prices were out of the reach of local people
- That such plans would gentrify the area
- Pleaded with the committee to refuse the application.

c) It was proposed and seconded to refuse the application for the following reasons:

- The proposal was an over development
- the proposal would have a detrimental impact on the visual amenities of the area
- it would have a detrimental impact on views into and out of the AONB
- it would create a cumulative impact, if approved

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

- The design was good - improved the building
- There was no grounds for refusal
- A matter of opinion
- Concerns about an appeal
  
- Whilst accepting the views of officers, the local community objected to this development and there was a duty on us to listen to their views
- It was a large house, substantially-sized, oppressive in the landscape
- Could be seen from Nefyn, Morfa Nefyn, Buan and Ederm
- The pleasure of one family would cause displeasure to local people and visitors
- That the other houses on the mountain did not appear to be as oppressive
- Contrary to policy PS19 - it did not protect / enhance the local area
- That the applicant intended to change the character of the house they had bought
- Creating a gentrified area
- It would be a destructive step for Mynydd Nefyn, which was an attraction for tourists
- Unnecessary and a dangerous precedent

d) In response to a question regarding to what point one could build an extension on an extension on an extension, it was noted that no policies controlled what was acceptable - that more consideration was given to the design, quality, size and appearance.

A request was made for a registered vote

**RESOLVED:**

**To refuse, contrary to the recommendation:**

**The extension was considered to be**

- **an overdevelopment that would have a detrimental impact on the area's visual amenities**
- **it would have a detrimental impact on views into and out of the AONB, contrary to Policy PCYFF 3 and MG 1 of the LDP.**

**In accordance with the Procedural Rules, the following vote was recorded:**

**In favour: Stephen Churchman, Elwyn Edwards, Simon Glyn, Louise Hughes, Berwyn Parry Jones, Gareth T Jones, Dilwyn Lloyd, Edgar Owen, Eirwyn Williams and Owain Williams (12)**

**Against: Anne Lloyd Jones (1)**

**Abstentions: (0)**

**10. APPLICATION NO C20/0870/45/LL LAND AT YSGUBOR WEN, PWLLHELI, LL53 5UB**

**Erection of five dwellings together with access, parking and landscaping**

Attention was drawn to the late observations form.

- a) The Planning Manager highlighted that this was a full application to construct five dwellings as well as modifying an access, creating an estate road and parking spaces together with landscaping. The site was located on the outskirts of the town of Pwllheli in an area known as Denio, with residential dwellings to the south and one located opposite the site.

The dwellings would be two-storey with three detached and two semi-detached dwellings. Externally, they would be finished with pitched natural slate roofs with external wall finishes in a combination of render, natural stone and timber.

It was reported that the principle of a residential development on this site had already been accepted and approved via the approval of the previous application for 3 houses (one being affordable). Although there was an evident increase between the current application and the previous in terms of the number of houses, it was felt that the existing proposal offered a better quality development making the best of a site that had not been previously achieved in terms of density and housing mix for development. In addition, it was noted that the current proposal proposed two affordable houses. It was considered that the existing proposal was an improvement as it provided one additional affordable house and offered improved density in line with the current requirements.

In the context of transportation matters, it was highlighted that concerns had been highlighted by local residents regarding the impact of the proposal on the local roads network, the increasing impact considering other

developments in the nearby area, as well as the existing movements made from the residential houses in the area and the Coleg Meirion Dwyfor site nearby. The Transportation Unit was consulted on the application and they had no objection to the proposal in terms of a harmful impact on the local roads network.

It was accepted that the site stood alone and away from the town centre and that there was no existing connection, such as a footway, between the site and the town. However, it was considered that the lack of a footway was a feature of the area and along a number of streets between the site and the town as well as the areas of Penrallt and Denio in general. It was reported that traffic calming measures kept traffic speeds low and appropriate. Although the concerns received were noted, it was not considered that the proposal would cause substantial unacceptable harm to the safe and efficient operation of the highway and that it was, as a result, acceptable in terms of the relevant requirements of policy TRA 4, whilst the number of parking spaces proposed were acceptable in terms of the requirements of policy TRA 2.

It was reported that biodiversity, archaeological and infrastructure matters were acceptable and reference was made to the response to the language statement in the late observations form which noted that the Language Unit did not have any comments to make on the application. It was noted that the statement included all relevant information and as a result of the size of the development and the proposal to market both open market units locally, that the assessment of neutral impact was reasonable.

Having considered all relevant planning matters, including local and national policies and guidance, as well as all the observations received during the period of public consultation from statutory consultees and local residents, along with the planning history, the proposal was considered acceptable and in compliance with the requirements of the relevant policies.

- b) Taking advantage of the right to speak, the applicant's agent noted the following points:
- That there was extant planning permission on the site for three detached houses - relatively substantial houses according to those plans.
  - The proposal was to increase the number of houses to five, thus creating a better mix of houses on the site and adding one affordable house. This would lead to three open market houses and two affordable houses.
  - The proposal with the one four-bedroom open market house was that it would be built for the applicant as he was eager to move to this specific house on the site. The applicant had been brought up in Pwllheli and had brought up a family in Pwllheli. The applicant had held discussions with many local people who had made enquiries with him regarding buying a house beforehand - the other 2 three-bedroom open market houses on the site.
  - Enquiries had also been made regarding the number of houses that would comply with the local market housing policy, although the policy was not specifically used in Pwllheli.
  - The two affordable houses had been the subject of discussions with housing associations, and the proposal was that the houses would be sold or rented out through an agreement with a housing association,

such as Adra.

- That discussions were being held with the Policy Department, the Language Department and with the Housing Strategic Unit regarding the application, and previously with Natural Resources Wales. It was reported that everyone supported the application and that it was important to note that there were no substantial local objections to this development. It was felt that the design of the houses was of high quality and as the site was on the boundary of the town, that the landscaping plan was also of high quality.
- The Policy Department confirmed in its response that the proposal could meet the need of the local community, and thus retain the local linguistic balance. The developer was committed to give the proposal a Welsh name, and discussions had already been held with local families regarding the marketing element (which is anticipated to be very restricted with this application).

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

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

- That there was extant permission for 3 houses - an increase in affordable houses was to be welcomed
- Concern about road safety - acknowledged that solutions were difficult

d) In response to concerns about public safety along the road, the Senior Development Control Engineer accepted that the road was very narrow and served at least 25 houses and the College in the area. He reiterated that traffic speed restrictions had been imposed and that there were speed humps along the road. Nevertheless, he expressed that an increase of 3 - 5 dwellings was unlikely to make a huge difference to the situation and that the existing arrangement of sharing a space seemed to be effective.

**RESOLVED:**

**To delegate the right to the Assistant Head of Environment to approve the application, subject to determining an appropriate discount to restrict the value of both affordable dwellings and complete a 106 Agreement to ensure that the two houses are affordable for local need and to relevant conditions relating to:**

1. Time
2. Compliance with plans
3. Agree on details of external materials including slate and finishes
4. Landscaping / Trees
5. Drainage matters
6. Biodiversity Matters
7. Archaeological Matters
8. Removal of PD Affordable Housing rights
9. Highways Matters
10. Agreement on a Welsh name / signage
11. Agree on a Building Management Plan
12. Protection measures and improve the hedge
13. Agreement on boundary treatment details

**Notes: SUDS and Welsh Water**

**11. APPLICATION NO C20/0348/35/LL LAND ADJACENT TO COED MAWR  
WOODLAND, CRICCIETH, LL52 0ND**

**The application had been formally withdrawn 15/06/21**

The meeting commenced at 11.00 am and concluded at 1.15 pm

---

**CHAIRMAN**