



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 9TH SEPTEMBER, 2024

NOTE

This meeting will be webcast

https://gwynedd.public-i.tv/core//en_GB/portal/home

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(DISTRIBUTED 30/08/24)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (10)

Councillors

Elwyn Edwards
Elin Hywel
Huw Wyn Jones
Edgar Wyn Owen
Huw Rowlands

Delyth Lloyd Griffiths
Gareth Tudor Jones
Olaf Cai Larsen
Gareth A Roberts
John Pughe

Independent (4)

Councillors

Louise Hughes
John Pughe Roberts

Anne Lloyd-Jones
Gruffydd Williams

Lib/Lab (1)

Councillor Gareth Coj Parry

PROCEDURE FOR SPEAKING ON PLANNING APPLICATIONS IN THE PLANNING COMMITTEE

The Council has decided that third parties have the right to speak on planning applications at the Planning Committee. This leaflet outlines the normal operational arrangements for speaking at the committee.

1.	Report of the Planning Service on the planning application including a recommendation.	
2.	If an application has been received from a 3 rd party to speak the Chairman will invite the speaker to come forwards.	
3.	Objector or a representative of the objectors to address the committee.	3 minutes
4.	Applicant or a representative of the applicant(s) to address the committee.	3 minutes
5.	Local Member(s) to address the committee	10 minutes
6.	Committee Chairman to ask for a proposer and seconder for the planning application.	
7.	The committee to discuss the planning application	

AGENDA

1. APOLOGIES

To accept any apologies for absence.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

To receive any declaration of personal interest and to note protocol matters.

3. URGENT ITEMS

To note any items that are a matter of urgency in the view of the Chairman for consideration.

4. MINUTES

6 - 23

The Chairman shall propose that the minutes of the previous meeting of this committee, held on, 29 July 2024, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1. APPLICATION NO C24/0363/17/LL LAND ADJACENT TO BRYN LLIFON, CARMEL, LL54 7RW 24 - 41

Erection of an affordable dwelling together with a new vehicular access onto the public highway

LOCAL MEMBER: Councillor Arwyn Herald Roberts

[Link to relevant background documents](#)

5.2. APPLICATION NO C24/0306/14/AC BRON Y GAER FFORDD BETHEL, CAERNARFON, GWYNEDD, LL55 1DY 42 - 55

Amend condition 2 of original planning permission C23/0122/14/DT in order to change the design of the proposal.

LOCAL MEMBER: Councillor Ioan Thomas

[Link to relevant background documents](#)

5.3. APPLICATION NO C24/0532/25/LL LAND AT PENTIR SUBSTATION, PENTIR, BANGOR, LL57 4ED 56 - 75

Proposed Energy Storage facility, related access, landscaping, infrastructure, ancillary equipment, with a grid connection import and export capacity of 57MWac.

LOCAL MEMBER: Councillor Menna Baines

[Link to relevant background documents](#)

**5.4 APPLICATION NO C24/0205/32/LL LAND AT CAE CAPEL, 76 - 106
BOTWNNOG, PWLLHELI, LL53 8RE**

Full application for the proposed erection of 18 no. affordable dwellings together with associated development

LOCAL MEMBER: Councillor Gareth Williams

[Link to relevant background documents](#)

**5.5 APPLICATION NO C24/0478/42/DT TY PEN LÔN LAS, MORFA 107 - 121
NEFYN, PWLLHELI, GWYNEDD, LL53 6BG**

Creation of external rear balcony with associated privacy screening.

LOCAL MEMBER: Councillor Gareth Tudor Jones

[Link to relevant background documents](#)

PLANNING COMMITTEE 29 July 2024

Present: **Councillor Elwyn Edwards (Chair)**
 Councillor Huw Rowlands (Vice Chair)

Councillors: Delyth Lloyd Griffiths, Louise Hughes, Elin Hywel, Gareth T Jones, Anne Lloyd Jones, Cai Larsen, Edgar Owen, Gareth Coj Parry, John Pughe Roberts and Gruffydd Williams

Others invited – Local Members: Councillor Menna Trenholme and Councillor Gareth Williams

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Keira Sweenie (Planning Manager), Gwawr Hughes (Development Control Team Leader), Arwel Thomas (Development Control Officer), Miriam Williams (Legal Services), Sion Huws (Propriety and Elections Manager – for item 5.1 only) and Lowri Haf Evans (Democracy Services Officer).

1. APOLOGIES

Apologies were received from Councillors Huw Wyn Jones and Gareth Roberts; Local Members: Councillors: Elwyn Jones, Linda Ann Jones and Rhys Tudur

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) Councillor Huw Rowlands (a Member of this Planning Committee), in item 5.3 C23/0556/19/LL on the agenda, because he was the clerk of Bontnewydd Community Council.

The Member believed that it was a prejudicial interest, and he withdrew from the meeting during the discussion on the application and did not vote on the application.

- b) Miriam Williams (Legal Services), in item 5.1 C24/0011/30/AM on the agenda because she knew the applicant.

The officer believed it was a prejudicial interest, and she left the Chamber during the discussion on the application.

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

- Councillor Gareth Williams (not a member of this Planning Committee), in item 5.1 C24/0011/30/AM on the agenda
- Councillor Menna Trenholme (not a member of this Planning Committee), in item 5.3 C23/0556/19/LL on the agenda

3. URGENT ITEMS

As a matter of course, it was reported that since the Chair was joining the meeting virtually, the Legal Officer would announce the results of the voting on the applications.

4. MINUTES

The Chair signed the minutes of the previous meeting of this committee, held on 24 June 2024 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.

5.1 Application Number C24/0011/30/AM Bodernabwy, Aberdaron, Pwllheli, Gwynedd

Outline application, with some reserved matters (appearance, landscaping) to create five self-build plots for affordable housing.

- a) The members were reminded that the Committee had deferred the decision in April 2024 to be able to visit the site and to give the applicant the opportunity to submit more information. It was reported that the site visit had been undertaken and that a Housing Statement, Landscape Statement and Plot/Site Valuation had been received from the applicant, and the application had been re-amended in light of the additional information. It was stated that the original recommendation had been to refuse the application for three reasons, namely: the visual impact of the development, lack of information regarding the need and housing mix, and lack of information to be able to complete an assessment under the Habitats and Species Protection Regulations.

It was reported that in respect of biodiversity, the Biodiversity Unit had confirmed that because the site was 750 metres north of the Pen Llŷn a'r Sarnau SAC, the development would not cause loss of marine habitats or cause noise in the sea which could disturb marine mammals (dolphin, whale, seals). Neither would it cause harm to coastal processes, and it was highly unlikely that pollution from the development could reach the sea. As a result, it was concluded that the development was unlikely to have an impact on the SAC and that the proposal was now acceptable and in accordance with the requirements of policies PS 19 and AMG 5.

In the context of 'need' issues, based on the housing statement and likely valuation of the plots that had been received, together with information from the Strategic Housing Unit, the overall need was considered to have been proved. It was reiterated that the individuals would still need to prove the 'need' fully through the Tai Teg assessment process, but by imposing and discharging an affordable housing condition before commencing any development work, there would be an opportunity to confirm the type of tenure, housing mix and an opportunity for the individuals to complete the Tai Teg assessment process.

With the application only being outline, it was noted that it was not possible to value any property until detailed plans were in place. Nevertheless, a high-level valuation had been received, based on the size of a 94m² 3-bedroom house on the open market which was in line with the size of a 3 bedroom two-storey house in the SPG Affordable Housing and was therefore relevant for consideration in the context of the application. The valuation appeared to show that a discount could be applied, but a discount of around 40% would be required to ensure affordability. It was also noted that consideration could be given to applying an individual discount on each dwelling based on its final design, through a

condition discharge application and a section 106 agreement. Consequently, since receiving the additional information, and given the ability to impose a condition to agree on the provision of affordable housing, the officers were of the view that the 'need' had been established and that the principle of the development was now acceptable.

In the context of visual effect, a landscape statement had been received which highlighted the ability to impose conditions to ensure landscaping and careful use of materials and colours. It was added that officers remained concerned about the visual impact, as the setting of the proposed dwellings within an existing open field would stand out, changing the visual appearance of the site and spreading the built form further into the open countryside. However, after considering all the relevant planning issues, they considered that the need for affordable housing for local residents outweighed the conflict with the relevant policies regarding visual impact, and that the impact could be handled by agreeing details of the design and size of the dwellings, landscaping and the final layout of the site. Although the proposal did not fully comply with policy in respect of visual impact, it was not considered that the application should be refused contrary to policies PS 5, PCYFF 3, PCYFF 4 and TAI 16, given the need for affordable housing.

- b) Taking advantage of the right to speak, the Local Member made the following observations:
 - He was pleased that the additional information had been received and that the members had visited the site.
 - He welcomed the latest recommendation to approve.
 - He was fully supportive of the application – this was a golden opportunity for five young families to buy a house locally in the area where they had been brought up.

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

- ch) During the ensuing discussion, the following observations were made by members:
 - They appreciated that the additional information had been submitted.
 - The site visit had been beneficial.
 - There was benefit in deferring and holding a discussion – pleased that this had happened.
 - There was an opportunity here for Aberdaron to carry on as a Welsh-speaking community.
 - Disappointed that a 106 agreement was the context being considered, and not self-build.

RESOLVED: To approve with conditions

1. **Time**
2. **In accordance with the plans**
3. **Materials**
4. **Affordable housing condition**
5. **Highway conditions**
6. **Biodiversity condition/biodiversity enhancements**
7. **NRW condition**
8. **Welsh Water condition**
9. **Reserved matters condition**
10. **Removal of PD rights for extensions and restrict to C3 residential use only**
11. **Protection of the public footpath**

5.2 Application Number C24/0083/18/LL Penisarwaun Nursing Home, Caernarfon, Gwynedd

Change of use from a care home (C2 Use Class – residential establishments) to a serviced hostel for holiday use (Unique Use) with ancillary warden's living accommodation (resubmission).

Attention was drawn to the late observations form.

- a) The Development Control Team Leader highlighted that the proposal related to changing the use of a former older people nursing home to a 25-room serviced holiday hostel use with living accommodation for a warden. It was noted that the site was located on the outskirts of the village of Penisarwaun, and the care home had been redundant since 2018. It was reported that the building would provide storage areas, drying rooms, games, washing/shower facilities, a kitchen and dining room and would also provide a small extension to form a lobby for the main entrance. No other external change was proposed.

It was highlighted that the application was a re-submission of a similar scheme that had been refused in 2023 due to a lack of information regarding bed capacity, which would raise concerns about harmful amenity impacts to local residents along with a lack of information about the warden accommodation and parking provision.

It was clarified that the application, in response to the above refusal reasons, confirmed that the maximum number of residents would be 60; the warden's accommodation was completely separate, and 42 parking spaces had been provided on the site which met the Welsh Government's parking standards requirements.

In considering the application, the importance of the site's planning history and the nature of its previous legal use as a care home was noted; and, the number of residents, the high level of staff necessary to provide the care along with additional attendees such as families and health services. It was considered that the development would not significantly increase the site's density of use compared with the former use, and that this could be ensured by imposing a condition to limit the facility to a maximum of 60 at a time. It was recognised that the nature of holiday accommodation use of this type could cause disruption that was significantly different to previous uses, however, it was highlighted that these impacts could be managed by imposing a planning condition to ensure that a management plan was in place that would commit the managers to adopt appropriate measures to control noise, transport and residents' behaviour and to deal with complaints.

In addition, it was noted that the proposal would provide serviced accommodation for visitors, which was different to self-service accommodation, and there was no excess of this type of accommodation in the local area.

Having considered all the relevant planning issues, the principle of the development, visual, general and residential amenities, transport and access matters, sustainability, infrastructure, biodiversity and the Welsh Language, the proposal was considered acceptable.

b) Taking advantage of the right to speak, an objector to the application made the following observations:

- The application was identical to the refused application.
- The increase in use was significant – it would affect the local image – the use was doubled – how then was the scale the same?
- This would be the largest hostel in the area.
- It would increase the population of the village by 10%.
- Who in the village would benefit?
- It did not comply with Policy TWR2.
- Not enough parking spaces had been provided.
- A significant increase in noise pollution – creating disruption and a negative impact on the local residents' standard of living.
- The site would be suitable for housing – affordable housing for a Welsh-speaking community.
- The proposal was an over-development – why did we need such a large hostel in such a small village?

c) Taking advantage of the right to speak, the applicant's agent made the following observations:

- The site's former use was as an older people's home which had been disused since 2019.
- The site had been bought by a young man from the village.
- The original application had been refused on the grounds of lack of clarity and the impact on residential amenities.
- This was a re-submission of the application which provided information that was missing from the original application. The officers were satisfied with what had been provided and recommended approving the application with conditions.
- The report confirmed the number of beds – 25 bedrooms with 60 beds, with space for a warden and 3 to 4 full-time staff. The hostel's capacity would be 62, but it was unlikely that it would be full all year due to the seasonal nature of the business. As a care home there would have been 30 residents and 26 staff.
- An extension for the home had been granted permission which would have provided an additional 40 bedrooms with 56 staff – this would have been much more than what was being presented here.
- A potential impact assessment had been provided which concluded that there were no unacceptable effects.
- The applicant was prepared to submit a management plan through a condition which would set out measures to control resident noise and behaviour along with clear processes for dealing with complaints.
- There was sufficient parking provision – the Highways Unit had not refused the application.

ch) Although he was not present, the Local Member had submitted the following comments for the officer to read out:

- The application had been presented to the Committee before. At the time I was neither in favour or against it, because at the time I considered that the benefits of developing a disused building back into use and creating some local work balanced out the disadvantages that would come with increased traffic in the area which would lead to parking problems as well as increased noise.
- That application was refused in part due to insufficient detail.

- Naturally, he had discussed the case and the reasons for refusal and had thought about how it would be possible to develop something that could benefit the wider community e.g. a type of shop that would obviously reduce the number of places to stay.
 - While more detail had been presented this time, it was essentially the same application.
 - Although the speed limit of the road past the site had now been reduced from 60 mph to 30 mph, its width remained the same; it was a narrow road with few passing places, some wider than others, along it.
 - Many, many residents of Penisarwaun had since been in touch expressing their concerns. Residents who did not live nearby as well as the nearest residents were concerned about the increase in traffic.
 - It was obvious from the parking provision that visitors would be arriving with cars/vans or perhaps larger vehicles – they would be using these vehicles to go back and forth to do their shopping as there was no shop nearby.
 - There were no entertainment facilities of any kind here either, and it was scarcely believed that each one of the visitors craved the tranquillity of Penisarwaun while here on holiday. It would therefore be necessary to travel to different places to enjoy our area because on top of the lack of resources there was also a lack of public transport services.
 - Given therefore the lack of existing resources and services available in the community, it had to be considered that the development as it stood was an over-development in the countryside.
 - Therefore, as much as one is keen to see the site being developed, I consider that the disadvantages brought about by this development outweigh the advantages, and as such I cannot support it.
- d) It was proposed and seconded to refuse the application because it was an over-development – no services available, no pavement, the site was inappropriate and unsuitable for its circumstances. Concern about the scale, and the impact on the residential amenities of local residents.
- dd) During the subsequent discussion, the following observations were made by members:
- It would be better to see affordable housing on the site.
 - The Community Council and the Local Member had presented valid reasons for refusing.
 - The village was not supportive of the application, therefore we must listen to the voice of the people.
 - The agent was misleading in comparing the previous use with the proposed use – this used to be a small residential home with staff living locally – nothing like what was being discussed.
 - There was no shop or services in Penisarwaun – this would lead to overuse of the road as people went in search of services.
 - The hostel might attract people who were not considerate of local people's amenities.
 - Increased traffic would bring additional hazards.
 - Impact on local people's quality of life – this was sufficient grounds to object.
 - The hostel was too large.
 - The proposal was contrary to Policy TWR 2 in terms of scale and density and the impact on local residents.

- There had been a lot of coming and going in the residential home.
- Permission had been received to expand the site.
- This was a local man who had bought the site – he needed encouragement to succeed.
- Better to see a hostel than an eyesore.

In response to a question about how confident were the officers that sufficient parking had been provided, the Assistant Head stated that one of the shortcomings of the original application was inadequate information regarding the parking provision. Consequently, additional information had been submitted and the Transport Unit had no objection to the provision being proposed which was also in line with the requirements of the Welsh Government's parking standards. He reiterated that there was no evidence that transport was grounds to refuse the application.

RESOLVED: TO REFUSE the application, contrary to the recommendation

Reasons:

- **Concern about the nature, scale and density of the development having a negative impact on the residential amenities of local residents - contrary to policies PCYFF 2 and TWR 2.**
- **Overuse of the narrow road leading to the site.**

5.3 Application Number C23/0556/19/LL Land at Cae Stanley, Bontnewydd, LL55 2UH

Development of 21 residential units comprising 6 one-bedroom apartments, 12 two-bedroom apartments and 3 three-bedroom dwellings along with associated landscaping and a new vehicular entrance.

- a) The Development Control Officer highlighted that the site was located within the development boundary of Bontnewydd and was designated for 10 dwelling-units within the LDP.

In the context of the principle of the development, the developer's intention was to provide 21 new units. It was suggested that the provision of an additional 11 units was significantly higher than the 10 units set out in the development plan policies for this site in Bontnewydd. To this end, it was reported that justification was needed with the application outlining how the proposal for an additional 11 units would meet the needs of the local community.

In terms of assessing the element of affordable housing on the site, there had been considerable uncertainty by the developer during the application. Initially, he had intended to provide 100% of affordable housing, but the scheme was then changed to 50% affordable housing, and by today the plan was to provide 30% affordable housing which was 6 affordable units on the site. It was added that the applicant had not provided an open market valuation for the site nor for affordable units at an intermediate level. It was also noted that no valid information had been submitted to prove the need for one- and two-bedroom affordable (intermediate) flats within the village of Bontnewydd. Based on the lack of information, it had been very difficult for officers of the Council's Housing Unit to assess the true affordability of the residential units for the site.

Considering the discrepancies and the invalidity of the information submitted by the applicant, neither the Local Planning Authority nor the Housing Strategic Unit were

convinced that the applicant had justified the provision of 11 additional residential units within the scheme or that the mix of 18 residential units as one- and two-bedroom flats were truly needed. As a result, the proposal was not considered to meet the needs of the local community in accordance with the LDP's housing policies.

In respect of visual amenities, it was reported that the area was mainly residential, and that the proposal in terms of its scale and setting was acceptable. Regarding design, it was noted that initial discussions had identified concern about movement within and across the site along with the site's accessibility for wheelchair users, because of varying levels across the site and the fact that no disabled parking spaces had been designated. The department had enquired about the treatment and cross-section levels of the northern boundary abutting the river, with the retaining wall extending along the northern boundary. It was recognised that there were concerns about the design and the lack of information regarding the levels and treatment of the northern boundary, and had other elements of the application been acceptable, further discussions or the imposing of conditions could have resolved these concerns.

As part of the public consultation process, several observations had been received about the need for the houses and regarding flooding issues, and references to the traffic and parking situation. Despite the comments, it was considered that the reports submitted with the application addressed the parking concerns, and the Transportation Unit had no objection to the proposal. It was not considered that the proposal would have a material adverse effect on the amenities of the local neighbourhood.

In the context of Drainage and Flooding issues, NRW and the Water Unit had been consulted on the matter of flooding. NRW had confirmed that the flood basin, which also acted as a surface water attenuation basin, increased the risk of flooding on the site. It was added that the Land Drainage Section were in the process of constructing a detailed flooding model for this particular area, and the current data submitted as part of the Flooding Statement to the application was not deemed to be up-to-date with the projections. It was also noted that no water conservation statement had been submitted with the application. As a result, without up-to-date information, it was not considered that flooding and drainage issues could be effectively managed on the site. With regard to Biodiversity and Trees issues, it was reported that the Biodiversity Unit required a further study relating to protected species and the impact on those habitats, and also reptile reports before making any decision. The trees officer had also highlighted concern over the loss of a corridor of trees along the northern boundary of the site as part of the development. Without a response to the comments relating to protected species by NRW and the Biodiversity Unit, the Ecological concerns remained with the development.

In the context of the Welsh Language, it was reported that in response to the statutory consultation process, the Language Unit had stated that in order for them to undertake a fair and balanced analysis on the application, the latest information from the 2021 Census would need to be included. Further to this, as there was no hard evidence in proving the need for the number of additional houses and the mix of housing that had been offered as part of this proposal, no evidence had been presented to prove the certainty that the development would have a positive impact on the language.

In discussing matters relating to open spaces, it was highlighted that the Policy and supplementary planning guidance on open spaces emphasised that the provision of play/open spaces should be "within the site" in the first instance. It was noted that the applicant had suggested that he would be willing to contribute to improving the existing

provision within the community if the application was approved, but that alone was not sufficient to meet the requirements of the play spaces policies, as the policy required "on-site provision in the first instance". In addition, because the housing density was high on the site there was no room to provide a play area. Also, without justifiable evidence of the need for the number of houses and the development density it was not possible to meet the LDP's policy needs for playing spaces.

Although the Council recognised that the site had been designated for 10 residential units, based on the lack of information in proving the need for an additional 11 units and the mix of housing, it was believed that granting this application would lead to an imbalance in this type of residential accommodation provision in the village and that it would not respond positively to identified housing needs in Bontnewydd. It is also considered that the information presented as part of the application had been inadequate and inconsistent, there were significant concerns regarding flooding and biodiversity matters in the local area, and that full consideration had not been given to the development's effect on the Welsh language and open spaces within the site.

- b) Taking advantage of the right to speak, the applicant made the following observations;
- Because of the officers' recommendation to refuse the application, his intention was to discuss the refusal reasons.
 - It was clear that one of the main reasons for refusal was the proposed mix of smaller units being offered, and the lack of demand and justification for dwellings of this type.
 - It had been noted that originally, they planned to deliver the scheme as 100% affordable, but neither the planning officers nor the Housing Team had supported the scheme or the mix, suggesting that there was no demand within Bontnewydd or the surrounding housing market area for these types of units and that they would not provide the required grant funding to see the site being developed for affordable housing – as a result, the developer had then considered a mixture of market and affordable housing.
 - However, the information that the Strategic Housing Unit had provided counter-claimed this situation. In April 2024 the number of applicants on the Social Housing Register in Bontnewydd was 291, with 28% or 81 of those people in search of a 1-bedroom accommodation and 40% or 116 people looking for a 2-bedroom accommodation. Therefore, 68% or 197 of those on the social housing register in Bontnewydd were looking for the type of accommodation that the proposed development was aiming to provide.
 - It was also found, within the 2021 Census data, that household size (i.e. the number of residents living in a dwelling) in Bontnewydd comprised mainly of 1 or 2 people - accounting for 66% of the village's households. However, the current development pattern of Bontnewydd included an under-supply of these types of housing. In Bontnewydd there were only 11 one-bedroom properties and 85 x two-bedroom properties available. Only 21% of the houses in Bontnewydd were 1- and 2-bedroom properties, but yet, 1- and 2-person households occupied 65% of the current housing stock.
 - With 79% of the housing stock in the village being three-bedroom or more, there was evidence that most of the houses were being underoccupied because of a shortage of smaller properties to move into.
 - It was noted that the Planning Policy Unit had supported the justification and the mix of units in their response to the consultation in May 2024, although this had not been included in the officers' report.

- Gwynedd had since adopted the Article 4 Direction in an attempt to overcome the housing crisis in the area, to give local people access to suitable and affordable homes. It was noted that it was confusing having to justify the demand for housing on a designated site in a sustainable location, and the fact that more evidence was required – beyond what had been submitted in the planning statement and housing statement – this was contrary to the local and national housing policy.
- Had the housing mix and the scheme been acceptable, the planning department would probably have allowed more time for the applicant to address the concerns raised regarding ecology, trees and the flood risk.
- It was noted that there was agreement that the floods attenuation basin would be installed underground to overcome the concerns around flooding; the green infrastructure statement was in the pipeline to address the requirements for a further survey and the trees that had been proposed to be felled were of a poor quality; and the effect on bats could be mitigated with a lighting scheme. Those documents were to be provided once the principle of the proposed development had been accepted by the planning officers, however, that support had not been received.

c) Taking advantage of the right to speak, the Local Member made the following observations:

- Although acknowledging that housing was needed in Gwynedd, the units in this development were not suitable for the centre of the village of Bontnewydd.
- The applicant had not submitted enough evidence to support the application.
- Knowing the local area, there was not enough demand for 1 and 2-bedroom properties in Bontnewydd; there was more demand for 2 / 3 and 4-bedroom properties for families – she was therefore unsure where the applicant had got the figures.
- The number of units was higher than what was stated in the LDP.
- The development squeezed the houses into the site – it did not offer enough green spaces or adequate parking provision.
- The site was close to a river – this risked the nature of the river corridor and also affected floods prevention work that had been carried out on the river.
- From speaking and discussing with local residents and the community council, the feeling was the same – the development as it stood was not suitable for the village of Bontnewydd.
- She objected to the application.

ch) It was proposed and seconded to refuse the application.

RESOLVED: TO REFUSE

Reasons:

- 1. The proposal was contrary to the requirements of Policies PS 17, TAI 1 and TAI 8 of the Anglesey and Gwynedd Joint Local Development Plan (2017) as it was considered that the applicant had not submitted sufficient evidence with the application to convince the Local Planning Authority that there was a need for additional one- and two-bedroom flats in Bontnewydd considering that this proposal exceeded the indicative figure stated in the Plan and would create an imbalance in the type and mix of small units within the village, and no evidence had been received that the proposal would respond positively to the needs of the local community.**

2. Evidence had not been received about the need for the number of dwellings and up-to-date information within the Welsh Language Assessment to be able to assess whether the proposal met the requirements of criterion 1c of Policy PS1 of the Anglesey and Gwynedd Joint Local Development Plan which required a Welsh Language statement to demonstrate how proposed developments would protect, promote and strengthen the Welsh Language. On this basis, the Local Planning Authority was not convinced that the proposal would not have a negative impact on the Welsh language in the plan area.
3. The site lay within an area at risk of surface water flooding, and because sufficient information was not submitted with the Flood Consequence Assessment including a Water Conservation Statement which would have considered the safe development of the site and demonstrated that the proposed development would not displace surface water towards other properties, it was not believed that the proposal was acceptable based on flood risk and that it was, consequently, contrary to criterion 8 of policy PS 5, criterion 7 of policy PCYFF 2, criterion 6 of policy PCYFF 3, criterion 4 of policy PS 6, policy PCYFF 6 together with the instruction provided in paragraph 11.1 of Technical Advice Note 15.
4. Not enough information had been submitted as part of the application to assess the impact of the proposal on the Special Area of Conservation, protected species and wildlife on the site. No Green Infrastructure Statement had been submitted either, therefore the proposal was contrary to the requirements of policies PS19 and AMG 5 of the Anglesey and Gwynedd Joint Local Development Plan (2011-2026) which protected species and wildlife, and also the requirements within Chapter 6, Edition 12 of Planning Policy Wales.
5. The proposal was contrary to policy ISA 5 and the SPG for open spaces as there was no justification for the lack of provision of open spaces within the development while also taking account of the lack of evidence of the need for the number of dwellings and the high development density.

5.4 Application Number C23/0556/19/LL Tŷ'n Lôn, Afonwen, Pwllheli, Gwynedd, LL53 6TX

An application for nine additional caravans on the caravan field

Attention was drawn to the Biodiversity Unit's observations on the late observations form, and to the appeal decision of November 2023

- a) The Planning Manager highlighted that the application involved increasing the number of touring caravans on the current site from 19 to 28, and that there was no intention to extend the boundaries of the site. It was explained that the proposal had been designed to meet licensing requirements in terms of spacing between units, and no concerns had been raised about the density of the units in relation to the size of the site. It was not considered that the proposal would be an over-development of the site, and there was sufficient space to locate nine additional units on the existing touring caravan site.

The criteria of policy TWR 5 were highlighted, which concluded that the proposal was acceptable in principle. It was noted that the policy considerations included access, proximity to the main roads network, visual impact, holiday use as a touring caravan site only, and no excessive provision of hard standings.

The members were reminded that they had refused a planning application on the site (March 2023) but following an appeal the application had been approved (November 2023). Since then, the permission had been implemented and the site was being operated as a touring caravan site. On the previous application, concerns had been raised by Members about the cumulative impact given the site's proximity to other caravan sites in the area. Although there were several static and touring sites in the vicinity, the area in question was not an example of a location that was under extreme pressure from such tourism developments. Unlike policy TWR 3 that dealt with static caravan sites, cumulative impact was not a consideration within the criteria of policy TWR 5 since touring use was a temporary use, with less impact than static structures.

However, the criteria themselves responded to the cumulative impact in the sense that sites in obtrusive places that were not close to the main roads network should not be permitted. Even during the winter months, the site was considered to be well screened by existing landscape features. Paragraph 6.3.81 of the policy was referenced, which stated that caravans should not be permitted in open locations near the coast nor within Areas of Outstanding Natural Beauty; this site was situated away from an open coastal location and there were no landscape designations in its vicinity. It was reported that the Afon Wen Farm touring site opposite was relatively well hidden, and although it might share the same visual context from the county highway, due to the nature of the vegetation it was not considered that the development would appear excessive or harmful to the landscape at this site. It was explained that the issue of cumulative effect had also been considered and dismissed by the Inspector as part of the appeal, therefore it was deemed that the cumulative effect of developing a touring caravan site on the land had been duly addressed during the appeal on the application.

In response to observations that had been received by the Caravans Licensing Enforcement Unit from a third party, highlighting concerns that the caravan site was not operating in compliance with the current planning permission, it was noted that the Planning Service was aware of those issues and was investigating the matters raised. Whilst acknowledging the possibility that the site was not being operated strictly in accordance with the planning permission, that in itself was not reason to refuse the current application.

Having considered all the material planning issues, including local and national policies and guidance, as well as the observations received, it was considered that the proposal was acceptable and that it would not have a significantly harmful impact on the landscape, the amenities of the neighbourhood or road safety.

- b) Although they were not present, the Local Member had submitted the following comments for the officer to read out;
- The Community Council was concerned that the applicant was making retrospective planning applications regularly, and that he was not attempting to make planning applications before developing sites.
 - Concern that the application was an early addition after the original permission on the same site, with the addition leading to an excessive amount of caravan sites in the area, putting pressure on the community and transforming the natural conditions around the site.
 - Concern that the conditions on the original application C21/1038/41/LL had not been met, because there was no evidence that the biodiversity conditions had been addressed.

- The area around the site contained high numbers of caravans. It could be argued that there were no other sites in Gwynedd with as many caravans as there were within a five-mile radius of the application. If there was no means of refusing this application based on excess, then it could be argued that the Local Development Plan had no power to be able to control the numbers of touring caravan sites.
- To consider 6.2.1 as a relevant clause for refusing the application:
 - '6.2.1 Although often in use for only part of the year, touring caravan and camping sites are often situated in prominent and open locations and can be very intrusive in the open countryside, particularly on the coast. Particularly heavily pressurised areas exist in many communities located on or near to the coast, including extensive parts of the Areas of Outstanding Natural Beauty. Appropriate consideration will need to be given to the cumulative impact of the proposal. As part of the consideration of the cumulative impact, the Council will require strong evidence to show that proposals for further units of accommodation in such areas will not add to servicing problems, unacceptable traffic impact or unacceptable harm to the character or natural resources of these areas, following mitigation measures'.
- According to the above clause, THE APPLICANT was required to provide evidence that this proposal would not lead to problems, and he was required to propose appropriate mitigation measures. No such evidence had come to hand, therefore the application should be refused.

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

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

- The applicant should be enforced to carry out the required work – the site should be closed until the work had been completed.
- Any conditions imposed must be adhered to.
- The site was not visible from the main road.
- Disappointment that the inspector had expressed that there was no evidence to support the opinion of 'excessive amount' despite the local member having highlighted the evidence.
- What were the costs of an appeal?
- The area was suffering from the effects of over-tourism – we had a responsibility to highlight this in order to protect communities.

In response to the observations, the Assistant Head noted that a draft copy of the information that had been prepared for the appeal had been submitted to the Local Member and the proposer for comments, and the final document that had been submitted to the inspector contained all the evidence and information together with additional observations that the Local Member had presented. He added that although the appeal had approved the application, there were no costs against the Council, only costs relating to officers' time and work in preparing the appeal which defended the committee's decision to refuse the application. In terms of the timing of submitting applications, he noted that there was no control over when applications may be submitted.

He stated that the application was for nine additional caravans and following the outcome of the appeal, it would be difficult to refuse the application in question based on the effect on the landscape and the surrounding area.

- d) A registered vote was requested on the proposal to approve, and over a quarter of the members voted in favour of having the registered vote.

In accordance with the Procedural Rules, the following vote was recorded on the proposal to approve

In favour: 3 Councillors Elwyn Edwards, Anne Lloyd Jones, Edgar Owen
Abstentions: 0
Against: 9 Councillors: Delyth Griffiths, Louise Hughes, Elin Hywel, Gareth Tudor Jones, Cai Larsen, Gareth Coj Parry, John Pughe Roberts, Huw Rowlands, Gruffydd Williams

The proposal fell.

It was proposed and seconded to refuse the application.

RESOLVED: TO REFUSE, contrary to the recommendation

Reasons:

- **The proposal was an over-development – it would create a cumulative tourism impact in an area where there was an excessive amount of existing touring and static caravans.**
- **It would cause harm to the visual quality of the landscape and would cause an unacceptable adverse impact on the amenities of local people, contrary to the objectives of policy TWR 5.**

5.5 Application Number C24/0289/03/LL Wynne's Arms Hotel, Manod Road, Manod, Blaenau Ffestiniog, Gwynedd, LL41 4AR

Conversion of the former Wynne's Arms into five residential flats

- a) The Development Control Officer highlighted that this was an application to convert a public house into five residential, self-contained flats (three 2-bedroom flats and two 1-bedroom flats), along with the creation of parking spaces and alterations to the access. He explained that the use as a public house had ceased in early 2017 and the building had been closed. The existing building provided a public house facility on the ground floor, a storage cellar below and one flat that was located on the first and second floors. The proposal would involve interior changes to create the flats, and the external changes would be limited to the side extension with slight alterations to the layout of window and door openings at the rear.

The building was described as being situated on a triangular plot in a prominent place in Manod, within the development boundary of Blaenau Ffestiniog and within a residential area. He highlighted that it was proposed to provide parking for 6 cars, a vehicular access to the county road and a small garden with a patio together with a space for storing waste bins and a bicycle storage.

The application was submitted to the Committee at the Local Member's request.

In terms of the principle of the development, it was noted that the principle of losing its use as a public house had been agreed by granting those previous applications, and

there had been no change in circumstances since approving those applications. Consequently, the Council had accepted the conversion of the public house for alternative use, therefore the loss of the property's use as a public house within the town would not contravene the policy on communal facilities in the LDP. It was explained that Policy TAI 9 permitted the sub-division of existing properties into self-contained flats provided they comply with the relevant criteria of the policy. From assessing the proposal against the relevant criteria, the proposal to convert the building into five flats was not considered contrary to the objectives of policy TAI 9.

In light of the indicative housing supply level for Blaenau Ffestiniog, it was felt that the proposal could be supported. In accordance with criterion 4 of policy TAI 15, the applicant had submitted viability information which indicated that it was not viable to provide affordable housing as part of the application. This information had been assessed by the Planning Policy Team who agreed with the analysis, however it was highlighted that the open market prices of the flats were reasonable, and thus it was assumed that the flats would be affordable regardless. It was considered that the proposal complied with the requirements of policy TAI 15 of the LDP.

Also, further to the legislative change regarding the use classes of residential units, it was intended to impose a condition that the flats were restricted to use class C3 only, namely dwelling-houses used as a sole or main residence.

In respect of general and residential amenities, the building stood in a prominent and public place, and objections had been received claiming that the proposal would have a significant negative impact on the occupiers of a neighbouring property. However, it must be considered that the building's former use was as a public house and could be used as such to its full potential without planning permission or any planning conditions. It was therefore considered that a residential use would be more suited to the area, and that the proposal would not exacerbate the current situation substantially in terms of overlooking and loss of privacy, particularly considering the location and surroundings of adjacent properties.

In respect of transport and access matters, it was reported that observations had been received from the Council and the Welsh Government's Transportation Unit regarding the proposal stating that they had no objection. The Welsh Government's Transportation Unit were keen to impose a condition on the permission that the development must be carried out in accordance with the Construction, Highways and Environmental Management Plan. Subsequently, the residential nature of the proposal met the LDP's Transport and road safety policies.

When discussing flooding issues, although concerns had been received regarding floods in the area, the site does not fall within any high-risk flood zone, however, on a previous application to this site, local information about recent flooding on the site had been received, and the flooding issue had been the reason for refusing that application. As part of the current application a Floods Consequences Assessment (FCA) was submitted to assess the flooding issues. The observations of the YGC Water and Environment Unit had been received stating that they had reviewed the Floods Consequences Assessment (FCA) submitted and agreed that the flood risk associated with the proposed development was acceptable. As a result, the applicant would be required to provide flood risk mitigation measures within the proposed development as described in the Floods Consequences Assessment, and a condition could be included to ensure this.

Based on the additional information submitted, 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.

- b) Taking advantage of the right to speak, the applicant made the following observations
- The report was balanced and sincere.
 - The proposal addressed the local and national policies.
 - There was C3 use to the flats – there was no intention to let them as temporary accommodation.
 - There was sufficient parking as part of the scheme and space for bicycles.
 - There had been no objection from the Transportation Unit.
 - There was a demand for this type of mix and size of flats in the area.
 - Enquiries regarding the availability of the flats had already been received – this was evidence that there was a demand for them.
- c) Although she had apologised for her absence, the Chair noted that the Local Member wished to note her objection to the application because the one-bedroom flats were too small.
- d) It was proposed and seconded to approve the application - the proposal offered a good mix of flats and made good use of a building that was now an eyesore in the village

RESOLVED: To delegate powers to the Planning Manager to approve the application, subject to the following conditions:

1. 5 years.
2. In accordance with the amended plans.
3. The external walls of the extension and any work undertaken to the external walls to complement the existing property in terms of colour and texture.
4. Restrict the occupancy of the flats to class C3.
5. In accordance with the FCA.
6. In accordance with the Construction, Highways and Environmental Management Plan.
7. Ensure that biodiversity improvements are undertaken in accordance with the Green Infrastructure Statement and plans prior to the flats being occupied for the first time.
8. Parking spaces to be operational before the flats are occupied for the first time.
9. Provision and securing of bin and bicycle storage.
10. Ensure a Welsh name for the development and for the dwellings.

Notes: -

- Vigilance of the presence of protected species when undertaking the work.
- Culvert note.
- Welsh Government's Transportation advice.
- Welsh Water advice.
- SuDS.

5.6 Application Number C24/0436/11/LL Former Coed Mawr Infants School, Bangor, LL57 4TW

A proposal to erect 10 no. affordable housing and associated developments.

Attention was drawn to the late observations form which contained observations from the Education Department, confirming there was adequate capacity to cope with the likely increase in pupil numbers from this development.

- a) The Development Control Team Leader highlighted that this was a full application to erect 10 intermediate affordable dwellings in the form of 4 two-bedroom two-storey semi-detached houses and two terraces of 3 three-bedroom two-storey houses along with associated work on the redundant site of the former Coed Mawr Infants School, within a residential area and within the development boundary of Bangor. It was explained that the proposal was a re-design of the scheme permitted under application number C22/0525/11/LL to respond to drainage requirements, and although there was a material change from what had already been permitted in respect of the site's design and layout, there was no change in the total number of units, or the tenure method compared to the previous consent. It was considered that the application was consistent with the previous permission and that the principle of developing 10 intermediate affordable dwellings on this site remained acceptable.

It was added that the design and form of the proposed dwellings reflected a traditional design and incorporated contemporary elements within the design. Although some trees would be lost as a result of the proposal, the main trees that were of high quality would be preserved and it was aimed to further landscape the site. Consequently, the visual effect of the proposal was considered acceptable. Having debated the proposed distance between the dwellings, the setting and orientation of the proposed dwellings in relation to the existing houses nearby together with the existing trees and shrubs and the proposed landscaping along the boundaries of the site, it was not believed that the proposal would create oppressive structures or cause significant overlooking or loss of privacy at the expense of neighbouring occupants' amenities. It was noted that planning conditions would protect local residents' amenities during the construction work.

- b) Although he had apologised for his absence, the Chair noted that the Local Member wished to note that he was fully supportive of the development.
- c) It was proposed and seconded to approve the application.

RESOLVED: To delegate the right to the Senior Planning Manager to approve the application, subject to the following conditions:

1. **Five years.**
2. **In accordance with the plans/details submitted with the application.**
3. **Compliance with the landscaping scheme together with future maintenance work.**
4. **Secure a plan/arrangements for the provision of the affordable units e.g. occupancy criteria, timetable and arrangements to ensure that the units are affordable now and in perpetuity.**
5. **Compliance with the recommendations of the Ecological Survey, Arboriculture Impact Assessment and the Biodiversity Enhancements Plan.**

6. Ensure a Welsh name for the development and for the dwellings, and the signs advertising and promoting the development.
7. Working hours limited to 8:00-18:00 Monday to Friday; 08:00-13:00 Saturday and not at all on Sundays and Bank Holidays.
8. Submission of a Construction Method Statement to the LPA to include measures to reduce noise, dust and vibration, parking of development operators' vehicles, loading/unloading of goods, storage of equipment on the site, security fences, facilities to wash wheels and a recycling/waste disposal plan.
9. Relevant conditions by the Transportation Unit.
10. Agree on the external finishes for the dwellings.
11. Natural slate roofing.
12. Ensure timely provision of the play area.
13. Restrict occupancy of the Dwellings to C3 use.

Notes:

- Sustainable Drainage.
- Welsh Water.
- Natural Resources Wales.
- Transportation.

5.7 Application Number C23/0618/39/LL Fferm Cim, Bwlchtocyn, Gwynedd,

Full application for the demolition of three existing open market dwellings and erection of three replacement dwellings (to be used as holiday units), demolition of existing storage buildings, erection of 4 new build holiday units, relocation and replacement of existing static caravan (for holiday purposes) together with associated works and landscaping.

- a) The Planning Manager highlighted that a request had come to hand from the applicant's agent for the committee to defer consideration of the application in order to allow time to respond and to discuss revised plans with the officers.

It was proposed and seconded to defer the application.

RESOLVED to defer the application to allow time to respond and to discuss revised plans with the officers.

The meeting commenced at 13:00 and concluded at 15:10

CHAIR

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Number: 1

Application Number: C24/0363/17/LL

Date Registered: 10/05/2024

Application Type: Full

Community: Llandwrog

Ward: Tryfan

Proposal: Construction of affordable dwelling together with creating a new access to the county road.

Location: Land near Bryn Llifon, Carmel, LL54 7RW

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1. The application involves constructing an affordable single-storey house on a site that is outside, but abutting, the village boundary and the site of the application is not within any special land designation. The site is serviced by a third-class road which leads from the village and passes the site towards the village of Y Fron to the east. The section of the county road near the site is narrow, on a steep hill and is also within a 20 mph speed zone. The site is on a part of an open field facing private sheds that are within the village boundary. The boundary between the site and the sheds creates a natural and reasonable built boundary for the village.
- 1.2. The house would measure approximately 89 square metres with a 20 square metre garage and would contain a living/dining room, two bedrooms, an office and a garage. It is also proposed to create a curtilage and entrance and an access road from the third class highway to the north. The proposal would require significant excavation work and demolishing a stone boundary wall near the road to create the access, the access road and a level surface for the house. The site and location plan indicates a section of grassland between the county road and the applicant's land. The plans show that the floor level of the proposed house would be 4 metres higher than the road level and would therefore be higher than houses in the site's vicinity.
- 1.3. The original application included connecting the proposed house to the private sewer, but an amended plan was subsequently received (3057-22-P3e) indicating a proposal to install a public sewer in the county road.
- 1.4. The application is submitted to the Planning Committee at the Local Member's request.
- 1.5. A letter from Tai Teg, a Valuation Report, a Design and Access Statement and Details of Building Materials along with a Grassland Fungi Report were submitted with the application.

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 Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. 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 reaching 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.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**
 - ISA 1: Infrastructure provision
 - PCYFF 1: Development Boundaries
 - PCYFF 2: Development criteria
 - PCYFF 3: Design and place shaping

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PCYFF 4: Design and landscaping

PS 5: Sustainable development

AMG 3: Protecting and improving features and qualities that are unique to the character of the local landscape

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and where appropriate enhancing the natural environment

PS 1: The Welsh Language and Culture

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 17: Settlement strategy

TAI 8: An appropriate mix of housing

PS 18 and TAI 15: Affordable housing

TAI 16: Exception Sites

Supplementary Planning Guidance – Affordable Housing (April 2019)

Supplementary Planning Guidance – Planning Obligations

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Letter of the Welsh Government Minister for Climate Change, dated 11 October 2023 announcing an update to chapter 6 of Planning Policy Wales with immediate effect.

Technical Advice Note 12: Design

Technical Advice Note 18: Transportation

Technical Advice Note 2: Planning and Affordable Housing

3. **Relevant Planning History:**

- 3.1 C23/0319/17/LL - Construction of affordable dwelling with package treatment plant together with a new vehicular access onto the public highway - Refused - 04-01-2024. There is no significant change to the current application since this refusal.

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4. Consultations:

Community/Town Council: Following a meeting of the Council held on 17 June 2024 it was resolved to support the application.

Transportation Unit: I refer to the above application and I wish to state that I have no objection. I request that the following be included with any permission given:

Condition: The access must be planned and constructed in full compliance with the submitted plan and the first 6m of the access must be surfaced with a bound material.

Condition: The applicant must take every precaution to prevent surface water from the curtilage of the site from flowing onto the highway.

Natural Resources Wales: We have reviewed the planning application submitted to us, and from the information provided, we are not of the opinion that the proposed development impacts any matters listed on our Consultation Topics, Development Planning Advisory Service: Consultation Topics (September 2018). Therefore, we have no observations to make on the proposed development.

Please note that our decision not to make observations does not mean that there is not a possibility for the proposed development to affect other interests, including environmental interests of local importance.

The applicants should be notified that they, along with the planning permission, are responsible for ensuring that they obtain all the permits/permissions applicable to their development.

I hope that the above observations are of assistance; however, if you have any enquiries, you are welcome to contact me.

Welsh Water: Having reviewed the amended site plan submitted in support of the application, we note it is proposed to communicate foul flows with the public sewerage system and discharge surface water runoff into a soakaway system. The site lies within the catchment of Llanfaglan WwTW which has a phosphate permit. The WwTW is currently compliant with the existing phosphorous consent limit of 1mg/l, and we can confirm there is capacity at the WwTW to accommodate foul only flows from the proposed dwelling. This matter will need to be considered further by the local planning authority.

In light of the above and for the avoidance of doubt, we would kindly request that if you are minded to grant Planning Consent for the

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above development that the following Condition and Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Welsh Water's assets.

Condition

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Biodiversity Unit

I have read the letter from Dŵr Cymru regarding foul drainage/sewage and the site would drain to Llanfaglan WwTW. Dŵr Cymru have confirmed that they have the capacity to treat sewage from this development within their phosphate limit of their Environmental Permit.

However, it has now been brought to my attention that storm release and Passed Forward Flows occur at WwTW and that these untreated sewage releases impact the water quality of the rivers for human health and nature. I would like more information regarding non-compliant sewage releases from Llanfaglan WwTW.

I am pleased to see the plans include tree planting, however I recommend that also native hedge is planted along all boundaries of the development.

Further comment - Mitigation measures in relation to the Bryn Tirion Wildlife Site, some of which were recommended in the botanical survey report have been included in Section 8.1.

Further to my comments via email on the 28th of May 2024, I have obtained the information about storm flows and pass forward flows, these are when untreated sewage is released to the river when there is too much fluid for the sewage works to cope with during heavy rain. The information I have received from Dŵr Cymru shows that been 15minute storm flow release at 49 l/s.

The applicant has provided an amended plan (on 10 June via email) showing the provision of native hedges. These plans are acceptable. I have no objection to this application.

It is unlikely that this proposal will have a significant effect on the River Gwyrfai SAC.

CADW

This advice is given in response to a planning application for the erection of an affordable dwelling on land adjacent to Bryn Llifon, Carmel.

The application area is located some 170m northwest of the boundary of the Nantlle Valley Slate Quarry Landscape section of The Slate

Landscape of Northwest Wales World Heritage Site.

The proposed development will see the erection of a single storey “L” shaped dwelling with part rendered, part stone walls with a pitched slate roof. In views from the World Heritage Site it will be partly screened by topography and it will be seen with the houses of Carmel immediately behind it. As such whilst there may be a very slight visual change in the view from the monument this will not have any effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will not have an impact on the outstanding universal value of the World Heritage Site.

Public Consultation: A notice was posted on the site and nearby residents were notified. The notification period came to an end and correspondence was received supporting the application on the grounds of approving an affordable home for two local members.

5. Assessment of the material planning considerations:

The principle of the development

5.1 Carmel has been identified as a Local Village under policy TAI 4 of the Joint LDP. The indicative supply level of housing for Carmel over the Plan period, as noted in Appendix 5 of the Joint Local Development Plan, is 12 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). Between 2011 and 2023, a total of 2 units have been completed in Carmel. The windfall land bank, i.e. sites with extant planning permission on sites not designated for housing, stood at 0 (zero) units as of April 2023 (disregarding units identified in the JLDP as unlikely to be completed). This means that there is currently capacity in Carmel for this development.

5.2 This site is located outside but immediately adjacent to the development boundary of Carmel as indicated in the Anglesey and Gwynedd Joint Local Development Plan. The site is therefore in open countryside and has not been designated for any specific land use. Policy PCYFF 1 (Development boundaries), states as follows:

“Proposals will be approved within development boundaries in accordance with the other policies and proposals in the Plan, national planning policies and other material planning considerations”. Outside the development boundaries, proposals will be refused unless they are in accordance with specific policies in this Plan or national planning policies or that the proposal shows that its location in the countryside is essential.”

5.3 The affordable need for the house along with the site's suitability must therefore comply with the objectives of Policy TAI 16, Rural Exemption Sites, which states:

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"If it can be shown that there is a proven local need for affordable housing (as defined in the Glossary) that cannot be delivered within a reasonable timescale on a market site within a development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing plans immediately adjacent to development boundaries that form a logical extension to the settlement will be granted. Proposals must be for small developments, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to previously developed land."

- 5.4 A 'surrounding rural area' is defined for applications within Local, Coastal or Rural Villages or Clusters as follows: *'surrounding rural area', which is a distance of 6km from the site of the application and the extent of any Community Council area bisected by the 6km distance, but excluding properties within the development boundary of any settlement other than the settlement within which the application is located.* (Para 8.1.3 Affordable Housing SPG). The occupants of the unit will therefore need a 5-year connection with the village of Carmel or this surrounding rural area.
- 5.5 The policy also requires the need to demonstrate that affordable housing cannot reasonably be delivered within a reasonable timescale on a market site within the development boundary that includes a requirement for affordable housing and this includes any houses that are for sale within the boundary that would be considered affordable. We note that a letter from Tai Teg confirms that the occupants are eligible to be considered for an affordable house and they are not able to purchase a property on the open market in the Carmel area. Also, when looking at the housing and land bank figures in paragraph 5.1, along with the fact that no housing sites have been earmarked in Carmel, it is reasonable to conclude that houses are not likely to come forward within the development boundary within a reasonable amount of time.
- 5.6 An open market valuation was submitted as part of the application, and it states that the value of the proposed house was established in accordance with the Royal Institution of Chartered Surveyors Valuation - Global Standards" (red book appraisal) to enable the Council to set a relevant discount level to ensure that the house is affordable. The valuation shows that a discount of 40% would be needed should the application be approved to ensure that the dwelling is affordable now and in the future.
- 5.7 Paragraph 3.4 and appendix 5 of the Affordable Housing SPG highlight considerations relating to the size of the affordable unit. The application is for a proposed single-storey dwelling for a two bedroom property with a floor surface area of approximately 89m². The SPG notes the total floor surface area for a two-bedroom, three person bungalow as 58m². Although the plans show there are two bedrooms, it also includes space for a home office that could also be used as a bedroom should the need arise. In truth, the proposal is for a three-bedroom house. The SPG does not note the maximum size for a three-bedroom bungalow of this size but it does note the maximum for a three bedroom two-storey house as 88m², namely 1m² less than the proposal.
- 5.8 Paragraph 3.4.4 of the SPG states that intermediate dwellings may have one bedroom in addition to the existing need. Based on the Tai Teg assessment, the applicants are a couple with no children, and they are currently only eligible for a two-bedroom house. Nevertheless, information was submitted by the agent stating that the applicants are a young couple who intend to have a family in the near future and this home will enable them to stay in Carmel and support the local school and the Welsh community there. In light of this, it is considered reasonable to support a house of this size as it will ensure that the dwelling will meet the needs of the applicants now and

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in the future. Given this and the fact that the need has been proven, it is possible to set a discount on the value of the house to ensure affordability and the fact that the dwelling is not substantially bigger than a two-storey three-bedroom house, it is not considered reasonable to refuse the application on grounds of the size of the house.

- 5.9 The information received as part of the application has been assessed and it appears that the principle for the affordable house is acceptable, and it is not substantially contrary to policies TAI 15, TAI 16 or the Affordable Housing SPG. Nevertheless, note that Policy TAI 16 also considers the suitability of the site and these matters are discussed later in the report.

Visual amenities

- 5.10 Policy TAI 16 asks that proposals form a reasonable extension to the settlement. Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria including that the proposal adds to or improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, the height and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits the risk and danger of flood water run-off and prevents pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and vibrant environments taking into account the health and well-being of future users.
- 5.11 In terms of the design of the house, the design and materials are quite standard and appear to be acceptable. Nevertheless, the proposal needs to be a reasonable extension to the settlement therefore the location of the dwelling must be considered.
- 5.12 Although the site abuts the development boundary, the proposal involves erecting a new house in an open field which is located down a new access track, 40m from the highway. The boundary of the Bryn Llifon property (which is next to the new access) creates a natural boundary for the village and that property is close to and faces the highway. As it is proposed to locate the house away from the highway and far behind the Bryn Llifon development line, it does not follow the natural development pattern of the village and therefore it is not considered that the proposal forms a reasonable extension to the settlement in terms of the plot with Bryn Llifon.
- 5.13 Although the plot is located to the rear of Mount Pleasant Terrace, the terrace is located away from the site and they are separated by an access track and garden areas with a number of garden buildings such as sheds and garages. Consequently, it is considered that the plot is separate to the built form to the west and when the site would be visible from the proposed access, it is not considered that the dwelling would be seen in the same context as the terraced houses. This also shows that the site is not a reasonable extension to the settlement.
- 5.14 Bryn Llifon is only slightly higher than the level of the highway, but the proposal involves excavating the field to create a level site that would be 4 metres higher than the nearby county road. The work would also involve excavating to create an access with visibility splays along the county road and create an access road. It is considered that this work would highlight the site in the street-scene and would be contrary to the relatively simple residential developments, access tracks and agricultural accesses seen in the vicinity that mainly follow the land's natural levels without needing too much engineering work. It is acknowledged there is an intention to plant and landscape the site but given the extent of the excavation work, it is not considered that the landscaping is sufficient to mitigate the impact of the proposal.

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5.15 As a result of the above, it is not considered that the proposal is a reasonable extension of the settlement as it would stand out as a discordant feature that would have a damaging impact on the landscape. It is therefore considered that the proposal is contrary to policy TAI 16, PCYFF 4 and PCYFF 3 of the LDP.

General and residential amenities

5.16 The application was advertised on the site and nearby residents were notified and correspondence was received in support of the proposal.

5.17 The site is in a field to the east of the houses in the village. The nearest house is approximately 24 metres to the north and the rear of a terrace of houses approximately 50 metres to the west. The floor level of the new house would be substantially higher than the floor level of the terraced houses to the west.

5.18 The proposal is in a field with its front elevation (northern) overlooking a field and a new access road, the windows of the western elevation would look over the nearby sheds and gardens of terraced houses, the windows and bi-folding doors on the southern aspect would look over an open field and one window in the eastern aspect would look towards a *clawdd* and elevated land. Nevertheless, there is already inter-visibility in any village and the distance between the proposal and the terraced houses reduces any impact from overlooking. In relation to Bryn Llifon, the proposal would look beyond that property. In those circumstances, it is not considered that the proposal would have a substantial negative impact on nearby residential amenities.

5.19 It must be acknowledged that the access road to the site would have an impact on the residential amenities of Bryn Llifon as the proposal would change the current situation. Currently, the rear wall of the house nearly touches the boundary of the field where the access road to the proposed plot is located. Although unlikely that any loss of privacy issues would arise here as the windows are on the first floor; the proposal is likely to create an element of noise and disturbance as a result of vehicles and people going back and forth to the dwelling. It appears that the applicant recognises these concerns as the plan demonstrates a native tree planting scheme between the access road and the rear of the existing house.

5.20 Nevertheless, given that this proposal is only on a small scale, for a single dwelling only, it is not considered that the level of traffic and disturbance would be significant and it would not have a substantial damaging detrimental impact on the amenities of Bryn Llifon. Because of this, it is not considered that the application is substantially contrary to policy PCYFF 2 of the LDP.

Transport and access matters

5.21 The proposal involves constructing a new house, entrance and access road. The access would open to a class 3 county road that runs through the village of Carmel, past the site and onwards up the hill to the direction of the village of Y Fron to the east. Cross-section plans were submitted with the application showing the access, and the excavation work. A site plan received from the applicant shows that it would be possible to develop visibility splays, 70 by 2.4 metres, to the west and east. Nevertheless, the site plan shows that the green verge between the field boundary which is in the applicant's ownership and the county road is not within the control of the applicant and therefore there would be a need to include a Grampian condition (condition to ensure that the access is constructed in accordance with pre-commencement plans for the rest of the proposal) on any permission to ensure the implementation of any right in accordance with the plans. The access is located within a 20 mph zone and it is considered that the proposed visibility splays are

acceptable. Observations were received from the Transportation Unit stating no objection and recommending conditions, should the application be approved. In those circumstances, it is not considered that the proposal would be substantially contrary to Policies TRA 2 or 4 of the LDP.

Biodiversity matters

- 5.22 Since February 2024, Planning Policy Wales expects every application to be supported by a green infrastructure statement utilising the phased approach. Although no green infrastructure statement was submitted, it is considered that it would be possible to include conditions on any planning permission to ensure biodiversity enhancements for the site and we note that it is proposed to plant trees and landscape the site. A fungi report was submitted in light of the previous observations of the Council's Biodiversity Unit and in light of this and by imposing appropriate planning conditions, it had no objection to the proposal. With the inclusion of appropriate conditions, we consider the proposal to be acceptable in terms of the requirements of Policy AMG 5 of the LDP and Planning Policy Wales.

Infrastructure Matters

- 5.23 The application was originally submitted with a statement confirming a connection to a private sewer, the Planning Service received an amended plan at a later date with a proposal to connect the new dwelling to the public sewer in the county road. The Planning Service re-consulted on the matter an NRW submitted observations confirming it has no objection, and there was no objection from Wales Water other than noting that the proposal falls within the Llanfaglan sewage treatment site catchment.
- 5.24 The foul water of this development would discharge to the Llanfaglan sewerage system with a permit to discharge into afon Gwyrfai which has been designated as a Special Area of Conservation (SAC). The Authority as the competent authority under the Habitats Regulations has complied with its duty to consider the impact on the SAC and has concluded, given the observations of NRW and Welsh Water, that the proposal is unlikely to have a significant impact on the SAC. Consequently, there is no need for a further assessment under the Habitats Regulations. It is therefore considered that the proposal satisfies policies PCYFF 2, PS 6 and ISA 1.

The Welsh Language

- 5.25 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 11, 2019), along with Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development. The proposal does not reach the thresholds to submit a Welsh Language Statement or a Report on a Welsh Language Impact Assessment; however, the guidance included within Appendix 5 notes that every retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.
- 5.26 Although the application has not shown any consideration to the language, given that this proposal is for an affordable dwelling, where the occupancy is restricted to local people only, it is not considered that the proposal would be damaging to the Language. It is also possible to impose

PLANNING COMMITTEE	DATE: 09/09/2024
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conditions should the application be approved to secure a Welsh name for the dwelling. Therefore, it is not considered that the proposal is entirely contrary to Policy PS 1.

6. Conclusions:

- 6.1 Having given full consideration to the above matters, it is not considered that the application could be supported due to the location of the plot on a site that is outside the village development boundary and it is not considered that it would create a reasonable extension to the village boundary and would stand out as an discordant feature thus having a negative impact on the local landscape.

7. Recommendation:

To Refuse – reasons

1. The proposal is not considered a logical extension to the settlement because of its location and elevation in relation to existing boundaries and surrounding dwellings. It is not considered that the proposal would satisfactorily integrate with the surrounding landscape due to its elevated location up on a slope and the visual impact resulting from the proposal means that it is an inappropriate and discordant development in the open countryside. The development is, therefore, contrary to the requirements of policy TAI 16, PCYFF 3 and PCYFF 4 of the Anglesey and Gwynedd Joint Local Development Plan,



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Page 30

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Newidiadau - Amendments
 REV A - 17/05/2023 - RED LINE AMENDED TO SHOW 70m VISIBILITY SPLAYS
 REV B - 23/05/2023 - RED LINE AMENDED TO SHOW DRAINAGE SOAKAWAY
 REV C - 16/08/2023 - RED LINE AMENDED TO SHOW AMENDED TRACK

Cynllun - Job
**NEW AFFORDABLE DWELLING AT
 LAND ADJACENT TO BRYN LLIFON, CARMEL**

Dyluniad - Drawing
LOCATION PLAN

Rhif Dyluniad - Drawing No.
3057:22:PI c

Graddfa - Scale
1:1250 A3

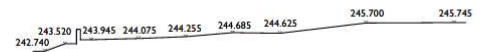
Dyddiad - Date
August 2023

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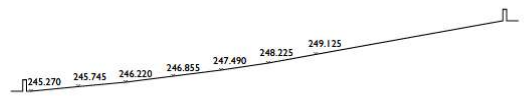
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 E-mail: info@russellhughes.co.uk





SITE SECTION B-B



SITE SECTION A-A

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Newidiadau - Amendments
REV A - 17/03/2023 - CROSS SECTION B-B ADDED TO DRAWING

Cynllun - Job
**NEW AFFORDABLE DWELLING AT
LAND ADJACENT TO BRYN LLIFON, CARMEL**

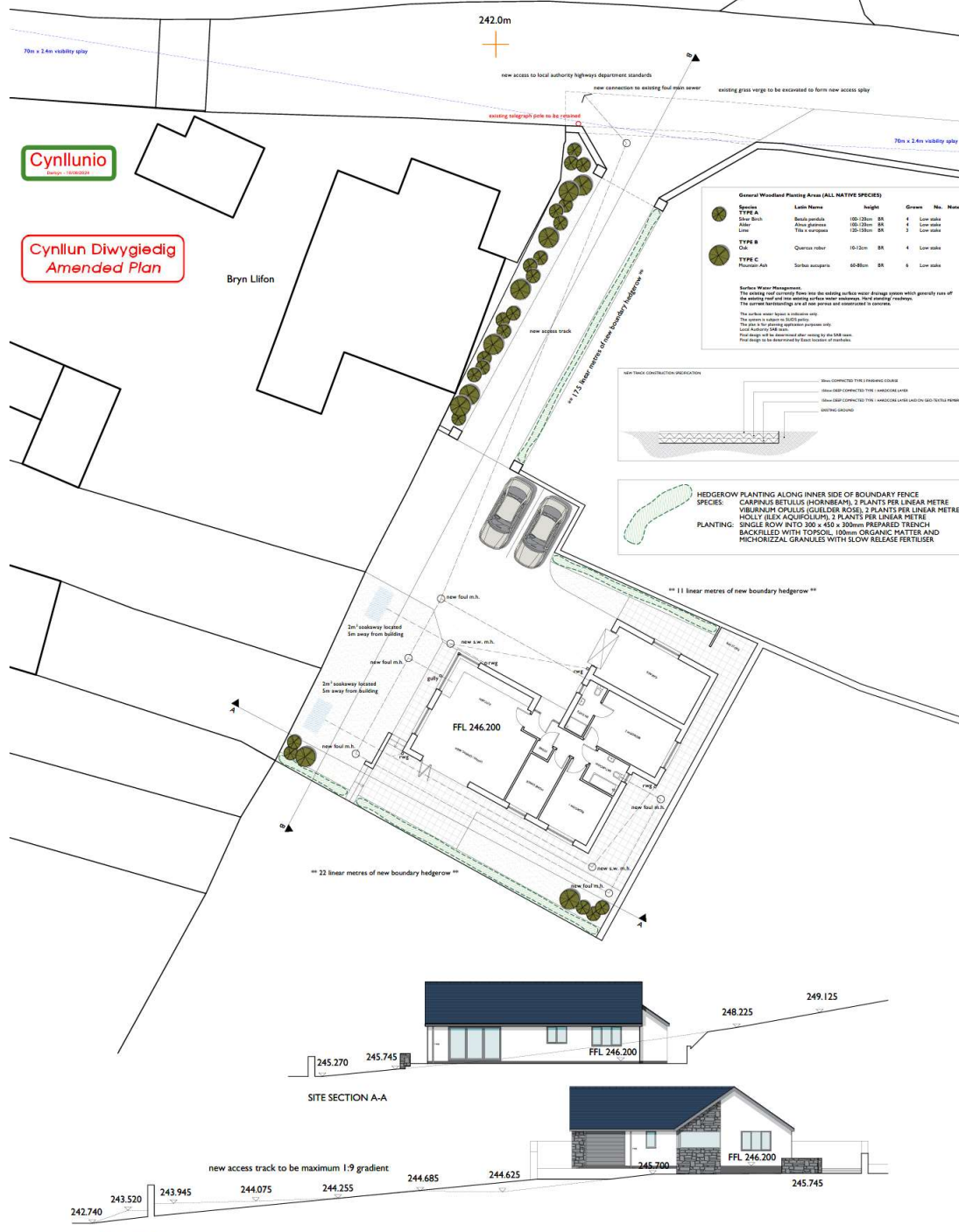
Dyluniad - Drawing
EXISTING SITE PLAN

Rhif Dyluniad - Drawing No.
3057:22:P2a
Graddfa - Scale
1:500 A3
Dyddiad - Date
May 2023

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Cynllunio
Design - Consultation

Cynllun Diwydiedig
Amended Plan

Bryn Llifon

242.0m

70m x 2.6m visibility splay

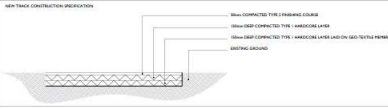
70m x 2.6m visibility splay

General Woodland Planting Areas (ALL NATIVE SPECIES)

Species	Latin Name	Height	Green	No. Notes
TYPE A Shrub-Bush	Betula pendula	100-120m	BA	4 Low stake
	Alnus glutinosa	100-120m	BA	4 Low stake
	Tilia x europaea	120-150m	BA	3 Low stake
TYPE B Oak	Quercus robur	10-15m	BA	4 Low stake
TYPE C Mountain Ash	Sorbus aucuparia	60-80m	BA	6 Low stake

Surface Water Management
 The existing roof currently flows into the existing surface water drainage system which generally runs off the existing road and into existing surface water manholes. These existing manholes are the current final destination for all rain water and associated pollutants.

The surface water system is indicated only. This system is subject to SUDS approval. The plan is for drainage approval purposes only. Local Authority SUDS approval must be obtained by the client. Final design to be determined by local authority of manholes.



HEDGEROW PLANTING ALONG INNER SIDE OF BOUNDARY FENCE
 SPECIES: CARPINUS BETULUS (HORNBEAM), 2 PLANTS PER LINEAR METRE
 VIBURNUM OPULIS (GUelder ROSE), 2 PLANTS PER LINEAR METRE
 HOLLY (ILEX AQUILIFOLIUM), 2 PLANTS PER LINEAR METRE
 PLANTING: SINGLE ROW INTO 300 x 450 x 300mm PREPARED TRENCH BACKFILLED WITH TOPSOIL, 100mm ORGANIC MATTER AND NCHORIZONTAL GRANULES WITH SLOW RELEASE FERTILISER.

SITE SECTION A-A

SITE SECTION B-B

Pŵerhŷch a chymeriadau mesurauddau graiddedd oddi ar y dyluniad hwn Os yn amau - gofynnwch
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Cynllunio - Job
NEW AFFORDABLE DWELLING AT LAND ADJACENT TO BRYN LLIFON, CARMEL

Dyluniad - Drawing
PROPOSED SITE PLAN

Rheil Dyluniad - Drawing No.
3057:22:P3e

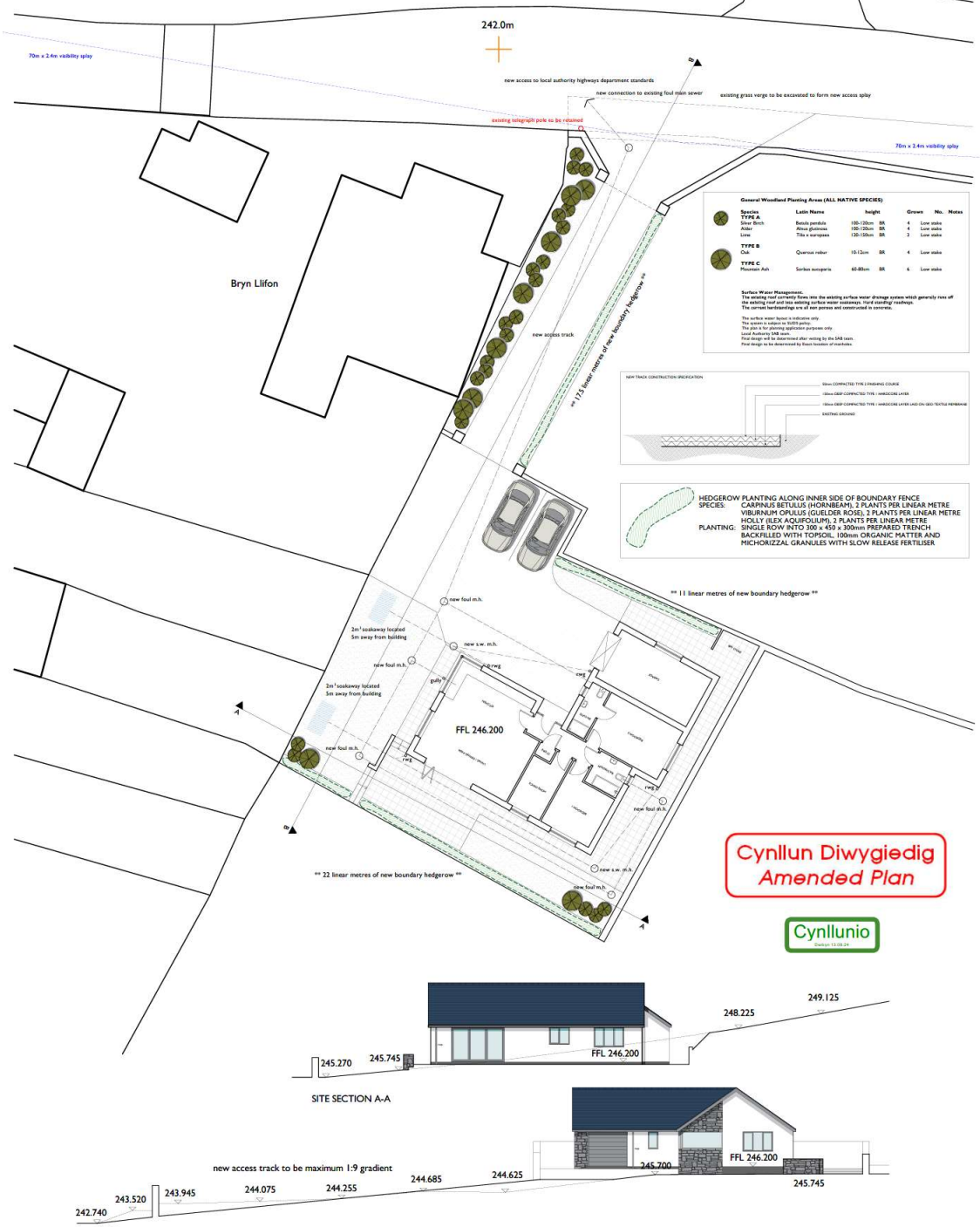
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Dyddiad - Date
June 2024

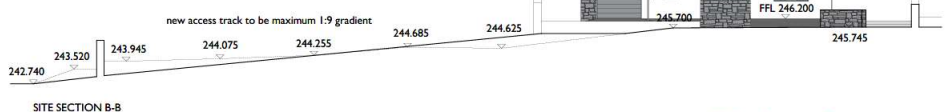
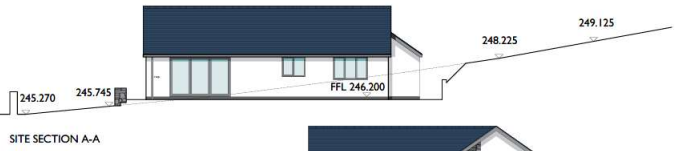
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**Cynllun Diwygiedig
Amended Plan**



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Cynllun - Job
**NEW AFFORDABLE DWELLING AT
LAND ADJACENT TO BRYN LLIFON, CARMEL**
Dyluniad - Drawing
PROPOSED SITE PLAN

Rheil Dyluniad - Drawing No.
3057-22-P3e
Graddfa - Scale
1:200 A3
Dyddiad - Date
June 2024

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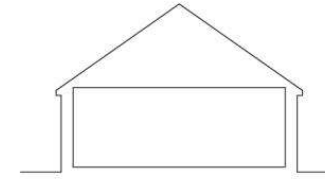
SCHLEGEL IP SPARROW TERRACE



MAUQUARD RED BAT BOX

Cynllunio

Derbyn 10.05.24



SECTION



SIDE ELEVATION



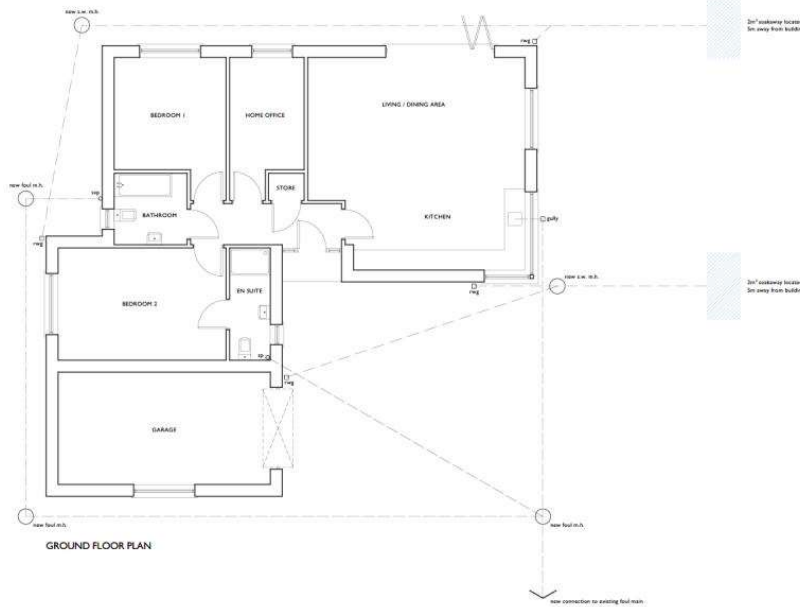
SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION







PLANNING COMMITTEE	DATE: 09/09/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C24/0306/14/AC

Date Registered: 10/05/2024

Application Type: Varying a Condition

Community: Caernarfon

Ward: Menai

Proposal: Varying condition 2 of the original planning permission C23/0122/14/DT, to change the proposal's design

Location: Bron Y Gaer Ffordd Bethel, Caernarfon, Gwynedd, LL55 1DY

Summary of the Recommendation: APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 09/09/2024
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1. Description:

- 1.1. This application is to vary condition 2 of the original Planning permission C23/0122/14/DT to change the proposal's design. The design will change from a two-storey extension to the side of the property and a single-storey extension to the rear of the property to only a single-storey extension to the rear. The change would entail a design of a flat roofed single-storey extension to the rear of the property with rooflights, folding door on the northern elevation and a door and small window to the eastern elevation. Because of the size of the proposed rear extension, it will be possible to see a section of it from the front of the property.
- 1.2. There are parking spaces to the front of the house and an access from the adjacent class II county road (Ffordd Bethel). The property has an extensive curtilage with a large garden to the rear of the property itself screened by established shrubs, trees and *cloddiau*. The property is located within the town's development boundary and within an established residential area on the northern periphery of Caernarfon.
- 1.3. This application has been submitted to the Planning Committee as the applicant is an employee of Cyngor Gwynedd's Planning Department.

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 Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. 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 reaching 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.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017**
 - PCYFF 1: Development boundaries
 - PCYFF 2: Development criteria
 - PCYFF 3: Design and place shaping
 - PS 5: Sustainable development
 - TRA 2: Parking standards
 - TRA 4: Managing transport impacts

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

TAN 12 Design (2016)

3. **Relevant Planning History:**

C22/0122/14/DT Householder application to demolish existing rear extension, conservatory and outbuilding to be replaced with a two-storey side extension and a single storey extension to the rear of the property.

4. **Consultations:**

Community/Town Council: Support the application. The Council notes that it is important that any new development in Caernarfon recognises the importance of names and that it is in-keeping with other local buildings - regarding the Welsh language (unanimous).

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired, and a letter / correspondence of objection was received

5. **Assessment of the material planning considerations:**

The principle of the development

5.1 This is an application to vary condition 2 of planning permission C23/0122/14/DT to change the plans of the proposed development. The principle of this proposal has already been accepted and established by approving the application in 2023.

5.2 It is a requirement that planning applications are determined in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. The site lies within the development boundary of Caernarfon Urban Service Centre as defined by the LDP, and therefore, the application is consistent with Policy PCYFF 1 of the LDP. Policy PCYFF 3 also permits the principle of alterations to an existing property. Therefore, the principle of building an extension on this site is acceptable, subject to a series of criteria that are discussed in greater detail below.

Visual amenities

- 5.3 In accepting that there will be some change to the finish of the proposed extension, it is not deemed that it is likely to have more of an impact than what has already been permitted on the site. The change to the submitted plans create an extension that is substantially less than what has already been granted and now there is no two-storey aspect as part of the application.
- 5.4 The building in question is one of two semi-detached two-storey houses of a traditional design. Dwellings in the vicinity vary in design and size and nearby properties also include improvements including a two-storey extension. When considering the nature of the houses along Ffordd Bethel, Caernarfon, it is not believed that this development would create an unsuitable feature within its urban context. Therefore, it is believed that the design blends in appropriately with its location.
- 5.5 The single-storey extension is situated at the back of the property and it can be seen from the front of the property as its width is a little more than the existing property. Despite this, previous permission was granted for a two-storey side extension that was very visible from the front of the property therefore it is deemed that there is less impact as a result of the change in the plans to the proposed extension.
- 5.6 When considering the above, it is therefore believed that the plan submitted, due to its scale, materials and design, is appropriately in-keeping with the existing property and therefore complies with the requirements of policy PCYFF 3.

General and residential amenities

- 5.7 Policy PCYFF 2 of the LDP encourages the refusal of proposals that will have a significantly harmful impact on the amenities of local property occupiers. In relation to the rear extension, two dwellings are located on either side of the application site (Y Glog and Pen Morfa) with both houses and windows facing the rear of the application site. Shrubs/trees and *cloddiau* screen the rear of the site from the rears of adjacent dwellings along with the grounds of the primary school which is located directly behind the site. The rear single-storey extension (which includes roof lights and folding doors that open directly onto private garden space to the rear of the property) has been designed to reduce any impact on the amenities of local residents based on overlooking and loss of privacy.
- 5.8 The single-storey extension would include a side door and a window that would serve the utility room and would face the gable end of the neighbouring property, namely Pen Morfa. The folding doors would look in a northern direction over the private rear garden with surrounding thick vegetation and in the primary school's direction. It is believed that the proposal would not cause an increase in disruption as the use of the site is already residential. It is also noted that no objections have been received from neighbours when preparing this report.
- 5.9 Based on the above assessment, it is not believed that this development would lead to additional significant harm to neighbours' amenities, or those of the area in general, and as such the proposal is acceptable under policy PCYFF 2 of the LDP.

Biodiversity Matters

- 5.10 A Green Strategy Statement was submitted as part of the application. The Green Strategy Statement concludes that the proposal avoids any adverse impact on habitats and species, due to its scale and nature relating to an extension of this size. It was determined that it was suitable to

install bird box on the property to improve the site's biodiversity and any external light would be installed downwards to reduce light pollution. The biodiversity improvements proposed are considered reasonable given the nature of the development in question, and a condition can be imposed on the permission to ensure that the biodiversity improvements are implemented.

Language Matters

- 5.11 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is further reiterated in para. 3.28 of Planning Policy Wales (Edition 11, 2021), and Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.12 It is noted that there are some specific types of development where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the type of developments in question, the following is noted: The proposal does not reach the thresholds for submitting a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. However, Appendix 5 of the SPG notes that every housing, retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.
- 5.13 The proposal before you is to undertake work within the site of the established residential property. Planning consent has already been approved in the past for work that is attached to the residential use, and the proposal before you entails further maintenance work that is a little different. It is not considered that the proposal is likely to have a detrimental impact on the Language as a result of the proposal and therefore, it is considered that it complies with the requirements of policy PS1 in this context.

Transport and access matters

- 5.14 Having visited the site, there is plenty of space within the front curtilage of the property to service the property should the extension be granted. The proposal should not add to the number of cars parking at the front of the property, and as such, it is not envisaged that the proposal will cause an unacceptable amenity impact on the residential amenities of neighbours. On this basis, the proposal is acceptable under policy TRA 2 of the LDP that deals with parking standards.

6. Conclusions:

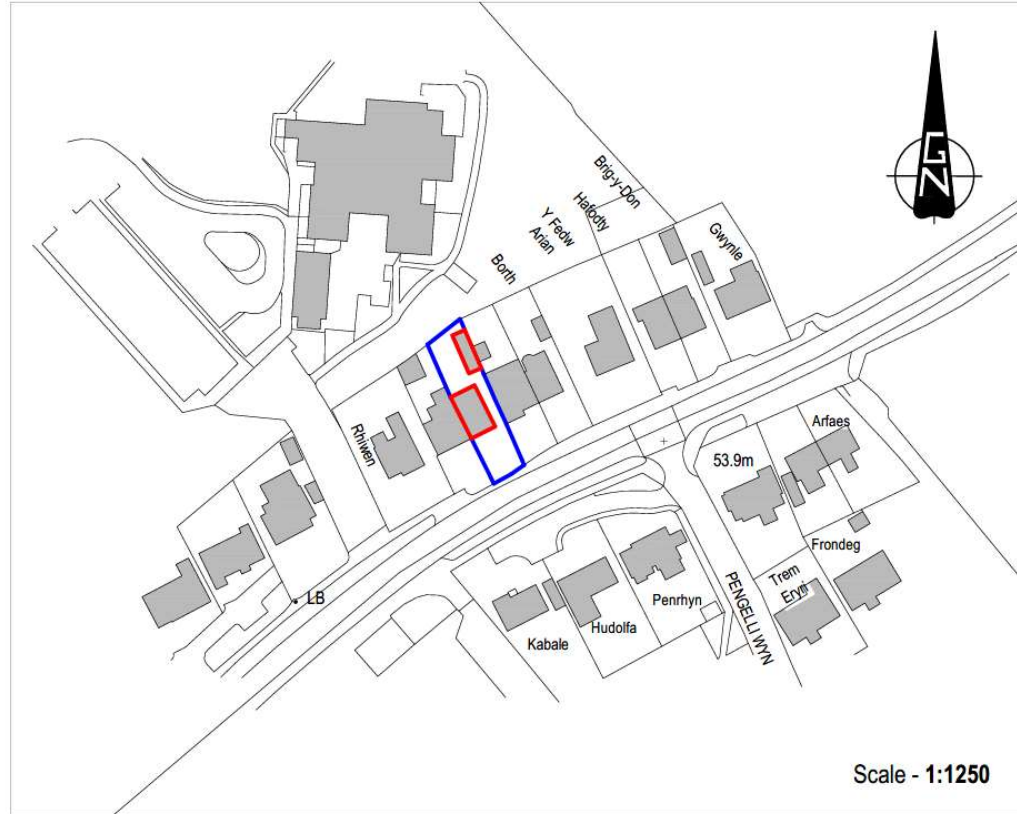
- 6.1 Having assessed the application against the relevant policy requirements, the proposal is considered acceptable in relation to visual amenities, general amenities, and parking arrangements. Based on the above, the application can be approved according to the following planning conditions.

PLANNING COMMITTEE	DATE: 09/09/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

7. Recommendation:

Approve - conditions

1. In accordance with the plans
2. Time
3. Ensuring biodiversity enhancements



Legend

 Development Site

 Extent of Ownership

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Address: **Extension**
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Title: **Location Plan**

Drawn: HGJ Checked: - Date: 01.01.23

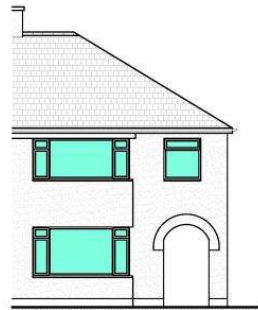
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Rev: A

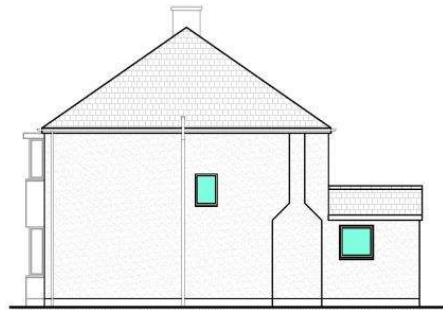
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Derbyn - 13/02/2023



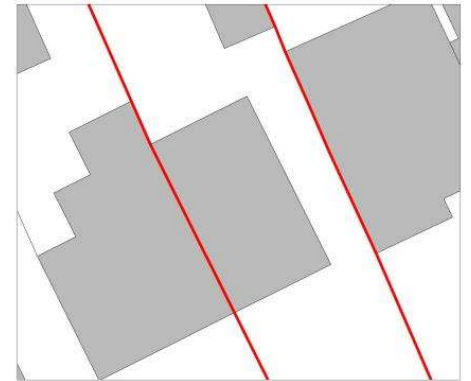
EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



Elevation Key Plan

Scale 1:200 @ A2

Planning Notes

Pitched Roof

New pitched roof covering to be Natural Blue Slate.

Flat Roof

New flat roof to be finish to match existing. New fascias and soffit boards to be UPVC.

Rainwater Goods

Black/Grey UPVC

External Walls

New extension to be rendered with polymer Weber rendering.

Windows and Doors

New UPVC windows to be finished in Grey colour with double glazing.

Floor Areas

Existing Ground Floor (inc Garage) - 101m²

Existing First Floor - 54m²

Total - 155m²

Proposed Ground Floor (inc Extension) - 106m²

Proposed First Floor - 64m²

Total - 170m²

Legend

 Site Boundary

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Title: **Existing Elevations**

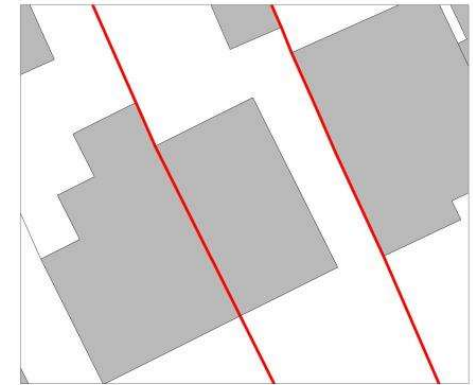
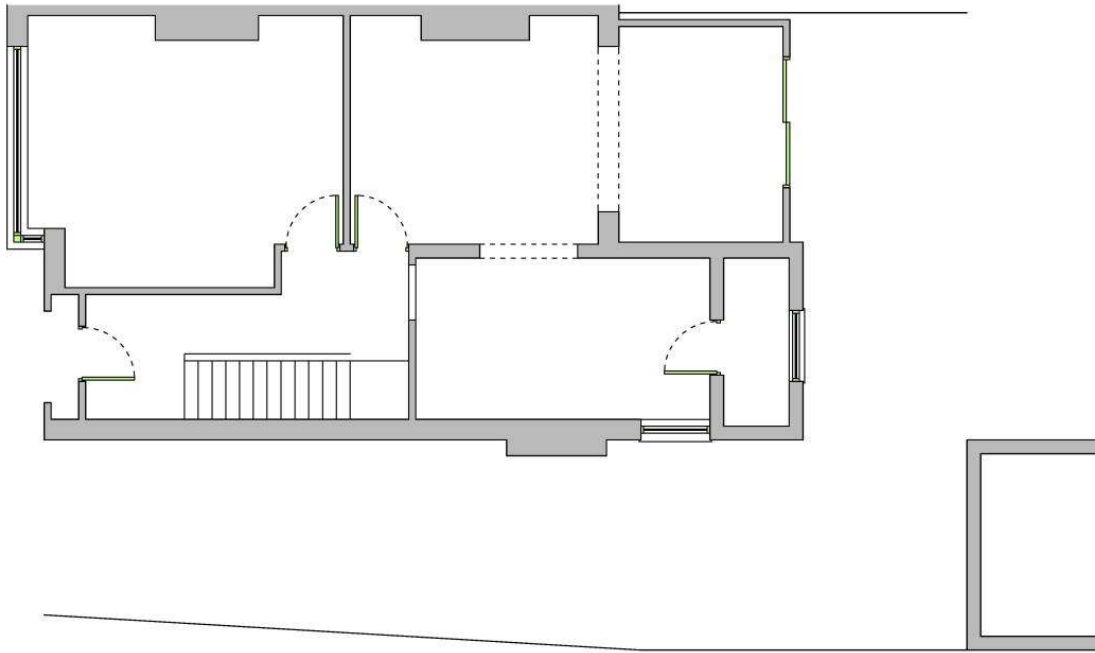
Drawn: HGJ Checked: - Date: 01/01/23

Scale: 1:100@A2 Job: 12543 Drawing No: AL.02.01 Rev: -

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Derbyn - 13/02/2023



Elevation Key Plan
Scale 1:200 @ A2

Floor Areas

Existing Ground Floor (inc Garage) - 101m²
Existing First Floor - 54m²
Total - 155m²

Proposed Ground Floor (inc Extension) - 106m²
Proposed First Floor - 64m²
Total - 170m²

Legend
Site Boundary

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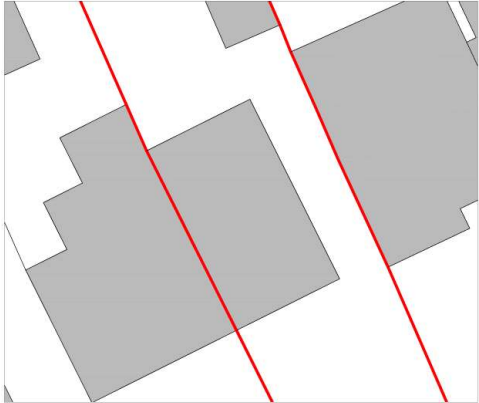
Address: **Extension**
Bron y Gaer, Caernarfon, Gwynedd
Title: **Existing GF Layout**

Drawn: HGJ Checked: Date: 01/01/23
Scale: 1:50@A2 Job: 12543 Drawing No: AL.01.01 Rev: -

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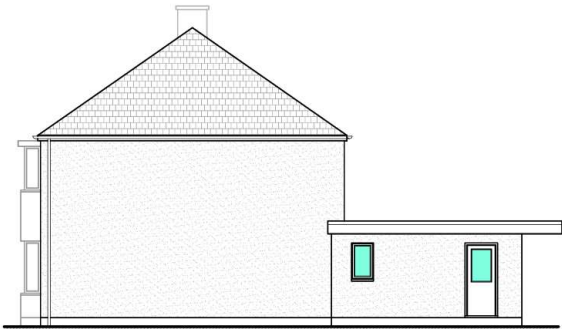
Derbyn - 18/04/2024



Elevation Key Plan
Scale 1:200 @ A2



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

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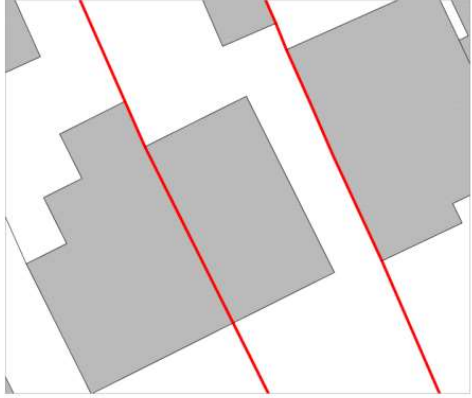
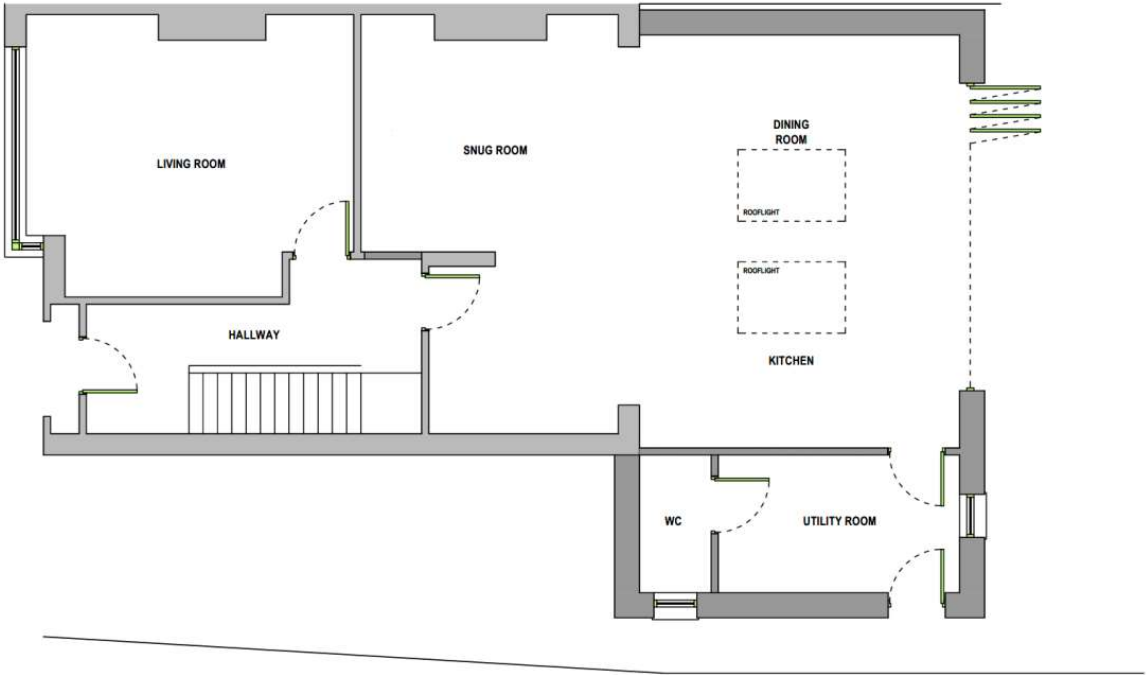
Address: **Extension**
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Title: **Proposed Elevations**

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Scale: 1:100@A2 Job: 12543 Drawing No: AL.02.02 Rev: A

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Elevation Key Plan
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Scale: 1:50@A2 Job: 12543 Drawing No: AL.01.03 Rev: A







PLANNING COMMITTEE	DATE: 09/09/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 3

Application Number: C24/0532/25/LL

Date Registered: 03/07/2024

Application Type: Full

Community: Pentir

Ward: Y Faenol

Proposal: Proposed Energy Storage Facility, associated access, landscaping, infrastructure, ancillary equipment, with import and export capacity to grid connection of 57MWac.

Location: Land At Pentir Substation, Pentir, Bangor, LL57 4ED

Summary of the Recommendation: APPROVE WITH CONDITIONS

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1. Description:

- 1.1. This is a full application for the installation and operation of a Battery Energy Storage System - BESS, including energy storage units, electricity substation, site access, landscaping and supporting infrastructure on land west of the existing Pentir electricity substation. A cable connection to the electricity grid will be secured via a separate planning application.
- 1.2. The proposed development includes the following elements:
- 24 x Battery Blocks each consisting of 4x BESS covers (total of 96 units) - these will be 16.6m x 3.8m in floor area and 3.0m high.
 - 3 x Twin Medium Voltage Skid (MV) (each consisting of 2 x power conversion system and 1 x MV transformer) – that is 10.7m x 6.9m of floor area and 4.0m high.
 - 6 x Single MV Skid (each consisting of 1 x power conversion system and 1 x MV transformer) – these are structures that are 9.8m x 2.8m of floor area and 3.4m high.
 - 1 x Monitoring House (3.9m x 3.3m and 3m high) with a 5.1m weather measuring pole nearby.
 - 1 x Backup Generator (12.2m x 2.6m and 2.9m high).
 - 1 x BESS Receiving Substation (15.7m x 3.0m and 3.6m high).
 - 1 x Reinforced Fibre-glazed Polyester Cabinet (GRP). (2.2m x 1m and 3.0m high).
 - 3 x containers to store spares (1 x 6.3m and 2.6m and 2.9m high and 2 x 12.4m x 2.6m and 2.9m high) with 1x storage compound (14.0m x 9.0m and 6.2m high).
 - CCTV cameras installed on 2.5m - 3.0m high poles.
 - 1 x wellness facility.
 - 3 x storage containers.
 - 48 X BESS lighting poles 3.9m in height.
 - 2.5m high security fence where an acoustic fence is not required.
 - 4m high acoustic fencing to the north, west and south of the site.
 - Entrance and tracks.
 - Landscaping.
- 1.3. It is proposed to agree on the finish of the structures before commencing the development work via a planning condition.
- 1.4. The site comprises 2.57ha of rough pasture in an Open Countryside site outside any development boundary as defined by the Anglesey and Gwynedd Joint Local Development Plan (LDP). The site is within the Dinorwig Landscape of Outstanding Historic Interest and is partly within Zone B as noted in the Flood Risk Map that accompanies Technical Advice Note 15: "Development and Flood Risk".
- 1.5. There is a nearby woodland to the east Coed Tyddyn Forgan, this is a recognised Regional Wildlife Site and is on the Ancient Woodland Inventory as a Plantation of Ancient Woodland. The land is classified as 3a and 3b in the predictive Agricultural Land Classes Map for Wales.
- 1.6. The applicant explains that energy storage is becoming key in terms of technology to achieve net-zero and therefore more energy storage need to be connected to the electricity grid as soon as possible. The BESS capacity 57MWac development as proposed in Pentir, adds a substantial energy storage that will be available to the Electricity System Operator. Importantly, this project may be connected to the network in 2027 giving an early opportunity to secure significant benefits to the network and the process of converting to renewable energy.
- 1.7. The sporadic nature of renewable energy means that power will flow across the network depending on the weather at the time. The proposed BESS 57MWac will be able to provide significant reactive power, that supports the voltage consistency of the network, and the stable services of the renewable electricity energy network.

- 1.8. The current substation in Pentir is strategically important at a regional a national level, because of its position on the network that receives energy from large solar installation on Anglesey and off existing land windfarms and others that have received permission in the Irish Sea. It will be necessary to connect the site with Pentir Substation for the battery facility however the installation of a cable is expensive and complex and therefore the applicant has set the site of this development as close as possible to the Pentir Substation.
- 1.9. The following documents were presented in support of the application:
- Planning, Design and Access Statement
 - A Pre-application Consultation Report.
 - Arboriculture Impact Assessment
 - Outline Construction Transport Management Plan
 - Transport Statement
 - Noise Survey and Acoustic Report
 - Landscape and Visual Impact Assessment
 - Flood Impact Assessment and Drainage Assessment
 - Initial Ecological Assessment
 - Green Infrastructure Statement
 - Desktop Survey and Initial Risk Assessment
 - Safety Management Plan
 - Cultural Heritage Desk-based Assessment
- 1.10. It was confirmed that the applicant has undertaken a pre-application consultation in accordance with Article 1 of the Town and Country Planning Act (Development Control Procedure) (Wales) (Amendment) 2016, as the proposal is a development that is defined as major by the Welsh Government (site greater than 1 ha).
- 1.11 The development has been screened for an Environmental Impact Assessment under the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. The proposal does not fall within any development criteria in Schedule 1, but it does fall within the development description under Part 3(a) to Schedule 2, Energy Developments: Facilities relating to the generation of electricity, steam or hot water with a site exceeding 0.5ha in size. Having assessed the likely impact of the proposal on the environment using the selected criteria in Schedule 3 as well as the guidelines in the Welsh Office Circular 11/99, it is considered that the impact of the development on the environment is insufficient to justify submitting an environmental statement with the planning application.

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 Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. 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 reaching 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.

2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (LDP) adopted 31 July 2017:-**

PS 1 - The Welsh Language and Culture
 ISA 1 - Infrastructure Provision
 PS 5 - Sustainable development
 PS 6 - Alleviating and adapting to the effects of climate change
 PS 7 - Renewable technology
 PS 19 - Conserving and where appropriate enhancing the natural environment
 PS 20 - Preserving and where appropriate enhancing heritage assets
 ISA 1 - Infrastructure and developer contributions
 TRA 2 - Parking standards
 TRA 4 - Managing transport impacts
 PCYFF 1 - Development boundaries
 PCYFF 2 - Development criteria
 PCYFF 3 - Design and place shaping
 PCYFF 4 - Design and Landscaping
 PCYFF 5 - Carbon Management
 ADN 3 - Other renewable and low carbon energy technologies
 AT 1 - Conservation Areas, World Heritage Sites, Parks and Registered Historic Gardens
 AT 4 - Protection of non-designated archaeological sites and their setting
 AMG 5 - Local Biodiversity Conservation

2.4 **National Policies:**

Future Wales: The National Plan 2040
 Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Notes (TAN)

TAN 5: Nature Conservation and Planning.
 TAN 11: Noise
 TAN 12: Design.
 TAN 18: Transport.
 TAN 20: Planning and the Welsh Language.
 TAN 24: The Historic Environment

3. **Relevant Planning History:**

None

4. **Consultations:**

Community/Town Council:	No response received.
Transportation Unit:	No response received.
Natural Resources Wales:	Express concern regarding the development but confirm that these concerns may be overcome by imposing a condition to ensure that an Environmental Management Plan is submitted prior to the commencement of the development on the site.
Welsh Water:	No observations to offer.
Biodiversity Unit:	No response received.
Public Protection Unit:	No response received.

North Wales Fire and Rescue Service No response received.

Water and Environment Unit: The maps show that a watercourse runs through the proposed development site and it is proposed to cross this as part of the development. An Ordinary Watercourse Consent would be required for any work that could affect the flow of the water course. Due to the size and nature of the development, an application will need to be made to the SuDS Approval Body for approval before construction work commences.

Gwynedd Archaeological Planning Service: Given the limitations of the existing knowledge and the potential that construction may affect currently unknown archaeology, it is recommended that a precautionary approach be taken, to avoid a detrimental impact on the archaeological resource. A proportionate response to this risk would be to apply a programme of archaeological monitoring during the groundwork, to identify and record any uncovered archaeological evidence.

North Wales Police: No observations to offer.

North Wales Fire Service No response received.

Betsi Cadwaladr Health Board No response received.

SP Energy Networks No response received.

Cadw No objection

Public Consultation: A notice was posted on the site and the neighbours were consulted. The advertising period has expired and the following observations regarding material planning matters were received, such as:

- Concern regarding the amenity effect due to noise, light pollution and transport.
- The roads around the site are narrow and are used by pedestrians and cyclists who will be put at risk by heavy transport.
- The B4547 near the junction at the top of Nant y Garth is already hazardous with vehicles speeding.
- Heavy vehicles will be detrimental to the condition of local roads and to wildlife.

Observations were received which do not relate to material planning considerations for the application:

- The reports should have discussed the impact on the community of Seion.
- One access road should be ensured shared between this site and the existing Pentir Substation.

Correspondence was also received in support of the plan as a means of supporting the renewable energy network.

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5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is a requirement that planning applications are determined in accordance with the adopted development plan unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 In terms of general policies, Policy PCYFF 1 states that proposals outside development boundaries will be refused unless they are in accordance with specific policies in the plan or national planning policies or that the proposal shows that its location in the countryside is essential. In this case justification has been given in the Planning, Design and Access Statement for locating the resource at the intended place based on the proximity of the Pentir substation and the complexity of laying cables to connect the battery storage with the National Grid network. Given that the proposal in this case would be to lay an underground cable over the fairly short distance between the site and the substation, it is thought to be much less damaging to the landscape and the environment in general than laying cables some miles from an industrial site in a nearby urban centre. Policy ISA 1 is also supportive of proposals for water, electricity, gas services, etc., to improve the provision, subject to detailed planning considerations. The policy states that it is important that the infrastructure provision for a development site is located and designed in a way that minimises the impact on the natural and built environment and siting this development close to the existing substation, it is considered that the proposal achieves this. It is therefore accepted, given an appropriate environmentally acceptable site, there is justification to develop this facility in a rural location.
- 5.3 Although the development is not a renewable energy scheme in itself, it would form part of the supportive network that could be used in managing the renewable supply. To this end, it could be considered part of the renewable energy network, and as such policy ADN 3 of the LDP applies. This policy sets a series of criteria for the consideration of proposals for renewable energy technologies, and this scheme will be assessed in the context of those policies below:
- 1. All impacts have been adequately mitigated.**
- 5.4 As noted above, a series of specialist reports were submitted looking at different aspects of the scheme and these will be discussed in turn below
An Initial Ecological Assessment was submitted with the application, and it noted:
- That there would be no impact on national or internationally designated sites
 - The nearby regional wildlife site may be affected and measures to protect that site will be recognised during and after development such as agreeing on a Construction Environmental Management Plan, lighting control and protection zones.
 - The site contains some habitats of local importance such as scattered trees, hedgerows and trees in a row. On the whole these features are retained with proposals for buffer zones and additional planting. A small section of hedge would be lost to enable the creation of an access road.
 - If appropriate actions are undertaken the net benefit of biodiversity could be achieved throughout the development.
 - There is no evidence of protected species and the report includes recommendations to ensure there is no harm to the potential habitats of such species.
- 5.5 The contents of the document were acceptable by Natural Resources Wales and they suggest including a condition to ensure compliance with the document's recommendations. In addition, an Arboriculture Impact Assessment was submitted and noted that to facilitate the proposals, one group of trees, five trees and a short section of hedge will need to be removed. Once those works are completed there would be no further impact on trees as root zones are protected by the boundary fencing proposed to be erected.

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- 5.6 A Green Infrastructure Statement was submitted and this proposes several measures to mitigate the impacts of the development and enhance the biodiversity value of the site. These include:
- A 30m wide buffer zone between any development and the nearby Ancient Woods
 - Adoption of Environmental Construction Management Plan that notes pollution prevention measures, identifying other biodiversity buffer zones together with operational methods that are sensitive to the environment.
 - Adoption of a Landscape Management and Ecology Plan to ensure appropriate long-term management of the habitats on the site.
 - Planting hedgerows, trees and areas of wildflower meadow.

5.7 In considering the above information in the context of the landscaping scheme submitted, it is deemed, by imposing appropriate conditions, it can be ensured that there will be no significant harm to biodiversity emanating from the development and improvements can be ensured that will be tantamount to a net benefit to the site's biodiversity. Therefore, it is deemed that the proposal is consistent with Criterion 1 of Policy ADN3 in terms of its biodiversity impact, and is also in keeping with the objectives of policies PS 19 and AMG 5 of the LDP.

2. The proposal would not be harmful to visual amenities

5.8 A Landscape and Visual Impact Assessment was submitted with the application and noted that, in terms of potential visual impacts, due to the low nature of the development, land formation and the current screening of the site, it was envisaged that there would be some change to the views available in the very local landscape, but that the site would be well-hidden from views along the roads and public rights of way.

5.9 Beyond the vicinity of the proposed development and due to its low-lying nature, significant layered vegetation and topographic variations would significantly or completely screen out potential views of the surrounding landscape. There would be no point within the local landscape where an appreciation of the local landscape as a whole would be available. Small sections of the development, mainly a small part of the acoustic fence, would be visible from higher ground in the local area. The potential visual impacts as noted above would reduce over time, as the proposed mitigation planting matures further screening the site and helping it to better integrate into the local landscape. Overall, the quality and character of the landscape and the visual resources would be maintained, and it is considered that the local landscape would have the capacity to accommodate the Proposed Development without any significant impacts.

5.10 Looking at the site from several viewpoints in the local area, it is accepted that the assessment given is reasonable and therefore it is deemed that the proposal satisfies this criterion together with policies PCYFF 2 and PCYFF 4 of the LDP as they consider visual amenities.

3. There will be no significant unacceptable impacts on nearby sensitive uses

5.11 There are four dwellings within approximately 200m from the site and a Noise Survey and Acoustic Report have been submitted which acknowledge, although the energy storage process has essentially no sound emissions, to ensure that the batteries stay at the right temperature a series of cooling fans will be used. Similarly, the inverter stations used to transform the energy from DC to AC and vice versa, will be cooled by fans that can produce noise.

5.12 The proposal includes 96 battery units in containers, 12 sets of inverters and 9 MV switching stations, together with a BESS inflow substation. The units will be serviced by integrated air cooling systems. The plan also incorporates a 4-metre-high absorbent acoustic barrier around the north, west and south perimeter of the proposed equipment compound, which has been added to the design as an acoustic mitigation measure, following an iterative analysis exercise.

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5.13 The assessment concludes that the proposed development will result in sound levels that do not exceed the background noise levels measured in the area during the day, leading to a 'Low Impact' in accordance with the standard methodology. The assessment also notes that the Proposed Development will result in sound levels that slightly exceed the background noise levels measured in the area at night, leading to a 'Low to Potential Harmful Impact'. The context in which these two potential impacts occur are discussed in the report and in light of the above, it is considered that the potential noise impacts associated with the Proposed Development can be adequately controlled via appropriate engineering and design. The report concludes that the noise impact should not be considered as a significant limitation to realise appropriate mitigation measures.

5.14 At the time of writing the comments of the Public Protection Service had not been received however, it is believed that by ensuring that it is possible to impose appropriate conditions to control the noise generated, then development can be acceptable under policy PCYFF 2 of the LDP as it relates to the protection of private amenities.

4. There would be no unacceptable effect on water quality

5.15 A watercourse crosses the site and it will be vital to prepare and follow appropriate conditions to prevent pollution in accordance with the guidelines of Natural Resources Wales. These issues are dealt with to a large extent outside the planning system but the adoption of an Environmental Control Plan will be critical to ensuring that the facility is set up in an appropriate manner.

5. Previously used buildings / land should be used

5.16 This is a greenfield site and the justification for choosing the site is included in the Planning, Design and Access Statement and discussed in 5.2 above.

6. There would be no unacceptable cumulative impact on the landscape.

5.17 Considering the fairly hidden position of the application site and the presence of other energy infrastructure such as pylons and the existing substation already in the landscape, it is believed that this development suits the current nature of the landscape rather than creating an unacceptable cumulative effect.

7. Where appropriate, the equipment is removed from the site at the end of the scheme's life.

5.18 Overall, the equipment installed on the site is of a temporary nature, we believe it would be appropriate to impose a condition to ensure that the equipment is removed from the site when the need for the facility ceases.

5.19 In consideration of the above assessment, we believe the application meets all the relevant criteria and that the proposal is therefore acceptable in principle and complies with the requirements of policy ADN 3 of the LDP.

5.20 In addition to the above, Policy ISA 1 of the LDP encourages the approval of proposals for electricity services to improve the local provision. Similarly, policies PCYFF 5, PS 5, PS 6 and PS 7 are supportive of schemes for the development of renewable technologies that contribute to protecting the environment and mitigate climate change and accepting that this proposal forms part of a supporting network that supplements an efficient "green" energy system, it is believed that the scheme meets the objectives of these policies.

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Transport and access matters

- 5.21 Once operational, the proposed development will be monitored remotely and no permanent staff will need to be on the site. Occasionally maintenance activities will be needed and this would correspond to around 2 - 4 visits a month. No formal parking spaces are offered on the site as there is ample space to undertake informal maintenance visits within the curtilage of the site.
- 5.22 An Outline Construction Traffic Management Plan has been produced and this envisages a period of approximately 12 months for the construction work to be completed. The construction work will be split into several phases
1. Establishment of the site and enabling work
 2. Installation of building facilities, security and internal access tracks;
 3. Distribution and installation of equipment and BESS foundations
 4. Decommissioning and moving construction equipment
 5. Landscaping and biodiversity enhancements
- 5.23 It is predicted that at its maximum, there will be approximately 20 - 30 HGV movements a day (10 - 15 supply lorries) with a maximum of 30 - 40 people working on the site at the same time, mainly arriving in private cars. The working hours for the construction period will be 07:00 to 19:00 Monday to Friday, 07:00 to 13:00 on Saturdays. Therefore, the workforce will arrive on site before morning peak hours and will leave during the day depending on site activity and their scheduled work hours.
- 5.24 At the time of writing this report, no formal response had been received from the Transportation Unit to the information submitted, however, it is believed, having agreed to the appropriate control during the construction period, when considering the low level of transport that will visit the site during its operational period, there will be no long-term impacts on highway safety emanating from the development. It is therefore believed that the proposal complies with the requirements of Policies TRA 2 and TRA 4 of the LDP in terms of safety and convenience of the highway.

Heritage and Archaeology Matters

- 5.25 There are several Scheduled Ancient Monuments and a Scheduled Historic Garden in the site's vicinity and the application is accompanied by a Cultural Heritage Desktop Assessment assessing the impact of the proposed development on those features. It considers that designated historic assets situated between 1km and 3km from the proposal do not share any inter-visibility or functional link with the development site. Within 1km of the proposal are scheduled monuments CN175 Fodol Ganol Closed Huts Group and CN203 Cors y Brithdir Closed Huts Group and Ancient Fields and it is assessed that the proposed development will not have any impact on their setting due to their distance from the site and the lack of inter-visibility. The observations of the Footpaths Unit were received on the application and Cadw has been consulted on the application and they are in line with these conclusions. They confirm that the proposed development will not have a detrimental impact on any of the settings of the local designated sites. Therefore, the application is acceptable under polices PS 20 of the LDP in relation to the historic landscape.
- 5.26 In terms of archaeology, the Gwynedd Archaeological Planning Service (GCAG) noted that the Cultural Heritage Desktop Assessment had been prepared in accordance with the relevant professional standards. The report notes that the basic knowledge about the local archaeological resource is lacking. Given the limitations of the existing knowledge and the potential that construction may affect currently unknown archaeology, it is recommended that a precautionary approach be taken, to avoid a detrimental impact on the archaeological resource. A proportionate response to this risk would be to apply a programme of archaeological monitoring during the groundwork, to identify and record any uncovered archaeological evidence. This should include a basic record of the boundaries of ancient fields within the site. As with other archaeological field projects, mitigation may involve specialist conservation and analysis, as well as archiving

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and reporting processes, depending on the finds made. If a condition is imposed to ensure such supervision, it is considered that the application meets the requirements of policy AT 4 of the LDP relating to the protection of sites of archaeological importance from harm.

Linguistic matters

- 5.27 Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement/Assessment noted in Policy PS1, guidance is provided in terms of the type of relevant applications where consideration should be given to the Welsh language in Appendix 5 (The Screening Procedure) of the Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities'. The guidance contained states that every retail, commercial or industrial development that are not required to submit a Welsh Language Impact Statement / Assessment should show how consideration has been given to the language.
- 5.28 The Planning, Design and Access Statement sets out the consideration given to the Welsh language when drawing up the plan and this notes several aspects regarding how the scheme will promote the Welsh language, these include:
- Naming the development taking into consideration the local linguistic heritage.
 - Providing bilingual signage in public places.
 - Potential use of a community benefit fund to support and fund facilities/groups and cultural and linguistic projects/enterprises in the local area should the community so desire.
 - Fund language and awareness courses for members of staff who maintain the operational site.
 - Adopt a voluntary language policy/plan that explains how the employer will ensure that the Welsh language is treated equally.
- 5.29 It is considered, by imposing a condition regarding the use of the Welsh language on documents and signage, that it could be ensured that the development contributes towards the visual presence of the language in accordance with the requirements of policy PS 1.

Agricultural land

- 5.30 The Welsh Agricultural Land Distribution Prediction Map classifies the proposed site for the facility itself as land of lower quality Grade 3b or Grade 5. This accounts for approximately 1.9 of the site, namely approximately 74% of the total site area. However, the proposed access track from Lôn Fodolydd on Grade 3a land with a small section of the north-western corner of the main field. This accounts for approximately 0.22 ha of the site and 8.5% of the total site area. The remainder of the site has been classified as a non-agricultural site. The vast majority of the site is therefore agricultural land of a lower quality that is currently used for grazing.
- 5.31 It is noted that the proposal will lead to the loss of a little agricultural land of a higher quality that will be needed to provide suitable access to the site. However, the proposed development has specific locational needs, and must be near the Pentir Substation, and the agricultural distribution map confirms that there is ample land of better quality available in the local area. The access track formation has also been restricted to a thin section of land near the southern boundary of the field in question, this means that the development will only affect very little, if at all of the continued practical use of the field for agricultural purposes.
- 5.32 Policy PS 5 of the LDP aims to protect the best and most versatile agricultural land, however, national policy allows the development of such land if there is 'a critical need for the development'. In this case, in light of the small amount of land of the best grade that will be lost and the important strategic nature of the development in question, it is considered that the loss of this land from the general supply is acceptable.

PLANNING COMMITTEE	DATE: 09/09/2024
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6. Conclusions:

6.1 It is considered that the proposal is acceptable in principle and that the development would not cause significant harm in terms of its impact on the landscape. Should an appropriate confirmation be received from the Transportation Unit and the Public Protection Department, it is not believed that the development would cause any significant harm in terms of the amenities of nearby residents or other local residents. It is therefore considered that the proposal conforms to all the above policies and that the application is acceptable to be approved subject to relevant conditions.

7. Recommendation:

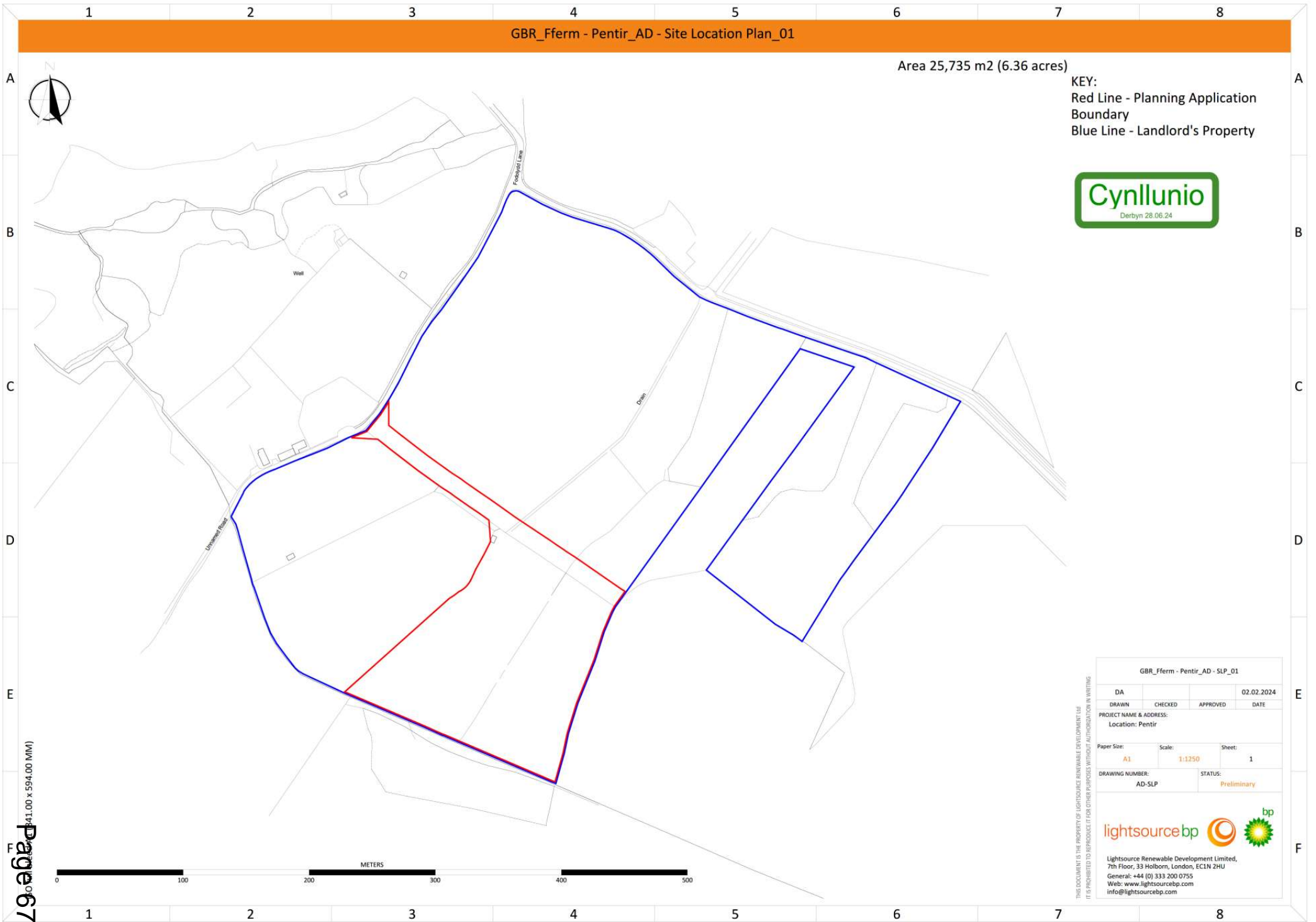
7.1 To delegate powers to the Senior Planning Manager to approve the application, subject to the receipt of the observations from the Transportation Unit and the Public Protection Service and the following conditions:

1. Five years.
2. In accordance with the plans/details submitted with the application.
3. Compliance with the landscaping scheme together with future maintenance work.
4. Compliance with the recommendations of the Initial Ecological Assessment, Arboriculture Impact Assessment, and the Green Infrastructure Statement.
5. Prior submission of an Environmental Construction Method Statement to the LPA.
6. Submission of a Construction Transport Management Plan.
7. Agree on the external materials for the structures.
8. Ensure a Welsh name and bilingual signage with priority given to the Welsh language.
9. Agree on an Archaeological Work Programme
10. Submission of an Environmental Management Plan
11. Transportation and Public Protection conditions, as required
12. The site must be restored to the condition agreed with the Planning Authority once the development's operational period has ended

Notes: Water and Environment Unit
Natural Resources Wales
Gwynedd Archaeological Planning Service

Area 25,735 m2 (6.36 acres)

KEY:
Red Line - Planning Application
Boundary
Blue Line - Landlord's Property



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DA			02.02.2024
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PROJECT NAME & ADDRESS: Location: Pentir			
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DRAWING NUMBER: AD-SLP		STATUS: Preliminary	
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Area 25,735 m2 (6.36 acres)



	Site Boundary
	BESS Security Fence
	Acoustic Fence
	Site Access
	BESS Enclosure x 4
	Twin MV Skid
	Single MV Skid
	Backup Generator
	BESS Monitoring House
	BESS Intake Substation
	GRP
	Storage
	Spares Container
	Spares Container
	Access Road
	Toilet
	Acoustic Access Gate
	CCTV
	BESS Lighting
	Existing Tree
	Proposed Planting
	Proposed Tree Planting
	Proposed hedge removal



DA			27.03.2024
DRAWN	CHECKED	APPROVED	DATE

PROJECT NAME & ADDRESS:
 Location: Pentir
 Postcode:

NOTES:

Paper Size:	Scale:	Sheet:
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CAPACITY:

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DRAWING NUMBER: BESS_LYT STATUS:



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ISO Full bleed A3 (420.00 x 297.00 MM)



A

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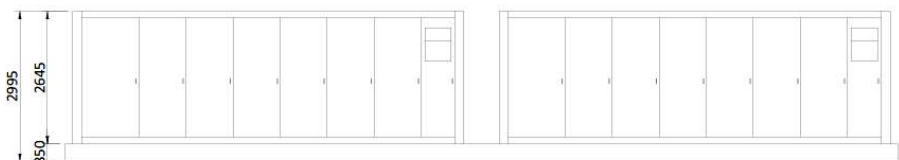
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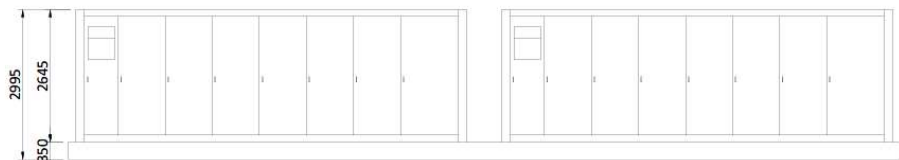
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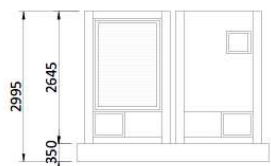
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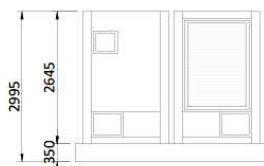
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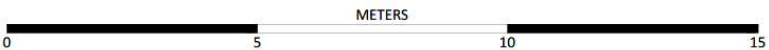
BACK ELEVATION



SIDE ELEVATION



SIDE ELEVATION



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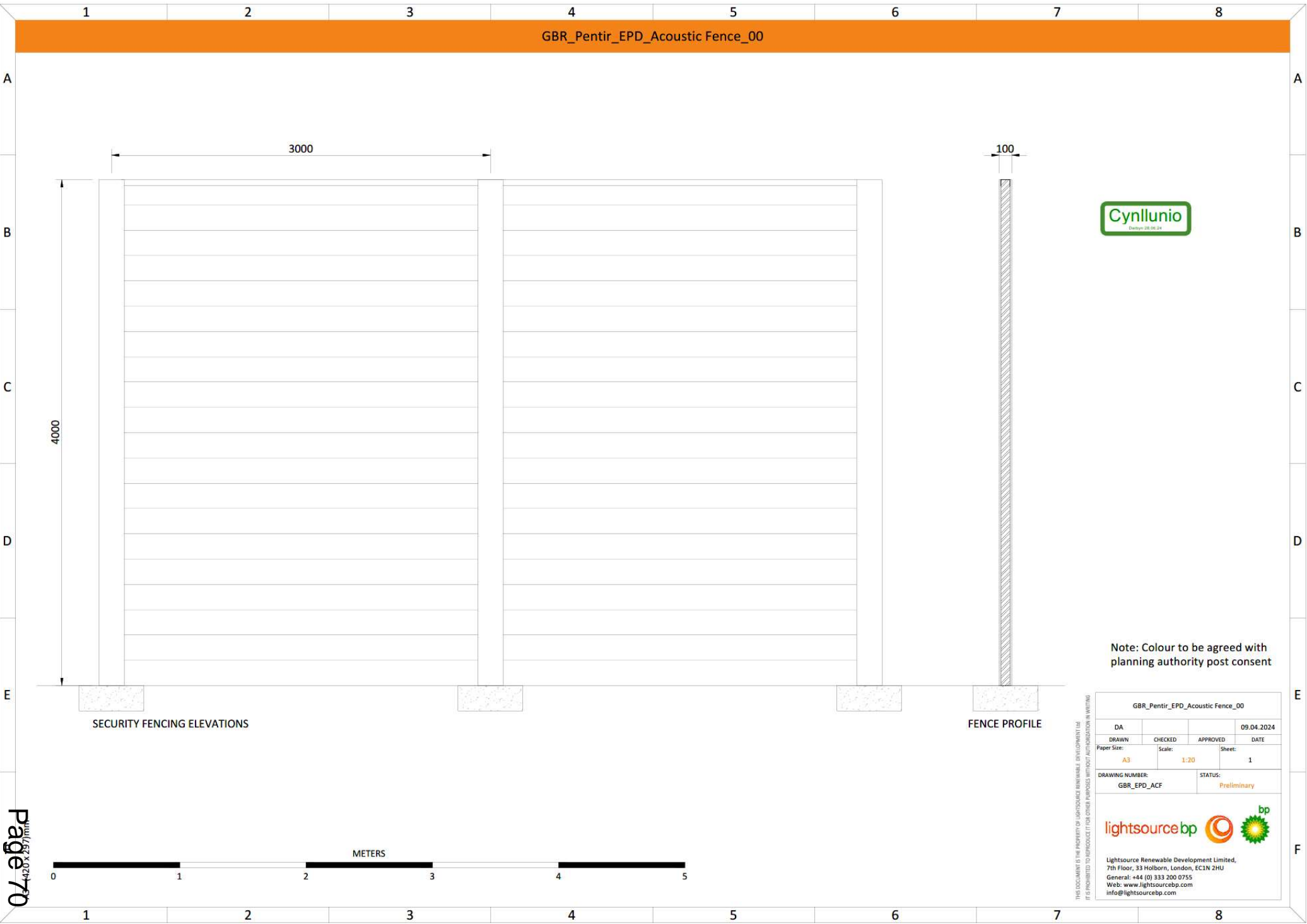
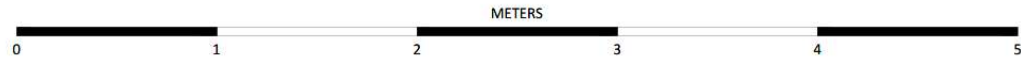
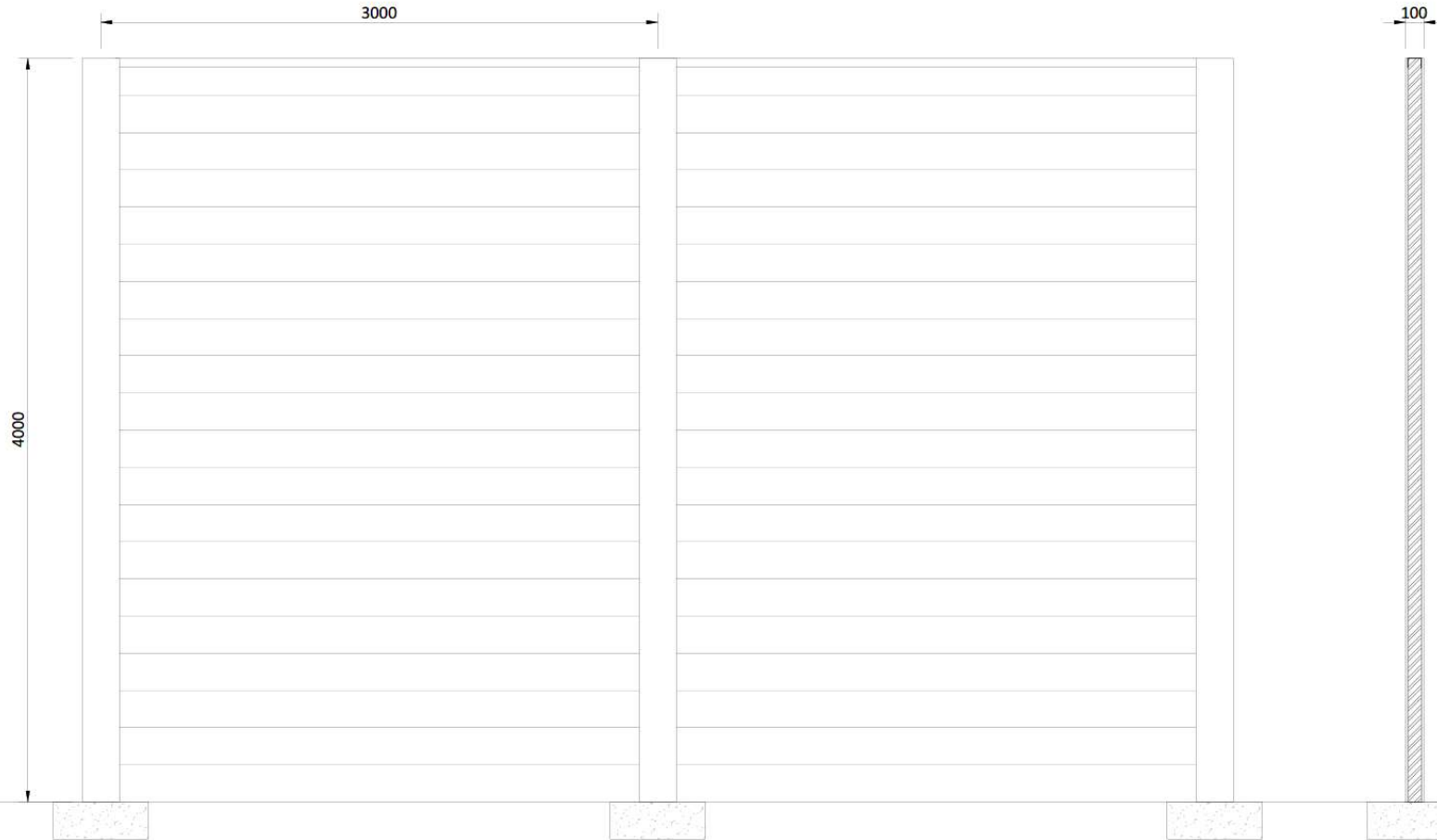


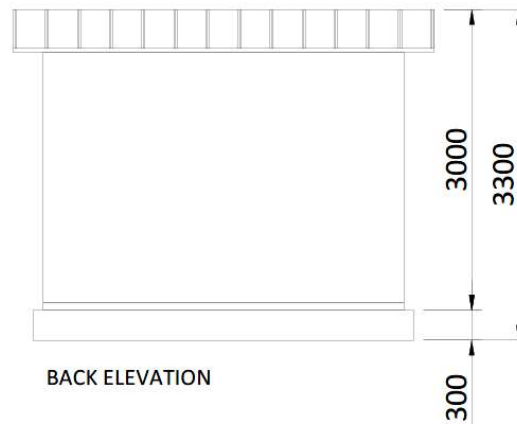
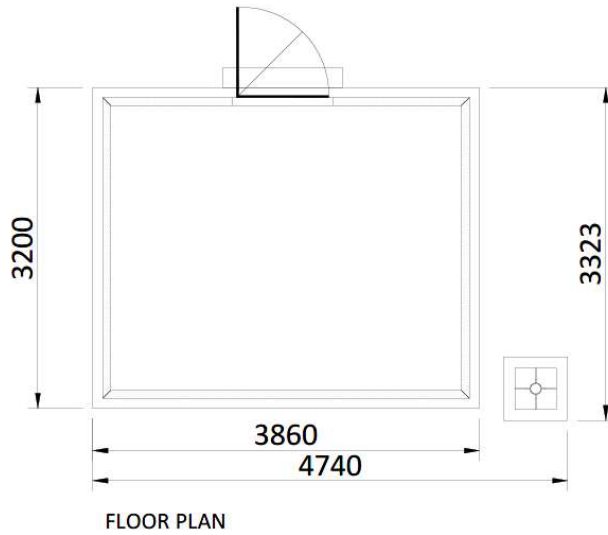
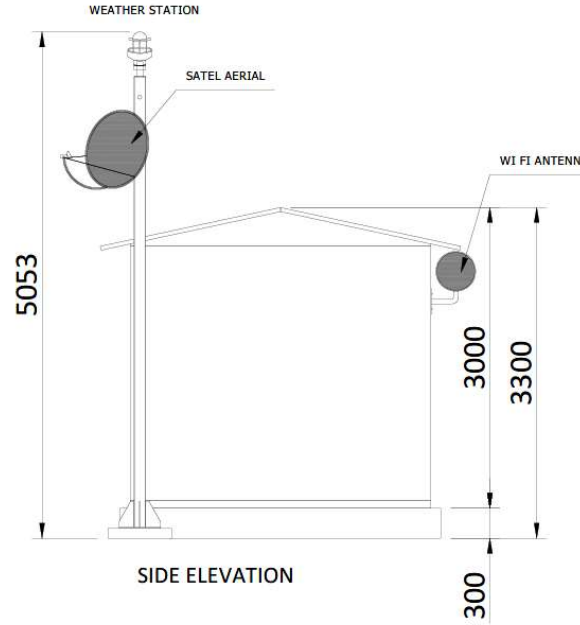
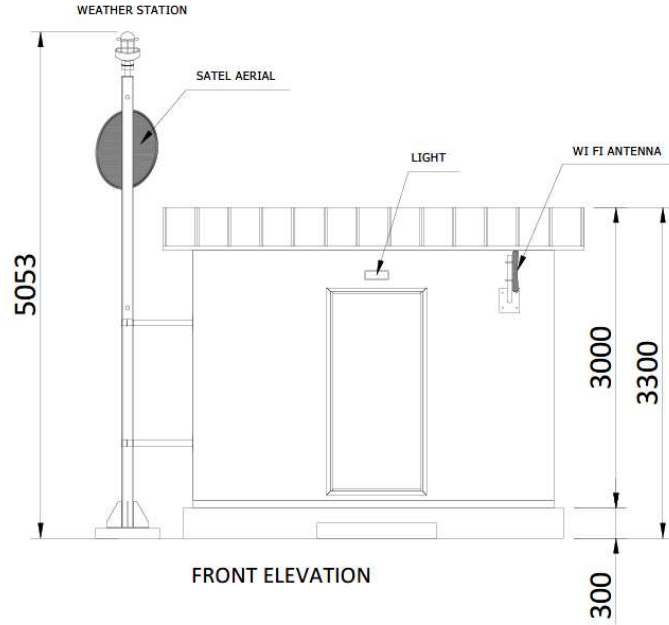
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DRAWING NUMBER: GBR_EPD_ACF		STATUS: Preliminary	

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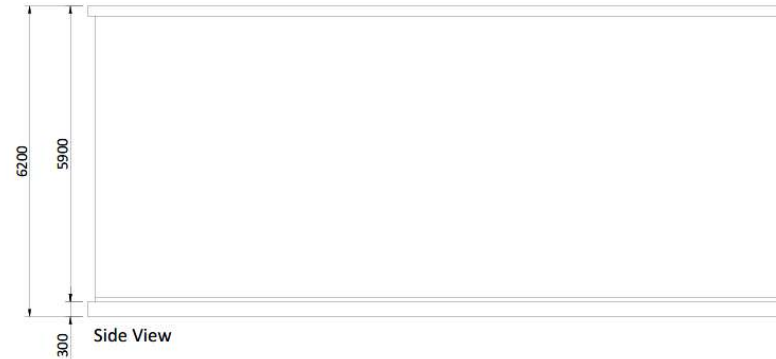
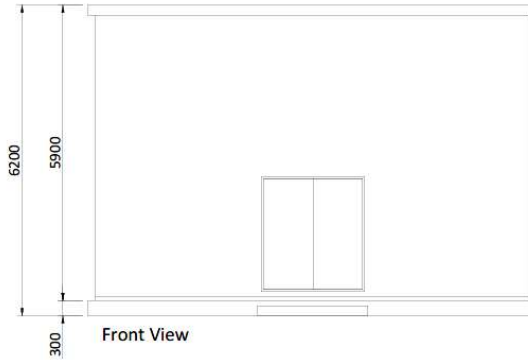
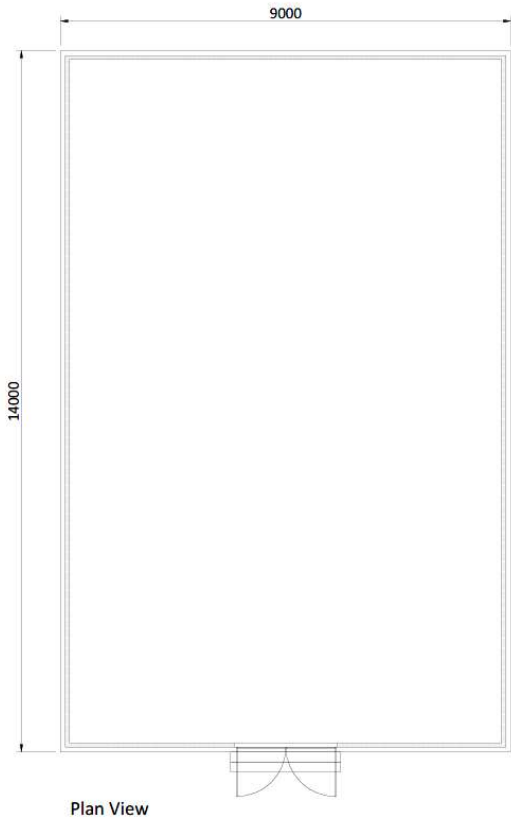




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DRAWING NUMBER: GBR_EPД_MH/CB		STATUS: Rev 01	

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Safbwynt Cynrychiadol 1:

Ffordd o'r B4547 gan fynd heibio Fferm Garth i Lôn Fodolydd gan edrych i'r Dwyrain.



Safbwynt Cynrychiadol 2:

Ffordd o'r B4547 gan fynd heibio Fferm Garth i Lôn Fodolydd gan edrych i'r Dwyrain.



Safbwynt Cynrychiadol 3:

Ffordd o'r B4366 gan fynd heibio Pentref Seion I Nant y Garth gan edrych i'r Gogledd.







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Number: 4

Application Number: C24/0205/32/LL

Date Registered: 19/03/2024

Application Type: Full

Community: Botwnnog

Ward: Pen draw Llŷn

Proposal: Full application to construct 18 affordable housing with associated developments.

Location: Land Near Cae Capel, Botwnnog, Pwllheli, LL53 8RE

Summary of the Recommendation: APPROVE WITH CONDITIONS

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1. Description:

- 1.1. This is a full application to erect 18 affordable homes with associated work and developments on a 0.66ha site designated specifically to build houses within the development boundary of Botwnnog Service Village as defined by the Anglesey and Gwynedd Joint Local Development Plan (Site T61).
- 1.2 The proposal involves constructing the houses and providing a new access off the class 2 B4413 road, creation of an internal estate road as well as walking paths, creation of landscaped areas, creation of open play areas, erection of boundary walls and fences and associated drainage work including a sustainable surface water drainage area. Specifically, the proposal includes the following housing mix:
- 4 two-bedroom bungalows
 - 6 two-bedroom dormer bungalows
 - 8 three-bedroom dormer bungalows
- The mix in terms of occupancy would be as follows:
- 4 two-bedroom bungalows - affordable social rent housing for people aged over 55 years of age
 - 6 two-bedroom dormer bungalows - social rent housing and intermediate rent housing
 - 8 three-bedroom dormer bungalows - social rent housing, intermediate rent and intermediate rent with an option to buy
- 1.3 In terms of their appearance, the houses will be finished in a mix of materials to convey different styles and to vary the appearance of the site. The materials that intend to be used include:
- Roofs: Slate or natural tiles;
 - Walls: Render / timber/stone cladding
 - Boundary treatment - a mix of timber fences and metal railings with existing *cloddiau* and walls to be retained and enhanced where needed, including planting new hedges on top of some existing *cloddiau*/boundaries.
- 1.4 The proposed plan includes the provision of an open green area and an informal play area in the south-eastern corner of the site, with a sustainable drainage area for the development also located nearby. The proposal would also provide access to pedestrians from the residential development to the nearby main road, i.e. the B4413.
- 1.5 The application site is currently agricultural grazing land located within the development boundary of Botwnnog and is specifically designated for the erection of housing within the LDP Inset Map. The implications of designating villages such as Botwnnog as a service village states that "A higher proportion of the houses will be directed to the service villages compared to other villages..." The description in the LDP of the T61 Site - land near Cae Capel notes that it is expected to erect 21 living units on the land. As well as being within the development boundary, it is also within the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest and within the Gorrlewin Llŷn Special Landscape Area. The class 2 B4413 road runs adjacent with the northern and north-eastern boundary of the site, with a class 3 public road running along the southern boundary of the site. It can be seen that residential houses directly abut the north/north-western boundary of the site, with residential houses also further to the north, the south and the

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east. Meddygfa Rhydbach is adjacent to the front of the site on the opposite side of the B4413 whilst Capel Rhydbach and Tŷ Capel about the south-eastern boundary of the site.

1.6 The following information was submitted to support the application:

- Community and Language Statement
- Planning Support Statement
- Initial Ecological Assessment
- Housing Needs and Affordable Housing Statement.
- Drainage Strategy
- Design and Access Statement
- Archaeological Assessment
- Water Conservation Strategy
- Green Infrastructure Statement and Biodiversity Enhancement Plan
- Transport Statement
- A Pre-application Consultation Report (PAC Report)

1.7. In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the development that is the subject of this application is defined as a "major development" due to the number of units proposed and the size of the site. In line with the appropriate procedure, a Pre-application Consultation Report was received as a part of the application. The report shows that the developer advertised the proposal to the public and statutory consultee before submitting a formal planning application. The report contains copies of responses received at the time.

1.8 This application has been amended since it was originally submitted following a discussion between the officers and the agent regarding the form and appearance of the development from the direction of the B4413. Specifically, for plots 1-4, the stone wall is retained along the boundary of the road, reducing the height to 1m where needed and providing low boundary treatments to the gardens in the form of metal railings as well as a low shed and enclosed bin storage area. Houses on plots 1-5 would now include a covered access to the rear patio doors by extending the length of the roofs. For plot 5, as these would be bungalows for residents aged over 55 years, it is essential to ensure a safe garden and therefore, the stone wall with a hedge behind will be retained, then there will be an anti-climb fence.

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 Local Development Plan.

2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. 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 reaching 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.

2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017**

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PCYFF 6: Water conservation

PS 2: Infrastructure and developer contributions

PS 6: Alleviating and adapting to climate impacts

PS 17: Settlement Strategy

TAI 3: Housing in service villages

TAI 8: An appropriate mix of housing

TAI 15: Affordable housing threshold and distribution

TRA 2 : Parking standards

TRA 4: Managing transport impacts

PS 1: The Welsh Language and Culture

PS 19: Conserve and where appropriate enhance the natural environment

AMG 2: Special landscape areas

AMG 5: Local biodiversity conservation

PS 20: Preserving and where appropriate enhancing heritage assets

AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.

AT 4: Protection of undesignated archaeological sites and installations

ISA 1: Infrastructure provision

ISA 5: Provision of open spaces in new housing developments

Also relevant in this case are the following:

Supplementary Planning Guidance (SPG): Affordable housing

SPG: Housing Mix

SPG: Maintaining and Creating Distinctive and Sustainable Communities

SPG: Provision of open spaces in new housing developments

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SPG: Planning Obligations

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Letter: The Minister for Climate Change, Welsh Government dated 11 October 2023 publishing an update o chapter 5 Planning Policy Wales and is effective at once

Technical Advice Note 2: Planning and affordable housing

Technical Advice Note 12: Design

Technical Advice Note 15: Development and Flood Risk. Development and Flood Risk

Technical Advice Note 20: Planning and the Welsh Language

3. Relevant Planning History:

3.1 It does not appear that there is any relevant Planning history specifically involving this land.

4. Consultations:

Community/Town Council: Botwnnog Community Council strongly OBJECTS this application on behalf of the local community.

The Botwnnog Housing Needs Survey was conducted in collaboration with Adra and the Rural Housing Facilitators and proves that there is no local need for the development, with only four names on the waiting list. The Survey was submitted to us with the PAC application and, based on this evidence, Botwnnog Community Council objects this development as there is no local need for it. The untimely increase in the population as a result of erecting the houses would have a detrimental impact on the stability of the community, and is therefore an over-development.

Protecting and increasing the use of the Welsh language is a Strategic Aim by our Community Council, and we support the Welsh Government's "Cymraeg 2050: A Million Welsh Speakers" Strategy, and recommendations from the Commission for Welsh-speaking Communities regarding how to reach the target. The Well-being of Future Generations (Wales) Act 2015 also sets "A Wales with a vibrant culture and thriving Welsh language" as one of its main aims.

Based on information from the 2021 Census, and in accordance with the Commission for Welsh-speaking Communities' recommendations

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and the spirit of Cymraeg 2050, as well as the Well-being of Future Generations Act, this Council has joined Botwnnog and Aberdaron Community Councils, and have designated Pen Llŷn as an Area of Linguistic Significance (higher density) on 11/12/2023. That has been done despite the lack of timely and sufficient action on behalf of other authorities. Since then, Nefyn Town Council, and Buan, Llanbedrog, Llanystumdwy and Llannor Community Councils have joined us, and Porthmadog Town Council, as well as Llanaelhaearn and Pistyll community councils have also expressed their support. Therefore, Cae Capel is within the boundaries of the Pen Llŷn Area of Linguistic Significance (higher density).

The applicant states that the proposed houses would be for local people, and therefore, it would be likely that the residents would be Welsh speakers. Unfortunately, this does not follow. We know that there is a high demand in the area for second homes and short-term accommodation, and the power of the tourist trade has led to a substantial influx of non-Welsh speakers to the area for decades. This has led to a major decline in the percentage of Welsh speakers in the nearby communities of Llangŷan/Abersoch: and this degenerative force does not recognise boundaries.

The applicant does not define "local" in the context of the proposed dwellings. Is it Botwnnog? Is it Dwyfor? Is it Gwynedd? Is it North Wales? Is it for someone who has always lived in Llŷn, or someone who has moved here two or three years ago, or even a decade or longer, but has not made an effort to learn Welsh, the language of the community? It would be great if the availability of the proposed houses could be limited to Welsh speakers only, but despite that, it cannot be proven that a large number of these houses would not become non-Welsh speaking households, if not all of them.

As we know, it only takes the presence of a few non-Welsh speaking people to turn the community's language of communication from Welsh to English. The applicant acknowledges this possibility but expects the community to do the necessary integration work. The lesson from the history of many Welsh communities is that this is not likely to happen.

The planning application confirms that the development is transferred to be monitored by Adra in accordance with the Common Housing Allocation Policy, namely Cyngor Gwynedd's Policy on allocating social housing in partnership with Adra, Grŵp Cynefin and North Wales Housing. That policy does not consider the Welsh language in its housing allocation context at all. In the current situation, we find this irresponsible and contrary to our policy of protecting and strengthening the Welsh language.

A letter was sent by Botwnnog Community Council to the prospective developer asking to discuss establishing a 'Local

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Allocations and Sales Policy', through an agreement between Cyngor Gwynedd, Adra and Botwnnog Community Council. There was no response. Approving the application would be contrary to Strategic Objective (SO) 1 of the Anglesey and Gwynedd Joint Local Development Plan, namely "Protect and strengthen the Welsh language and its culture and promote its use as an integral part of life in the community", and Strategic Objective S04 of the Development Plan, namely "the Council's strategy and policies will contribute to creating more communities with a percentage higher than 70% of Welsh speakers". The Anglesey and Gwynedd Single Integrated Plan (2014) notes the need to ensure that the Welsh language is thriving.

Policy PS1 of the Development Plan insists that "proposals that would cause substantial harm to the character and balance of the language of a community that cannot be avoided or mitigated satisfactorily by using an appropriate planning mechanism" would be refused. We argue that this is such a proposal. Anglesey and Gwynedd Councils' Supplementary Planning Guidance (July 2019) explains (Clause C11, page 13): "The emphasis, in terms of making a decision on a planning application, is on avoiding relevant Developments that would cause substantial harm to the character and balance of the language of a Community." In terms of the law, the Town and Country Planning Act 1990, as amended by Section 31 of the Planning (Wales) Act 2015, states (Chapter 8. Part 3. Development Management): Clause 70. Determination of applications: general considerations. (1). Where an application is made to a local planning authority for planning permission, they may (b) refuse planning permission. (2). When dealing with such applications, the authority will consider a) the provisions of the development plan; aa) any considerations in relation to the use of the Welsh language, so far as material to the application; b) any local finance considerations, so far as material to the application, and c) any other material considerations. That is, the Welsh language is a "relevant consideration" in relation to permitting or refusing a planning application and is therefore of equal weight as other statutory considerations. The act establishes a principle.

To summarise: Botwnnog Community Council objects the application on the following grounds:

1. Lack of demand.
2. Over-development.
3. Danger to the Welsh language and the fabric of the community
4. Local health services - already overwhelmed as it is and is impossible to get an appointment to see health specialists.
5. Sewerage - Botwnnog's sewerage treatment site is already at its full capacity and it is not possible to treat additional sewerage. The

developer's plan for a system to prevent and discharge sewerage waste from this proposed development is not sufficient as it would not contain the additional waste in periods of wet weather. (Climate change shows that we will have more wet periods.) We will forward this concern to Natural Resources Wales, because protecting our environment is very important to us as residents of the area and I am confident that the people of Abersoch who depend on the tourist industry would not like to see sewage from this development being washed down the river Soch. This could impact public health and the standard of bathing water, the beach and people's health and well-being.

6. Education - any increase in pupils to the Primary or Secondary schools that are non-Welsh speaking would have far-reaching impacts on the education of our young people locally. A negative impact on the Welsh language has already been noted.

7. Access - There is concern for the safety of Botwnnog village residents and travellers in vehicles as the site is across the road to a busy Surgery and is within less than 100 yards to a 90-degree bend in the main road between Pwllheli and Aberdaron, where Rhiw joins the road. There is also a Chapel and the vestry of Rhyd Bach Chapel on the corner across the road from the Surgery.

8. Viability - If the application was approved, in any form, it would be contrary to the will of local residents, as well as the objection of other community councils within the area. Cyngor Gwynedd's aim should be to support our residents and protect our language and culture, not weaken our language and our culture.

Transportation Unit:

The Transportation Unit did not have an objection to the planning application. The visibility splay on the junction is in accordance with the relevant standards. The nearby road is 20mph, with speed humps located along it to control the speed of vehicles. Within the estate, the roads have been designed to the relevant standards and every house has two parking spaces, in line with the guidelines. Additionally, there are 3 parking spaces for visitors.

The only comment is that a further discussion will be needed regarding the location of bus stops along the main road, but it is believed that this can be dealt with by means of a 38 agreement.

Natural Resources Wales:

There is no objection to the proposed development as submitted and the following information is provided.

Flood Risk - the Planning Application proposes a development that is highly vulnerable. A small section of this site is within zone C2

according to the DAM map in TAN 15 (2004). Nevertheless, in this location, the FMfP flood map contains the best information available relating to flood risk. The FMfP identifies the site to be located within flood zone 1 which means that the possibility of flooding in any given year could be less than 0.1%. On this basis, we do not have concerns regarding flood risk.

Protected species - the bats report submitted with the application has identified that bats do not roost on the application site but rather use it to commute and forage. From the information submitted, we consider that the proposed development would create a low risk to bats and that the development would not be harmful to maintaining the bat population. The report suggests including a lighting plan.

Welsh Water:

Having reviewed the proposal, it is noted that the proposal disposes of foul discharge through the public sewerage system and the disposal of surface water to a sustainable drainage system. Nevertheless, no detailed plan has been submitted to support the application. We can confirm that there is capacity within the public sewerage network to accommodate foul discharge only from the site of the proposed development. It is recommended that a drainage strategy is conditioned appropriately, implemented in full and retained through the lifespan of the development.

Sewerage Treatment

No problems are anticipated regarding the treatment of wastewater to treat domestic discharges from the site.

Water Supply

There is existing capacity available within the water supply system for the development

Biodiversity Unit:

The applicant needs to provide a lighting plan for the development site which shows that the development will not have a negative impact on the dark sky and bats.

There is a need to condition the mitigation measures and all biodiversity enhancements.

Housing Strategic Unit:

See below the need for affordable housing in the Botwnnog community council.

Number of applicants registered with Housing Options for a social property: 34

Number of bedrooms	Need as a %
1 bed	27%
2 beds	37%
3 beds	27%
4 beds	6%
5 beds	4%

Number of applicants registered with Tai Teg for an intermediate property: 14

Number of bedrooms	Need as a %	rent	purchase
1 bed	0%	0%	0%
2 beds	14%	7%	7%
3 beds	50%	0%	50%
4+ beds	36%	7%	29%

*Note that figures could be duplicated between the social and intermediate need and between the rent and buy need.

The plan in question which has been included within the programme to receive a Welsh Government's Social Housing Grant, and the housing would make a direct contribution towards the aim of the Cyngor Gwynedd Housing Action Plan to provide more houses to meet the existing high demand which exist in the county.

It is also noted that the plan proposes a good mixture of housing, which is to be welcomed.

Additional Observations

For the whole of Gwynedd, 2374 applicants are on the Housing Options register for a social Property, and 882 applicants have registered with Tai Teg for Intermediate property (but some applicants could be on both registers)

Land Drainage Unit:

Standard response relating the need to submit a licence application to manage surface water in accordance with the relevant regulations relating to SuDS.

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Language Unit: Some information is missing in the Statement/Assessment. We acknowledge that the information has been included elsewhere in the application pack, but it should have been ensured that this information is also shown as evidence in the language Statement/Assessment. For example, there is no information in the Language Statement/Assessment regarding the local demand for housing. There is information regarding the demand across Gwynedd but not for the area that is local to the development. Such information would strengthen the case for justifying the approval of the application and better support the conclusion regarding the development's 'positive impacts'. It is recommended that the developer works with the local language initiative after completing the development to promote the Welsh language amongst the residents.

Archaeology Service: There is potential for archaeological remains on the land and therefore it is suggested that standard conditions are imposed to conduct an appropriate survey of the site.

Fire Service: Standard response regarding the access of vehicles and water supply

Scottish Power: Not received

Health Board: Not received

North Wales Police: No observations

Education Department: Considering the capacity and number of learners at the relevant primary and secondary schools, it is seen that there is capacity in both schools at present, but it must be acknowledged that the capacity of Ysgol Pont y Gof could be restricted for 18 additional houses in the catchment area, and you are asked to consider this in the context of any conditions imposed with the Planning Application, if approved.

Public Consultation: A number of notices were posted on the site and dispersed within the nearby area and nearby residents were notified. An advertisement was also placed in the local press. The advertising period expired and letters / correspondence were received objecting on the following

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grounds:

- Concern regarding highway safety/unacceptable increase in traffic levels
- Harmful to environmental health due to the increase in traffic
- Detrimental effect on the character of the village/local community
- Lack of space at the primary school
- Harmful impact on the Welsh language and linguistic fabric of the village of Botwnnog and nearby communities
- Lack of local need for housing.
- Harmful impact on the local surgery which is currently oversubscribed, as well as the primary and secondary schools.
- A harmful effect on the sewerage system
- Harmful impact on adjacent houses due to flooding
- Harmful impact on the local landscape, causing urban spread into a greenfield site in open countryside.
- It will not enhance the character and appearance of the site or integrate with the local pattern.
- It is contrary to adopted local and national policies and guidelines.
- It will not protect or enhance the natural Environment
- There are no guarantees that the houses will be for local people.
- Lack of demand.
- Over-development/Excess of housing in a rural village like Botwnnog.
- These types of houses are not what is needed, and not in this field.
- Yes, the site is ideal for building, but not 18 social housing.
- Eighteen additional houses would have a further major impact as they would attract strangers into the village.
- There are other better sites available for building in the village.

In addition to the above, letters were received on behalf of the Llannor Community Council and Llanllechid Community Council, expressing their support to the objection of Botwnnog Community Council to the proposal and outlining concerns about the proposed development.

Letters / correspondence were received supporting / providing observations on the application on grounds of:

- The area is in genuine need of new housing to prevent local residents from leaving, more projects like this are needed.
- The Committee is reminded that the field is included in the Council's latest Development Plan.
- It is in a central site in the village.
- The Safe Routes to School for Ysgol Pont-y-Gof and the Secondary School have pavements leading the entire way to both schools and are convenient for the Surgery, the Chapel

and Canolfan Congl Meinciau.

- It is on the route of the Llŷn Bus (Pwllheli - Aberdaron).
- Affordable housing is needed to retain young people and the elderly in rural villages and it is believed that Botwnnog is one of those ideal villages.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is mandatory for planning applications to be determined in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 The site is located within the development boundary of Botwnnog and it has also been designated specifically under reference T61 as a site for developing houses as noted in the Anglesey and Gwynedd Joint Local Development Plan. Specifically, it can be seen that the site was designated in the LDP to erect a maximum of 21 new houses, which is a higher figure than what was the subject of the existing application and therefore the argument that the proposal is an over-development cannot be accepted in this case. For clarity, the reason for proposing fewer houses than the total noted in the designation is the need to ensure sufficient space within the site to provide a play/open plot and in order to ensure a sufficient area for the sustainable drainage system. In accordance with Policy PCYFF 1 ('Development Boundaries'), applications will be approved within development boundaries in accordance with the other policies and proposals in the Plan, national planning policies and other material planning considerations. In the Joint LDP, Botwnnog has been identified as a Service Village under policy TAI 3. This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based on the indicative provision within the Policy.
- 5.3 The indicative supply level for Botwnnog over the Plan period is 40 units (including a 10% 'slippage allowance'). During the period between 2011 and 2023, a total of five units have been completed in Botwnnog. The windfall land bank, i.e. sites with extant planning permission and likely to be completed, in April 2023, was 0 (zero) units. This currently means that there is capacity within the indicative supply for the Botwnnog settlement.
- 5.4 Policy PS 17 in the Plan, which is the Plan's Settlement Strategy, states that 25% of the housing growth will be located within Villages, Clusters and open Countryside. A review of the situation in relation to the windfall provision within all the Villages, Clusters and open Countryside in April 2022 indicates that 1,565 units from the total of 1,953 units predicted on windfall sites had been completed, and that 592 units were in the land bank (and likely to be completed). This data reflects the fact that the Plan inherited several permissions granted by the Local Planning Authorities, based on the previous development plans' requirements and relevant planning considerations. Currently, approval of this site can be considered against expected provision within the Villages, Clusters and Countryside category (based on the completion rate so far).
- 5.5 In accordance with Policy TAI 8, consideration should be given to the proposed development and whether it meets the demand for housing recorded in a Market Housing Assessment and other relevant local sources of evidence. Statements and evidence were submitted noting the reasoning behind the housing mix proposed in the application and confirmation was received from the Housing Strategic Unit that the houses would contribute directly to the aim of the Cynor

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Gwynedd Housing Action Plan to provide more houses to meet the existing high demand which exists in the county, whilst also noting that the plan offers a good mix of houses. It must be explained here that the village of Botwnnog was designated as a Service Village in the LDP and the Affordable Housing SPG noted that 'local' refers to a 5-year connection to the relevant Authority where the application is located, i.e. Gwynedd. Therefore, in this case, the policy requirements are clear that the relevant 'catchment area' to consider is the Gwynedd area. It is acknowledged that observations and objections have been received which refer to the lack of justification and local need for the proposed housing. It is emphasised here that a 100% affordable development is proposed on this site, which has been accepted as suitable for residential development by means of its designation in the LDP for this specific proposal. The status of Botwnnog in the LDP means that new houses to serve Gwynedd as a whole are expected for this site. As has already been noted above by the Housing Strategic Unit, 2374 applicants are on the Housing Options register for social Property, and 882 applicants have been registered with Tai Teg for an Intermediate property. Although some applicants can appear on both registers, the figures prove the undisputed need for affordable housing in the Gwynedd planning area.

5.6 Policy TAI 15 of the LDP states that the councils will seek to ensure an appropriate level of affordable housing in the plan area. In Botwnnog, two or more affordable housing units is the minimum threshold, and the policy does not prohibit a higher provision. Since the proposal provides a development of 100% affordable housing and the Housing Strategic Unit has confirmed that there is evidence of the need to justify the provision as proposed, it is believed that the proposal addresses the need and the application, as a result, satisfies policy TAI 15.

5.7 Therefore, it is considered that there is justification and a need for the proposal and that it meets the needs of the local community. It is considered that the proposal meets the objectives of housing policies in the LDP.

Visual amenities

5.8 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan support proposals for new developments provided they do not have a detrimental impact on the health, safety or the amenities of the residents of local properties or on the area in general. In addition, developments are required to:

- Contribute to, and enhance the character and appearance of the site.
- Respect the site and its surroundings in terms of its position in the local landscape.
- Use appropriate materials.

5.9 In considering the semi-urban context of the site and the fact that it will form a logical extension to the village between previously developed site in the form of residential units, a chapel and adjacent to a surgery/medical centre, it is believed that the setting, design and materials of the proposed development are in-keeping with the location in an appropriate way. It is believed that the houses have been designed to a quality standard which would be in-keeping with the feel of the village. It is noted that an element of the proposal has been amended, relating to the elevations facing the public road, which ensures that the form and setting reflects well, the existing elevations which make up a part of the general development pattern of the village. The amended form also ensures that there is natural surveillance towards the road, which contributes to community safety. It is not considered that the houses would cause significant harm to the built quality of the site or the local neighbourhood and, consequently, it is considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.

5.10 It is noted that the site is within the Gorllewin Llŷn Landscape of Outstanding Historic Interest and Special Landscape Area, however, when considering its location in the centre of the village, it is not believed that the proposed development will have any harmful impact on these vast designations and it is therefore considered that the application is consistent with the objectives of policies AMG 2 and AT1 of the LDP.

General and residential amenities

5.11 Due to the location, design, orientation, and size of the proposed houses, it is not believed that there would be any significant detrimental impact on private amenities deriving from the development. Whilst accepting that private property abuts the site on the northern/north-western boundary and that a house is located opposite on the other side of the public road to a house from the site as well as Tŷ Capel abutting a part of the south-eastern boundary, when taking into account the distance located between the new houses and these houses, it is not believed that there will be any harmful overlooking from existing property deriving from the development and, whilst it will be unavoidable that there will be some inter-visibility between the properties in the area, it is not believed that this would be unreasonable or unexpected in such a location. There would be no harm either in terms of impacts such as shadowing or dominating any other property. There is also an intention to enhance the content of the new hedges on top of the existing 'cloddiau' which abut parts of the site, this would also strengthen the protection of amenities between the proposed development site and adjacent occupiers.

5.12 When considering the above discussion, it is believed that the development is acceptable under policies PCYFF 2 and PCYFF 3 of the LDP in terms of its impacts on private amenities.

The Welsh Language

5.13 There is no need for a Linguistic Statement in line with criterion (1b) of Policy PS 1 'The Welsh Language and Culture', since the proposed development would not, either individually or accumulatively with other developments, provide more than the indicative housing provision for the village of Botwnnog. Nevertheless, even when there is no need for a linguistic statement under criterion (1b), the applicant is encouraged to submit a record of how consideration was given to the Welsh language when drawing up the planning application. The method of recording the information needs to be tailored to the nature of the proposed development and the matters that require attention. The methods could include a letter accompanying the planning application, a Planning Statement, a Design and Access Statement or a Welsh Language Statement or a Report on the Welsh Language Impact Assessment. See Section D of Appendix 5 for matters that could be addressed in such a record.

5.14 A report was received in the form of a Community and Linguistic Statement which concluded that the proposed development would have a small impact on the Welsh language and community in Botwnnog, but that it is unlikely to lead to any harm due to the size of the development and the proposal which provides affordable housing for local need. It was also noted, by providing affordable housing that is targeted to meeting local need, those in search of affordable housing can continue to live in their local communities, and failing to provide these types of residential developments would likely lead to local young families having to ultimately leave, which would lead to further outward migration, which would be likely to lead to a reduction in the number and proportion of Welsh speakers in Botwnnog. The proposed dwellings would be suitable for families and young or older couples alike, which would enable younger generations to start a family and contribute to the local community.

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5.15 In response to the consultation, the Language Unit noted that some information was missing in the Statement/Assessment itself but acknowledged that the information had been included elsewhere in the application pack. They note that it should have been ensured that this information is also shown as evidence in the language Statement/Assessment. As they acknowledge, the information has been submitted but possibly it is not entirely within the content of the Community and Linguistic Statement. It is not believed that there is a need to repeat information relating to matters such as the local need which is already available in other statements such as the Housing Needs document and the affordable housing statement to include it neatly within the linguistic statement. This would only repeat and create a larger document instead of submitting any new or additional information or evidence as this information is already available in the content of other statements.

5.16 It is acknowledged that concerns have been raised regarding the proposal, including from the local Community Council, local residents and Cylch yr Iaith. These concerns have been presented to the applicant and in response the following was noted in response to the main points raised:

- We do not agree that the residents would be local people who would not be Welsh speakers - This point misinterprets our argument, i.e. that there is a substantial local need where it is expected for the occupiers of the houses to be local people, therefore the residents within the development would have the same Welsh Language features as in the local population since they would be drawn from it. This would mean that the impact on the Language would also be minor or negligible and would certainly not be at a scale where it would have a material harmful impact on the language.
- Reference is made to data on the use and language changes, a reduction in speakers and a growth in second homes/holiday cottages - We do not disagree with this point, but it is believed that the key matter has been mistaken, i.e. that the proposal would provide affordable housing to meet proven local needs and therefore it would be beneficial when addressing this matter;
- Concern that the community would be expected to integrate people who are not speakers - It is believed that this mis-conveys our argument. What is suggested is that local organisations and speaker levels in the community would be useful when integrating non-Welsh speakers who could reside within the proposed development (if approved). As well as the other measures noted in the statement, this would assist individuals who are not first language Welsh speakers to integrate into the community and learn the Language.
- Reference to a potential local allocations policy but no definition of what is local - This is because the developer and Adra would wish to discuss and agree on this matter with local applicants. It should be noted that this suggested method significantly exceeds the requirements of planning and housing policy.
- The scale of the change - The proposal in reality would be suitable in terms of size compared with the local population, particularly when the above points are considered along with the evidence of local need, and the site's designated status for residential development;
- Approving this would be contrary to planning policy regarding the Welsh Language - Based on the previous reasons and the information presented, with all due respect, we disagree with this statement since the proposal would be beneficial and would therefore comply with relevant planning policy relating to the Welsh Language.

5.17. It must be acknowledged that this site has already been designated for housing within the LDP and the site was the subject of a linguistic assessment at that time. The applicant has submitted a Community and Linguistic Statement which summarises the argument in favour of the proposal and the impact, if any, on the social and linguistic fabric of the village of Botwnnog. The existing

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housing situation in the county is very much known in terms of the seriousness of finding a house at an affordable price. The principle of a new residential development which would contribute towards meeting the local need and considering that the site has been allocated for housing and for 100% affordable housing, no unanswerable evidence has been submitted to show that the proposal would have a harmful impact on the Language and therefore it is considered that the proposal is acceptable in terms of policy PS1 of the LDP and the relevant supplementary planning guidance. As per usual, it is intended to impose appropriate conditions to ensure that Welsh names are to be agreed for the estate and the houses.

Transport and access matters

- 5.18 Whilst acknowledging that concerns have been raised during the public consultation, the Transportation Unit does not object to the proposal. Subject to appropriate conditions to agree and accept the appropriate licences to create the access and carry out work that would affect the road/public pavement, the parking arrangements, layout of the estate road and vehicular access are acceptable to the Transportation Unit and it is not believed that the additional traffic deriving from the new development would increase the risk to road users in a significant way. Therefore, it is believed that the proposal meets the relevant requirements in terms of road safety and the parking provision and that a convenient and safe access arrangement can be secured. Therefore, the application meets the requirements of policy TRA 2 and TRA 4 of the LDP as they relate to these matters.

Biodiversity matters

- 5.19 An Initial Ecological Assessment and Biodiversity Improvement plan and Green Infrastructure Statement was submitted with the application. In addition, landscaping proposals are seen to mitigate the impacts of the development. The proposal is not objected to in terms of this aspect by the Biodiversity Unit or Natural Resources Wales. Nevertheless, the Biodiversity Unit notes the need for the applicant to provide a lighting plan for the site to ensure that the development will not have a negative impact on the dark sky and bats. It is believed that imposing a standard condition to reach agreement on such details would be reasonable in this case.
- 5.20 By imposing appropriate conditions to reach agreement on the site lighting details as well as ensuring that all mitigation measures and biodiversity enhancements are implemented in line with relevant reports, it is believed that the development is acceptable under the relevant requirements of policies PS 19 and AMG 5 of the LDP as well as chapter 6 of Planning Policy Wales which relates to the green infrastructure and the phased approach.

Archaeological Matters

- 5.21 It can be seen from the information submitted that an interim Archaeological Assessment has been submitted with the application to confirm by the Gwynedd Archaeological Service at the time of the pre-application consultation that there is potential for archaeological features on such land.
- 5.22 In their response to the consultation on the existing application, the Archaeological Service continues to note that there is potential for archaeological remains to be on the land and suggest standard conditions to carry out a further investigation of the site. It is believed that including standard conditions to ensure that the appropriate inspection is held is entirely reasonable in this case, and therefore, it is believed that the relevant requirements of policies PS 20 and AT 4 are met.

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Open spaces

- 5.23 Policy ISA 5 notes that new housing proposals for 10 or more houses in area where existing open spaces cannot satisfy the needs of the proposed housing development to provide a suitable provision of open spaces. Paragraph 6.1.29 of the LDP states that in order to inform the open space requirements on future proposals, the Fields in Trust (FIT) benchmark standard of a minimum 2.4 hectares per 1,000 population should be used. This consists of 1.6ha of outdoor sports facilities (of which 1.2ha are formal playing pitches) and 0.8ha of children's playing space (of which 0.25ha are equipped play spaces).
- 5.24 By following the FIT methodology, it is noted that a development of the size in question provides 576.00m² of surface area for Outdoor Sports, 198.04m² of Informal Play Areas for Children and 90.04m² of children's play areas with equipment. This means that it is expected to see 864.08m² of open spaces for the development. A total of 960m² is on two open plots on the site, but it does not appear that the details of the equipment proposed to be installed on the site have been confirmed.
- 5.25 It is believed in such cases and as already agreed previously with similar developments, it would be reasonable to impose a condition to agree to the exact details of the type of equipment that would be suitable for the site, and thus, it would be acceptable in accordance with the relevant requirements of Policy ISA 5.

Educational matters

- 5.26 Policy ISA 1 notes that when proposals create direct needs for new or improved infrastructure, including education facilities, the provision around infrastructure in the Development Plan makes it a requirement for the proposal to fund these. A financial contribution may be requested to improve the associated infrastructure, facilities, services and work, when these will be necessary to make the proposals acceptable.
- 5.27 When using the standard methodology, it is estimated that the development for 18 houses would have the potential to produce the following numbers:
- Primary School = 7.2 children
 - Secondary School = 5.22 children
 - It is likely that the 4 x 2-bedroom bungalows for people aged over 55 years means that school-age children would not reside there and therefore if these four units are removed from the total, 14 houses remain, and the following figures are obtained:
 - Primary School = 5.6 children
 - Secondary School = 4.066 children
- 5.28 As a part of the statutory consultation, confirmation was received from the Education Department that capacity is available at Ysgol Gynradd Pont y Gof and Ysgol Uwchradd Botwnnog. Specifically:
- Ysgol Pont y Gof: Capacity 106 - Existing total - 83 - Projected numbers - September 2024 - 84; September 2025 - 82; September 2026 - 80.
 - Ysgol Uwchradd Botwnnog: Capacity 550 - Existing total - 487 - Projected numbers - September 2024 - 473; September 2025 - 464; September 2026 - 451.

- 5.29 Despite the confirmation that there is existing capacity at the local schools, the Education Department noted that "it must be acknowledged that the capacity of Ysgol Pont y Gof could be restricted to 18 additional houses in the catchment area, and you are asked to consider this in the context of any conditions imposed with the Planning Application if approved".
- 5.30 Having assessed the proposal in full in line with all relevant requirements as well as the observations of the education department, it is believed in this case that there is sufficient capacity at both local schools. Despite the doubts that the capacity would be restricted at the primary school, even when considering a development of 18 new houses, the threshold would not be met. The likelihood is that 14 houses have the potential to have children living there and therefore the threshold is even more, considering the figures as noted above.
- 5.31 Therefore, it is believed that the proposal would not create a direct need for additional education facilities and that there would be no justification to request a financial contribution. The proposal is considered acceptable and in accordance with the relevant requirements of ISA 1 as well as the relevant guidelines noted within Supplementary Planning Guidance: Planning Obligations.

Flooding matters

- 5.32 Policy PS6 and Technical Advice Note 15: Development and Flood Risk, are relevant to the application. Natural Resources Wales (NRW) have confirmed in their response to the consultation that a small section of the site is within zone C2 according to the DAM map in TAN 15 (2004). Nevertheless, they go on to note in terms of the location of the site itself, a FMfP flood map which includes the most recent information relating to flood risk.
- 5.33 They note that the FMfP identifies the site as being located within flood zone 1 which means that the possibility of flooding in any year would be less than 0.1%, and on these grounds, there are no concerns about flood risk. Therefore, it must be acknowledged due to the location is partly located within a flood zone, that this is usually contrary to the relevant requirements of TAN 15. However, having considered the guidance of NRW and other material considerations namely the current flood maps and the fact that there is no substantial risk, it is not believed that the proposal would be unacceptable and that it would be unreasonable to refuse the application based on flood risk.

Infrastructure matters

- 5.34 Despite the allegation that existing services such as sewerage and water treatment systems cannot cope with this increase in houses within the village, it can be seen from Welsh Water's response that confirmation is given regarding the matter. Specifically - Sewerage treatment - No problems are anticipated with the foul water treatment works that would treat domestic discharges from this site. Water supply - Existing capacity is available within the water supply system for the development.
- 5.35 Although the details of the site's drainage strategy was submitted as a part of the application, in line with Welsh Water's recommendation, it is believed that it would be reasonable to impose a condition to agree to the final details of the site's drainage system and thus, ensure compliance with the relevant requirements of policies PS 2 and ISA 1. It is also noted here that there would be a need to submit an application for permission (which is a separate process to planning), for the sustainable drainage system.
- 5.36 Observations were received stating that the situation of the local surgery, namely Meddygfa Rhydbach, is problematic in terms of capacity, waiting lists, etc. As part of the statutory

consultation, a letter was sent to the Local Health Authority and to the surgery itself, however, they did not send a response. Therefore, it is not believed that robust evidence is available relating to the situation and consequently there is no justification to refuse the application or request a financial contribution from the developer, in accordance with Policy ISA 1.

Response to the public consultation

- 5.37 It is acknowledged that objections have been received to this proposal and it is considered that all relevant planning matters have been given appropriate consideration as part of the above assessment. A recommendation is made based on a full assessment of all relevant planning considerations, including all observations received during the public consultation and nobody was wronged in any way when considering this application.

Additional matters

- 5.38 As part of the consultation process, the following observations were received as well as a report entitled Botwnnog Housing Needs Survey which alleges that it is a document which proves that there is no need for these types of housing. This document is in the form of a survey drawn up in collaboration between Adra and the Rural Housing Enabler, and dates back to December 2022.
- 5.39 The information within the survey refers to the research carried out locally into the demand for housing and it can be seen from the responses that there is a mix in the opinion for new residential developments. But what is also noted is that it is obvious that there is a need for affordable housing in the area.
- 5.40 In order to avoid any doubt regarding the conclusions and findings of the report, this is what is noted as included in the report:

"As noted in part 10 of the report, four people are on the Tai Teg affordable housing register and have chosen Botwnnog as one of their options for an affordable property. Four people on the social housing register have a local connection and have chosen Botwnnog as their area for a social house. The bullet points below show a summary of the most popular choices in respect of these two registers (i.e. Tai Teg and Social Housing)

Tai Teg:

- *1 wants to buy a two-bedroom house*
- *3 want to buy a three-bedroom house*

Social Housing:

- *12 want a one-bedroom property, including a bungalow or flat or maisonette. (however, none of these have a local connection)*
- *24 want a two-bedroom property, including a bungalow or flat or maisonette (however, only one of these has a local connection)*
- *13 want a three-bedroom property, including a maisonette (however, only two of these have a local connection). Therefore, according to the two above registers, a two-bedroom house is the most popular property option, with three and one-bedroom houses as popular as each other."*

- 5.41 As December 2022 is the publication date of this report, it is assumed that the situation has changed from what is noted, therefore, there is no guarantee that the information fully conveys

the current situation although it is likely to be relatively similar including the possibility that the need has changed and that the local connections of applicants are now more obvious.

- 5.42 Although reference is made in the document to the nearby villages of Sarn Mellteyrn and Bryncroes, consideration must be given to the requirements of the policy of the settlement where the proposed development is located, i.e. the village of Botwnnog. As has already been noted in paragraph 5.5 of this report (above), the definition of local is the Gwynedd area. The housing survey also notes " *The definition of local need for affordable housing (for a site within the development boundary) - people in need of an affordable house who have lived in Gwynedd for a continuous period of five years or more, either immediately prior to submitting the application or in the past... This need must be complied with*". As seen from the additional observations of the Housing Strategic Unit, the current figures confirm without a doubt that there is a critical need for housing as the ones proposed, for residents in the county, whilst waiting lists for the Council's housing options service and Tai Teg confirm the existing numbers.

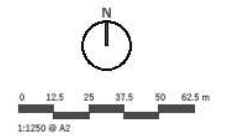
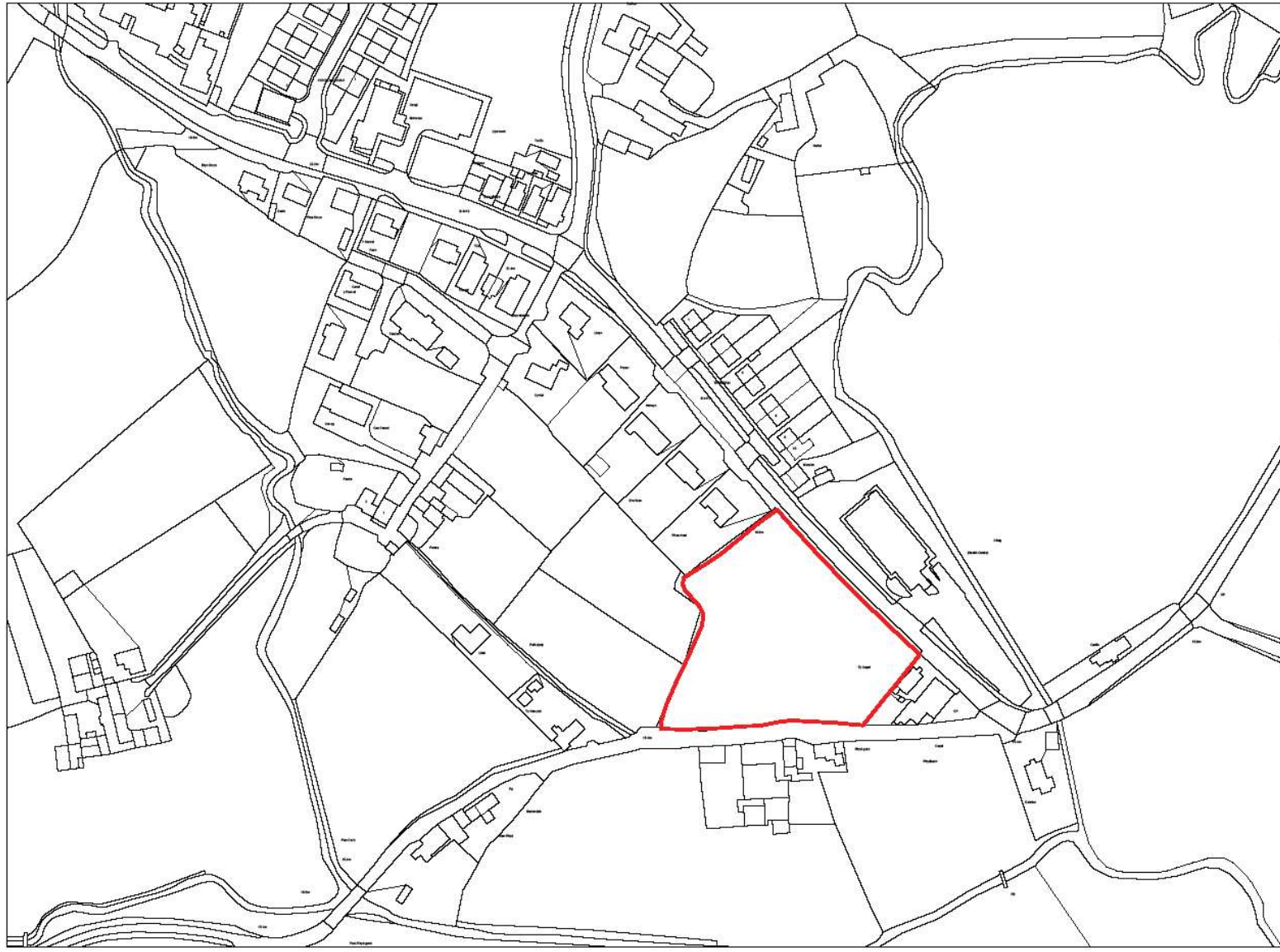
6. Conclusions:

- 6.1 This is a proposal for affordable housing drawn up to meet the needs of the local housing market and located on a site designated for housing within the village's development boundary. As a result, it is believed that the plan is acceptable on the grounds of principle and that it complies with relevant local and national planning policies as noted in the report. Full attention was given to all material observations and objections received and it is believed that the proposal is acceptable and that, consequently, it is in accordance with the relevant policies as noted above.

7. Recommendation:

- 7.1 To delegate powers to the Head of Environment Department to approve the application, with the following conditions:
1. Time
 2. Development to comply with the approved plans
 3. Must submit and agree on a programme for providing affordable housing
 4. Must agree on external materials including the roofing slates
 5. Removal of permitted development rights
 6. Welsh Water Condition
 7. Highways Conditions
 8. Biodiversity conditions
 9. A need to submit a Construction Management Plan prior to the commencement of the development work
 10. There must be a Welsh name for the housing estate and individual houses.
 11. Restrict the use to C3 use class only
 12. Archaeology conditions
 13. Condition to agree on equipment for the playing field
 14. Landscaping to be completed
 15. Natural Resources Wales conditions

REV.	DESCRIPTION	DATE	BY	CHK
P1	INITIAL SCHE	16/09/2022	GI	SD
P2	WG CONCEPT SUBMISSION	20/09/2022	GI	GI
P3	ADDITIONAL WG INFORMATION	01/10/2022	GI	GI
P4	PLANNING AND WG UPDATE	20/09/2023	GI	SD



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PROJECT:
 CAE CAPEL HOUSING,
 BOTWNOG

CLIENT:
 RWE LTD | ADRA

DRAWING TITLE:
 LOCATION PLAN

DRAWING STATUS: PLANNING	STATUS: S3
DRAWING No: CCH-SAL-01-ZZ-DR-A-0001	PROJECT No: P1154
SCALE: 1 : 1250@A2	REVISION: P4

LOCATION PLAN
 SCALE: 1 : 1250

KEY

- EXTERNAL GARDEN SPEC TO BE SPECIFIED BY CONTRACT APPROVED ASSOCIATION. (A) SHED APPROXIMATE PLACEMENT (B) (C) (D) COMPLETE WITHIN DESIGN ALL WORKING GARDENS TO BE SPECIFIED TO AND INCLUDING IDEAL CONCRETE SLAB LAYING AND INCLUDING DAM PROOF MEASURES ON BLENDED 100MM HARDWARE BED
- ALTERNATE EXTERNAL GARDEN SPEC TO PLOT 1-5. ABOARD ANNEK BIKE STORAGE X3 (21 X 6 FT X 17 FT HIGH)
- EXTERNAL RAIN WATER COLLECTION BUILT. PLOT 1-5 INCLUDING ONE TO BE WIND RESISTANT (A) (B) OR WATER DRAIN OFF. SUPPORT P (INT) (EXT) WITH WITH RAIN WATER PUMP.
- BIOS STORAGE AREAS. PROVIDE OFFICE AREAS TO STORE FOOD AND DRINKS. BINS AND JUNK RECYCLE BINS.
- BIOS STORAGE PROVISION TO PLOT 1-5. PROVIDE STORAGE AREA WITHIN 100M WHEELER STORAGE / BINS STORAGE
- SUPPLY & FIXINGS TO BE PROVIDED
- ALL PATHS TO BE CONCRETE OR ASPHALT. LIGHT TRAFFIC. TRAFFIC LIGHTS AND SIGNAGE. POWER. FLOODING STRIPS TO BE SET TO THE SIDE OF PATH. TRAPDOOR BENTS OVER 8M F WIDTHS.
- WATER SQUARES SHOULD NOT BE PAID AREA TO BE PROVIDED. (A) THIS IS INCLUDED IN THE 4000 BLANK GARDEN AREA.
- EXTERNAL AIR SOURCE HEAT PUMPS

ECOLOGICAL ENHANCEMENTS

1. HEDGEROW GATES TO ALL GARDEN FENCES AS ECOLOGICAL RECOMMENDATIONS
 2. THE REMAINING HEDGE ON THE SITES WESTERN BOUNDARY IS ENHANCED AS FOOD GAST RECOMMENDATIONS
- HEDGEROW PLANTS**
- HAZEL (CORNUS AVELLANA)
 - BLOOM (SARACODUS VIGORAE)
 - HAWTHORN (CRATAEGUS MONGOURTIAN)
 - BLACKBERRY (RUBUS FRuticosus)
 - DOG ROSE (ROSA CANINA)
 - GUILDFORD ROSE (RUBUS ALBA)
 - HAZEL (SARACODUS VIGORAE)
3. NEW HEDGE PLANTING TO THE SOUTH AND WESTERN BOUNDARIES ON TOP OF THE EXISTING HEDGEROW AS FOOD GAST RECOMMENDATIONS
- PROPOSED NEW HEDGE PLANTING**
- HAZEL 10%
 - HAZEL (SARACODUS VIGORAE) 20%
 - HAZEL (SARACODUS VIGORAE) 20%
 - BLOOM (SARACODUS VIGORAE) 20%
 - HAWTHORN (CRATAEGUS MONGOURTIAN) 10%
 - BLACKBERRY 10%
4. NEW TREE PLANTING (20%) PLANTED ACROSS THE SITE AS ECOLOGICAL RECOMMENDATIONS
- PROPOSED TREE PLANTING**
- BORNIA (SARACODUS VIGORAE)
 - CHERRY (PRUNUS AVOIA)
 - BORNIA (SARACODUS VIGORAE)
 - CHERRY (PRUNUS AVOIA)
 - CRAB APPLE (MALUS SYLVESTRIS)
5. BAT TUBES (20%) TO BE PROVIDED IN THE PUBLIC OPEN SPACES AS ECOLOGICAL RECOMMENDATIONS
- BAT TUBES**
- 18 BAT TUBES TO BE PROVIDED IN THE PUBLIC OPEN SPACES AS ECOLOGICAL RECOMMENDATIONS



KEY

AFFORDABLE HOUSES

TYPE	AMOUNT
 DQR - 3P2B BUNGALOW	4
 DQR - 4P2B DORMER BUNGALOW	6
 DQR - 5P3B DORMER BUNGALOW	8
Total	18

GWYNNED RECREATIONAL NEEDS - OSRV REQUIREMENT BASED ON THE ABOVE MIX: 876sqm

-  SUDS FEATURES
-  PUBLIC OPEN SPACES

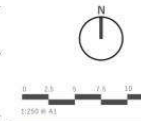
PROPOSED BOUNDARY PLAN
SCALE: 1 : 250



BOUNDARY TREATMENT KEY

- 1000mm HIGH BALANCE
- 1000mm TIMBER KIT & RAILS
- 1800mm TIMBER KIT & RAILS - TRELLIS TOP 800mm
- 1800mm ANTI-CLIMB MESH FENCE - HEIGHT REDUCE TO 1800MM TO PLANT TO
- IMPROVE / NEW HEDGE
- EXISTING WALLS FRONT WALL TO PLOT 5-5 TO BE RETAINED AND WHERE REQUIRED REDUCED IN HEIGHT TO 1M HIGH

REV.	DESCRIPTION	DATE
P1	PROPOSED FOR COMMENT	09/20
P2	UPDATES AND/OR FOLLOWING CLIENT COMMENTS	06/21
P3	REVISIONS TO FOOTPRINT	16/21
P4	GLAZING PERMISSIBLE SURFACES & VISIBILITY GLAZING ADDED	23/21
P5	GLAZING PERMISSIBLE SURFACES UPDATED	23/21
P6	INITIAL ISSUE	18/19
P7	NEW CONCEPT SUBMISSION	28/19
P8	ADDITIONAL UG INFORMATION	30/19
P9	PLANNING AND UG UPDATE	30/20
P10	BOUNDARY TREATMENT CHANGES	06/21
P11	CLIENT COMMENTS INCORPORATED	27/21
P12	PLANNING CONSULTANTS COMMENTS	30/21
P13	UG COMMENTS	13/21
P14	PLANNING UTILITY	21/21
P15	PLANT GARDEN FENCING ADJUSTED	27/21



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CAE CAPEL HO
BOTW
RWE LTD
PROPOSED BOU

DRAWING STATUS: PLANNING
DRAWING NO: CCH-SAL-01-ZZ-DR-A-0004
SCALE: As indicated@A1



STREET SCENE 1

SCALE: 1 : 200



STREET SCENE 2

SCALE: 1 : 200



STREET SCENE 3

SCALE: 1 : 200



3D VIEW 1



3D VIEW 2

REV	DESCRIPTION	DATE	BY	CHK
P1	FIRST SUE FOR COMMENT	01/01/2022	SI	GI
P2	UPDATED LAYOUT FOLLOWING	06/07/2022	SI	GI
P3	CLIENT COMMENTS	18/07/2022	SI	GI
P4	PUB CONSULTATION FOOTPRINT	18/07/2022	SI	GI
P5	UPDATED	23/08/2022	ME	SD
P6	SUE'S REMARKABLE SURFACES A:	23/08/2022	SI	GI
P7	VISIBILITY SPLAY ADDED	23/08/2022	SI	GI
P8	UPDATED	19/10/2022	GI	SD
P9	REFINAL ISSUE	26/10/2022	GI	SD
P10	WG CONCEPT SUBMISSION	26/10/2022	GI	SD
P11	ADDITIONAL WG INFORMATION	03/11/2022	GI	SD
P12	PLANNING AND WG UPDATE	20/01/2023	GI	SD
P13	BOUNDARY TREATMENT CHANGES	04/07/2023	GI	SD
P14	CLIENT COMMENTS	27/10/2023	ME	GI
P15	INCORPORATED	12/11/2023	GI	SD
P16	WG COMMENTS	12/11/2023	GI	SD
P17	PLANNING UPDATES	21/01/2024	GI	SD
P18	ROOF & GARDEN FENCING	27/01/2024	GI	SD
	ADDED			



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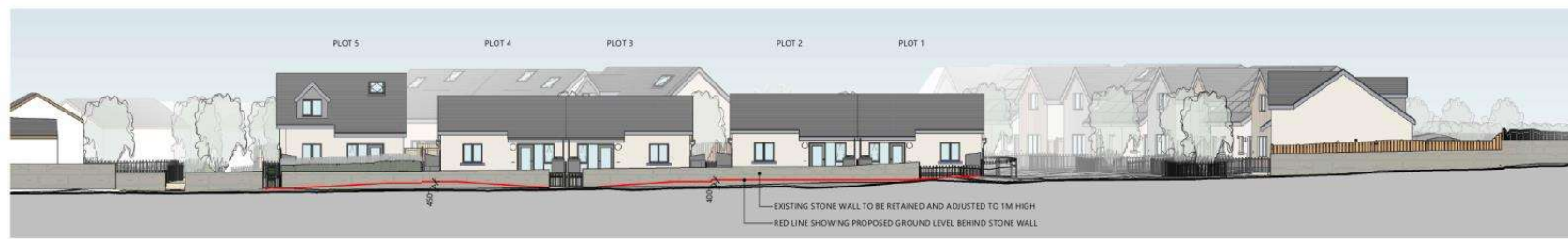
PROJECT:
CAE CAPEL HOUSING,
BOTWNNOG

CLIENT:
RWE LTD | ADRA

DRAWING TITLE:
STREET SCENE

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No.:	PROJECT No.:
CCH-SAL-01-ZZ-DR-A-0005	P1154
SCALE:	REVISION:
1 : 200@A2	P14

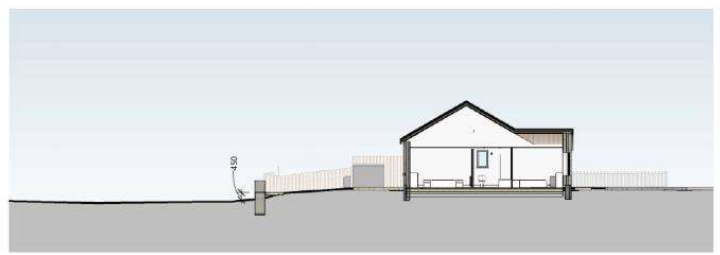
REV	DESCRIPTION	DATE	BY	CHK
P1	PLANNING CONSULTANTS COMMENTS	30/10/2023	ME	GI
P2	PLANNING UPDATES	21/06/2024	GI	SD
P3	PLOT 5 GARDEN FENCING REVISED	27/06/2024	GI	SD



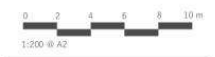
STREET ELEVATION
SCALE: 1 : 200



SECTION THROUGH PLOT 2
SCALE: 1 : 200



SECTION THROUGH PLOT 4
SCALE: 1 : 200



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PROJECT:
**CAE CAPEL HOUSING,
BOTWNNOG**

CLIENT:
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DRAWING TITLE:
STONE BOUNDARY WALL

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
CCH-SAL-01-ZZ-DR-A-0007	P1154
SCALE:	REVISION:
1 : 200@A2	P3



5P3B FIRST FLOOR
SCALE: 1 : 100



FRONT ELEVATION
SCALE: 1 : 100

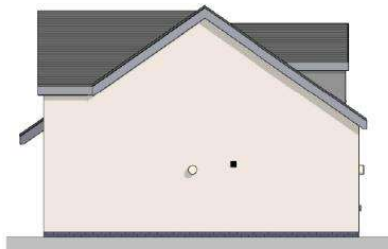


REAR ELEVATION
SCALE: 1 : 100

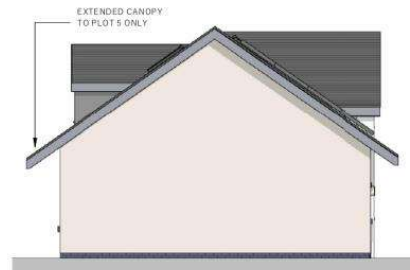


5P3B GROUND FLOOR
SCALE: 1 : 100

PLOT 5, 6, 9, 10, 13, 14, 17, 18



SIDE ELEVATION
SCALE: 1 : 100



SIDE ELEVATION PLOT 6&5
SCALE: 1 : 100

ENERGY REQUIREMENTS			
REV	DESCRIPTION	DATE	BY / CHK
P1	ISSUED FOR PRELIMINATION	15/11/2022	SD / GJ
P2	PLANNING AND WLS UPDATES	26/11/2023	GJ / SD
P3	CLIENT COMMENTS INCORPORATED	27/02/2024	MS / GJ
P4	SEAL EVALUATION ADDED	26/02/2024	MS / GJ
P5	PLANNING UPDATES	27/06/2024	GJ / SD

NEW HOMES MUST MEET ENERGY AND DECARBONISATION REQUIREMENTS WHICH CONSISTS OF:
ACHIEVING EPC A (SA92 OR GREATER) THROUGH THE MINIMUM FABRIC STANDARD SET OUT IN 'APPENDIX E' - ELEMENTAL SPECIFICATION FOR THE DWT/TER, WITHIN THE BUILDING REGULATIONS APPROVED DOCUMENT PART L WALES 2020 AND BY NOT USING FOSSIL FUEL FIRED BOILERS TO PROVIDE DOMESTIC HOT WATER AND SPACE HEATING. ALTERNATIVE PROPOSALS WILL BE ACCEPTABLE WHERE IT CAN BE DEMONSTRATED BY INDEPENDENT CERTIFICATION THAT THE BUILDING'S ENERGY DEMAND IS REDUCED IN ACCORDANCE WITH THE ENERGY HIERARCHY FOR PLANNING IN WELSH GOVERNMENTS PLANNING POLICY WALES.

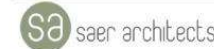
APPROVED DOCUMENT PART L - APPENDIX E (WALES)	
ELEMENT OR SYSTEM	SPECIFICATION
OPEN AREAS (WINDOWS AND DOORS)	SAME AS ACTUAL DWELLING UP TO A MAXIMUM PROPORTION OF 25% OF TOTAL FLOOR AREA.]
EXTERNAL WALL U-VALUE (W/m²K)	0.13
CORRIDOR WALL U-VALUE (W/m²K)	0.18
PARTY WALL U-VALUE (W/m²K)	0
ROOF U-VALUE (W/m²K)	0.11
FLOOR U-VALUE (W/m²K)	0.11
WINDOWS, ROOF WINDOWS AND GLAZED DOOR U-VALUE (W/m²K)	1.3 (WHOLE WINDOW U-VALUE)
ROOFLIGHT U-VALUE (W/m²K)	1.6 (WHOLE WINDOW U-VALUE)
WINDOWS, ROOF WINDOWS, GLAZED ROOFLIGHTS AND GLAZED DOOR G-VALUE	0.63
OPAQUE AND SEMI-GLAZED DOOR U-VALUE (W/m²K)	1.0
AIR PERMEABILITY (M³/M² AT 50 PA)	5

- PROPOSED MATERIALS**
- OFF WHITE RENDER
 - NATURAL STONE CLADDING OR PANALISED SYSTEM SUCH AS TIER
 - TIMBER CLADDING
 - DORMER STRUCTURE - GREY CLADDING
 - GREY PLINTH - ENGINEERING BRICK
 - TILE OR SLATE ROOF
 - WINDOWS AND DOORS - GREY UPVC WINDOWS AND COMPOSITE DOORS

5P3B STORAGE (2.5m³)				5P3B GIA	
NAME	AREA	VOLUME	COMMENTS	FLOOR	AREA
00 - GROUND FLOOR					
ST.	2.2 m²	3.7 m³		GROUND FLOOR	56.7 m²
01 - FIRST FLOOR					
AC	0.9 m²	2.1 m³		FIRST FLOOR	42.2 m²
	3.1 m²	5.8 m³			98.9 m²

LOFT STORAGE (16m³)			
NAME	AREA	VOLUME	COMMENTS
01 - FIRST FLOOR			
EAVES STORAGE	9.3 m²	12.3 m³	
EAVES STORAGE	6.1 m²	7.4 m³	
	15.3 m²	19.7 m³	GROUND FLOOR STORAGE OVERSIZED TO COMPLY WITH FULL REQUIREMENTS

REAR ELEVATION PLOT 5
SCALE: 1 : 100



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PROJECT
CAE CAPEL HOUSING DEVELOPMENT
CLIENT
RWE LTD | ADRA

DRAWING TITLE
5P3B DORMER BUNGALOW PLANS AND ELEVATIONS

DRAWING STATUS FOR COMMENTS	STATUS
	53
DRAWING No: CCH-SAL-02-ZZ-DR-A-0010	PROJECT No: P1154
SCALE: 1 : 100@AZ	REVISION: P5

REV.	DESCRIPTION	DATE	BY	CHK.
P1	ISSUED FOR PRESENTATION	15/11/2022	GD	GD
P2	PLANNING AND WU/UPDATE	28/07/2023	GD	GD
P3	CLIENT COMMENTS INCORPORATED	27/10/2023	AAE	GD
P4	PLANNING UPDATES	21/08/2024	GD	GD

PROPOSED MATERIALS

-  OFF WHITE RENDER
 -  NATURAL STONE CLADDING OR PANELISED SYSTEM SUCH AS TIER
 -  TIMBER CLADDING
 -  DORMER STRUCTURE - GREY CLADDING
 -  GREY PLINTH - ENGINEERING BRICK
 -  TILE OR SLATE ROOF
 -  WINDOWS AND DOORS - GREY UPVC WINDOWS AND COMPOSITE DOORS
- 0 1 2 3 4 m
- 1:100 @ A3

ENERGY REQUIERMENTS

NEW HOMES MUST MEET ENERGY AND DECARBONISATION REQUIREMENTS WHICH CONSISTS OF: ACHIEVING EPC A (SAP92 OR GREATER) THROUGH THE MINIMUM FABRIC STANDARD SET OUT IN "APPENDIX E" - ELEMENTAL APPROVED DOCUMENT PART L WALES 2020 AND BY NOT USING FOSSIL FUEL FIRED BOILERS TO PROVIDE DOMESTIC HOT WATER AND SPACE HEATING. ALTERNATIVE PROPOSALS WILL BE ACCEPTABLE WHERE IT CAN BE DEMONSTRATED BY INDEPENDENT CERTIFICATION THAT THE BUILDING'S ENERGY DEMAND IS REDUCED IN ACCORDANCE WITH THE ENERGY HIERARCHY FOR PLANNING IN WELSH GOVERNMENT'S PLANNING POLICY WALES.

APPROVED DOCUMENT PART L - APPENDIX E (WALES)

ELEMENT OR SYSTEM	SPECIFICATION
OPEN AREAS (WINDOWS AND DOORS)	SAME AS ACTUAL DWELLING UP TO A MAXIMUM PROPORTION OF 25% OF TOTAL FLOOR AREA 1
EXTERNAL WALL U-VALUE (W/m²K)	0.13
CORRIDOR WALL U-VALUE (W/m²K)	0.18
PARTY WALL U-VALUE (W/m²K)	0
ROOF U-VALUE (W/m²K)	0.11
FLOOR U-VALUE (W/m²K)	0.11
WINDOWS, ROOF WINDOWS AND GLAZED DOOR U-VALUE (W/m²K)	1.3 (WHOLE WINDOW U-VALUE)
ROOFLIGHT U-VALUE (W/M²K)	1.6 (WHOLE WINDOW U-VALUE)
WINDOWS, ROOF WINDOWS, GLAZED ROOFLIGHTS AND GLAZED DOOR GVALUE	0.63
OPAQUE AND SEMI-GLAZED DOOR U-VALUE (W/m²K)	1.0
AIR PERMEABILITY (M³/H·M² AT 50 PA)	5



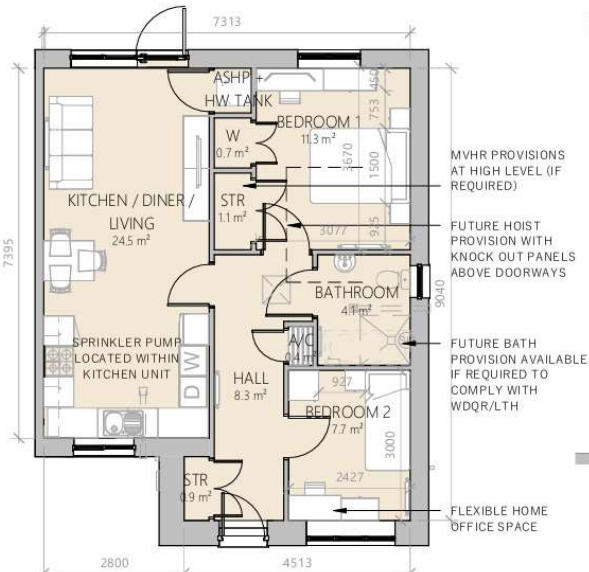
FRONT ELEVATION
SCALE: 1 : 100



REAR ELEVATION
SCALE: 1 : 100



SIDE ELEVATION
SCALE: 1 : 100



3P2B GROUND FLOOR
SCALE: 1 : 100
PLOT 1, 2, 3, 4

3P2B STORAGE (2m³)			
NAME	AREA	VOLUME	COMMENTS
00 - GROUND FLOOR			
STR	1.1 m²	2.4 m³	MVHR AT HIGH LEVEL WITHIN STORE (IF REQ)
A/C	0.4 m²	0.8 m³	
STR	0.9 m²	1.9 m³	
	2.4 m²	5.0 m³	

3P2B GIA	
FLOOR	AREA
GROUND FLOOR	61.5 m²
	61.5 m²

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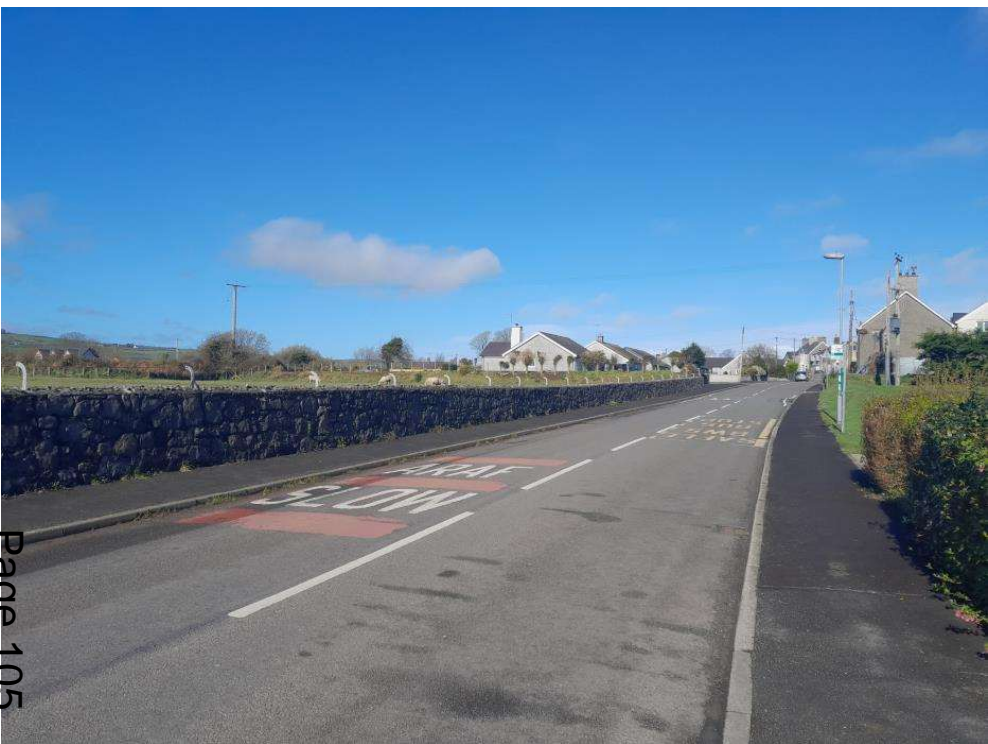
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PROJECT
CAE CAPEL HOUSING DEVELOPMENT
CLIENT
RWE LTD | ADRA

DRAWING TITLE
3P2B BUNGALOW PLAN AND ELEVATIONS

PURPOSE OF ISSUE	STATUS
PLANNING	S3
DRAWING No: CCH-SAL-04-ZZ-DR-A-0012	PROJECT No: P1154
SCALE: 1 : 100@A3	REVISION: P4







PLANNING COMMITTEE	DATE: 09/09/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 5

Application Number: C24/0478/42/DT

Date Registered: 17/06/2024

Application Type: Householder

Community: Nefyn

Ward: Morfa Nefyn and Tudweiliog

Proposal: Creation of an exterior rear balcony with privacy screen

Location: Tŷ Pen Lôn Las, Morfa Nefyn, Pwllheli, Gwynedd, LL53 6BG

Summary of the Recommendation: APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 09/09/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1. An application to carry out external works to a residential property by creating a first-floor exterior balcony to the rear of the property.
- 1.2. The site is located within the current development boundary of the village of Morfa Nefyn and within a relatively dense established residential area. For clarity, the site is not within the area of the Llŷn AONB designation (the closest part of the AONB boundary is approximately 270m to the west), but the area is located within the Llŷn and Enlli Landscape of Outstanding Historic Interest.
- 1.3. The proposal involves:
 - Creating a restricted outdoor area to be used as a balcony above the existing flat roof extension which extends out to the rear of the property. The length of the existing flat roof extension extends approximately 5.2m from the rear wall of the property and it can be seen that the majority of the roof area includes an established 'sedum' roof which is a roof covered in plants.
 - The existing permanent wall is approximately 1.6m high and extends 1.8m out of the property's main rear wall above the flat roof extension and the proposal would be to extend the outdoor area behind this wall with a permanent opaque glass handrail extending 1.7m beyond the wall to the edge of the flat roof extension. A clear glass handrail would be installed from the edge of the wall and across the roof for approximately 4m in length, and link to another 2.9m long handrail which would link back to the rear wall of the building so that it restricts the outdoor area behind the existing wall, which is a total of approximately 8.8m². Therefore, for clarity, the external area would extend over the roof of the existing extension completely and be restricted by including the permanent handrails to a relatively small area, considering the total surface area of the existing roof, i.e. 35m².
- 1.4. The application is submitted to the Planning Committee for a decision after receiving the observations of the Local Member, who confirmed that he objected to the proposal due to over-development and overlooking; even with a privacy screen, consideration must be given to the privacy of neighbours; a balcony would significantly disrupt the privacy and enjoyment of nearby houses; the extension to this property was recently approved with a clear condition that a balcony would not be approved.

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 Local Development Plan.
- 2.2. The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. 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 reaching 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.

2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017**

PS 1: The Welsh Language and Culture

PCYFF 1: Development boundaries

PCYFF 2 - Development criteria

PCYFF 3 - Design and place shaping

TRA 2 - Parking standards

TRA 4 - Managing transport impacts

PS 19 - Conserving and where appropriate enhancing the natural environment

AMG 5 – Local Biodiversity Conservation

AT 1 – Conservation areas, world heritage sites and landscapes, parks and registered historic gardens

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note 12: Design

3. **Relevant Planning History:**

3.1 C20/0898/42/DT - Extensions and alterations to the existing dwelling - Approved 01/03/21

3.2 Application C06D/0138/42/LL - Single-storey extensions to the front, side and rear of the existing dwelling house - Approved 04/05/06

4. **Consultations:**

Community/Town Council: Overlooking and impact on privacy and amenities of nearby residents.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired and two letters / items of correspondence have been received objecting on the following grounds:

- Overlooking and the impact on the enjoyment and privacy of residents and nearby neighbours. In accordance with Policy PCYFF 2, paragraph 7, the application should be refused as a result of the impact on the amenities of other local occupiers. In addition, it is believed that it does not meet the requirements of paragraph 1 of Policy PCYFF 3 as it does not encourage and respect the considerations of the neighbourhood and consequently it does not meet the requirements of paragraph 4.
- The new screen being proposed would only save a little of the overlooking to the garden of Llaen Bach, and the tree, which is already there (but it could easily enough be felled in the future), but partly prevents the remainder of the overlooking to the garden.
- Such a balcony would also enable direct overlooking into the bedroom of Bryniau, and down to the rear yard of Clwyd. This again has a prominent impact on the amenities of other local occupiers.

As well as the above objections, objections were received that were not material planning objections and these included:

- The application is included within the Pen Llŷn Area of Outstanding Natural Beauty (AONB). It is not believed that this development does anything to protect, retain or enhance the special features of the AONB in accordance with Policy AMG 1 of the LDP.
- A similar application for a balcony on Tŷ Pen has already been made and has been refused because the balcony is overlooking and disrupting the enjoyment and privacy of nearby neighbours.
- Having such a balcony, would have a detrimental impact and would reduce the value of the neighbours' property.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is a requirement that planning applications are determined based on the attributes of the specific scheme in question and in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 Generally, policies PCYFF 2 and PCYFF 3 permit proposals for extensions and alterations to existing dwellings provided they do not have a detrimental impact on visual amenities and that they respect and enhance the appearance of the site and the area in general. In addition, extensions to existing buildings are required to:
- add to and enhance the character and appearance of the site, the building or the area in terms of siting, appearance, scale, height, massing and elevation treatment;
 - respect the context of the site and its place within the local landscape

- 5.3 Policy PCYFF 3 of the Joint Anglesey and Gwynedd Local Development Plan (LDP) is the main consideration when assessing design, materials and the visual impact of any development. When looking at other houses in the vicinity, the variety in terms of design, size and bulk, include similar elements to what is proposed here, i.e. exterior balconies or terraces. There would be no substantial change to the appearance of the building deriving from this development, particularly considering its location in the rear of the property and is therefore outside prominent public elevations.

Visual amenities

- 5.4 This proposal involves conducting work within a part of the outdoor area which has already been developed, i.e. a part of the roof of the existing extension. The proposal would be to carry out the work in a relatively small part of the existing roof and it is believed that this proposal, from considering its location to the rear of the site is acceptable and that it would not disrupt the layout and appearance of the site to acceptable degrees.
- 5.5 It must be acknowledged that common features such as balconies on other houses within the broader area vary in size and appearances and it is not believed that this proposal would be significantly different, if at all, to the types of developments that have already been approved locally.
- 5.6 Considering the proposal in terms of its visual impact, it is believed to be acceptable based on the design and scale and that it would, consequently, be acceptable based on the relevant requirements of the criteria of policy PCYFF 3 which, amongst other things, have the aim of ensuring that every proposal reiterates and improves the character and appearance of the site, the building or the area.
- 5.7 Given the size, form and location of the proposed development, it is not believed that the proposal will have a significant impact on the wider designation of the historic landscape that is relevant to this area, and therefore it is not considered that it would be unacceptable based on the relevant requirements of policy AT 1.

General and residential amenities

- 5.8 The property is located between other two-storey residential houses. Open agricultural fields extend beyond the rear boundary of the site and are therefore consideration is only given to the impact on the adjacent housing. The location of the proposed development in the corner of the existing roof, with an existing permanent wall extending partly along the roof, which includes established plant growth in the form of a 'sedum' roof. The proposed outdoor area would not extend beyond this wall and the ability to go beyond the top of the wall is restricted due to the proposal to install a permanent glass handrail. It is true to say that the remainder of the outdoor area extends partly across the roof, and it is relatively likely that there would be some overlooking in relation to the far north-west corner of the outdoor area to a section of the garden of the residential property known as Llain Bach. But these elevations would be restricted here and from one section of the area instead of the whole area and the associated angle and distances would mean that it would not be wholly oppressive.
- 5.9 The other site of the balcony would extend more across the existing roof towards the residential property known as Bryniau to the north. There would be a distance of approximately 8m between the closest part of the glass handrail on this side and Bryniau and the permanent opaque glass handrail of approximately 1.6m high installed to protect elevations and to restrict the size of the outdoor area. It is likely that the situation would change from the current situation. However, it is

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not considered that the proposal is likely to have an unacceptable impact due to its size and location and the distance between buildings. Care has been taken to reduce the impact by restricting the surface area of the outdoor area and include features such as an opaque glass handrail. It must be borne in mind that this is an established and relatively dense residential area where gardens abut one another, and windows overlook and thus the existing disruption is inevitable as a result.

- 5.10 Therefore, in terms of this element, it is not believed that the development would disrupt the amenities of nearby properties to an unacceptable and significant degree. Therefore, having considered the impact in its entirety and having assessed the relevant considerations in full, it is not believed that the proposal would be entirely unacceptable nor, therefore, contrary to the relevant requirements of policy PCYFF 2.

Transport and access matters

- 5.11 This proposal relates to a proposal to carry out work to the rear of the property above the existing roof extension. It would not affect the existing access and parking arrangements to the front of the property and therefore it is not believed that any harm comes as a result of transport and access matters. Consequently, it is considered that the proposal is acceptable based on the relevant requirements of Policies TRA 2 and TRA 4.

Biodiversity matters

- 5.12 In accordance with recent legislative changes to Planning Policy Wales (PPW) and the need to introduce a Green Infrastructure Statement, a statement has been submitted and for the purpose of satisfying PPW in terms of this particular aspect, it is believed that this has been done in this case by confirming that bird boxes would be installed within the site (one on the house and the other in the garden), whilst the existing green roof would be maintained to continue to maintain and enhance the biodiversity of the site.
- 5.13 It is therefore believed that the proposal is acceptable on the grounds of the requirements of policies AMG 5 and PS 19 4 as well as the update to chapter 6 of Planning Policy Wales relating to green infrastructure and the phased approach.

Relevant planning history

- 5.14 An explanation of the site's planning background should be provided here due to the suggestion that previous applications for outdoor terraces/balcony were refused. From looking at the site's latest planning history, it can be seen that an outdoor terrace or balcony element is included as a part of planning application C20/0898/42/DT.
- 5.15 When discussing this application at the Planning committee at the time, it was decided to defer making a final decision in an attempt to seek further information on the potential impact of the development on the amenities of residents. The main concern was ensuring that the new first-floor terrace proposed would not have a harmful impact on the privacy of neighbours. It can be seen from the records at the time, and to assist with this, that the agent was asked to provide photographs or a video taken from the existing rear first-floor windows in order to have a reasonable impression of what would be seen from the new terrace. Another option that was suggested was removing the terrace from the plans. It can be seen that the agent has submitted an amended plan with the terrace removed from the proposal and after the application was submitted to the committee, it was approved.

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- 5.16 Therefore, to confirm, the previous application for a terrace/balcony on this property was not refused; the terrace/balcony element was removed from the proposal voluntarily; it does not appear from the records at the time that it would approve the previous application, "clearly subject to the balcony not being approved".

Response to the public consultation

- 5.17. It is acknowledged that objections have been received to this proposal and it is considered that all relevant planning matters have been given appropriate consideration as part of the above assessment. A decision is made based on a full consideration of all the relevant planning considerations and all the comments received during the public consultation and that no one was let down when considering this application.

Language Matters

- 5.18 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is further reiterated in para. 3.28 of Planning Policy Wales (Edition 11, 2021), and Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.19 It is noted that there are some specific types of development where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the type of developments in question, the following is noted: The proposal does not reach the thresholds for submitting a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. However, Appendix 5 of the SPG notes that every housing, retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.
- 5.20 The proposal submitted relates to carrying out work within an established residential site. Planning consent has already been approved in the past for work associated with the residential use, and the proposal before the committee involves carrying out further work. It is not considered that the proposed developments are likely to have a detrimental impact on the Language as a result of the proposal, therefore it is considered that it complies with the requirements of policy PS1 in that respect.

6. Conclusions:

- 6.1 Having considered the above and all the relevant matters including the local and national policies and guidance, as well as all the observations received, it is believed that this proposal is acceptable and thus satisfies the requirements of the relevant policies as noted above.

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7. Recommendation:

7.1 To delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions:

1. Time
2. Compliance with plans
3. Installation of handrail before using the outdoor area
4. Installation of opaque glass and its retention before using the outdoor area.
5. The development to be maintained in line with the improvements as noted in the Green Infrastructure Statement.



Site Location **Plan**

1:1250

-  Site boundary
-  Extent of proposed balcony

PLANNING DRAWING

issued to planning authority

15.06.24 P1

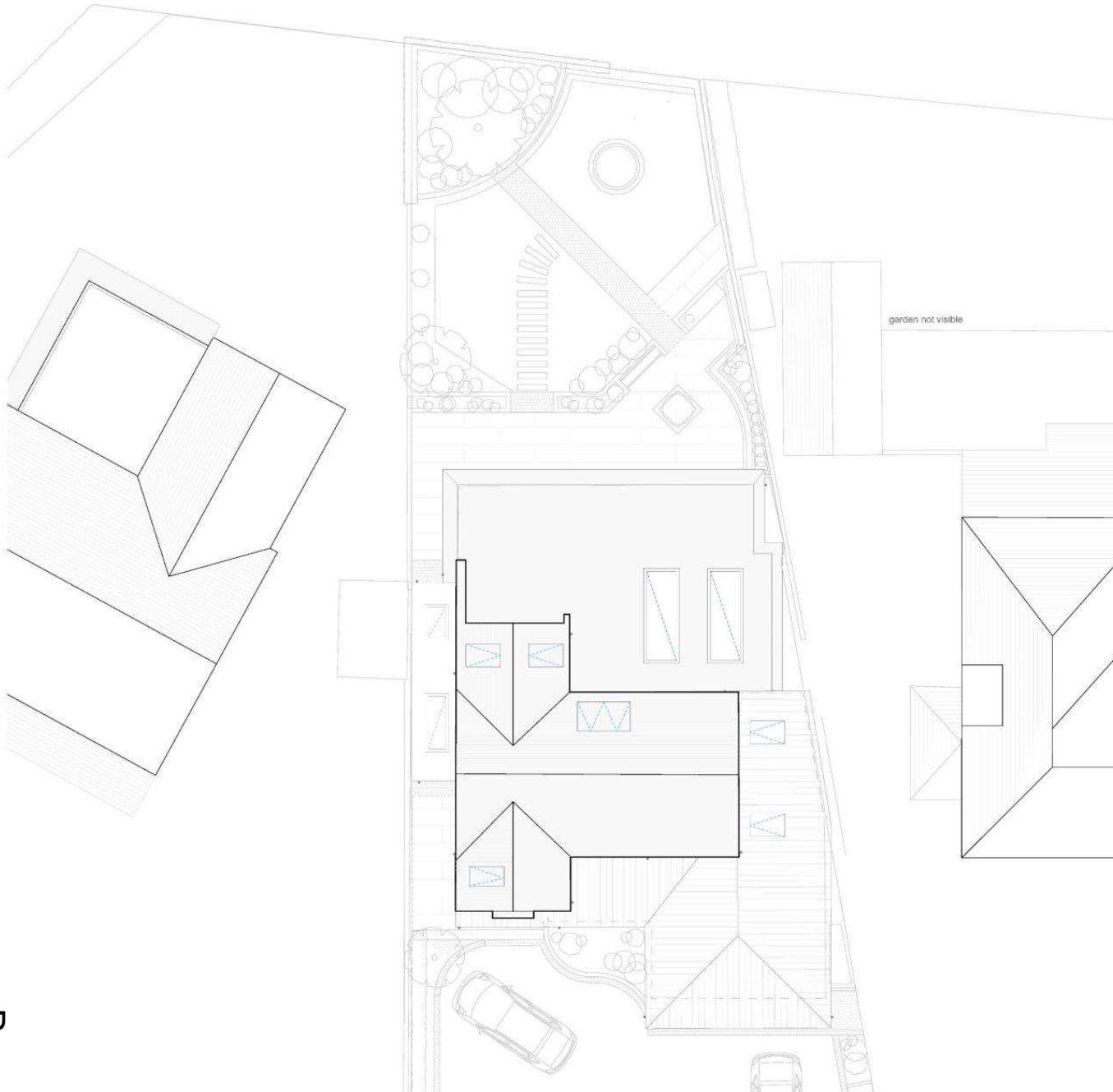
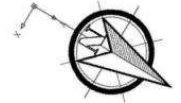
project
**Proposed balcony and
associated screens to Ty Pen,
Morfa Nefyn**
title
Site Location Plan

scale 1:250 @ A4

date June 24

drg no. 2005_86

rev **P1**



View: North West



View: South West

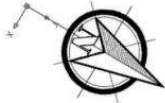
PLANNING DRAWING

issued to planning authority 16.06.24 P1

project
Proposed balcony and
associated screens to Ty Pen,
Morfa Nefyn
title
Roof Plan - Existing

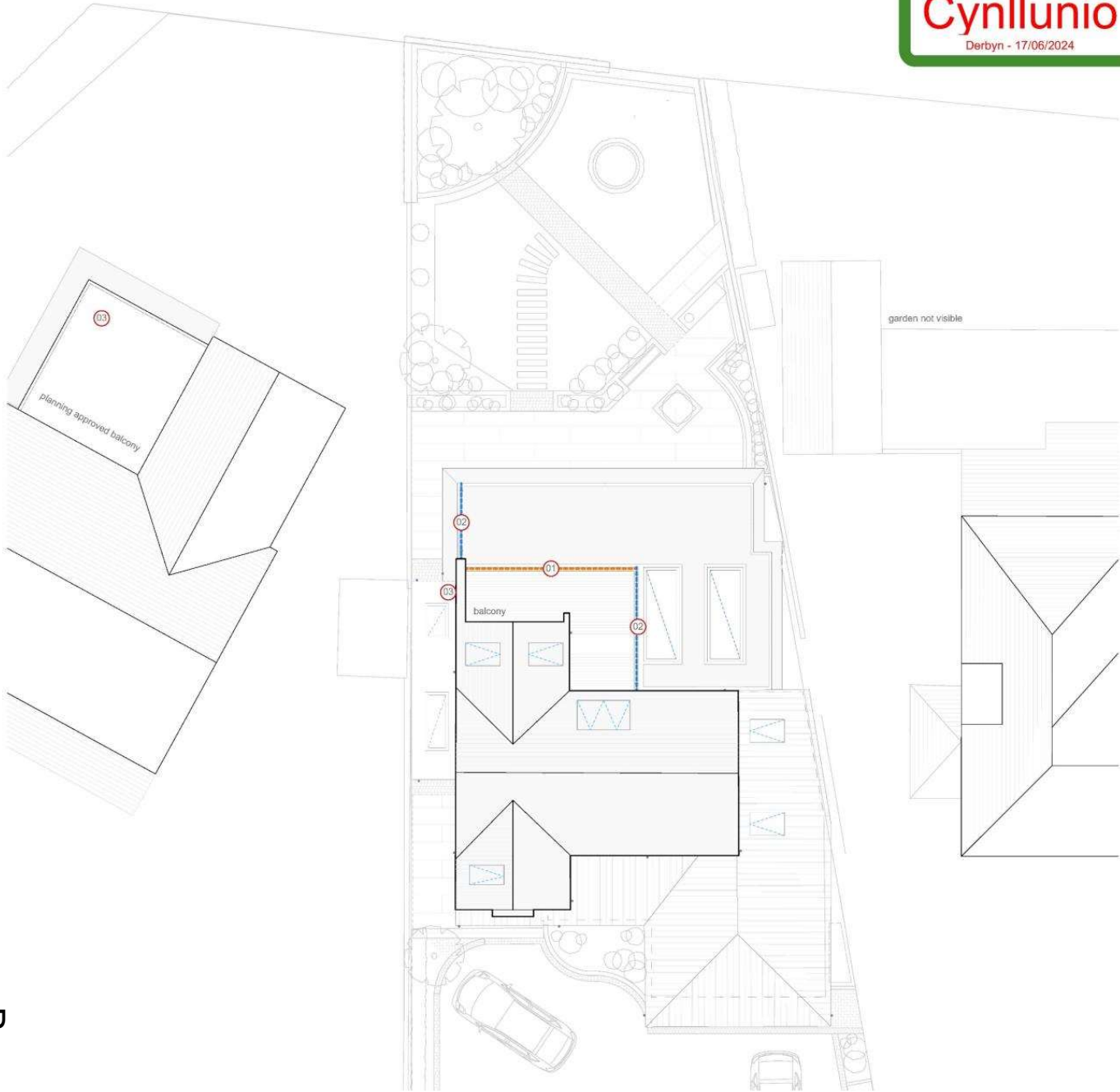
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drig no. 2005_87 rev P1



Legend

- 01. Extent of glazed balustrade system - clear glass
- 02. Extent of glazed balustrade system - opaque glass
- 03. Existing screen wall
- 04. Planning approved two storey extension and balcony - planning ref: C23/0151/42/DT (construction to commence)



View: North West



View: South West

PLANNING DRAWING

issued to planning authority 16.06.24 P1

project
Proposed balcony and associated screens to Ty Pen, Morfa Nefyn
 title
Roof Plan - Proposed

scale 1:50 @ A2 date June 24

drwg no. 2005_88

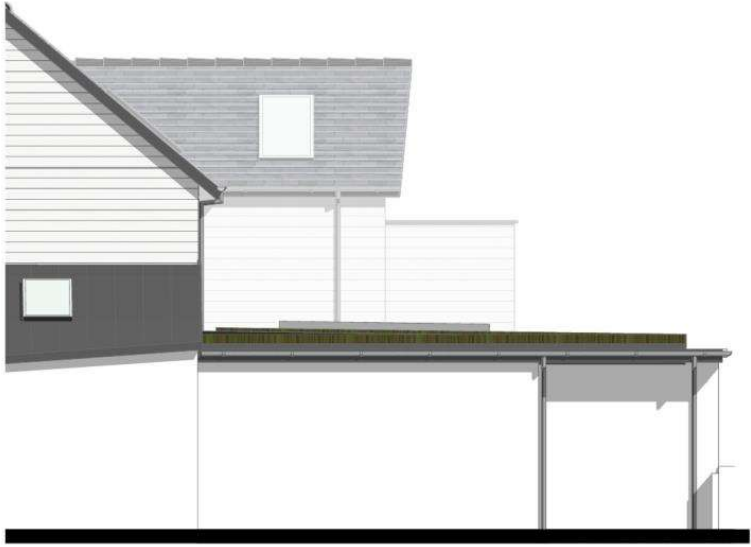
rev P1



Existing_ Rear Elevation 1:50



Existing_ Side Elevation 2 1:50



Existing_ Side Elevation 1:50

PLANNING DRAWING

Issued to planning authority 15.06.24 P1

project
Proposed balcony and associated screens to Ty Pen, Morfa Nefyn
title
Elevations - Existing

scale: 1:50 @ A2 date: June 24

drwg no. 2005_89 rev P1

Finishes schedule

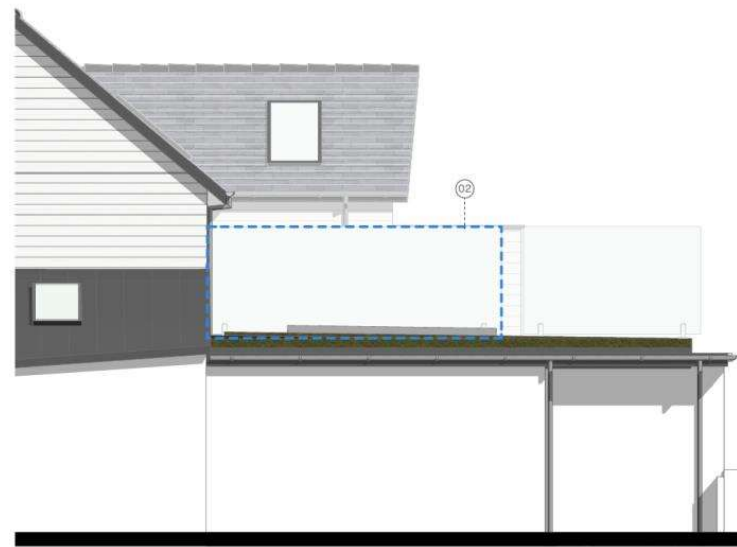
- 01. Extent of glazed balustrade system - clear glass
- 02. Extent of glazed balustrade system - opaque glass
- 03. Existing screen wall



Rear Elevation 1:50



Side Elevation 1:50



Side Elevation 1:50

PLANNING DRAWING

issued to planning authority 15.06.24 P1

project
Proposed balcony and associated screens to Ty Pen, Morfa Nefyn
title
Elevations - Proposed

scale 1:50 @ A2 date June 24

drg no. 2005_90 [rev P1]



