



Adran y Prif Weithredwr
Chief Executive's Department
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Y GYFROL GOFNODION
THE MINUTES VOLUME

COFNODION PWYLLGORAU AC
IS-BWYLLGORAU'R CYNGOR
A GYNHALIWYD YN Y CYFNOD YN ARWAIN AT
5 MAWRTH 2015

MINUTES OF COMMITTEES AND
SUB-COMMITTEES OF THE COUNCIL
HELD IN THE PERIOD LEADING TO
5 MARCH 2015

Dilwyn Williams
Prif Weithredwr / Chief Executive

www.gwynedd.gov.uk

THE MINUTES VOLUME

This volume contains the minutes of the following committees and sub-committees

(A)	THE COUNCIL	Page
(1)	Council held on 4/12/14	1-12
(B)	THE CABINET	
(1)	Council Cabinet held on 25/11/14	13 - 14
(2)	Council Cabinet held on 16/12/14	15 - 17
(3)	Council Cabinet held on 13/1/15	18 – 20
(C)	SCRUTINY COMMITTEES	
(1)	Corporate Scrutiny Committee held on 13/11/14	21 – 25
(2)	Corporate Scrutiny Committee held on 15/1/15	26 – 29
(3)	Communities Scrutiny Committee held on 2/12/14	30 – 36
(4)	Services Scrutiny Committee held on 11/12/14	37 – 44
(CH)	COMMITTEES, SUB-COMMITTEES AND OTHER BODIES	
(1)	Planning Committee held on 24/11/14	45 – 58
(2)	Planning Committee held on 15/12/14	59 – 74
(3)	Planning Committee held on 12/1/15	75 – 89
(4)	Planning Committee held on 2/2/15	90 – 97
(5)	Central Licensing Committee held on 8/12/14	98 – 99
(6)	General Licensing Committee held on 8/12/14	100 – 101
(7)	Democratic Services Committee held on 9/12/14	102 – 105
(8)	Audit Committee held on 18/12/14	106 – 112
(9)	Standards Committee held on 26/1/15	113 – 117
(10)	Language Committee held on 29/1/15	118 – 123

THE COUNCIL 4/12/14

Present: Councillor Dewi Owen (Chairman);
Councillor Dilwyn Morgan (Vice-chairman).

Councillors: Stephen Churchman, Annwen Daniels, Anwen Davies, Edward Dogan, Dyfed Edwards, Elwyn Edwards, Thomas Ellis, Alan Jones Evans, Aled Evans, Jean Forsyth, Gweno Glyn, Simon Glyn, Gwen Griffith, Selwyn Griffiths, Alwyn Gruffydd, Siân Gwenllian, Annwen Hughes, John Brynmor Hughes, Louise Hughes, Jason Humphreys, Peredur Jenkins, Aeron Jones, Anne Lloyd Jones, Brian Jones, Charles W.Jones, Dyfrig Jones, Elin Walker Jones, Eric Merfyn Jones, John Wynn Jones, Linda Wyn Jones, Llywarch Bowen Jones, Sion Wyn Jones, Dilwyn Lloyd, June E.Marshall, Dafydd Meurig, Michael Sol Owen, W.Roy Owen, Peter Read, E.Caerwyn Roberts, John Pughe Roberts, Liz Saville Roberts, W.Gareth Roberts, Mair Rowlands, Angela Russell, Mike Stevens, Gareth Thomas, Ioan Thomas, Ann Williams, Eirwyn Williams, Elfed Williams, Gethin Glyn Williams, Gruffydd Williams, Hefin Williams, John Wyn Williams, Owain Williams, R.H.Wyn Williams, Mandy Williams-Davies, Robert J.Wright and Eurig Wyn.

Also in attendance: Dilwyn Williams (Chief Executive), Iwan Trefor Jones (Corporate Director), Dafydd Edwards (Head of Finance Department), Geraint George (Head of Strategic and Improvement Department), Iwan Evans (Head of Legal Services/Monitoring Officer), Aled Davies (Head of Regulatory Department), Rhun ap Gareth (Senior Solicitor/Deputy Monitoring Officer), Arwel E. Jones (Senior Manager - Corporate Commissioning Service), Dafydd Gibbard (Senior Corporate Property Manager), Dewi Morgan (Senior Manager Audit and Risk), Nia Davies (Planning Manager), Eirian Roberts and Lowri Haf Evans (Member Support and Scrutiny Officers).

Apologies: Councillors Craig ab Iago, Endaf Cooke, Lesley Day, Gwynfor Edwards, Huw Edwards, Trevor Edwards, Eryl Jones-Williams, Beth Lawton, Linda Morgan, W.Tudor Owen, Nigel Pickavance, Dyfrig Siencyn.

The meeting was opened with a prayer from Councillor Thomas Ellis.

1. MINUTES

The Chairman signed the minutes of the previous meeting of the Council held on 9 October 2014 as a true record.

2. DECLARATION OF PERSONAL INTEREST

Members had received a briefing note from the Monitoring Officer in advance regarding the following matters:-

Council Tax Reduction Scheme (item 11 on the agenda)
Council Tax: Discretion to allow discounts (item 12 on the agenda)

- Councillor Liz Saville Roberts declared a personal interest in item 11 on the agenda as a close family member received a reduction in Council Tax.

The member was of the opinion that it was not a prejudicial interest and she participated fully in the discussion on the item.

- Councillors Anwen Davies, Thomas Ellis, Eirwyn Williams and Owain Williams declared a personal interest in item 12 on the agenda as they owned empty houses.
- Councillor Dilwyn Lloyd declared a personal interest in item 12 on the agenda as he had recently sold an empty house.
- Councillor Mandy Williams-Davies declared a personal interest in item 12 on the agenda as her husband had inherited a house, which was currently empty.
- Councillor Llywarch Bowen Jones declared a personal interest in item 12 on the agenda as his daughter had a holiday home.
- Councillor Gethin Williams declared a personal interest in item 12 on the agenda as a family member had a close personal connection.

The members were of the opinion that they were prejudicial interests, and they withdrew from the meeting during the discussions on those items.

3. CHAIRMAN'S ANNOUNCEMENTS

(a) Welcome

A welcome was extended to the new member for the Bowydd a Rhiw Ward, Councillor Annwen Daniels.

(a) Condolences

The Chairman paid tribute to the late Arwel Jones, former Chairman of the Council who had represented the Diffwys a Maenofferen Ward until 2008, and condolences were extended to his family in their loss.

Condolences were expressed to the following:-

Councillor Stephen Churchman on the loss of his father.

Councillor Dafydd Meurig on the loss of his father.

Councillor Tudor Owen on the loss of his mother.

Councillor Anwen Hughes on the loss of her mother.

The family of Meinir Wyn Jones, former Head Teacher of Ysgol Dyffryn Nantlle and Ysgol Brithdir and a national winner in the field of *cerdd dant* and folk singing.

It was also noted that the Council wished to remember others within the county's communities who had lost loved ones recently.

The Council members stood as a mark of respect.

(b) Best Wishes

Reference was made to Councillor Huw Edwards's illness and it was noted that members sent him their best wishes.

(c) Congratulations

The following were congratulated:-

Snowdonia National Park Authority on being successful in two National Award ceremonies in the previous week:-

- At a ceremony in London on 27 November, the Authority and Harrison Design Ltd. were 'Highly Commended' by the Landscape Institute in the category of Medium Scale Public Developments for the Lôn Gwyrfaï project.
- The following day, the Authority was successful in the awards evening of the Royal Town Planning Institute Cymru, when they won the principal award for the Ysgol Llanegryn project.

Elfyn Evans from Dinas Mawddwy, the first Welshman to participate in the World Rallying Championships and he came eighth in his first year and he was fifth in the Wales Rally.

Elen Evans from Dinas Mawddwy for winning over fifty caps playing rugby for Wales Women.

Elain Llwyd from Cwmtirmynach for winning the chair at the Wales Young Farmers' Eisteddfod.

4. QUESTIONS

(The Cabinet Members' written answers had been distributed to the members in the group meetings on the morning of the Council meeting.)

(1) A question from Councillor Alwyn Gruffydd

"Why did the Gwynedd Council Leader refuse an invitation to join the leaders of Pembrokeshire, Carmarthenshire, Ceredigion, Conwy, Anglesey, Bridgend and Wrexham Councils to sign a letter calling for the Welsh Government's Minister for Natural Resources, Carl Sargeant, AM, to take advantage of the current Planning Bill to protect and promote the Welsh language?"

Answer- Councillor Dyfed Edwards, Council Leader

"I wish to thank Councillor Alwyn Gruffydd for the question.

"We are at present in a period of consultation on the content of the Planning Bill. The relevant Cabinet Member, Councillor John Wyn Williams, will present a full and comprehensive response to the contents of the Bill and submit the response for the Cabinet to consider this month and the response will then be sent in full to the Minister. This is the appropriate manner to respond to the Planning Bill during the consultation period."

A supplementary question from Councillor Alwyn Gruffydd

"Taking into account that he had refused to join the other leaders, Plaid Cymru issued a press statement some two weeks after it became apparent that the Gwynedd Leader had not joined the other leaders which stated that the Gwynedd Plaid Cymru Group was pressing the Welsh Government to ensure that the Welsh language was included in any new legislation when examining planning matters and went on to say that Plaid Cymru stated clearly and unequivocally that the Gwynedd Plaid Cymru Team had led on the work of pressing and lobbying for the amendments to the new Planning Bill. Accepting these words, and they are to be commended, where does the refusal to sign a simple letter approving these principles leave the Plaid Cymru Group? As far as I can see, the Leader and the Group are not singing from the same hymn sheet. It also raises questions regarding the credibility of this if the group agrees with refusing to sign the letter and it raises a basic question regarding the future of the leadership of the group. Does the Leader see his future as Leader of the Plaid Cymru Group and Leader of this Council, as he obviously does not satisfy the aspirations of his own group or of this Council or the people of Gwynedd as a whole?"

Answer - Councillor Dyfed Edwards, Council Leader

"I am nearly of a mind to offer the member a leaflet to re-join Plaid Cymru because it appears that he is taking more of an interest in this Group than his own Group and he wishes to influence what is happening in this Group. The only way of achieving this constitutionally is to join a political party. This again highlights a matter where there is a difference of opinion between myself and Councillor Alwyn Gruffydd. Alwyn Gruffydd believes that the way to influence and to achieve goals is to make as much noise as you can, by kicking and screaming and having as much public attention as possible. This is the path that Alwyn Gruffydd is going to follow. It is all well and good if Alwyn Gruffydd wishes to follow this path. As the Plaid Cymru statement highlights, it shows very clearly that we as politicians in Plaid Cymru have held a series of meetings with Ministers, with the First Minister, via our representatives on the relevant committee in the Senedd in Cardiff, in an attempt to influence this Bill. Kicking and screaming will not have any influence. It is extremely difficult to have an influence unless, of course, you are in government and we are trying our best to do that. This is the way we operate and this is the most effective way of representing our aspirations and also to represent this Council. I am glad that these are the principles that we adhere to."

(2) A Question from Councillor Craig ab Iago (and asked by Councillor Selwyn Griffiths in the absence of the member)

"What steps have been taken by the Council to ensure that the Welsh language is central to the new Planning Bill?"

Answer - Councillor John Wyn Williams, Cabinet Member for Planning

"We are continuously lobbying with officers and the Assembly Members and the Welsh Government on language matters. We responded to the draft Bill and now we are in the process of responding to the Bill itself and we will have done this before the end of the year. Council officers, myself as Cabinet Member, the Leader and the Assembly Members have been lobbying for a long time on the language issue and the Planning Bill. On the 27th of last month I was before the Assembly's Communities Scrutiny Committee that was examining the Planning Bill. There were four councillors there from the whole of Wales and they had received an invitation to attend and there were a few officers being questioned separately from us. Aled Davies was there. We used this opportunity also to discuss what we wanted in the Bill regarding the Welsh language. Council officers have put together the legal wording to the relevant clauses in the Bill that would give legislative power to the Welsh language, i.e. providing rights for the language that would influence everything else that they do from that time onwards as a National strategic framework and local strategy etc. This was the way forward and the Scrutiny Committee has requested that we send these clauses to them because they have a great interest in them and other councils have asked in the meantime to see the clause because they also are very willing to support the clause. This is the type of work that we do and will continue to do, namely to lobby continuously regarding the Welsh language and the Planning Bill."

A Supplementary Question from Councillor Selwyn Griffiths

"Can you provide assurance that the officers will continue with this lobbying work?"

Answer - Councillor John Wyn Williams, Cabinet Member for Planning

"Yes."

(3) Question – from Councillor Sion Jones

“How did the Cabinet Member for the Economy decide on the best candidate to be the Gwynedd Business Champion?”

Answer – Councillor John Wynn Jones, Cabinet Member for the Economy

“We have a Small Businesses Champion which does not mean businesses in general and that is important. In these challenging economic times, I decided that Gwynedd Council should show its support to the 12,000 plus small businesses in the County, those which employ fewer than ten people, by appointing a Champion. When looking for an enthusiastic person who could identify with the predicament of these businesses, I decided that Siân Gwenllian was that person as she had worked for a small business for seven years and had worked freelance for long periods over the last 25 years. During her time with the Council, Siân has shown that she has a genuine interest in this field. Having worked with Sian on the Cabinet, I know that she is hard-working, will listen carefully to what the small business sector has to say and will be willing to look for the answers to any obstacles which could arise in their involvement with the Council. I look forward to working with her and to building on the work which the Council already has underway in this field.”

A supplementary question by Councillor Sion Jones

“Would the Cabinet Member be willing to look at the matter again and examine the options further?”

Answer – Councillor John Wynn Jones, Cabinet Member for the Economy.

“It is the questioner’s prerogative to have his own opinion about whom he believes is worthy and it is also my prerogative at present to decide. He will also be able to make decisions when he is a member of the Cabinet”.

5. A PRESENTATION BY THE CABINET MEMBER FOR CUSTOMER CARE

Submitted – a presentation by Councillor Ioan Thomas, Cabinet Member for Customer Care providing details of developments in the fields of customer care, democracy and legal, language, property, information technology, the website, services for residents (Siop Gwynedd and Galw Gwynedd) and libraries.

The Cabinet Member responded to a series of questions/observations by members regarding:-

- The launch of the Hunaniaith Language Strategy. The Cabinet Member was asked to arrange a presentation on the Strategy at the next meeting.
- According to the Office of National Statistics, it was predicted that Welsh would be a minority language in Gwynedd by 2026.
- The cost of the new website.
- The latest in terms of developing community and town council websites. The Cabinet Member agreed to make further enquiries and to come back to the member.
- Finding savings by reducing the number of photocopying machines across the Council.
- Difficulties in contacting planning officers through Galw Gwynedd. The Cabinet Member noted that he had been given to understand that this problem had been resolved now but that he would be happy to deal with any cases of failing to be able to access officers.

- Problems relating to disabled access to Porthmadog Library because of the height of the curbs. The Cabinet Member agreed to make further enquiries and to come back to the member.
- Disappointment that Gwynedd had not received any proportion of the financial package of £1 million that was recently allocated by the Government to various language schemes across Wales.

The Cabinet Member was thanked for his presentation.

6. GWYNEDD CHALLENGE

Submitted – a verbal presentation by the Cabinet Member for Resources, reminding members of the financial challenge facing the Council.

The Cabinet Member thanked the Chief Executive and the Gwynedd Challenge Team for their commitment in getting the message across to the residents of Gwynedd.

It was noted that the reference to a deficit of £50m in the table on page 2 of the presentation should be corrected to read £52m.

Concern was expressed that a letter had been sent to the schools warning them that they would be facing a deficit in their budgets next year which could mean that they would be required to make teachers redundant and that would be prior to the Council allocating its budget for 2015/16.

In response, the Chief Executive provided a full explanation of the cuts to schools and he noted:

- The target of £4.3m given to schools was equal to 6% of the budget, whilst other services, such as the Children Service, had received a much higher target of 16%.
- The Council had to have a balanced budget and not making cuts in schools would mean much heavier cuts in other services.
- No decision had been made to make teachers redundant but rather to ask the schools to consider how best to realise the £4.3m and to consider the implications of that against the other options available to the Council.
- This was not all to do with making teachers redundant and there were other budgets that schools could examine, e.g. reducing the carbon footprint etc.
- The schools had received a warning of possible cuts and it was expected that any prudent and financially-aware head teacher would be making reserve plans to address the worst situation.
- As the process of making teachers redundant took a long time, some schools were planning appropriately by immediately commencing the process by stating that they could be looking for voluntary redundancies, in case this would need to happen later on. It would be too late to do that in February after the budget had been set and the schools would be entering the next financial year with a budget that was illegal. He did not expect any school to make anyone redundant until the financial situation was known for certain.
- It was accepted that mentioning redundancies created instability and concern among staff, but in the current climate, no assurance could be given to anyone that their jobs were safe.
- It was acknowledged that it could appear to be rather odd to warn schools that they would have less money prior to that decision being made, but it had been customary, since the start of the lifetime of the Council, for the Education Service to write to the schools at this time of the year with the latest information available.

Every school head should understand that this was a projection of what would happen in future and schools could either ignore the situation or start to plan for it.

- The Cabinet Member for Education had sent a letter to the chairman of every governing body, explaining what had been sent to schools and what they needed to do. The councillors had not received a copy of the letter because the Education Department expected them as governors to be in receipt of the information but it would only be a small matter to circulate information to them at the same time as the schools from now on if they so wished, and the Cabinet Member would take this message back to the department.
- The deficit in schools' budgets would not come entirely from cuts but also as a result of a reduction in the number of children.

The Cabinet Member for Education elaborated on the role and purpose of the Schools Savings Target Working Group that had been established to develop plans for achieving the schools savings target over the next three years.

The following matters were also raised:-

- The importance of ensuring that members received all necessary information with regard to the challenge facing the Council was emphasised.
- Reference was made to the difficulties of attending members' workshops because of other responsibilities.
- It was noted that after Ysgol Rhosgadfan had spent some thousands on upgrading the school's broadband connection, GwE had installed a new system there this year at a cost to the school, and it was emphasised that heads should receive information about such plans beforehand to save them having to spend twice on the same resource.
- It was noted that councillors were criticised for accepting the cuts but their hands were tied and the importance of conveying this message to the public was emphasised.
- In response to an enquiry, Iwan Trefor Jones, Corporate Director, explained that the Twenty First Century Schools Programme was currently being reviewed. The revised guidelines were still awaited from the Government but the Council would be required to review the strategy around spring of next year.
- Disappointment was expressed that so few members of the public had attended meetings of the Gwynedd Challenge and it was suggested that the need to register for the evening meetings had reduced the numbers that had attended. In response, the Cabinet Member noted that he envisaged that more members of the public would participate in the next series of meetings which would be discussing the cuts. Also, in response to a comment that not enough time had been allocated for a full discussion at the first series of meetings, the Cabinet Member Resources assured members that adequate time would be earmarked for the detailed discussion needed. All members were urged to attend these workshops.
- It was enquired whether the answer was for volunteers to do the work that employed officers usually did. The Cabinet Member replied that it was proposed to examine further collaboration with the third sector.
- More frequent meetings of the Council were called for to enable the Cabinet Members to explain the cuts which will commence in three months time. In response, the Cabinet Member noted that no single cut had yet been planned. A request had been made for departments to submit ideas so that consideration could be given to what cuts are possible and all these options would be presented to all the councillors. A member noted that she had a letter from one unit stating that they were facing cuts of £48,000. In response, the Chief Executive explained that one of the efficiency plans was currently being discussed with the voluntary sector and there may have been some misunderstanding. He agreed to look into the matter on behalf of the member.

- A request was made to look again at the decision to reduce funding for Womens' Aid and Domestic Abuse. In response, the Chief Executive explained that the decision had not yet been made. The Corporate Scrutiny Committee had recommended that the plan to do away with one aspect of the service provided by Womens' Aid should be referred to scrutiny and the Cabinet would consider this at their meeting on 16th December.

The Cabinet Member for Resources was thanked for his presentation.

7. TREASURY MANAGEMENT: AMENDMENT TO THE 2014/15 INVESTMENT STRATEGY

Submitted – the report of the Cabinet Member for Resources, requesting that the Council reviews and updates the approved counterparties schedule, which was part of the Investment Strategy as a result of the changes in regulation for banks.

In response to questions from members:-

- The Head of Finance Department explained that he had no concern with any of the banks on the list and if a concern arose regarding individual banks, the Council would receive daily information and guidance and would act upon those immediately.
- The Cabinet Member noted that the Council did not have any information regarding which banks in this country dealt with Israel and, therefore, the Council had no policy at all regarding the use made of those banks.

RESOLVED to adopt the amendments to the Treasury Management Strategy Statement and the Investment Strategy for 2014/15 (Appendix A of the report) for the three months from 1 January 2015 to 31 March 2015.

8. COUNCIL TAX REDUCTION SCHEME 2015/16

Submitted – in the absence of the Cabinet Member for Poverty Prevention, the Leader provided a report requesting the Council to confirm the continuation of the current Local Scheme for providing assistance towards payment of Council Tax for the year beginning 1 April 2015.

RESOLVED

- (a) To continue to implement the Council's Local Scheme for the year commencing 1 April, 2015 as it was during 2014/15. Therefore, the following conditions (i – iii below) will apply regarding the discretionary elements:**
- To apply a 100% disregard for war disablement pensions, war widows' pensions and war widowers' pensions, for both pensioners and working age claimants.**
 - Not to increase the extended reduction periods for pensioners and working age claimants from the standard four weeks in the Prescribed Scheme.**
 - Not to increase the backdate period for pensioners and working age claimants from the standard three months contained within the Prescribed Scheme.**
- (b) Where appropriate, that the Council delegates powers to the Head of Finance Department, in consultation with the Cabinet Member for Poverty Prevention, to make minor amendments to the scheme for 2015/16, on condition that it will not change the substance of the scheme.**

9. COUNCIL TAX: DISCRETIONARY POWERS TO ALLOW DISCOUNTS 2015/16

Submitted – the report of the Cabinet Member for Resources, requesting formal confirmation for 2014/15 and thereafter of previous decisions not to allow any discounts for second homes and to disallow discounts on empty properties.

During the discussion:-

- In response to an enquiry, the Head of Finance Department explained that there was no appeal procedure against the six months' rule regarding Class C empty properties and the rule existed as a reasonable time limit to encourage people to bring empty properties back into use.
- Reference was made to the increasing problem of people registering their holiday homes as a business in order to avoid paying the tax and it was suggested that there was a need to establish a sub-committee to examine this or to refer the matter to a scrutiny committee. It was also suggested that it would be a good thing to have a Fair Taxes Champion in the Council. The Cabinet Member responded that the Council was lobbying for a measure in the act to make it obligatory to have planning permission to transfer a second home into a business unit.
- Dissatisfaction was expressed after it was understood that it would take three years before the legislation could be enacted that would allow councils to charge more than the usual 100% Council Tax on second homes. The Cabinet Member responded that this was an observation that should be passed on to the relevant Minister in Cardiff.
- It was suggested that doubling the Council Tax for second homes could put people out of business by undermining the tourist industry that provided work for local people.

RESOLVED

- (a) That Gwynedd Council, for 2015/16, allows **NO** discount under Section 12 of the Local Government Finance Act 1992 to the two classes of second homes (classes A and B), as defined in the Council Tax (Prescribed Class of Dwellings) (Wales) Regulation 1998.
- (b) That Gwynedd Council, for 2015/16, allows **NO** discount in respect of empty homes (class C).

10. JOINT LOCAL DEVELOPMENT PLAN – REVISED TIMETABLE IN THE DELIVERY AGREEMENT

Submitted – the report by the Cabinet Member for Planning, recommending that the Council approved the revised agenda for preparing the Joint Local Development Plan to reflect the change in circumstances and to conform to statutory requirements.

In response to a question regarding the proposed housing growth level in the draft Deposit Plan and the effect of this on local communities, and an amendment (which was seconded) to reject the timetable, the Monitoring Officer warned that it was only the timetable that was before the Council and that the timetable was bound by legal agreements and a process that had been agreed between both councils and the Welsh Government in 2010 and there would be serious implications of not following that process.

A registered vote was called for on the amendment.

The Monitoring Officer explained that an amendment had to change the wording rather than negate the original proposal and refusing to accept the revised timetable would not lead the Council anywhere. There was a procedure in terms of where and how to contribute to the procedure and the process with a joint-committee of both counties also keeping an overview of the process.

A registered vote was called for on the original proposal.

In accordance with Procedural Rules, the following vote was recorded on the original motion:-

In favour of the motion: (33) Councillors Stephen Churchman, Annwen Daniels, Dyfed Edwards, Thomas Ellis, Alan Jones Evans, Gwen Griffith, Selwyn Griffiths, Siân Gwenllian, Annwen Hughes, John Brynmor Hughes, Peredur Jenkins, Anne Lloyd Jones, Charles W.Jones, Dyfrig Jones, John Wynn Jones, June Marshall, Dafydd Meurig, Dilwyn Morgan, Dewi Owen, Michael Sol Owen, Caerwyn Roberts, John Pughe Roberts, Gareth Roberts, Mair Rowlands, Mike Stevens, Gareth Thomas, Ioan Thomas, Gethin Glyn Williams, Hefin Williams, John Wyn Williams, R.H.Wyn Williams, Mandy Williams-Davies and Eurig Wyn.

Abstentions: (1) Councillor Elin Walker Jones.

Against: (18) Councillors Anwen Davies, Elwyn Edwards, Aled Evans, Gweno Glyn, Simon Glyn, Alwyn Gruffydd, Louise Hughes, Jason Humphreys, Eric Merfyn Jones, Llywarch Bowen Jones, Sion Wyn Jones, Liz Saville Roberts, Angela Russell, Ann Williams, Elfed Williams, Gruffydd Williams, Owain Williams and Robert J. Wright.

RESOLVED to approve the revised timetable for the preparation of the Joint Local Development Plan to reflect the change in circumstances and to comply with legislative requirements.

11. NOTICES OF MOTION

- (A) It was reported that a notice of motion had been received, along with a procedural motion, in accordance with the Procedural Rules, from Councillor Elin Walker Jones, requesting that the following proposal be discussed at the full Council instead of being referred to a committee.

RESOLVED to discuss the motion at this meeting.

The following motion was proposed and seconded:-

"Gwynedd Council is stating its absolute objection to the Transatlantic Trade and Investment Partnership (TTIP). The TTIP is a trading agreement between the United States and Europe, which is negotiated behind closed doors and undemocratically. The TTIP is seeking to reduce regulatory barriers for big businesses – things like food safety law and environmental legislation, banking regulations and the powers of individual nations. Services such as the NHS are in danger – the TTIP is a mandate for private companies to take over services. At present, the negotiations still include the NHS. The negotiations are endangering democracy as private companies will be entitled to prosecute governments if those governments' policies cause profit losses. This is a mandate for large companies to take the reins, as opposed to the democratic, elective system we currently have.

We call on the European Union to suspend all negotiations on the TTIP; to publish the negotiating mandate, and to allow an appropriate investigation of the agreement by the European Parliament, National Parliaments and the National Assembly for Wales.

We call on the Council Leader to write to our members of parliament in Europe to express our objection urgently."

During the discussion:-

- The proposer referred to websites and articles that highlighted the objection of several bodies to TTIP.
- The proposal was supported on the basis that this trading agreement was a threat to democracy.

A registered vote was called for on the proposal.

In accordance with Procedural Rules, the following vote was recorded on the motion:-

In favour of the motion: (47) Stephen Churchman, Annwen Daniels, Anwen Davies, Dyfed Edwards, Elwyn Edwards, Thomas Ellis, Alan Jones Evans, Aled Evans, Gweno Glyn, Simon Glyn, Gwen Griffith, Selwyn Griffiths, Alwyn Gruffydd, Siân Gwenllian, Annwen Hughes, Jason Humphreys, Peredur Jenkins, Anne Lloyd Jones, Charles W.Jones, Dyfrig Jones, Elin Walker Jones, Eric Merfyn Jones, John Wynn Jones, Llywarch Bowen Jones, Sion Wyn Jones, Dafydd Meurig, Dilwyn Morgan, Dewi Owen, W.Roy Owen, E.Caerwyn Roberts, Liz Saville Roberts, W.Gareth Roberts, Mair Rowlands, Mike Stevens, Gareth Thomas, Ioan Thomas, Ann Williams, Elfed Williams, Gethin Glyn Williams, Gruffydd Williams, Hefin Williams, John Wyn Williams, Owain Williams, R.H.Wyn Williams, Mandy Williams-Davies, Robert J.Wright and Eurig Wyn.

Abstentions: (0)

Against: (0)

RESOLVED to accept the motion.

- (B) It was reported that a notice of motion had been received, along with a procedural motion, in accordance with the Procedural Rules, from Councillor Siân Gwenllian, requesting that the following proposal be discussed at the full Council instead of being referred to a committee.

RESOLVED to discuss the motion at this meeting.

The following motion was proposed and seconded:-

“This Council notes the following:

- It has been estimated that the UK Treasury loses as much as £12 billion a year to tax avoidance by multinational companies.
- The use of tax havens by UK companies is out of control, with 98 of the FTSE 100 companies using tax havens as standard procedure.
- Large multinational companies pay as little as 5% in corporate taxes globally, whilst smaller business pay as much as 30%.

This Council believes:

- As a local authority, we have a duty to provide the best possible public services.
- Our ability to provide high-quality local services would be greatly improved through increased revenue by the government as a result of addressing tax avoidance.
- Everyone who profits from public expenditure should contribute their fair share.
- The United Kingdom must lead the way in creating a fairer tax system and addressing tax avoidance.

This Council resolves:

- To support the campaign for tax justice and supports the proposal below:

While many ordinary people face a decrease in their household income and an increase in living costs, some multinational companies are avoiding billions of pounds in tax through a tax system that is unable to make them pay their fair share.

Local governments in developing countries and the United Kingdom alike would benefit from a fairer tax system where multinational companies pay their fair share, enabling authorities around the world to provide high-quality public services. We call on the United Kingdom government to act and put an end to the injustice of tax avoidance by large multinational companies.”

It was noted that high profile cases of tax avoidance were undermining trust in the taxation system and was hitting businesses which paid fairly and which paid their share and it was proposed and seconded that the following wording be added to the original proposal:-

“This Council calls on the Government of the United Kingdom to:-

- (1) Close gaps such as the Eurobond exemption, namely to prevent companies from moving profits out of the country.*
- (2) To increase transparency in the taxation system.*
- (3) To address the problem of insolvent companies which avoid filing corporate taxes.*
- (4) To ensure that developed countries participate fully in the international efforts to address the problem of tax avoidance.”*

During the discussion:-

- Concern was expressed that 186 of the Council’s employees were on zero hours contracts.
- It was suggested that the original proposal should stand as it was so as not to complicate the matter.
- It was noted that the Local Authority Pension Fund Forum promoted and campaigned for transparency along these lines and wanted to change the situation in terms of corporate taxation and Gwynedd Council, by being part of this organisation, was collaborating with the pension funds of other authorities to bring pressure and to appropriately influence this important matter.
- A fair and balanced taxation system was called for so that small businesses and ordinary families did not have to make up for the deficit and face cuts in public services.

The proposer of the original motion agreed to amend the proposal on these lines with the consent of the Council and the seconder.

A vote was taken on the amended motion, and it was carried.

RESOLVED to accept the original motion with the following addition:

“This Council calls on the Government of the United Kingdom to:-

- (1) Close gaps such as the Eurobond exemption, namely to prevent companies from moving profits out of the country.**
- (2) To increase transparency in the taxation system.**
- (3) To address insolvent companies which avoid filing corporate taxes.**
- (4) To ensure that developed countries participate fully in the international efforts to address the problem of tax avoidance.”**

All present were wished a Merry Christmas and a Happy New Year

The meeting commenced at 1.00pm and concluded at 4.20pm.

CHAIRMAN

COUNCIL CABINET 25/11/14

Present – Councillors: Dyfrig Siencyn, Ioan Thomas, Mair Rowlands, Peredur Jenkins, John Wynn Jones, R H Wyn Williams, W Gareth Roberts, John Wyn Williams.

Also present – Dilwyn Williams (Chief Executive), Dafydd Edwards (Head of Finance Department), Morwena Edwards (Corporate Director), Iwan Trefor Jones (Corporate Director), William Jones (Senior Finance Manager), Hawis Jones (Performance Improvement and Efficiency Manager), Iwan G D Evans (Legal Services Manager), Rhian Tomos (Team Leader – Cabinet Support).

1. WELCOME/APOLOGIES

An apology had been received by Councillor Dyfed Edwards, Council Leader. In his absence, the meeting was chaired by the Deputy Leader, Councillor Dyfrig Siencyn.

An apology had been received from Councillor Gareth Thomas. He was not able to attend the Cabinet meeting for family reasons.

An apology was received from Councillor Bob Wright who had been invited to the committee in light of his role as the Vice-chairman of the Audit Committee.

The Cabinet members, Councillor John Pughe Roberts (Chairman of the Audit Committee) and the officers were welcomed to the meeting.

2. DECLARATION OF PERSONAL INTEREST

There were no declarations of personal interest.

3. URGENT ITEMS

There were no urgent items.

4. MATTERS ARISING FROM SCRUTINY COMMITTEES

There were no matters arising from scrutiny committees.

5. MINUTES OF THE PREVIOUS MEETING

The Chairman signed the minutes of the Cabinet meeting held on 6 October 2014.

6.1 REVENUE BUDGET 2014/15 – SECOND QUARTER REVIEW

6.2 OVERSPEND IN OLDER PEOPLE SERVICES

The reports were submitted by Councillor Peredur Jenkins, Cabinet Member for Resources and Councillor R H Wyn Williams, Cabinet Member for Care.

DECISION

6.1

- To accept the report on the second quarter review (30 September position) of the Revenue Budget.

- To note the latest financial situation regarding the budgets of each department / service, and to take appropriate steps regarding the matters under their leadership/management.
 - To approve £44k additional budget for the Highways and Municipal Department, to come from the Council's Corporate budgets.
- 6.2 To accept the report of the Corporate Director (and Statutory Director of Social Services) regarding the overspend situation in the Older People (Adults, Health and Wellbeing) service.
- To accept the explanation in terms of the trend in density,
 - To ask for a report at the end of Quarter 3 highlighting the Service's intended actions to change the culture to a transformational and enablement system.
 - To receive confirmation at the end of Quarter 3 that the principle of changing culture has been adopted by managers and officers within the Care Department.

7. CAPITAL PROGRAMME 2014/15 – 2016/17 - SECOND QUARTER REVIEW

The report was submitted by Cllr Peredur Jenkins, Cabinet Member for Resources.

DECISION

To accept the report on the second quarter review (30 September 2014 position) of the capital programme, and approve the revised financing, namely:

- an adjustment of £2,699,000 due to actual slippages from 2013/14
- a decrease of £3,111,000 in unsupported borrowing
- an increase of £2,134,000 in the use of grants and contributions
- an increase of £425,000 in the use of capital receipts
- an increase of £176,000 in the use of revenue contributions
- a reduction of £351,000 in the use of the capital fund
- an increase of £417,000 in the use of other reserves.

8. NATIONAL MEASURES 2013/14: GWYNEDD PERFORMANCE OVERVIEW

The report was submitted by the Deputy Leader.

DECISION

- To reach a conclusion on how national measures ought to be dealt with in the future as part of the process of producing the Strategic Plan.
- Cabinet Members to act on the recommendations that are relevant to individual measures.
- Cabinet Members to bring any obstacles in terms of accomplishment to the Cabinet's attention, in line with the usual performance reporting arrangements.

The meeting commenced at 1pm and concluded at 2.20pm.

CHAIRMAN

COUNCIL CABINET 16/12/14

Present – Councillors: Dyfed Edwards (Leader), Peredur Jenkins, John Wynn Jones, W Gareth Roberts, Mair Rowlands, Dyfrig Siencyn, Gareth Thomas, Ioan Thomas, R H Wyn Williams, John Wyn Williams.

Also present – Dilwyn Williams (Chief Executive), Morwena Edwards (Corporate Director), Iwan Trefor Jones (Corporate Director), Dafydd Edwards (Head of Finance Department), Iwan G D Evans (Legal Services Manager), Gareth Jones (Senior Manager – Planning and the Environment), Nia Haf Davies (Planning Manager), Geraint George (Head of Strategic and Improvement Department), Meinir Owen (Corporate Projects Manager), Bethan Richardson (Cabinet Support Team Leader).

1. WELCOME/APOLOGIES

The Cabinet members, Councillors Dafydd Meurig and Mandy Williams-Davies, and their officers were welcomed to the meeting.

2. DECLARATION OF PERSONAL INTEREST

There were no declarations of personal interest.

3. URGENT ITEMS

There were no urgent items.

4. MATTERS ARISING FROM SCRUTINY COMMITTEES

There were no matters arising from scrutiny committees.

5. MINUTES OF THE PREVIOUS MEETING

The Chairman signed the minutes of the Council Cabinet meeting held on 25 November 2014.

6. GWYNEDD COUNCIL CABINET'S FORWARD PROGRAMME

The Forward Programme was submitted by the Leader, and he explained that there had been some updates since publishing this version.

DECISION

To approve the Forward Programme.

7. THE JOINT LOCAL DEVELOPMENT PLAN – THE DRAFT DEPOSIT PLAN

The report was submitted by Councillor John Wyn Williams, Cabinet Member for Planning.

DECISION

The Cabinet agreed that the draft Deposit Plan submitted should proceed to the Joint Planning Policy Committee for consideration before being released for public consultation without them offering specific observations on its contents.

8. GWYNEDD COUNCIL'S ARRANGEMENT FOR SAFEGUARDING CHILDREN – INSPECTION RESULTS

The report was submitted by Councillor R H Wyn Williams, Cabinet Member for Care.

DECISION

To approve the work programme to address the recommendations in the reports by Estyn, the Care and Social Services Inspectorate Wales and the Wales Audit Office.

9. Efficiency Savings 2015/16 – 2017/18

The report was submitted by Cllr Peredur Jenkins, Cabinet Member for Resources.

Decision

(a) That the following proposals for efficiency savings are referred to the relevant Scrutiny Committee for further work before referring a scheme back to the Cabinet for a final decision –

Ref	Title of proposal	Decision
DaCh4	Reduce the publicity budget of Elector Registration	The Corporate Scrutiny Committee to scrutinise what would be the impact of the scheme on our ability to ensure the statutory duty to register electors.
SaG6	Research and Analysis	Defer the proposal for the time being until the situation with the cuts is clear.
C25	Stop providing the out of hours systems support service	The Corporate Scrutiny Committee in January to scrutinise what the impact of the scheme would be on the relevant services' ability to maintain an out of hours service should the systems fail.
Rh9	Cessation of non-statutory functions – Pest Control Services	The Communities Scrutiny Committee to obtain clarity on the true impact of the main options and address the following questions: - If the fee was increased to cover service provision costs, would it still be competitive with the private sector? - What would be the effect of increasing the fee on other Gwynedd Council departments?
Rh11, Rh12 and Rh27	A 10% reduction in Public Protection budgets (3 stages)	The Communities Scrutiny Committee to obtain clarity on the true impact of the Rh12 and Rh27 proposals after beginning to implement Rh 11.
Rh16	Advertising planning applications in the press	The Communities Scrutiny Committee to obtain better clarity on the potential impact the proposal could have on the democratic process.
PB1	Procurement	The Communities Scrutiny Committee to ensure the right balance between saving money and keeping the benefit local.
PB24	A Different Procedure for Replacing Lamps	The Communities Scrutiny Committee to look at and compare the proposal with the

Ref	Title of proposal	Decision
		current procedure (bulk change) in order to ensure that we are making the right decision. The bulk change procedure was introduced as a way of saving money in the first place.
A5	Nursery Education	The Services Scrutiny Committee to scrutinise the possible effect of the proposal.
P6	Decommission a service level agreement with South Gwynedd Women's Aid	To submit financial information regarding the wider impact of this scheme on the budgets of the bodies in question, including their ability to attract further grants, to the Services Scrutiny Committee.
P7	Decommission a service level agreement with Bangor Women's Aid	

OED13 – resolved to approve the proposal.

(b) To approve all the other efficiency savings proposals noted in Appendix 2 of the report, but request that the detailed business case for the following schemes is submitted to the Cabinet before they are implemented –

- EaCH10 A new Strategic Direction and a Delivery Model for the Libraries Service
- EaCH11c A new method of provision for the Youth Service
- OED 8 Re-model Learning Disabilities Support Services
- OED 9 Re-model Learning Disabilities Respite Services
- OED 10 Re-model Learning Disabilities Supported Accommodation Services

The meeting commenced at 1pm and concluded at 2.50pm.

CHAIRMAN

COUNCIL CABINET 13/1/15

Present – Councillors: Dyfed Edwards (Leader), Peredur Jenkins, John Wynn Jones, W Gareth Roberts, Mair Rowlands, Dyfrig Siencyn, Gareth Thomas, Ioan Thomas, Dafydd Meurig, Mandy Williams-Davies.

Also present – Dilwyn Williams (Chief Executive), Iwan Trefor Jones (Corporate Director), Dafydd Edwards (Head of Finance Department), Iwan G D Evans (Legal Services Manager), Guto Rhys Huws (Leading Manager Primary Schools Reorganisation), Gwenan Jones-Parry (School Organisation Programme Co-ordinator), Gareth Richard Jones (Project Manager), Dafydd Gibbard (Corporate Property Senior Manager), Arwel Ellis Jones (Corporate Commission Service Senior Manager), David Wood (Senior Technical Advisor), Bethan Richardson (Cabinet Support Team Leader).

Local Members present –
For Item 6 – Councillor Louise Hughes

1. WELCOME/APOLOGIES

The Cabinet members, local members, members of the Press and the officers were welcomed to the meeting.

Apologies - Morwena Edwards (Corporate Director), Arwyn Thomas (Head of Education).

2. DECLARATION OF PERSONAL INTEREST

Councillor Peredur Jenkins declared a personal interest in item 6 on the agenda (The Future of Education Provision in y Gader Catchment Area), because he was a member of the governing body of Ysgol y Gader Dolgellau and his daughter was the head teacher of Ysgol Gynradd Rhydymain/Brithdir.

Councillor Dyfrig Siencyn declared a personal interest in item 6 on the agenda (The Future of Education Provision in y Gader Catchment Area), because his son was a pupil at Ysgol y Gader Dolgellau, he was also the Chairman of the Governing Body of Ysgol y Gader Dolgellau and a member of the Governing Body of Ysgol Gynradd Dolgellau.

The members were of the opinion that they were prejudicial interests, and they withdrew from the Chamber during the discussion on the item.

3. URGENT ITEMS

There were no urgent items.

4. MATTERS ARISING FROM SCRUTINY COMMITTEES

There were no matters arising from scrutiny committees.

5. MINUTES OF THE PREVIOUS MEETING

The Chairman signed the minutes of the Council Cabinet meeting held on 16 December 2014.

6. THE FUTURE OF EDUCATION PROVISION IN YSGOL Y GADER CATCHMENT AREA – PERMISSION ON PUBLICATION OF STATUTORY NOTICES

The report was submitted by Councillor Gareth Thomas, Cabinet Member for Education.

DECISION

- i. To approve the proposal to close Ysgol y Gader, Ysgol Gynradd Dolgellau, Ysgol Brithdir, Ysgol Machreth (Llanfachreth), Ysgol Ieuan Gwynedd (Rhydymain), Ysgol Dinas Mawddwy, Ysgol Llanelltyd, Ysgol Friog, Ysgol Clogau (Bontddu) and Ysgol Ganllwyd on 31 August 2017 and establish a Community Catchment Area All Through School for 3-16 year olds on the existing sites of Ysgol y Gader, Ysgol Gynradd Dolgellau, Ysgol Ieuan Gwynedd (Rhydymain), Ysgol Dinas Mawddwy, Ysgol Llanelltyd and Ysgol Friog on 1 September 2017.
- ii. To approve publishing statutory notices on the proposal in (i) above in accordance with the requirements of Section 48 of the School Standards and Organisation Act 2013.
- iii. Following consideration of comments received during the consultation regarding the importance of appointing a Headteacher and the need for the appointment to be made in good time, to approve financing the Headteacher for the all through catchment school from the programme savings for at least a year before the school opens in September 2017.

7. THE FUTURE OF SPECIAL EDUCATIONAL NEEDS PROVISION IN MEIRIONNYDD AND DWYFOR

The report was submitted by Councillor Gareth Thomas, Cabinet Member for Education.

DECISION

- A. To relocate Ysgol Hafod Lon and Uned Tŷ Aran to the new site in Penrhyndeudraeth on 1 September 2016, to increase the school's capacity and add a residential element to the provision.
- B. To allocate additional capital funds of between £0.275m and £0.550m to cope with the effect of inflation and therefore avoid having to cut back on some of the essential outputs of the project.

8. COUNCIL STRATEGIC PLAN

The report was submitted by Councillor Dyfed Edwards, Leader of the Council.

DECISION

To approve the release of £152,000 of resources from the Strategic Plan funds to transform the way leisure centre users are able to hire leisure facilities, and secure subsequent savings of £60,000 per annum.

9. 2015/16 BUDGET: DEALING WITH THE FINANCIAL GAP

The report was submitted by Cllr Peredur Jenkins, Cabinet Member for Resources.

Decision

The following steps were agreed in principle as a basis for further discussions with Council Members in order to close the remaining financial deficit of £5.6m in the Council's budget after acting upon known efficiency savings already and a 3.5% increase in the Council Tax.:

1. Considering an increase in the Council Tax above 3.5% up to 5%, whilst highlighting the cost of cuts to services by not implementing such measures.
2. To presuppose implementing the Highways Strategic Review when it is brought before the Cabinet.
3. Secure savings from devolved school budgets
4. Ask the Departments to accelerate their efficiency savings plans
5. Use of balances for 2015/16 in order to consult fully on cuts.
6. Implement the Cuts Regime for 2016/17 in a timely manner

The meeting commenced at 1pm and concluded at 2.40pm.

CHAIRMAN

CORPORATE SCRUTINY COMMITTEE 13/11/14

Present: Councillor Dyfrig Jones (Chair).

Councillors:- Trevor Edwards, Aled Evans, Siân Gwenllian, Annwen Hughes, June Marshall, Dafydd Meurig, Michael Sol Owen, W.Roy Owen, Eirwyn Williams and Gethin Glyn Williams.

Officers present:- Geraint George (Head of Strategic and Improvement Department), Debbie Anne Williams Jones (Members' Manager - Democratic Services) and Eirian Roberts (Member Support and Scrutiny Officer).

Present for item 3 below:-
Councillor Dyfed Edwards, Council Leader

Present for item 4 below:-
Councillor John Wynn Jones, Cabinet Member for the Economy

Present for item 5 below:-
Councillor Peredur Jenkins, Cabinet Member for Resources
Councillor Peter Read, Chair of the Savings Scrutiny Working Group
Dilwyn Williams, Chief Executive

Apologies: Councillors Lesley Day, Elwyn Edwards and Jason Humphreys.

Councillors Annwen Hughes and W. Roy Owen were welcomed to their first meeting of this committee.

1. DECLARATION OF PERSONAL INTEREST

The Chief Executive declared a personal interest in Efficiency Saving Proposal A5 – Nursery Education (under item 7 on the agenda), as his wife worked for *Mudiad Ysgolion Meithrin*, and he left the room during the discussion on this proposal.

2. MINUTES

The Chair signed the minutes of the previous meeting of this committee held on 11 September 2014 as a true record.

Referring to items 3 and 4, the Chair noted that the next Preparatory Meeting would consider how to receive information about *Gwynedd Amdani* and Systems Thinking from now on.

3. RURAL AGENDA SCRUTINY INVESTIGATION

Cabinet Member: Councillor Dyfed Edwards

- (A) Submitted – the report of the Leader highlighting the steps taken by him to date to respond to the recommendations of the Scrutiny Investigation.
- (B) Members were given an opportunity to ask questions and offer their observations. During the discussion, the Leader responded to questions / observations regarding:
 - What was possible within existing systems and what needed to be amended in the Strategic Plan.
 - Lobbying work in order to seek to influence national policies.
 - Hidden poverty and the fact that the national measures only recognised poverty intensity.

RESOLVED to note the progress to date and receive a further report from the Leader in January 2015 on the recommendations which are relevant to the Council's work.

4. SUSTAINABLE PROCUREMENT SCRUTINY INVESTIGATION

Cabinet Member: Councillor John Wynn Jones

- (A) Submitted – the report of the Cabinet Member for the Economy in response to specific questions relating to the recommendations.
- (B) Members were given an opportunity to ask further questions and offer their observations. During the discussion, the Cabinet Member for the Economy and the Head of Strategic and Improvement Department responded to questions / observations regarding:-
- Bureaucracy and the risk of increasing staff workload.
 - Measuring success on the highest level.
 - The challenge of establishing key results for the 2014-17 period.
 - How challenging were the objectives?
 - Being more ambitious and procure from neighbouring counties.
 - The aim of creating one system and one team to undertake the work across the Council.
 - The food chain in terms of supplying meat to schools.

RESOLVED to accept the report and consider the matter further at a later date.

5. EFFICIENCY SAVINGS PROPOSALS

- (A) Submitted – the report of the Chair of the Savings Scrutiny Working Group submitting the recommendations of the working group to this scrutiny committee, along with a copy of the Members' Workshop papers, for information. Members were asked to consider and agree on any recommendations to be submitted to the Cabinet for it to make its decision on 16 December.
- (B) Members were given an opportunity to ask questions on the content of the Members' Workshops papers. The Chief Executive responded to questions regarding school balances along with the following savings schemes:-
- HAM4 (More effective running of Leisure Facilities). The Chief Executive explained that it was only the first part of the proposal that had been submitted to date and he agreed to send detailed information to the member.
 - C23 (Restructure Internal Audit).
 - RH2 (Monitoring Flow / Speed (Traffic Unit))
 - C1 (Restructure Revenue)

In response to a further enquiry, the Chief Executive explained that the 197 savings proposals would lead to a loss of 166 jobs, and that there were 34 other schemes to be added whose implications in relation to job losses were not yet clear. Members called for a detailed analysis at the end of the process of all the jobs lost along with the nature of the redundancies.

- (C) The working group's recommendations were considered, with attention given first of all to the proposals which were to be realised in 2015/16 (highlighted in grey in the report). During the discussion:-
- The Chair of the Working Group expressed his wish to add proposals P6 (Decommission a service level agreement with South Gwynedd Women's Aid) and P7 (Decommission a service level agreement with Bangor Women's Aid) to the list

of proposals requiring further scrutiny in order to understand the impact on the people of Gwynedd. The Head of Strategic and Improvement Department noted that the Head of Children and Supporting Families Service had reported that there was a risk but that the risk was comparatively low. It was noted that it was only one element of the work of the shelters that was in question and the Council's statutory responsibilities would still be fulfilled. Concern was expressed that implementing these proposals could lead to further costs because it would increase the Council's accountability.

- A5 (Nursery Education). It was noted that members did not agree with the wording "*broader options to parents, providing them with the choice of placing their children in school or in a cylch meithrin*" in the table "Impact on the People of Gwynedd" because it was possible that there would be no *cylchoedd meithrin* in some rural areas of the county. The Chair noted that the purpose of the recommendation was to seek more clarity on this.

RESOLVED to submit the following recommendations to the Cabinet for it to make its decision on 16 December, along with the two additional matters raised by the Chair of the Savings Scrutiny Working Group:-

Ref.	Title of proposal	Recommendation
DaCh4	Reduce the publicity budget of Elector Registration	Recommend that the Corporate Scrutiny Committee scrutinises what the impact of the scheme would be on our capacity to ensure the statutory duty to register electors.
SaG6	Research and Analysis	Working group noted that the proposal should be held back for the time being until such time as the situation with cuts is clear and consider drawing up a business case to keep the unit as it is.
C25	Stop providing the out of hours systems support service	Recommend that the Corporate Scrutiny Committee scrutinises what the impact of the scheme on the capacity of the relevant services would be in maintaining out of hours services should systems fail.
OED	Proposals in the Adults field	Need to ensure a timetable for the proposals and the need to have firm project plans in order to ensure that we would realise the proposals, and that the attention of the Corporate Scrutiny Committee should be drawn to that need.
OED13	Adapting providers' contracts	It is recommended that further information be submitted to the Corporate Scrutiny Committee regarding the possible impact of the proposal.
Rh9	Cessation of non-statutory functions – Pest Control Services	It is recommended that the Corporate Scrutiny Committee obtains clarity on the actual impact of the main options and addresses the following questions:

Ref.	Title of proposal	Recommendation
		<ul style="list-style-type: none"> - If the fee was increased to cover service provision costs, would it still be competitive with the private sector? - What would be the effect of increasing the fee on other Gwynedd Council departments?
Rh11, Rh12 and Rh27	A 10% reduction in Public Protection budgets (3 stages)	It is recommended that the Corporate Scrutiny Committee obtains clarity on the actual impact of the proposals after they have started to be realised.
Rh16	Advertising planning applications in the press	It is recommended that the Corporate Scrutiny Committee obtains better clarity regarding the potential impact the proposal could have on the democratic process.
PB1	Procurement	It is recommended that the Corporate Scrutiny Committee ensures the right balance between saving money and keeping the benefit local.
PB24	A Different Procedure for Replacing Lamps	It is recommended that the Corporate Scrutiny Committee looks at and compares the proposal with the current procedure (bulk change) in order to ensure that we are making the right decision. The bulk change procedure was introduced as a way of saving money in the first place.
A5	Nursery Education	It is recommended that further information be submitted to the Corporate Scrutiny Committee regarding the possible impact of the proposal.

Additional matters

P6	Decommission a service level agreement with South Gwynedd Women's Aid	Ask the Cabinet not to proceed immediately and refer the proposal to the Services Scrutiny Committee for it to scrutinise the impact further, on the understanding that a decision would be needed before 1 April 2015.
P7	Decommission a service level agreement with Bangor Women's Aid	Ask the Cabinet not to proceed immediately and refer the proposal to the Services Scrutiny Committee for it to scrutinise the impact further, on the understanding that a decision would be needed before 1 April 2015.

Proposals to be realised in 2015/16

6. LOCAL DEVELOPMENT PLAN SCRUTINY INVESTIGATION - COLLABORATION

The committee was asked to confirm the membership of the Scrutiny Investigation Group.

RESOLVED to confirm the following membership for the Scrutiny Investigation Group:-

Chair of this committee, Councillor Dyfrig Jones, along with Councillors Trevor Edwards and Eirwyn Williams.

The meeting commenced at 10.30am and concluded at 12.20pm

CHAIRMAN

CORPORATE SCRUTINY COMMITTEE 15/1/15

Present: Councillor Jason Humphreys (Vice-chairman in the chair).

Councillors:- Gwynfor Edwards, Elwyn Edwards, Aled Evans, Siân Gwenllian, Michael Sol Owen, W.Roy Owen, Eirwyn Williams, John Wyn Williams and R.H. Wyn Williams.

Officers present:- Geraint George (Head of Strategic and Improvement Department), Debbie Anne Williams Jones (Members' Manager – Democratic Services) and Eirian Roberts (Member Support and Scrutiny Officer).

Present for item 3 below:-

Councillor Ioan Thomas, Cabinet Member – Customer Care

Present for item 4 below:-

Councillor Ioan Thomas, Cabinet Member – Customer Care
Huw Ynry (Senior Information Technology and Transformation Manager)

Present for item 5 below:-

Alwyn Evans Jones (Head of Human Resources Department)

Present for item 6 below:-

Councillor Dyfrig Siencyn, Deputy Leader (deputising on behalf of the Leader)
Vera Jones (Members' Manager – Democratic Services)

Apologies: Councillors Lesley Day, Dyfed Edwards, Gweno Glyn, Simon Glyn, Annwen Hughes, Peredur Jenkins, Dyfrig Jones, June Marshall and Gethin Glyn Williams.

Also, Andy Bruce, Wales Audit Office.

Councillors John Wyn Williams and R.H. Wyn Williams were welcomed to their first meeting of this committee.

The Chairman noted that a discussion was needed at the end of the meeting regarding the membership of the Local Development Plan (Collaboration) Scrutiny Investigation.

1. DECLARATION OF PERSONAL INTEREST

No declarations of personal interest were received from any members present.

2. MINUTES

The Chairman signed the minutes of the previous meeting of this committee held on 13 November, 2014 as a true record.

3. ENGAGEMENT STRATEGY

Cabinet Member: Councillor Ioan Thomas

- (a) Submitted – the report of the Cabinet Member for Customer Care, responding to specific questions raised at the last Preparatory Meeting, held on 27 November 2014.

Further to the content of the report, the Cabinet Member explained that he was no longer responsible for the engagement field as a result of recent changes to the

responsibilities of Cabinet Members, but as the report reported on what had already happened and had been prepared before implementing the changes to the Cabinet, he was in the best position to respond to members' questions.

- (b) Members were given an opportunity to ask questions and offer their observations. During the discussion, the Cabinet Member responded to questions / observations regarding:-
- The ambition to improve engagement and the need to be realistic in light of the new financial challenge that the Council faced.
 - The need for more local engagement and improved engagement in light of the cuts that were on the horizon.
 - The emphasis that various departments placed on engagement.
- (c) The discussion concluded that engagement was vital, but was also a significant challenge which was impossible to meet fully, but that the Council would do everything in its power to realise the requirements of the Strategy.

4. EFFICIENCY SAVINGS INITIATIVE C25 – DISSOLUTION OF THE OUT OF HOURS IT SUPPORT PROVISION

Cabinet Member: Councillor Ioan Thomas

- (a) Submitted – the report of the Cabinet Member for Customer Care in response to the Cabinet's request on 16 December, 2014 for the Corporate Scrutiny Committee to scrutinise what effect efficiency savings initiative C25 would have on the relevant services' ability to maintain a service out of hours if the systems were to fail.

Further to the content of the report, the Cabinet Member explained that he was no longer responsible for the information technology field as a result of recent changes to the responsibilities of Cabinet Members, but as the report had been prepared before implementing the changes, he was in the best position to respond to members' questions.

- (b) Members were given an opportunity to ask questions and offer their observations. During the discussion, the Cabinet Member responded to questions / observations regarding:-
- The effect of the savings scheme on the most vulnerable cohorts of society given that most of the problems in the care field arose on weekends, especially during holiday periods such as Easter and Christmas.
 - The importance of being able to share data with other organisations 24/7.
 - Concern regarding abolishing the support for care workers unless there was an alternative arrangement in place.
 - The reliability of the information technology systems.
 - The need to evaluate all the information technology systems.
 - The worst case scenario if the IT support was not available.
 - The feasibility of trialling the proposal for a year initially.
- (c) It was agreed to communicate the message to the Cabinet that this committee had given thorough consideration to the potential effect of the proposal and that the members were generally concerned that the risks had not been evaluated adequately, and that the practical aspects had not been considered in sufficient detail, and rather than reacting after things went wrong, it would be better to try to prevent such a situation in the first place.

5. CHEAPER ENERGY PROCUREMENT**Cabinet Member: Councillor Peredur Jenkins**

- (a) Submitted – the report of the Cabinet Member for Resources, responding to specific questions raised at the last Preparatory Meeting, held on 27 November 2014.
- (b) Members were given an opportunity to ask questions and offer their observations. During the discussion, the Head of Human Resources Department responded to questions / observations regarding:-
 - How best to advertise the scheme and to reach the communities that needed it most through the housing associations?
 - Ensuring the quality of the service provided by the new energy suppliers.
- (c) Councillor Eirwyn Williams was thanked for bringing this matter to light in the first place, and the councillors were asked to spread the message about the scheme in their wards.

6. PROPOSED JOINT LOCAL SERVICES BOARD SCRUTINY ARRANGEMENTS**Cabinet Member: Councillor Dyfrig Siencyn (on behalf of Councillor Dyfed Edwards)**

- (a) Submitted - a joint report by the Senior Gwynedd and Anglesey Partnerships Manager, Gwynedd Council's Democratic Services Manager and the Isle of Anglesey County Council Scrutiny Officer outlining the three different options for establishing the Local Services Board's scrutiny arrangements, recommending to progress with Option B (i.e. establishing a Joint Gwynedd and Anglesey Local Services Board Scrutiny Panel), requesting that officers progress to complete the practical arrangements, to include matters such as membership arrangements, operating and training arrangements, and a list of meeting and locations.
- (b) Members were given an opportunity to ask questions and offer their observations. During the discussion, the Cabinet Member and the officers responded to questions / observations regarding:-
 - The feeling that the Council and the LSB did not share the same priorities and the need to understand what the panel's role and influence was and to whom it reported.
 - A concern that the panel would move away from local accountability and that there would be more power and status related to a joint scrutiny committee between Gwynedd and Anglesey with elected members serving on it, but with the right to co-opt others according to the need. This would also strengthen the political accountability in the proposed arrangements.
 - A suggestion that one representative from the voluntary sector would be sufficient so that there were four elected members from both councils serving on it to ensure clear political accountability.
 - The fact that the two County Councils were the only democratic bodies on the Local Services Board and that this should be reflected in the membership of the panel / committee?
 - How would the work be funded?
 - The need to be careful that the committee did not make decisions that could not be justified, funded or supported.
 - The need for the partnership to take this seriously, as well as a concern that organisations without voting rights would not send representatives to the meetings.
- (c) It was agreed to progress with re-considering Option B following officers forming the practical arrangements noted, but that those arrangements, along with the reporting

arrangements and the situation in terms of the panel's political accountability would be submitted to this committee before the members came to a final conclusion on the matter.

7. LOCAL DEVELOPMENT PLAN SCRUTINY INVESTIGATION - COLLABORATION

- (a) It was noted that only three members had put their names forward for the investigation thus far, and the committee was asked to either nominate two other members or consider whether they should proceed with the investigation at all.
- (b) It was agreed to circulate the brief once more and discuss this field and any other possible research fields in the next Preparatory Meeting on 12 February.

The meeting commenced at 10.30am and concluded at 12.05pm.

CHAIRMAN

COMMUNITIES SCRUTINY COMMITTEE 2/12/14

- 1. PRESENT** - Councillor Angela Russell (Chair)
 - Councillor Mandy Williams-Davies (Vice-chair).

Councillors:- Stephen Churchman, Louise Hughes, Llywarch Bowen Jones, Dilwyn Morgan, W Tudor Owen, Caerwyn Roberts, Mike Stevens, Gruffydd Williams

OFFICERS: Arwel Ellis Jones (Senior Manager - Corporate Commissioning Service) and Lowri Haf Evans (Members' Support and Scrutiny Officer).

ALSO PRESENT:

- i) In relation to item 5 on the agenda – Mr Greg Guthrie (Royal Haskoning Company) and Mr Cefin Edwards (Gwynedd Consultancy Chief Engineer)
- ii) In relation to item 6 on the agenda – Councillor John Wyn Williams – Cabinet Member for Planning, Mr Aled Davies (Head of Regulatory Department) and Mr Gareth Jones (Senior Planning and Environment Service Manager)
- iii) In relation to item 7 on the agenda – Councillor Gareth Roberts - Cabinet Member for the Environment, Mr Aled Davies (Head of Regulatory Department), Mr Dafydd Wyn Williams (Senior Transportation Manager)
- iv) In relation to item 8 on the agenda – Councillor Gareth Roberts - Cabinet Member for the Environment, Mr Aled Davies (Head of Regulatory Department), Mr Dafydd Wyn Williams (Senior Transportation Officer), Councillor Selwyn Griffiths (Cambrian Conference Chair), Councillor Eryl Jones Williams (Local Member), Councillor Gareth Thomas (Local Member)
- v) In relation to item 9 on the agenda – Councillor Gareth Thomas – Cabinet Member for Education, Debbie Ann Williams Jones (Members' Manager – Democratic Service)

APOLOGIES:

Apologies were received from Councillors Craig ab Iago, Annwen Hughes, Eric M. Jones, Linda Morgan and Bob Wright

2. DECLARATION OF PERSONAL INTEREST

The following members declared a personal interest for the reasons noted:

- Councillor Mandy Williams-Davies in item 5 on the agenda as her husband was responsible for Planning, Landscape, Energy for Natural Resources Wales - she left the Chamber during the discussion.
- Councillors Caerwyn Roberts and Gruffydd Williams in item 9 on the agenda as they had to withdraw from the Post-16 Education Transport Scrutiny Investigation work as members of their families were receiving a service. As a result, they did not take part in the discussion.

3. URGENT ITEMS

None to note

4. MINUTES

The minutes of the previous meeting, held on 1 October 2014 were accepted subject to:

- (i) Removing Councillor Gruffydd Williams' name under 'present' on page 1.
- (ii) Adding to paragraph 5(b) Elected Members' Protocol

In response to concern that the contact with Members was insufficient - the current system was a systematic one which meant that it was not possible to have a definite conversation / discussion, follow-up or conclusions on matters that had been raised, it was noted that the Elected Members' Protocol sought to ensure information flow to one direction with every enquiry and response recorded appropriately. It was stated that providing a single contact point provided a professional aspect to the procedure and there was no intention of changing the procedure. It was reported that last year over 300 complaints had been received by Councillors but as the improvement works were nearing completion it appeared that the number of complaints were reducing. In terms of sharing information regarding completed work, it was agreed that it was possible to improve and fully close the enquiry cycle.

5. COASTLINE PROTECTION SCHEME (West Wales)

- a) A short presentation was given by Mr Greg Guthrie (Rooyal Haskoning Company), author of the West of Wales Shoreline Plan, on the background to the plan which assessed the impact should the sea level be likely to raise 50 - 150m in the future due to the climate changes with a range of effects and impacts, that some areas would need to adopt, and in areas that were likely to be affected in the short term, there would be a need to identify those important things that must be changed.
- b) It was noted that the Council's action plan was an exceptional one. Gwynedd Council was the first Council to face the challenge and to accept the matters. They had responded by speaking to communities, explaining the outcomes to the local people, ensuring that villages / towns were aware of the effects and including the communities in the discussions. It was explained that information leaflets had been prepared per community and that the implications had been discussed with the villages. Sharing information had been completed in 2013 with a second round of visits to be arranged for 2015.
- c) One member had expressed concern regarding how the Assembly could justify the fact that they would not be protecting areas of the plan after 15 years. A request was made for clarity, and for a clear definition of the word 'protect'. It was added, as an example, that there were 400 dwellings in Y Friog, and therefore how would these be relocated? Did 'rolling back' mean building houses from anew? If the houses were to be left, who would pay the cost? If money would not be spent on defences, why could the money not be used for relocating and redeveloping villages? If it would be necessary to realign the coast, would it not be better to plan rather than leave it. In the context of managed realigning, had the information been shared with the public? It would be necessary to ensure that the people of Y Friog were safe.
- ch) In response to the concerns, it was explained that the Shoreline Plan was a high level document that drew attention to areas that could not be protected. Where 'managing defences' were noted, it was necessary to identify the need to change. It was a Policy, not details, highlighting possible opportunities and options by opening discussions with communities to discuss the need to change.
- d) A Member drew attention to the fact that the Borth area in Ceredigion had received millions of pounds to defend communities and therefore why could y Friog not be protected. It was explained that 6 million had been spent on defences to the back of Y Friog, and that Borth's geographical situation was also different.
- dd) Challenging the report, one Member noted that it only contained theories. The method had appeared to be practical, but this was the response and opinion of one specialist.

The commitment of the Welsh Government and Gwynedd Council was needed to protect the Welsh coastal communities and to make positive decisions to protect Y Friog. The Local Authority's decision would be to protect or compensate the coastal communities. Y Friog was now part of a national debate and there would be a need to ensure that Gwynedd Council was a part of this discussion.

RESOLVED to accept the report but the following points are noted:

- i. **That a plan is needed in place and that Gwynedd Council's response to the plan has been successful and that including communities in any discussion is key.**
- ii. **It should be praised that initial discussions have been held, though it is necessary to ensure that this continues.**
- iii. **That the national discussions are slow and create difficulties for the community. As a result, a message should be sent to the Minister, highlighting concerns and pressing for a quick response and clarity.**

6. MONITORING ENFORCEMENT OF CARAVAN PARKS

- a) A report was submitted by the Head of the Regulatory Department providing the context for monitoring work and enforcement of caravan sites.
- b) The Cabinet Member highlighted that monitoring enforcements of caravans had recently received considerable attention due to planning applications being approved for caravan parks to remain open from ten and a half to 12 months. It was expressed that there was a need to develop a method of monitoring caravan parks in a proactive manner to ensure compliance with the planning permission and the relevant conditions, but that this was dependent on staff resources and it was not practically possible to monitor every site.
Also, it was expressed that it was intended that current information about caravans would be gathered to establish a baseline that would ultimately facilitate working arrangements in terms of monitoring work and responding to complaints regarding caravan sites.
- c) It was added that the Planning Enforcement Unit had undertaken research work with the Public Protection Unit and that discussions had been held with Snowdonia National Park Authority in an attempt to respond to the monumental task of monitoring every site in Gwynedd. Since the beginning of the year, the Council had approved an Enforcement Strategy that established a framework for the Enforcement Unit's proactive and reactive work, and the strategy noted the intention of monitoring 20 sites a year.
- ch) The members were reminded that there was no statutory requirement to do the proactive work, that it was considered good practice on a national level as the work brought added value and contributed towards achieving the Council's priorities. Due to the concerns regarding granting planning permission for a 12 month holiday season, it was explained that the proactive monitoring work had included prioritising those sites that had received permission for a 12 month holiday season.
It was reported that only four out of the 13 sites that had received permission had taken advantage of the 12 month holiday season, though it was expected that this number would increase as further applications were submitted. It was noted that this was a discretionary service, therefore it was completely dependent on resources, and there would be a need to consider if the service was a priority within the wide range of services provided by the Council. It was reported that the service had been earmarked as one that could be reduced or abolished as it was not a statutory service.
- d) One concern the Members had was that approving these 12 month applications would lead to people permanently living in caravans that would, as a result, create new communities / destroy Welsh communities. There were already examples, such as in Morfa Bychan, where the number of caravans on the site was higher than the number

of houses in the village. The members were reminded that the Planning Committee had refused the first planning application, contrary to the recommendation, and as a result the applicant had taken the application to an appeal and had succeeded with a cost of £15,000 against the Council. A request was also made for councillors to provide the Planning Service with information if they had evidence / concerns that planning rules had been breached in order to assist with ensuring compliance.

- dd) In response to the question of charging taxes on 12 month caravans in order to fund and create an income to pay for enforcement resources, it was noted that there was an opportunity to charge a fee through the licensing unit but new legislation was required to allow this. The Head of Regulatory Department expressed that this was unlikely, especially in the short term. In terms of cross-departmental discussions and holding a broader conversation regarding the caravans' residents, it was noted that there was no formal mechanism in place to gather information. It was explained that the best information usually came from the communities or the local elected members. Although there was no formal procedure in place to try to ensure that information was gathered across departments, it was agreed that it would be possible to examine this further. Members expressed their desire to see this happen.
- e) A further request was made for information regarding the location and the number of caravan parks per ward, along with the nature of the permission i.e. static / touring etc. to allow the local member to monitor the situation. It was agreed that this could be considered and that information in terms of planning history could be shared appropriately with members in relevant cases. It was outlined that once the baseline was in place, the work would become easier (it was also noted that the National Park was undertaking similar work of establishing a baseline).

RESOLVED to accept the report that provides an honest picture of the situation and to accept the work on the baseline and emphasise the following matters:

- i) Members should be encouraged to bring key information to the department's attention**
- ii) Collaborate with other departments to improve the level of information**
- iii) Keep an eye on the possibility of raising the income to fund the service in future if the legislation permits it**
- iv) Despite the importance of the work, accept that proactive elements are discretionary, and is therefore an option that will need to be considered for achieving savings.**

7. PRIORITISING THE PROVISION OF PUBLIC TRANSPORT

- a) A report was submitted by the Head of Regulatory Department, presenting the possible impact which implementing the changes to the public transport system based on the results of the matrix could have on the residents of Gwynedd. The Cabinet Member reiterated that the funding for the transport was decreasing, but that the demand and cost was increasing and therefore it would be impossible to continue with the current situation. The matrix had been introduced to try to ensure fairness. It was emphasised that the matrix had been developed with an emphasis on the most important factors and that the committee had been a core part of its development.
- b) It was explained that five headings had been measured; area, volume, alternative choice, type of service and facilities with emphasis on the need for further work to analyse the 'alternative choice'. The need for a better definition of 'area' was also suggested.
- c) It was highlighted that some of the journeys were optional services and that difficult decisions needed to be made in order to address the savings. It was emphasised that the service was public Transport, and that some considered it as personal transport. It

was recognised that everyone's needs could not be addressed. The intention behind submitting this report was to share the best information available in order to support and assist members with difficult decisions. The members were reminded that the changes were not responses to the cuts, rather a response to the loss in grant and the deficit in the existing budget.

- ch) Some passengers would need to adapt their routines to coincide with the transport timetables in future and they should not expect the transport to be arranged based on their personal requirements.
- d) A member suggested that a second review of the matrix was needed in order to improve the outcomes and revisit the weighting table to ensure that the information was correct. It would be unfair to cut evening services as they transported people to their work (not used for leisure and pleasure only). It was proposed that, rather than reducing night services, frequent services during the day should be extended. The request was to review the matrix and to decide whether there was a better option or another choice. It was accepted that changes needed to be implemented, but that it was necessary to understand what was acceptable.
- e) It was explained that there was further work to be completed that would include mapping per community and building on the existing information in detail. The additional information would be considered by the Cabinet Member before a final report would be submitted to the Cabinet for decision. It was anticipated that an equality impact assessment on the journeys in question would be a part of the process before a final decision was made.

RESOLVED to accept the report emphasising the following matters:

- i. To accept the process and consider the picture, purpose and reasoning when developing and implementing the matrix.**
- ii. That local Councillors should hold local discussion groups with communities to inform local people of the changes and to prioritise the community's transport requirements.**

8. UPDATE ON THE BRIWET BRIDGE PLAN

- a) Submitted – a report by the Head of the Regulatory Department providing information and context on the progress of the Briwet Bridge project. The report responded to the concern of Committee members about the timescale of the work and who would be responsible for any financial or additional losses that would need to be met should the work slip further than the completion date.
- b) It was reported that a barrister had given an independent opinion about the claims for additional payments. It was expressed that the barrister was of the opinion that there were no grounds for these allegations.
- c) It was reported that good communication continued with Hochtief, the bridge construction contractors, and it was expected to be completed by June 2015. It was outlined that the slippage arose as a result of problems with Welsh Water, BT, National Grid and high tide. It was noted that there was concern regarding a risk that European funding would be withdrawn should the bridge not be completed on time. In response to the concern, it was noted that an additional risk of 23 days had been agreed and that it was the final account settlement that was the biggest risk in terms of financial procedures.
- ch) It was acknowledged that the bridge would be of significant benefit to the community after completion, but 'today' the problems were obvious and were having an impact. The general feeling was that people had felt let-down with mixed and inconsistent messages being shared. It was noted that Hochtief had appointed a Public Relations Officer but

that this officer had left. The post had then been advertised locally, but without success. Consequently, two Council officers had been appointed to undertake the work, which had been in addition to their responsibilities and under very difficult circumstances. Members thanked Patricia Jones (Briwet Bridge Project Co-ordinator) and Cheryl Ann Morgan (Public Protection Officer – Briwet Bridge) for their good work. It was believed that one lesson to be learnt would be securing a relevant officer at the beginning of the project to develop a relationship with the local community.

- d) It was accepted that several factors had angered local people and it was obvious that a lack of clear and consistent communication had been the main factor. It must be ensured that an honest and transparent message was shared with the local community stating the current situation. There was no doubt that businesses in the Harlech, Talysarn, Penrhyndeudraeth and Porthmadog areas had been affected following the delay and therefore it must be ensured that there would be no further delays.
- dd) It must be ensured that Hochtief complied with the proposed completion date. A promise had been made and therefore it was important not to lose trust. It was highlighted that a new Project Manager had been appointed and that the programme was now acceptable and achievable.
- e) In relation to recent damage to the convoy system, it was noted that this was entirely unacceptable and that it raised health and safety risks.
- f) In terms of successes within the scheme, it was noted that good work had been done to ensure a financial package for the scheme, that there was good collaboration between the key organisations, that the scheme had created work for local people and that thus far, no accidents had been reported. In terms of the split of quality (40%) v commercial (60%), it was accepted that consideration must be given to this balance when tendering large infrastructure projects in the future and to evaluate every situation individually.

Officers were thanked for the update and the honest information.

RESOLVED to accept the message that lessons have been learnt from this process, and note concern about risk management within the scheme and the timescale of this scheme.

An additional comment was made by a Local Member expressing concern that several people walked across the bridge. It was expressed that, should an accident occur, this would cause further delays.

9. SUBMITTING THE RECOMMENDATIONS OF THE POST-16 EDUCATION TRANSPORT SCRUTINY INVESTIGATION

- a) A summary of the investigation background was given by the Chairman of the investigation, Councillor Stephen Churchman. It was outlined that the investigation's brief was to consider how the Council's policy was being implemented at grass roots level, and what effect had implementing this policy had on post-16 education providers, the learners and their families.

In September 2014, a request was made by the Cabinet Member for Education for the brief of the investigation to be extended in order to consider further options for identifying possible savings within the post-16 education transport service. This meant the need to consider more creative options and recommendations for providing the service in future. The request was welcomed as an opportunity to add value to the investigation with emphasis on placing the customer central to the service.

While considering the creative options the investigation's members had agreed on the following principles:

- Fairness for everyone
- Open to everyone

- Flexibility
- A reasonable cost
- Flexible travel times

It was noted that the investigation had been a detailed one and that various individuals and establishments had been questioned and had been given the opportunity to have an input into the investigation. Everyone was thanked for their contribution.

- b) The recommendations were submitted to the Cabinet Member. It was recognised that acting on them would be a matter for the Cabinet Member, but a request was made for a report on his response to the recommendations at the next meeting along with a progress report within six months.
- c) In response to the investigation, it was noted that the investigation was detailed and easy to read.
- ch) In terms of a, it was noted that *13. Other Matters for Consideration by the Cabinet Member (page 8)* was a political point, and the observation that it needed to be adapted was accepted.
- d) An additional proposal was made for the Cabinet Member to discuss the obvious differences between the English and Welsh arrangements with Edwina Hart. Fairness must be ensured for everyone.

RESOLVED to adopt the Investigation’s report and to welcome the fact that the Cabinet Member accepts the recommendations in the report, and await a report back within six months.

10. SCRUTINY FORWARD WORK PROGRAMME 2014 - 2015

- a) Submitted – an amended forward work programme to members for information.

Everyone was thanked for their contribution. Mandy Williams Davies was thanked for her contribution to the Communities Scrutiny Committee over the years and she was wished every success in her new post as a Cabinet Member. Debbie Anne Williams Jones was also thanked for her contributions to the Communities Scrutiny Committee – Debbie would be supporting the Corporate Scrutiny Committee from now on.

The meeting commenced at 10:00am and concluded at 1:40pm.

CHAIRMAN

SERVICES SCRUTINY COMMITTEE 11/12/14

Present: Councillor Peter Read (Chair)
Councillor Beth Lawton (Vice-chair)

Councillors: Selwyn Griffiths, Alwyn Gruffydd, Elin Walker Jones, Sion Wyn Jones, Eryl Jones-Williams, Ann Williams, Eirwyn Williams and Hefin Williams.

Co-opted Members with a vote on education issues only:

The Reverend Robert Townsend (Church in Wales)

Others invited: Councillor Gareth Thomas (Cabinet Member for Education)
Councillor R H Wyn Williams (Cabinet Member for Care)
Councillor Mair Rowlands (Cabinet Member for Children and Young People and Leisure)

Also in attendance: Morwenna Edwards (Corporate Director), Marian Parry Hughes (Head of Children and Supporting Families Department), Glenda Lloyd Evans (Older People Service Manager), Nicola Hughes (Project Officer – Promoting Quality in Secondary Schools), Elfyn Vaughan Jones (Senior Advisor, GwE Challenge), Alwyn Jones (Senior Advisor, GwE Challenge), Arwel Ellis Jones (Senior Manager, Corporate Commissioning Service), Gareth James (Member Support and Scrutiny Manager) and Glynda O'Brien (Member Support and Scrutiny Officer).

Apologies: Councillors Huw Edwards, Dewi Owen, Liz Saville Roberts, Mrs Rita Price (The Catholic Church), Mr Neil Foden (Teachers' Union).

1. CHAIRMAN'S ANNOUNCEMENTS

- (a) Best wishes were sent from the Committee to Councillor Huw Edwards who was absent because of ill-health.
- (b) The staff and pupils of Ysgol Hafod Lon were congratulated on an excellent Christmas Concert which had been held recently.
- (c) The following were welcomed to the meeting:-
 - Councillor Mair Rowlands in her new role as Cabinet Member for Children and Young People and Leisure
 - Councillor Gweno Glyn as a new member of the Committee
 - Mr Marc Roberts and Ms Vicky Poole, Care and Social Services Inspectorate Wales (for Item 5 – CSSIW Annual Report)

2. DECLARATION OF PERSONAL INTEREST

Councillor Linda Ann Wyn Jones declared an interest in Item 6 (a) Savings – Adapting Providers' Agreements as she was the Chief Executive of Cwmni Seren. The member was of the opinion that it was a prejudicial interest, and she withdrew from the Chamber during the discussion on the item.

3. MINUTES

The Chairman signed the minutes of a meeting of this Committee held on 2 October 2014.

4. ANNUAL REPORT (CSSIW)

A review and evaluation of Gwynedd Council's annual performance was submitted by the Care and Social Services Inspectorate Wales (CSSIW).

- (a) The report identified where there had been progress and the fields that needed improvement in the field of Social Services. Mr Marc Roberts (CSSIW) reported that there was evidence that the Social Services' managers and staff had worked hard and some aspects of the plans were very challenging with an enormous work programme to be realised in accordance with the budget. An improvement had been seen in the arrangements of Social Services along with the Council's vision.
- (b) During the ensuing discussion the following points were highlighted:
 - (i) As a consequence of all the amendments in legislation and their requirements, it was questioned how it could be ensured that improvements were implemented in accordance with the needs and requirements of users. In response, the Corporate Director noted that the residents of Gwynedd would be placed at the forefront of what was being implemented, although it meant a change for users but by collaboration the best service would be ensured for individuals.
 - (ii) Concern was expressed that savings would not be realised without affecting services to individuals and it was difficult to make cuts.
 - (iii) In response to an enquiry regarding guidance and responsibility for achieving the aspirations of the CSSIW, it was noted that it was crucial for Members to support the modernisation of the Service, to influence the Health Board and to monitor how the Service dealt with users.
 - (iv) In terms of influencing the Health Board, it was noted that this had been difficult for the Council in the past and it was trusted that there would be robust collaboration in future in fairness to the users.
 - (v) In response to an enquiry regarding the effect of the changes on the community domiciliary care framework, the Corporate Director explained that there would be a change in the pattern of users' needs since the cost per capita for individuals with profound needs to remain at home were high. It had to be ensured that the Health Board contributed to complex packages that existed now. More consideration had to be given to future projections and targeting for the future to ensure the best benefits for users from the money.
 - (vi) In response to an enquiry regarding the role of the Corporate Director, the CSSIW representative noted that he was aware that progress had been made and a further discussion would be held during the year with the Corporate Director and the Chief Executive in accordance with guidelines regarding responsibilities and to agree on processes and protocol, bearing in mind also that there would be implications resulting from changes following the publication of the Social Services Bill.
 - (vii) It was explained in the context of a Strategic Plan with the Health Board regarding children's mental health, that regular meetings were held on a managerial level, examining the issues of access to services for children and young people and the availability of the services for them locally and outside the county.
 - (viii) There were concerns regarding additional work pressure resulting from staff absenteeism. In response, it was noted that arrangements were in place for the Corporate Director and the Adult Services Managers to bridge the gap with an external expert leading on specific projects.
 - (ix) Assurance was requested that the elected Members received information regarding complaints and it was suggested that it would be worthwhile submitting an initial paper at the preparatory meeting of this Scrutiny Committee on the complaints procedure processes and to include the categories of complaints, the timetable and how the information was disseminated to Members.

Resolved: (a) to accept and note the content of the report and to request the Corporate Director:

- (i) **To submit a brief initial paper at the preparatory meeting of this Scrutiny Committee on 13 January 2015 regarding the complaints procedure processes and to include categories and a timetable for complaints.**
- (ii) **To submit an update on the work programme for the improvement fields that had been identified by the CSSIW by March 2015.**

5. SAVINGS

- (a) A report was submitted by Councillor Peter Read, Chair of the Savings Scrutiny Working Group, which had been considering efficiency proposals from all the departments to try to contribute to the financial deficit of £50m in the Council's permanent revenue budget up until 2017/18. It was noted that some efficiency savings proposals that were intended to be implemented from 1 April 2015 could have a direct effect on vulnerable people.
- (b) The Cabinet Member for Care reminded the committee of the current financial climate and it had to be realised that there was a need to consider making substantial savings across Council services and the Service had no choice but to propose savings to the provisions below.

(i) Savings – Adapting Providers' Agreements

The Senior Business Manager explained that a proposal had been submitted not to increase fees in the field of domiciliary care and supported accommodation for the next three years which would mean an efficiency saving of £942k.

Following further work on the figures, the relevant legislation and consideration of the categories of care services purchased from external providers and comparing the fees with neighbouring authorities, savings of £308k were proposed for 2015/16. This meant fees would not be increased in the next financial year and external providers were expected to make their own efficiency savings arrangements. In reaching the above figure, it was noted that evidence was available for each category that the fees were generous and it was felt that the service could be maintained sustainably without increasing fees. However, the matter would have to be examined further beyond 2015/16 and more extensive collaboration would be required with the external market prior to offering recommendations, with the exception of two fields, namely, Direct Payments (where the payments per hour were substantially higher than other authorities) and Respite Care.

During the discussion, the following observations were made:-

- (a) Assurance was given that there had been discussions with the third sector via the Provider Forum and the Learning Disabilities Consortium.
- (b) Concern was expressed that there would be too much pressure on the external market and that they would go out of business which would then mean that there would be nobody to provide the service
- (c) In response to a concern regarding the providers' commitment to ensuring that the service remained consistent for the client since there would be no increase in the fees, the Senior Business Manager noted that it was expected that the service would be of the same standard but providers had noted that there was a general feeling that more work and discussions had to be undertaken on any savings beyond 2015/16.
- (d) Concern was expressed that private companies could refuse to provide packages for individuals that would be too expensive for them to provide and as a consequence, the Council would have to provide them.
- (e) In response to an enquiry regarding the monitoring measures, assurance was given that this would be achieved through monitoring contracts, the complaints procedure, interviews with providers and forums and the CSSIW to ensure the safety of users.

- (f) There were difficulties in service provision in the most rural areas of the County and should consideration be given to keeping the service within the Council so that it was possible to monitor internally rather than externalising the service with the danger of companies folding should fees be frozen.

Resolved: to Approve:

- (i) **To review the original figure of £942k as an efficiency saving and to restate the figure at £373k to be implemented over the next three years as follows:**

2015/16	2016/17	2017/18
£308k	£37k	£28k

- (ii) **To reconsider all the fees annually and to consider the relevant context and the status of the market at the time.**
- (iii) **That the efficiency savings are fully compliant with the necessary legal requirements.**
- (ii) **Savings – South Gwynedd Domestic Abuse Service and Women’s Aid Bangor Service**

It was corrected that the South Gwynedd Domestic Abuse Service also included a service for men and that it was not only South Gwynedd Women’s Aid being considered as noted in the report.

- (a) The Head of Children and Supporting Families Department reported that the service had been providing a contribution by agreement to the South Gwynedd Domestic Abuse Services and Bangor Women’s Aid Service to fund part-time children’s workers’ posts. It was explained that the Service was required to realise an efficiency savings target of £2.4m by 2017 out of a budget of £14m before reaching the discussion on cuts. Of the number of agreements that the Service had, this provision was the only agreement that was not a statutory requirement. The effect that cutting the service would have on children and young people had been considered and a decision had been reached that the risk was lower than having to delete 1½ social workers’ posts within the Department.
- (b) The Cabinet Member for Children and Young People and Leisure endorsed the above and emphasised that Gwynedd was one of only a few local authorities that provided core funding for organisations.
- (c) An opportunity was given to the Gorwel Manager, South Gwynedd Domestic Abuse Services to respond and she expressed concern that the service was receiving cuts from other sources that equated to £82k, which was nearly a quarter of the budget. Consideration also had to be given to the fact that the service dealt with the most vulnerable people in communities and many people reported that cases of abuse were increasing. Further concern was expressed regarding who would be dealing with the number of children on the register who received a one-to-one service.
- (d) During the ensuing discussion, individual members made enquiries and the responses were as follows:
- Should a case of domestic abuse happen outside office hours/at weekends, the Police would contact the Social Services Night Team in accordance with the statutory requirements as would be done during normal working hours. It would be the Council’s responsibility as the lead authority, jointly with the Police, to investigate child protection cases.
 - Should a family need a refuge the Domestic Abuse Service would be available twenty four hours a day with direct access for families.

- If the cut was agreed the additional post of a Children's Officer would not continue in Dolgellau.
 - Although the work of the Domestic Abuse Service was not statutory, it was explained further that the service provided support for children and families before they were referred as statutory cases. Work was undertaken to save bringing Social Services in and to save bringing children into care.
 - If it was safe for a family to remain in their locality, this was done but some families were also placed outside Gwynedd. The majority of those homed were local.
 - The impact of the cut to the Domestic Abuse Service would mean that more than one post involving working with children and young people in the community across Gwynedd would have to be abolished.
- (dd) Concerns were expressed by members of the committee regarding the number of assaults and cases that the service dealt with and the danger of the loss of investment in the health and future of children and young people.
- There were an enormous number of assaults in the home and the care received from the Domestic Abuse Service was invaluable and considering the removal of their funding was unsatisfactory, considering the effect this Service had on the lives of children and young people.
 - The investment was for the health and future of children and young people.
 - There was a need for more information regarding the funding details of the Domestic Abuse Service, including how many people had received their service along with the placements.

Resolved: To ask the Cabinet Member for Children and Young People and Leisure to submit the following observations of the committee to the Cabinet to ensure that the Cabinet is completely clear about the effect of any decision that it makes:

- i) **The Service is an important part of the fabric of services for a substantial number of vulnerable children in the county and those numbers should be known before the Cabinet makes its decision.**
- ii) **There is a strong preventive element to the work that saves work and higher costs for the statutory services which the Council is obligated to provide.**
- (iii) **Financial information must be received regarding the wider impact of this saving on the budgets of the bodies in question, including their ability to attract further grants, before making any decisions.**

6. REPORT ON THE PROGRESS OF THE EDUCATION QUALITY PROMOTION PROJECT IN SECONDARY SCHOOLS SINCE JUNE 2014

The report of the Cabinet Member for Education was submitted on the progress of the education quality promotion project in secondary schools since June 2014 that stemmed from the recommendations of the Education Quality Scrutiny Investigation following a process of consultation with relevant stakeholders.

During the discussion the following issues were considered:-

- (i) There was a suggestion that there was a shortage of Mathematics teachers as well as supply teachers and some experts in the field were offering private tuition rather than teaching. It was confirmed that there was a problem in attracting Mathematics specialists to teaching posts and this was true throughout Wales and it would be a matter that would be raised with the Welsh Government. Assurance was given that the Education Service was trying to address the problem by collaborating with Bangor University to find whether it would be possible to re-train teachers of other subjects to teach Mathematics. There was a need to convince Mathematics students who were

- not confident in Welsh, that there was support for them to develop their language skills.
- (ii) It had to be realised that there was a general shortage of teachers in other subjects also, e.g. music. In response, the Cabinet Member for Education noted that there were good practices in Gwynedd schools and subject specialists were to be persuaded to share their expertise amongst each other.
 - (iii) It was noted that more attention should be given to bridging between the primary and secondary sectors in order to raise educational standards but assurance was given that several successful bridging projects were ongoing. Reference was made to a practice in one catchment area where a weak performance in the field of numeracy in the primary sector had been identified and there had been collaboration with the primary sector in specific fields as a result.
 - (iv) In response to a concern regarding the perceived decline in GCSE results, the Senior Advisor, GwE Challenge noted that the historical performance of Gwynedd as a county had been strong but there was polarisation in the performance of individual schools. Reference was made also to the pendulum effect in schools where the group was small. The field has been addressed this year and there were marked improvements in several schools that had been targeted for support. It was also noted that performance indicators and amended benchmarking had been introduced over the last couple of years with specific focus on the principal indicator (TL2+), along with higher expectations by the regulatory body, Estyn.
 - (v) In terms of leadership, it was noted that attention had to be given to the number of vacant Head Teachers' posts and to develop different models in circumstances when Heads failed to be appointed, such as appointing a Catchment Area Strategic Leader to support the primary sector also.
 - (vi) In terms of the elements that contributed to good leadership, the Project Manager explained that she had submitted a report to Head Teachers, which was a comprehensive document detailing aspects of good practice that would be possible to put into action in schools. There was a similar list for governors who could be valuable in providing a 'critical friend' for schools.
 - (vii) NPQH Qualification – it was noted that two senior managers from the secondary sector and seven/eight from the primary sector had been chosen to follow the NPQH qualification this year. It was noted that the Council had a scheme to develop leadership at every level and the potential of individuals had to be identified early.
 - (viii) Some concern was expressed regarding all the requirements placed on heads which meant that they worked substantial hours beyond the teaching hours. It was felt that there was no incentive for teachers to apply for posts of Heads/Deputies because of the enormous work pressure on Head Teachers.
 - (ix) In terms of TL2+ performance, the position of Gwynedd was the fifth highest nationally and the Capped Score points was the highest.
 - (x) In the context of elements of the project that were coloured yellow and red, it was trusted that several of them would develop to be coloured green but it had to be borne in mind that the original scheme had been amended and some elements would not be implemented in the same way.
 - (xi) It was noted that Estyn, as part of the Authority's inspection, had requested to submit a report after their recent post-inspection visit.

Resolved: (a) To approve the progress made thus far but there is a need to continue monitoring in the future.

(b) To accept and to welcome Estyn's specific request to submit a report at the next meeting of the Committee.

7. REPORT ON IMPLEMENTING THE EFFECTIVENESS AND IMPROVEMENT SERVICE (GwE) WITH GWYNEDD SCHOOLS

A report was submitted by the Senior Advisor, Gwynedd/Anglesey Challenge Hub of the Schools Effectiveness and Improvement Service (GwE) on the work of GwE with Gwynedd schools.

(a) Members were guided through the content of the report, providing the background information on the GwE organisation, Gwynedd's commitment to the service, the commissioning budget targeted for specific schools, the structure of the Team, performance data across the Key Stages, a summary of Estyn's findings from inspections during the period of GwE's operation, data in terms of categorisation of schools in the primary and secondary sectors, the response of stakeholders regarding the quality of GwE's work.

(b) During the discussion, the following matters were considered:-

(i) In response to an enquiry, it was explained that the criteria for the green categorisation had been tightened which made it more difficult to place schools in this category and it specifically involved the performance of groups of learners such as, free school meals learners, the gap between boys and girls, children with additional learning needs. It was explained that there were three steps in the process of designating a category for a school, namely:

- The Welsh Government placing every school in a data Category (1-4)
- GwE findings locally by scrutinising and observing lessons, discussion with leaders resulting in a judgement on the quality of leadership (A-D)
- Designating a colour category for schools in terms of offering support.

The result of Stage 1 of the process had placed a larger number of Gwynedd schools in Quartile 4 but there were no balanced findings for the standards until all stages of the process had been completed.

- (ii) It was agreed that the free school meals indicator was a very raw indicator of school performance but it was one which was driving all discussions with a number of stakeholders.
- (ii) The Cabinet Member for Education added that a procedure had been established recently of holding discussions within the Quality Group where specific schools were targeted and any steps the Authority could take regarding support were discussed and the schools were challenged.
- (iv) Great pride was expressed in the fact that specialists had been appointed to work with a cluster of schools and this was to be congratulated and stakeholders had a much more positive attitude towards GwE's activities and saw it as a resource to assist schools.
- (v) It was appreciated that an example could be seen of the nature of the support and the impact of the support on red category schools and this would be useful to share with governors.
- (vi) It was acknowledged that transparency in the relationship between GwE, schools and governors was totally necessary and governors should have access to monitoring reports. It could be seen from the best practices that governors' representatives joined and were a core part of the monitoring process and through this they had a better understanding of the scrutiny process. It was also felt that elected Members had a core role to change the mindset within some governing bodies especially in some schools that were designated in the red category.
- (vii) In response to a concern that some mentoring links meant too much travelling, it was explained that collaboration was important and there was an expectation in the current system for every Head Teacher to take on a wider responsibility for children's education. The system was seen to be effective in several areas where schools helped each other.

- (viii) In response to an enquiry regarding the success/failure of schools in realising targets, it was explained that several schools with a small number of children established an aspirational target rather than realistic and achievable targets. It was noted further that it was intended to introduce a work programme to further address assessment, setting targets, tracking and intervention. It was acknowledged that some schools set targets that were too challenging and this did not facilitate the work of identifying and addressing underachievement effectively.

Resolved: to accept the report and to note the emphasis placed on strengthening the understanding of collaboration.

8. ADDITIONAL LEARNING NEEDS STRATEGIC REVIEW

The Cabinet Member for Education noted that it was intended to submit proposals from the review of the above field to the Cabinet in February/March 2015. The Committee was requested to establish a Task Group to scrutinise the Additional Learning Needs Strategy during the consultation period in January 2015.

Resolved: To elect the following members to serve on the Task Group:

**Councillor Elin Walker Jones
Councillor Gweno Glyn
Councillor Selwyn Griffiths
The Reverend Robert Townsend**

CHAIRMAN

PLANNING COMMITTEE 24/11/14

Present: Councillor Michael Sol Owen - Chairman
Councillor Anne Lloyd Jones – Vice-chair

Councillors: Elwyn Edwards, Gwen Griffith, Eric M. Jones (Substitute), Dilwyn Lloyd (Substitute), June Marshall, W. Tudor Owen, Eirwyn Williams, Gruffydd Williams, Hefin Williams and Eurig Wyn.

Others invited: Councillors John Brynmor Hughes, Aeron M. Jones, Liz Saville Roberts, John Wyn Williams and R.H. Wyn Williams (Local members).

Also present: Gareth Jones (Senior Planning Service Manager), Cara Owen (Development Control Manager), Keira Ann Sweeney (Senior Development Control Officer), Rhun ap Iarll (Senior Solicitor), Gareth Roberts (Senior Development Control Officer – Transport) and Bethan Adams (Member Support and Scrutiny Officer).

Apologies: Councillors Endaf Cooke, John Pughe Roberts and Owain Williams and Councillors Llywarch Bowen Jones, Dafydd Meurig and Mair Rowlands (Local Members).

1. WELCOME

The Chair welcomed everyone to the meeting. Everyone was reminded of the order of the meeting.

It was noted that the meeting would not be recorded due to technical problems.

2. DECLARATION OF PERSONAL INTEREST

(a) The following members declared a personal interest for the reasons noted:

- Councillor Gruffydd Williams in item 5 on the agenda (planning application C14/0653/43/LL) as his father was the applicant.
- Councillors Anne Lloyd Jones and Michael Sol Owen in item 5 on the agenda (planning applications C14/0849/19/LL and C14/0884/45/LL), because they were members of the Board of Cartrefi Cymunedol Gwynedd.

The Members were of the opinion that they were prejudicial interests, and they withdrew from the Chamber during the discussion on the applications noted.

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

- Councillor Aeron M. Jones (not a member of this Planning Committee) in relation to item 5 on the agenda (planning applications C14/0276/24/LL and C14/0659/24/AM);
- Councillor John Brynmor Hughes (not a member of this Planning Committee), in relation to item 5 on the agenda (planning application C14/0357/39/LL).
- Councillor Liz Saville Roberts (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application C14/0653/43/LL).
- Councillor R. H. Wyn Williams (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application C14/0689/39/LL);
- Councillor June Marshall (a member of this Planning Committee) in relation to item 5 on the agenda (planning application C14/0697/11/LL);
- Councillor John Wyn Williams (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application C14/0825/25/LL);
- Councillor Michael Sol Owen (a member of this Planning Committee) in relation to item 5 on the agenda (planning application C14/0884/45/LL).

The Members withdrew to the other side of the Chamber during the discussions on the applications in question and they did not vote on these matters.

3. MINUTES

The Chair signed the minutes of the previous meeting of this committee held on 3 November 2014, as a true record and subject to:

- (i) Adding Councillor Peter Read's name under 'Others invited' on page 1.
- (ii) Amending a sentence in the Welsh version under planning application C14/0793/11/LL on page 11 to read 'The local member, who *objected* to the development, noted...' rather than 'The local member, who supported the development...'
- (iii) Amending a sentence in the English version, 'The local member (a member of this Planning Committee)...' under planning application C14/0793/11/LL on page 12 to read 'The local member (*not* a member of this Planning Committee)...'

4. 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 aspects of the policies.

RESOLVED

1. Application no. C14/0276/24/LL – Ceiriog Belan, Rhos Isaf, Caernarfon

Construction of an affordable house, improvements to the existing access together with retention of garden sheds (a part retrospective application).

- (a) The Development Control Manager elaborated on the background of the application and noted that the site was located on the north-eastern periphery of the village of Rhos Isaf which had been designated as a rural village in the Gwynedd Unitary Development Plan (GUDP). It was noted that the applicant was eligible under policy CH5 of the GUDP to qualify for an affordable home in the area.

It was noted that the applicant had widened the watercourses on the site in order to improve the flow of surface/ground water through the site and to avoid any flooding in the future. It was reported that the Land Drainage Unit had no objections. It was believed that the proposal was acceptable on grounds of Policy B32 of the GUDP and all other relevant policies.

- (b) The following main points were made by the local member (not a member of this Planning Committee):-
 - That generally, neighbours were not opposed to the development;
 - There was concern in terms of the lack of planning control in relation to the changes that had already been undertaken on the site;
 - Suggested including a condition that the water courses were the responsibility of the applicant;
 - As the road was exceptionally narrow, a condition should be imposed that construction traffic should not attend the site before 9.30am and or 4.30pm;
 - That Llanwnda Community Council asked for consistency in dealing with such applications and in fairness to all applicants.

In response to the observations of the local member, the Development Control Manager noted that it would be possible to include a condition in terms of the responsibility for the watercourses along with a condition relating to the hours of receiving deliveries on site.

It was proposed and seconded to approve the application with the additional conditions.

- (c) In response to a member's observation regarding providing a pavement for pedestrians, the Senior Planning Manager noted that as the site was rural, there was no requirement for a pavement and that the Transportation Unit did not object.

A member asked if it could be possible to restrict the time for receiving deliveries on the site to 3.00pm. In response, the Senior Planning Service Manager noted that the service would ensure that the time condition would be reasonable.

RESOLVED to delegate the right to the Senior Planning Manager to approve the application subject to the applicant signing a 106 legal agreement relating to the occupancy of the house provided here in the first instance and in perpetuity to those who can prove a local community need for an affordable house, and to relevant conditions relating to:-

1. Commencing the work within two years of the date of the permission itself.
2. In accordance with the plans.
3. Natural slate.
4. Removal of permitted development rights
5. Welsh Water conditions.
6. Highways conditions.
7. Landscaping.
8. Removing the two caravans from the site completely when the house becomes habitable.
9. Safeguarding watercourses.
10. Hours for receiving goods to the site.

2. Application number C14/0357/39/LL - Tyn Morfa, Llanengan

Alterations and extension to the house and construction of a separate building to include a garage and work studio.

- (a) The Development Control Manager elaborated on the background of the application, noting that a decision on the application had been deferred at the meeting held on 22 September 2014 in order for Officers to hold discussions with the applicant to seek to reach an agreement on reducing the scale of the extension and the garage/studio building. It was explained that a site visit was held on 22 September 2014 in accordance with the Committee's decision at its meeting on 1 September 2014.

It was reported that following discussions with the applicant that the garage element had been removed from the proposal and the separate building would now comprise the studio element only. Confirmation had been received from the applicants that they did not wish to change the extensions to the house as it met their needs as per the original submission.

It was noted that the separate building was now acceptable as it was in keeping with the existing property and the surrounding environment in terms of its scale, size and form. However, it was considered that the two-storey rear extension was dominant and incompatible with the existing property.

It was noted that the property was located in open countryside and within an Area of Outstanding Natural Beauty (AONB) and that the site was open and that very little vegetation surrounded it. Attention was drawn to the concerns of the AONB Officers in terms of the scale of the development.

- (b) The local member (not a member of this Planning Committee), supported the application and he made the following main points:-
- That he had participated in the discussions between the applicant and the officers and that alterations to the separate building were acceptable;
 - That the local community supported the application;
 - That the house had belonged to the family for five generations;

- That the applicant's architect was of the opinion that the location as noted in the plans was the best place for the extension in order to strengthen the walls of the old house;
- That the application should be approved.

Proposed and seconded to approve the application contrary to the officers' recommendation.

(c) During the discussion, the following observations were made:-

- That the design and the size of the studio building had been amended following the discussions;
- That the garage element had been removed from the proposal;
- That the extension to the curtilage had been reduced;
- That the AONB Unit was only expressing concern;
- That the development was in keeping with the area and would not affect the AONB;
- That the applicant had the right to improve the appearance of the house;
- That a decision had to be made on the application in accordance with planning policies;
- That the site was within an AONB;
- That approving the application would create a dangerous precedent.

(d) In response to these observations, the Senior Planning Service Manager noted:-

- That discussions had been held with the applicant and that a compromise had been reached on the scale of the separate building;
- During the discussions many options had been presented to the applicant in terms of the design of the extension that would respect the location of the application;
- As the site was located in the AONB, there was a statutory requirement to protect the objectives of the designation;
- Determining the application was a matter for the Committee.

(e) In accordance with Procedural Rule 22(6), the following vote was recorded to **approve the application**:

In favour of the proposal to approve the application (8), Councillors: Elwyn Edwards, Eric M. Jones, Dilwyn Lloyd, W. Tudor Owen, Eirwyn Williams, Gruffydd Williams, Hefin Williams and Eurig Wyn.

Against the proposal to approve (3), Councillors: Gwen Griffith, Anne T. Lloyd Jones and June Marshall.

Abstaining, (1) Councillor Michael Sol Owen

RESOLVED to approve the application.

Conditions:

1. Time
2. Plans
3. Slate
4. Materials
5. Ancillary use to the studio
6. Withdrawal of general permitted development rights.

3. Application number C14/0558/41/LL – Lleifior, Llanybi

Change of use of land from agriculture to domestic curtilage and erection of garage/workshop.

(a) The Senior Development Control Officer expanded on the background of the application, noting that the size of the curtilage extension was considered reasonable and that the scale and finish of the garage/workshop was in keeping with the house in terms of colours and

wall materials and was suitable in terms of a building for domestic use and therefore the application met with the requirements of policies B22 and B25 of the GUDP.

It was noted that it was considered that imposing a condition to limit the use for domestic use only would make the development acceptable under policy B23 of the GUDP.

- (b) Taking advantage of the right to speak, the objector noted the following main points:-
- Concerns by neighbours that the plans were misleading;
 - The land was higher to the rear of the houses, therefore, the garage/workshop would act as a mask;
 - That there was an empty plot nearby and the development would affect the value of any house built on the site in future;
 - That consideration should be given to moving the garage/workshop;
 - That the development was contrary to policies B22, B23, C1, C7 and C28 of the GUDP.
 - That the size of the garage/workshop was unacceptable and it was therefore an overdevelopment in the countryside.
- (c) Taking advantage of the right to speak, the applicant noted the following main points:-
- That the garage/workshop was for domestic use only;
 - That the size of the garage/workshop had been reduced after receiving concerns from neighbours;
 - That the location and the proposed design are acceptable under the policies;
 - That the curtilage of the house had been extended in order to create a bigger garden;
 - There was no planning, environmental or legal reason for refusing the application.

Proposed and seconded – to approve the application.

RESOLVED to approve the application.

Conditions:

1. Five years.
2. Materials to match the existing dwelling.
3. Grey coloured roof.
4. Domestic use only/supplementary to the residential use of the property known as Lleifior, Llangybi.
5. Comply with the plans.
6. Withdrawal of permitted development rights.
7. No caravans to be sited on the land.

4. Application no. C14/0618/34/LL – Derwin Fawr, Garndolbenmaen

Full application for the erection of a third 50kw wind turbine on a 24.6 metre column, total height of 34.2 metres to tip of blade.

- (a) The Development Control Manager expanded on the background of the application noting that the size of the third turbine meant that the three turbines could be seen to the same extent from the majority of vantage points. It was added that the turbine would be the same colour as the other two turbines.

It was noted that the area of the application was a rural and agricultural area with 50m electricity pylons approximately 120m from the site that was prominent in the landscape. Snowdonia National Park was located approximately 800m to the east and the AONB over 3km from the application site.

It was noted that after considering all the relevant policies and planning matters it was not believed that the development would have a substantial negative effect on the landscape generally, or on the neighbouring National Park. In the context of national policies relating to

renewable energy and local policies relating to the landscape, amenities and renewable energy it was not believed that the proposal was contrary to these relevant policies.

- (b) Attention was drawn to the additional observations received from Natural Resources Wales noting that it would be appropriate to impose a 'curtailment' on the planning permission in order to protect the Favourable Conservation Status of bat species and the application would not be refused should a suitable condition be implemented.

It was noted that there was uncertainty in terms of the propriety of the condition suggested by NRW and a request was made for the right to approve the application subject to receiving further explanation from NRW regarding the propriety of the curtailment condition and subject to the relevant conditions.

- (c) Taking advantage of the right to speak, the applicant noted the following main points:-
- That the family farm was seeking to diversify to secure the farm's future;
 - That the area of the application site was an industrial one with small businesses;
 - There were four electricity pylons and an electricity station on the land around the site;
 - That ensuring the continuation of agriculture would enable the Welsh language to continue;
 - That it was hoped that the application could be approved in accordance with the recommendation.

It was proposed and seconded to approve the application subject to receiving favourable observations from NRW.

- (d) During the discussion, the following observations were made:-
- It should be stated that NRW were inconsistent in their observations on applications;
 - That it was an overdevelopment as there were two wind turbines there already;
 - That approving the application would create a cumulative impact;
 - That the amount of £250 a year agreed to by the applicant as a contribution to North Wales Air Ambulance was low;
 - That the application for a turbine in Llanaelhaearn at the last meeting had been refused on grounds of policies B8, B12, B23, B33 and C26 of the GUDP, why was this application any different?
- (e) In response to these observations, the Senior Planning Service Manager noted:-
- That the observations received from NRW were complicated and they would contact NRW to note the Committee's opinion;
 - It was not considered that there would be a cumulative impact given the broader landscape;
 - That financial contributions for community benefit were controlled outside the planning system;
 - That every application should be considered on its own merits.

RESOLVED to approve the application subject to receiving favourable observations from Natural Resources Wales.

Conditions:

1. Commence work within two years.
2. In accordance with the plans.
3. Colour to match the other turbines.
4. Noise.
5. Bblades to move in the same direction.
6. Ddecommissioning.
7. Submit a curtailment plan for safeguarding bats.
8. Underground cable connection to the grid.

5. Application Number C14/0653/43/LL – Gwynus Caravan Park and Golf Course, Pistyll

Upgrade existing static caravan park and relocate all static caravans from part of field 472 to a part of field 470.

Members of the Committee had visited the site before the meeting.

- (a) The Development Control Manager elaborated on the background of the application noting that the application had been deferred at the Committee meeting held on 22 September 2014, in order to hold a site visit.

It was noted that the proposal involved relocating 10 static caravan units from field 472 to field 470. It was reported that the additional information had been submitted by the applicant's agent noting that it was intended to use part of field 472 to store touring caravans during the winter months.

It was highlighted that the proposal involved relocating the static holiday caravans to a more prominent location in the landscape and outside the existing boundaries of the caravan park; therefore it was not considered that the proposal complied with criterion 2, policy D17 of the GUDP.

It was explained that the plans submitted with the application highlighted that the size of the caravan site would increase from 1.69ha to 4.96ha therefore it could not be deemed as a small extension. It was added that the size and nature of the proposed extension equated to creating a new static caravan site.

It was noted that the application site was located in the countryside and within the AONB and Llŷn and Bardsey Island Landscape of Outstanding Historical Interest.

It was considered that the proposed location was more visible in terms of its location than the existing caravan site. As a result, it was not considered that the proposal would ensure that the character of the AONB would be protected, maintained or improved and, therefore; the proposal would significantly harm the rural landscape of the AONB contrary to the requirements of Policy B8 of the GUDP.

- (b) Attention was drawn to the additional observations that had been received.
- (c) The application was supported by the local member (not a member of this Planning Committee), and she made the following main points:-
- In visiting the site they should have looked at the site from afar in order to realise that the site was in its own valley and there would be no impact on the landscape;
 - That interpreting policies B8, D16 and D17 of the GUDP was a matter of opinion;
 - The applicant was willing to accept a landscaping condition;
 - That the business had existed since the 50s and the proposed changes would make it viable;
 - That the intention was to make the site more attractive;
 - The proposal would contribute to the sustainability of a local cabin-supplying business;
 - It would be possible to approve such applications if there was an economic benefit;
 - That the applicant was attempting to balance the viability of the family business with protecting the AONB;
 - Only a third of the field would be used;
 - Ask the members to consider approving with conditions.
- (d) In response to the observations of the local member, the Senior Planning Service Manager noted:-
- That discussions had been held in relation to other options;
 - It was considered that upgrading with an increase of three of four times the surface area of the site, as noted in the plans, would be totally contrary to the requirements of Policy D17 of the GUDP.

- That applications where the location of sites were moved from prominent locations to concealed locations would be supported in order to ensure that the character of the AONB would be protected, maintained and improved, however; in this case the caravan site would be moved to a more prominent location;
- That if the Committee decided to approve the application, the matter would have to be referred to a cooling-off period as this would be completely contrary to the GUDP and would undermine the Council's planning policies.

(e) Proposed and seconded to approve the application contrary to the officers' recommendation.

The following observations were noted in favour of approving the application:

- That this application sought only to upgrade the site;
- That plenty of space was needed between the cabins in order to ensure that the business was viable and that it addressed tourists' needs;
- That the site was located in a valley and there would be no visual impact;
- That the proposal only involved exchanging 10 caravans for 10 cabins;
- That the development secured jobs and was a boost to the local economy;
- That 2,000 trees had been planted in order to conceal the site and imposing a landscaping condition would be sufficient;
- The impact on the AONB was a matter of opinion.

(f) The following observations were noted against approving the application:

- That the application was contrary to the policies;
- That approving the application would create a dangerous precedent;
- There was a duty to protect the AONB;
- That tourists came to this area to enjoy nature and the scenery;
- That the application meant a large extension to the site and into the countryside.

(g) In accordance with Procedural Rule 22(6), the following vote was recorded to approve the application:

In favour of the proposal to approve the application (6), Councillors: Elwyn Edwards, Eric M. Jones, Dilwyn Lloyd, W. Tudor Owen, Eirwyn Williams, and Eurig Wyn.

Against the proposal to approve (5), Councillors: Gwen Griffith, Anne T. Lloyd Jones, June Marshall, Michael Sol Owen and Hefin Williams.

Abstaining, (0)

RESOLVED to approve the application, contrary to the planning officers' recommendation.

Reasons:

No visual impact.

That the proposal did not involve creating a new site or an unacceptable extension to the site.

The Senior Planning Service Manager noted his intention, in accordance with the Procedural Rules of this committee, to refer the application to a cooling-off period and to bring a further report before the committee highlighting the risks associated with approving the application.

6. Application No C14/0659/24/AM – Land opposite Glanrhyd Isaf, Dinas, Llanwnda, Caernarfon

Erection of six affordable dwellings and new access.

It was confirmed that this application had been withdrawn.

RESOLVED to accept and note the above.

7. Application No. C14/0689/39/LL – Glyndŵr, Abersoch

Exchange an existing chalet for a dwelling house

- (a) The Senior Development Control Officer elaborated on the background of the application and noted that the site was within the development boundary of Abersoch and within the AONB. It was noted, given the range of the design and size of the houses in the vicinity of the application site, that it was not considered that the modern design of the house would look out of place.

Reference was made to an objector's observation relating to a recent unsuccessful appeal for a house on the Anhywel plot, and it was noted that the inspector had considered that the principle of developing the site for residential purposes was acceptable in respect of the urban character, but that the size of that property constituted an overdevelopment of the confined site, and that it would therefore fail to maintain the character of the AONB. It was emphasised that every application had to be considered on its own merits, and in this case it was believed that the proposal was acceptable in terms of the scale in this location.

The development complied with the GUDP for the reasons noted in the report.

- (b) The local member objected to the application (not a member of this Planning Committee) and the following main points were made:-
- Question why developments had been refused previously;
 - There was a need to consider the Anhywel application that was refused on appeal;
 - It was hoped that the application would be refused as it was an overdevelopment and that the modern design was not suitable in the AONB;
 - Should the application be approved, it would open the door to other applications.

Proposed and seconded to refuse the application contrary to the officers' recommendation.

- (c) During the discussion, the following observations were made:-
- The proposal was an overdevelopment that would have a detrimental impact on the AONB;
 - That a precedent would be set should the application be approved;
 - That the proposal was contrary to policy B8 of the GUDP.
- (d) In response to a member's question regarding refusing planning applications on the site in the past, the Senior Planning Service Manager noted that the policy context had changed and that each application should be dealt with individually. It was noted that the principle of the development was acceptable but the members' concerns regarding the AONB were noted.

RESOLVED to refuse the application, contrary to the planning officers' recommendation.

Reason:

The proposal is contrary to policy B8 of the GUDP as it is an overdevelopment that would have a detrimental impact on the AONB.

8. Application number C14/0697/11/LL – 88 Farrar Road, Bangor

Erect a two-storey dwelling following a refusal under reference C14/0060/11/LL

- (a) The Development Control Manager elaborated on the background of the application and noted that the site was within the development boundaries of the city of Bangor and was considered to be a previously developed site. It was noted that an attempt had been made to locate the new building in an area that would be likely to have the least effect on 88

Farrar Road, whilst also avoiding including too many windows on the rear of the building which would cause concerns in terms of overlooking.

The development complied with the GUDP for the reasons noted in the report.

- (b) The local member (a member of this Planning Committee) noted that he did not object to the proposal and asked for the alignment of the house to be reconsidered in order for it to match the other buildings.
- (c) In response to the local member's observations, the Development Control Manager noted that discussions could be held with the applicant in relation to changing the appearance of the building from Farrar Road.

It was proposed and seconded to approve the application subject to holding discussions with the applicant.

RESOLVED to approve the application subject to the officers holding discussions with the applicants in the context of the elevation from Farrar Road.

Conditions:

1. Time.
2. Comply with plans.
3. Materials / slates.
4. Landscaping.
5. Complete the access and parking spaces.
6. Drainage matters.
7. Removal of permitted development rights.
8. Note on requirements of party wall act

9. Application number C14/0825/25/LL – Tŷ Coch, Glasinfryn, Bangor

Creation of new access track.

- (a) The Senior Development Control Officer expanded upon the background of the application and noted that the application was to create a new access track to a site that had received planning permission to convert empty outbuildings into four holiday units under reference C13/0765/25/LL.

Attention was drawn to the fact that the Transportation Unit did not object to the application.

The development complied with the GUDP for the reasons noted in the report.

- (b) Taking advantage of the right to speak, the objector noted the following main points:-
 - The Planning Inspector had been satisfied that the track and associated improvements were acceptable and that his directions should be followed;
 - That the proposal did not comply with policy CH25 of the GUDP or Paragraph 44 of the Supplementary Planning Guidance (SPG); Converting Buildings in Open Countryside and in Rural Villages;
 - That using the existing track rather than creating a new track would reduce the impact on the environment;
 - That increasing the number of accesses would lead to more accidents;
 - Unnecessarily detrimental to the countryside.
- (c) Taking advantage of the right to speak, the applicant's representative noted the following main points:-

- That the Transportation Unit, the Biodiversity Unit nor Natural Resources Wales had objected to the proposal;
 - The previously approved proposal had received objection relating to using the existing access track and also now with the new track;
 - Drainage work had been undertaken that prevented water from running to the highway and therefore objecting on these grounds was incorrect;
 - The new track would mean that fewer cars would drive past nearby houses;
 - The track would be convenient for all and there was no reason to refuse the application.
- (d) The local member (not a member of this Planning Committee) noted the following main points:-
- That the new track would not be safer;
 - No evidence had been submitted that the water flow had stopped running to the highway;
 - His concern that there would be nothing on the new track to prevent the water and that that the slate waste laid down on the track would end up on the highway;
 - His concern was that the number of accidents would increase.
- (e) In response to the local member's observations, the officers noted:-
- No observations had been received from the Land Drainage Unit, however a condition could be imposed that a comprehensive surface water plan should be submitted should the committee so wish;
 - That the new access was acceptable to the Transportation Unit and that discussions had been held with the applicant's agent and that suitable measures to address the surface water problem had been included in the plan. It was noted that there would be five metres of hard surface tarmac to prevent the slate waste on the remainder of the track from moving to the highway.

It was proposed and seconded to approve the application with an additional condition relating to a comprehensive surface water plan.

A vote was taken on the proposal and it fell.

It was proposed and seconded to refuse the application.

RESOLVED to refuse the application.

Reason:

The proposal is contrary to policy CH25 of the GUDP and paragraph 44 of the Supplementary Planning Guidance: Converting Buildings in Open Countryside and in Rural Villages.

10. Application no. C14/0865/16/LL – Plas y Coed, Bangor

Re-submission of application C14/0205/16/LL which was refused, for relocating a vehicular access, along with re-orientating three houses and associated gardens as approved under reference C11/1077/16/LL.

- (a) The Development Control Manager elaborated on the background of the application and noted that it had been revised from the refused application by increasing the height of the existing boundary wall between the proposed access and the property known as Plas y Coed Lodge to 1.5 metres and including a band of additional intense landscaping. A piece of land was also proposed for parking specifically for the Lodge according to the information that had been submitted with the application.

It was noted that the Biodiversity Unit was happy to accept the amendment to relocate the access provided that a condition was imposed to remove the right to undertake permitted developments in these gardens unless a formal planning application was submitted and approved.

It was not believed that this proposal was unacceptable compared with what had previously been approved and as shown in the report, the changes as submitted were required for specific reasons.

- (b) Attention was drawn to the additional observations that had been received.
- (c) Taking advantage of the right to speak, the applicant's representative noted the following main points:-
 - The site had been designated as a development site in the UDP;
 - They had failed to reach an understanding with the owner of the Lodge, but the height of intense landscaping on the site's boundary had been increased in order to reduce the effect on amenity and protect the privacy of The Lodge.
- (d) A member read the observations of the local member who had apologised:
 - A compromise had been made when the original application had been approved that the estate entrance should be as far as possible from the house;
 - Amending the entrance would affect the residential amenities of the residents of The Lodge;
 - Natural Resources Wales continued to object to the application, unless information was submitted demonstrating that there would be no effect on trees;
 - The applicant noted that the Penrhyn Estate objected to the location of the access, but they had no objection to the original application that had been approved;
 - The Transportation Unit had been satisfied with the original access;
 - It was hoped that the Committee would refuse the application as the application did not comply with policies B19, B20 and B23 of the GUDP.
- (e) In response to the local member's observations, the Development Control Manager noted that the relevant officer in NRW was on holiday, therefore they were awaiting confirmation that NRW were satisfied with the proposal if a condition relating to the removal of permitted development rights was imposed.

RESOLVED to approve the application.

Conditions:

1. Time
2. Comply with plans
3. Materials
4. Removal of permitted development rights
5. Landscaping details
6. Note on Party Wall Act requirements

Councillor June Marshall noted that she had abstained from voting on the above.

11. Application no. C14/0939/13/LL – Yr Hen Fecws, Tyn y Coed, Carneddi, Bethesda

An extension on the side of the property.

- (a) Attention was drawn to the fact that the location plan before the report on the application in the agenda was incorrect.

The Senior Development Control Officer elaborated on the background of the application and noted that no objections had been received to the proposal.

The development complied with the GUDP for the reasons noted in the report.

RESOLVED to approve the application.

Conditions:

1. Time
2. Plans

3. Slates on the roof

Welsh Water Note

The discussion on the remaining applications was chaired by Councillor Gwen Griffith.

12. Application no. C14/0849/19/LL – Land near 61-72 Llwyn Beuno, Bontnewydd

Create five new car parking spaces, footpaths and a fence and construct four storage units for keeping bicycles.

- (a) The Senior Development Control Manager elaborated on the background of the application, noting that the proposal met the need for parking spaces.

Referring to the objections, it was noted that although plots/gardens were being exchanged for the additional parking provision along with the small bicycle storage provision, a green strip approximately 3m wide would remain between the rear of the flats and the new parking spaces to safeguard some amenity space for the tenants.

The development complied with the GUDP for the reasons noted in the report.

- (b) Attention was drawn to the additional observations that had been received.
- (c) Taking advantage of the right to speak, the applicant's representative noted the following main points:-
- They had consulted with tenants on the proposal and most of them were supportive;
 - A bicycle storage was needed as bicycles were currently being kept in internal amenity areas, causing a fire risk;
 - Tenants were not entitled to have an allotment in their gardens, but Cartrefi Cymunedol Gwynedd (CCG) was willing to discuss a location for them.

Proposed and seconded – to approve the application.

- (d) In response to an observation from a member, the Senior Planning Service Manager noted that management of the parking spaces was a matter for Cartrefi Cymunedol Gwynedd.

A member noted his support for the application and welcomed the fact that the company were searching for another location for the tenants' allotment.

RESOLVED to approve the application.

Conditions:

1. Five years
2. In accordance with the plans

13. Application no. C14/0884/45/LL – Land opposite 82 Abererch Road, Pwllheli

An application to revise the layout and design of the six houses approved under application C13/1209/45/LL and also construct one additional single-storey house that would provide a total of seven houses on the site.

- (a) The Senior Development Control Officer elaborated on the background of the application and noted that the site was within the development boundary of Pwllheli and that no objections had been received to the proposal.

The development complied with the GUDP for the reasons noted in the report.

- (b) Taking advantage of the right to speak, the applicant's representative noted the following main points:-

- CCG had a shortage of smaller properties, and the proposal would meet housing needs and would improve the site's appearance;
- The provision would meet needs for purpose-built properties for older people and disabled people on Abererch Road;
- An information event had been held in September 2013 where support had been received to the proposal.

(c) Proposed and seconded – to approve the application.

Members noted their support to the development which would satisfy the area's accommodation needs.

RESOLVED to approve the application.

Conditions:

1. Commencement within five years.
2. In accordance with plans.
3. Slates on the roof.
4. Agree on the finish of the external walls.
5. Removal of permitted development rights for extensions and curtilage buildings.
6. Welsh Water conditions as the previous application.
7. Highways conditions as the previous application.

The meeting commenced at 1pm and concluded at 3:50pm

CADEIRYDD

PLANNING COMMITTEE 15/12/14

Present: Councillor Michael Sol Owen - Chairman
Councillor Anne Lloyd Jones – Vice-chair

Councillors: Councillors Craig ab Iago (Substitute), Elwyn Edwards, Gwen Griffith, Dyfrig Wynn Jones, Dilwyn Lloyd (Substitute), June Marshall, W. Tudor Owen, John Pughe Roberts, Eirwyn Williams, Hefin Williams, Owain Williams and Eurig Wyn.

Others invited: Councillors Selwyn Griffiths, Siân Gwenllian, R H Wyn Williams and Chris Hughes. (Local Members).

Also in attendance: Gareth Jones (Senior Planning Service Manager), Cara Owen (Development Control Manager), Idwal Williams (Senior Development Control Officer), Dylan Wyn Jones (Traffic Improvement Team Manager and Development Control), Rhun ap Gareth (Senior Solicitor) and Glynda O'Brien (Member Support and Scrutiny Officer).

Apologies: Councillor Endaf Cooke and Councillors Siôn Wyn Jones, Liz Saville Roberts, John Wyn Williams (Local Members)

1. DECLARATION OF PERSONAL INTEREST

(a) The following members declared a personal interest for the reasons noted:

- Councillor Dyfrig Wynn Jones, in Item 6 on the agenda (planning application number C14/0814/39/LL) as the applicant was a close friend of the family.
- Councillor Craig ab Iago in Item 6 on the agenda (planning application number C14/0931/44/LL) as he worked with Grŵp Cynefin.
- Councillor Owain Williams in Item 6 on the agenda (planning application number C14/0995/42/LL) as he was the owner of a caravan park that was less than six miles away.

The Members were of the opinion that they were prejudicial interests, and they withdrew from the Chamber during the discussions on the applications noted.

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

- Councillor Gwen Griffith (a member of this Planning Committee) in relation to item 6 on the agenda (planning application C14/0062/16/LL);
- Councillor Hefin Williams (a member of this Planning Committee), in relation to item 6 on the agenda (planning application number C14/0702/35/LL)
- Councillor R H Wyn Williams (who was not a member of this Planning Committee) in relation to item 6 on the agenda (planning application number C14/0814/39/LL)
- Councillor Siân Gwenllian (who was not a member of this Planning Committee) in relation to item 6 on the agenda (planning application number C14/0888/20/LL)
- Councillor E. Selwyn Griffiths, (who was not a member of this Planning Committee) in relation to item 6 on the agenda (planning application number C14/0931/44/LL).
- Councillor Christopher Hughes (who was not a member of this Planning Committee) in relation to item 6 on the agenda (planning application number C14/1011/19/LL).

The Members withdrew to the other side of the Chamber during the discussions on the applications in question and they did not vote on these matters.

2. MINUTES

The Chairman signed the minutes of the previous meeting of this Committee that took place on 24 November, 2014, as a true record.

3. THE GWYNEDD COUNCIL (PROHIBITION AND RESTRICTION OF WAITING AND STREET PARKING PLACES) (MEIRIONNYDD AREA) ORDER 2014

The report of the Head of Regulatory was submitted stemming from the concerns of local residents regarding obstruction to the flow of traffic at Minffordd Street, Corris.

- (a) The Traffic Improvement Team Manager and Development Control elaborated on the background to the report and noted that complaints had been received in 2012 from the owner of a house at Minffordd Street, Corris that vehicles had hit the house. It was agreed to extend the double yellow lines for a further five metres on both sides of the road in order to improve the flow of traffic. Due to the timing of the consultation period, it had not been possible to include the extension in the previous consultation and therefore it was necessary to include this within the next Traffic Order process that would include Bridge Street. Objections had been received from Corris Community Council to the five metre extension at Minffordd Street on the grounds that the road was sufficiently wide and parking should be permitted at least on one side of the road.
- (b) The Local Member noted that extending the double yellow lines would create more difficulties with parking, bearing in mind that a number of households these days owned one or two vehicles. He did not see that there was a need for more yellow lines.
- (c) In response, the Traffic Improvement Team Manager and Development Control noted that the yellow lines at Minffordd Street had already been completed and this was a retrospective application to include them in the Order.
- (ch) During the ensuing discussion the following points were highlighted: by individual Members:
 - That every village had similar problems
 - They had to trust the Local Member and the Community Council as they were familiar with the site and were aware of the dangers.
- (d) It was proposed and seconded not to support the proposal to the no waiting restrictions.

Resolved: To request that the Traffic Improvement Team Manager and Development Control removes the no waiting restriction by means of the double yellow line extension of five metres on both sides of Minffordd Street.

4. 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 aspects of policies.

RESOLVED

1. Application Number C14/0062/16/LL– External building, Bryn Llywelyn, Tregarth, Bangor.

Full application to convert an empty building into an affordable dwelling.

- (a) The Development Control Manager expanded on the application's background and noted that the site was situated in open countryside between the villages of Tregarth and Mynydd Llandygai with existing access and a private track leading to the site from the nearest public highway, with open land to the north, south and east. The proposal entailed combining the existing agricultural buildings and re-constructing the existing monopitch roofs to a pitched roof made of natural slate. Reference was made to the relevant policies together with public consultations. The site was not within the development boundary and it was noted that two vital aspects of policy had not been completely satisfied, namely affordable unit policies in the countryside and the size and condition of the building for conversion. Whilst accepting that the applicant had been assessed for an affordable dwelling and had submitted an assessment with the application, the Planning Officers were of the view that the reports were not thorough and did not deal specifically with the site and the criteria in CH12 had not been satisfied. It was noted that the condition and size of the building were vital and as a result of the fact that a number of alterations and extensions were required to the existing building, it could be argued that the application would be tantamount to constructing a new building for residential use in open countryside. It was noted that the application satisfied the requirements of visual amenities and also general and residential amenities. It was recommended that the application should be refused as the proposal did not meet the relevant criteria and the condition of the existing building together with the scale of the extensions were tantamount to constructing a new building.
- (b) Attention was drawn to the additional observations that had been received.
- (c) Taking advantage of the right to speak, the applicant noted the following main points:
- That the Community Council supported the application
 - No objection had been received to the application
 - That he was a local lad and he was not asking for a huge house but rather a cottage for him and his family, and his daughter would attend the local primary school
 - He would use local builders and craftsmen to undertake the work that would be of benefit to the area's economy
 - That a nearby building had been converted approximately three years ago
 - Approving the application to convert empty buildings would be of benefit to improve the farm.
- (ch) The local member (a member of this Planning Committee) supported the application and the following main points were made:
- That the applicants were a local family from this community
 - That a precedent had been adopted three years ago with a similar application for similar buildings and the application before them was a great deal smaller
 - An extension would be erected on the existing building as it was too narrow
 - That the villages of Mynydd Llandygai a Tregarth included Dobbs, Sling etc. had a pattern of cottages in a slate area
 - That the site was not in the countryside, it was close to Penyffridoedd and a few yards from the local school that had been under threat recently and young families should be welcomed to remain in the area to keep the school open
 - Advertising these type of buildings for business was unrealistic
 - That it was difficult for young people to buy houses locally

- In terms of policies C1, C4 and CH12 it was argued that the site was nearly within the boundary and was part of the village as there were post boxes and a telephone box there
- That it was proposed to retain its design and that the building was currently unsafe and the only matter required was a pitch roof and to comply with fair housing guidance namely affordable housing.

The Committee was urged to approve the application.

- (d) In response to the above observations, the Senior Planning Service Manager explained that every application had to be considered on its merit and that the application before them was different to the application supported three years earlier. It was confirmed that the site was in open countryside and only exceptions were permitted on such a site. The buildings to be converted had to be considered in the context of the application and there a great deal of re-building work as well as an extension would be constructed to the building. Attention was drawn to policy C4 that states that proposals to adapt buildings for re-use should not be adapted to such a degree that they are considered to be new buildings. In terms of affordable housing policies, it was noted that affordable housing should be of a specific size and be over 20 m² more than required. It was noted that ensuring economic use underpinned the policies and as there were core elements regarding the condition of the building and the scale of alterations, it was suggested that it would be beneficial to visit the site.
- (dd) It was proposed and seconded that the Planning Committee should visit the site.

Resolved: To defer the application and request that the Senior Planning Service Manager organises that the Planning Committee visits the site.

2. Application Number C14/0159/25/LL - Glan y Môr Lodge, Ffordd Garnedd, y Felinheli.

Full application to erect a new garage.

- (a) The Development Control Manager expanded on the application's background and noted that this was an application to erect a new double garage located off an access track to the property and on a plot of land surrounded by established trees. The new garage would measure 5.25m long, 5.25m wide with a height of 4.2m and would have an oak frame with two bays and softwood cladding. It was noted that the site was situated across the road from houses that form part of Ffordd Heulyn Estate and it was not considered that there would be any detrimental impact on the area's general and residential amenities. It was noted that the Conservation Officer, Transportation Unit and the Tree Officer were satisfied with the design. Several objections had been received to the public consultation, however, due to the nature of the proposal, it was considered to comply with relevant planning policies. As a result of the relevant considerations, it was recommended to approve the application.
- (b) It was proposed and seconded to approve the application.

Resolved: To approve the application subject to the following conditions:

1. 5 years
2. Materials / finishes
3. Slate
4. No business use
5. Comply with plans and tree report.

3. Application Number C14/0284/00/LL – Victoria Hotel, 11-12 Marine Parade, Barmouth

Full application to convert a Hotel into 8 two-bedroom self-contained flats and a single three-bedroom unit, together with alterations and demolition of extension to create parking areas at the rear of the property.

- (a) The Development Control Manager expanded on the application's background and noted that the building was situated in a prominent position at the end of the striking Marine Parade terrace forming part of the Barmouth Promenade and was located within the development boundary. It was noted that the building had been empty since 2006, and it appeared that the use of the building had ceased before this date. Reference was made to all the relevant policies and considerations. The building was considered suitable for conversion to the proposed use and was in compliance with the requirements of policies C1 and C4. In terms of criterion 2 of Policy CH11, it was considered that strong and sufficient evidence had been submitted with the application to prove that the property had been marketed for a reasonable and fair price for a continuous period of 12 months without success. Attention was drawn to the fact that the building was in a prominent position near Barmouth seaside and its current condition was detrimental to the general and visual amenities of the nearby area as the building's lower floor windows were boarded up. The proposal indicated that the most prominent elevations of the building would be retained and that the work of bringing it back into use would retain and improve the elevations. It was believed that currently, the condition and appearance of the building was harmful to the amenities of the local area. Bearing in mind what was proposed in terms of the adaptation work, it was considered that the proposal was acceptable and in compliance with the relevant policies. Attention was drawn to the fact that the current condition of the building impaired the amenities of nearby residents and since the proposal if approved would be for permanent residential use, it was not considered that it would lead to a substantial change in the character of the use of the building compared with what it could be used for at the moment. The Transportation Unit confirmed that the proposal was acceptable in terms of parking arrangements and satisfied the requirements of policies CH33 and CH36. It was noted that other relevant considerations such as planning history, flooding issues and language matters were acceptable. In terms of the criterion of policy CH11 affordable unit provision, and due to the size and valuation of some of the proposed units, it was considered that a percentage of the units were already affordable. As a result of all the relevant considerations, it was recommended that the application be approved subject to relevant conditions.
- (b) Taking advantage of the right to speak, the applicant's agent noted the following main points:
- The property was built during the 1800s as two substantial dwellings with a restriction covenant placed in 1906 to not use the dwellings as a hotel, public house or inn and the building should not be used for commerce or business at all.
 - Notwithstanding the above, both properties were bought in the 60s and used as a private hotel for the maximum of 14 weeks a year.
 - The private hotel was closed in 2006 and had remained empty since then
 - The property was advertised for sale on 2008 and as there was no sale a planning application has been submitted for seven low cost flats.
 - In 2011, the property was occupied by the current applicant and was placed on the market immediately for sale and continued to be to this day.
 - The owners had done their best to try and sell the property, however, due to the lack of interest an application was made to seek a new use for the building as residential flats.
 - The owners had sought the views of local residents including bed and breakfast establishments on Marine Parade and they were in favour of the proposal.

- The property has not contributed to the Barmouth tourist market.
 - The application was in compliance with planning policies.
- (c) It was proposed and seconded to approve the application.
- (ch) During the ensuing discussion the following points were made by individual Members:
- Would changing the use of the building to create flats cause more problems to the Council due to the possibility of attracting incomers into the area and this would have an impact and destroy the Welsh language.
 - The above concerns were supported and shared and concern was added regarding the parking areas.
 - Would it be possible to set a condition in terms of letting the flats on short/long term rent or holiday let.
 - Was the planning officer satisfied that there was a local need for the flats.
- (d) The following responses were given to the above:
- That the Transportation Unit was satisfied with the parking provision
 - That the flats would be advertised on the open market
 - There was no doubt that there was a need for a variety of such units in Barmouth with the application satisfying the need for affordable housing.

Resolved: To approve the application subject to the following conditions:

1. Time.
2. Comply with plans.
3. Materials
4. Highway conditions
5. Welsh Water

4. Application Number C14/0633/00/LL - Post Office Building, King Edward Street, Barmouth

Full application for the change of use of part of building to create a total of six self-contained living units to include 1 three bedroom unit, 3 two bedroom units and 2 one bedroom units together with storage space, external alterations, provision of bin storage and bike area and creation of six parking spaces and removal of the boundary wall with the highway

- (a) The Development Control Manager expanded on the application's background and noted that the existing building was quite substantial and was located on Barmouth's main street. It was three-storey building from the front with an additional lower ground floor from the rear elevation as the ground levels to the rear were much lower. Reference was made to the relevant policies together with public consultations. It was considered that the design and the external alterations were suitable and in keeping with the original building and were to be welcomed in order to maintain the building's character. It was noted that there were a mixture of units in terms of size with two being affordable in terms of price on the open market and size and therefore there was no need to restrict the price further via a Section 106 agreement. It was considered that the proposal was not an overdevelopment of the site and it would provide a reasonable number of a specific type of accommodation within the existing building. Assurance was given that the parking areas were suitable and it was not considered that the proposal would be likely to add to the traffic or the noise associated with traffic in a way that would cause significant harm to local amenities. It was recommended to approve the application subject to conditions as the proposal complied with the relevant policies and ensured the future of the building.
- (b) It was proposed and seconded to approve the application.

- (c) A member noted that approving the application would add to the social problems as experienced in towns in the north west of Wales and consequently Barmouth would decline.

Resolved: To approve the application subject to the following conditions:

1. Time.
2. Plans
3. The car parking area must be completed in total accordance as shown on the submitted plan
4. Welsh Water conditions

Welsh Water Note

Highways Note – bullnosed kerbs

Highways Note - streetworks

5. **Application Number C14/0702/35/LL – Ynys Hir, Upper Morannedd, Cricieth**

Full application to construct a two storey dwelling with attached garage.

- (a) The Senior Development Control Manager expanded on the application's background and noted that this was an application to construct a two storey residential house on a parcel of land to the rear of Ynys Hir dwelling, which was situated along the Morannedd unclassified road, east of the coastal village of Cricieth. It was noted that the land was uneven, and included three steps in the ground level, with a 10 metre difference between the highest and lowest levels. The site would be accessed via a new access road between Ynys Hir and Wyvren which are served by the Morannedd unclassified road that also linked to the A497 highway on each side of the estate. Reference was made to the relevant policies and the objections received from the public consultations. In terms of general and residential amenities it was not considered that the proposal would have a significant impact in terms of loss of privacy, light or shadowing. It was further noted that the objectors' concerns had been acknowledged and had received full consideration; however, it was considered that the development was acceptable and complied with policy B23. In the context of visual amenities it was considered that the development would be acceptable in terms of its scale and size, and the design and external appearance were also in keeping with the character of the existing houses within the Estate. Based on the assessment of all the relevant planning considerations, including the objections, it was considered that the proposal was not contrary to policies or local and national guidance and it was recommended to approve the application subject to the conditions outlined in the report.
- (b) Taking advantage of the right to speak, an objector noted the following main points:
- That the land had been allocated in the estate's original design to be kept free of development due to flooding aspects
 - Planning permission had been refused twice for the existing house of Ynys Hir by the planning authority due to the unsuitability of the land, however, it was agreed to give consent following an appeal.
 - Flooding aspects had been recorded by the resident of Wyvern, however, no consideration had been given to this in the report
 - Adding a house to this site would worsen the draining and flooding risk for neighbours either side and below the site
 - The application should be refused as no drainage details had been submitted

- That the Welsh Government's Technical Advice Note 15 demanded that a flooding risk assessment report for sites that tend to flood was presented and no assessment had been completed despite local opposition drawing attention to this long-term issue with flooding
 - Although the applicant's agent had given the planning department an assurance that drainage issues had been resolved by diverting the run-off water from a farmer's field no evidence had been submitted and therefore members were urged to ask for this information in order to alleviate the concerns of the objectors prior to determination.
 - That Policy CH3 concerned new dwellings on allocated sites and advised that a new development should ensure that it does not lead to the overdevelopment of the site nor to the loss of an open area
 - That Policy B23 noted that if proposals cause significant harm to the amenities of local residents then they should be refused
 - That the property had been set on an inconsistent angle with the orientation of the nearby residential property and the only rear land development on the estate
 - That the property was approximately 6.5m from Ynys Hir and 14.5 from Penygraig and that the usual measurements between properties was 22m.
 - The property would overlook into the garden of the property below
- (c) The Local Member (who was a member of the Planning Committee) supported the application and noted that the site was a parcel of land in the centre of an estate of houses and the proposed development would not impair on visual amenities. He was aware of the concerns regarding water flowing in the past and this derived from a nearby farm, however, the problem had been resolved for approximately 18 months.
- (ch) In response to the above observations, the Development Control Manager noted:
- That full consideration had been given to the visual amenities of nearby residents and because of land levels and the setting of the proposed dwelling, it was not considered that there would be overlooking into the nearby house or into the garden
 - It was confirmed that the problem with water flowing had been resolved by now
 - Reference was made to the comment from Natural Resources Wales stating that there was a low risk of flooding on the site in question.

Resolved: To approve the application subject to the following conditions:

- 1. 5 years**
 - 2. Submit reserved matters within three years**
 - 3. Materials and finishes;**
 - 4. Access and parking**
 - 5. Landscaping**
 - 6. Removal of permitted development rights;**
 - 7. Welsh Water**
 - 8. Development to comply with the approved plans**
- 6. Application Number C14/0814/39/LL – Bryn Onnen, Lôn Engan, Abersoch, Pwllheli.**

Full application to demolish existing garage and conservatory and convert and extend existing dwelling to form three two-storey dwellings together with two attached self-contained flats

- (a) The Development Control Manager expanded on the application's background and drew attention to the fact that since submitting the application the applicant had signed a 106 section agreement to tie one unit namely, the ground floor flat for affordable need. It was noted that the site had been located within the Abersoch development boundary and within the AONB. Reference was made to the relevant policies together with public consultations. In terms of the design and visual amenities, it was proposed to adapt the existing property by adding two-storey extensions to the rear and the eastern side. It was considered that the proposal would adhere to the existing building line and would create a development of houses which would be in keeping with the surrounding houses with their access on the northern side of Lôn Engan. It was intended to seek access to the proposed dwellings through the existing entrance serving Bryn Onnen with joint parking spaces provided. The rear extension would be broken up giving an elevation of three separate extensions which would be expected in terraced houses with a slate pitched roof for each element. It was considered that the design of the proposal was acceptable in terms of the site and its surroundings and in terms of its scale, size, form, density, location and layout and was therefore in compliance with the relevant planning policies. It was recommended to approve the application as the development was acceptable and the applicant had confirmed one affordable unit equivalent to 25% of the increase in residential units on the site.
- (b) The application was supported by the Local Member (who was not a member of the Planning Committee) as there was sufficient land for the proposed development and this was an opportunity to have one affordable unit. Although the Community Council was unhappy with the development due to overdevelopment on a restricted site, the Member felt that it would be beneficial for local people and he urged the Committee to support the application.
- (c) It was proposed and seconded to approve the application.
- A Member noted that although he did not object he questioned why it was not possible to request an additional 5% of affordable units in accordance with the policy.
- (ch) In response to the above comment, the Development Control Manager explained that one property was acceptable for affordable housing.

Resolved: To delegate the right to the Senior Planning Manager to approve the application subject to the applicant signing a Section 106 Agreement to ensure that one of the five units is an affordable house for general local need and to relevant conditions relating to:

1. Commencement within five years.
2. In accordance with plans
3. Slates on the roof
4. Agree details for external walls
5. Obscured glass in the first-floor windows of the western and eastern elevations.
6. Removal of permitted development rights for extensions and curtilage buildings.
7. Highway conditions
8. Welsh Water conditions

7. Application Number C14/0888/20/LL – Halfway House, Y Felinheli

Full application to demolish part of and convert public house into four living units together with erecting 8 new dwellings to create 12 living units in total on the site (4 to be affordable), create parking spaces and vehicular and pedestrian access

- (a) The Development Control Manager expanded on the application's background and noted that the site was located on the outskirts of the village of Felinheli, with the main building located inside the development boundary of Felinheli, and the beer garden

located outside. It was noted that there was a substantial car park parallel to the public house and to the development boundary. The existing building provided a public house facility on the ground floor with an eight bedroom living unit on the first floor. The proposal involved demolishing the existing flat-roof extensions of the building and erecting a two-storey extension to its side, and converting the building into four living units. The proposal involved alterations to the openings on the rear of the building however the front elevation would remain as it was. The proposal also involved erecting seven terraced houses and one detached house on the site of the existing car park and provide 16 parking bays for the terraced houses between the development and the converted public house. It was noted that four of the units would be affordable dwellings and would meet with the relevant requirements. A viability and accessibility assessment of the public house was submitted as part of the application stating that there was a choice of three public houses and bars within the village together with several eating places. Reference was made to the relevant policies together with public consultations. It was confirmed that the Transportation Unit was satisfied with the parking places arrangement and the entrances to the site. Based on the information submitted in a language and community statement it was not considered that the proposal would be likely to have a detrimental impact on the Welsh language. Confirmation was received that there was sufficient capacity in the local school for a possible increase in the number of pupils as a result of the residential units. Following an assessment of the relevant considerations, it was considered that the proposal complied with relevant planning policies and it was recommended that the application was approved subject to the applicant signing a section 106 agreement and appropriate planning conditions.

- (b) Taking advantage of the right to speak, the applicant's agent noted the following main points:
- This was a development on an empty site for housing on a commercial site that had already been developed with nearly all of the land within the development boundary of Felinheli
 - The Government and the development plan gave priority to this type of land that had already been developed
 - The previous application had been refused for several reasons such as no evidence to prove that the unit had been empty or on the market for 12 months.
 - That a statement of assessment was attached to the application against D28 that demonstrated that there were other opportunities just as accessible available in Felinheli and therefore there was no need for the property to be empty or on the market as a commercial unit for a continuous period of 12 months
 - That the deficiencies of the previous application had by now been dealt with following a discussion with Planning Department officers.
 - A community and linguistic statement had been presented that gave robust evidence that there would not be a significant impact on the social, linguistic or cultural cohesion of Felinheli
 - There would not be a likely unacceptable cumulative impact on the scale of the village development nor on the capacity of the local school
 - The application addressed the need for affordable housing and this was identified by offering four affordable units
 - Parking issues and the entrances satisfy the relevant requirements of the Transportation Unit
 - A review had been undertaken and this confirmed that it had not been a home for bats
 - A scheme addressed the site's entire design requirements and offered a high quality scheme in keeping with the character of this part of Felinheli including safeguarding the character of the public house and therefore it satisfied the criteria of the Gwynedd Unitary Development Plan

- (c) The Local Member (not a member of this Planning committee) noted that the application before them was an improvement in terms of design on the previous application and the planning officers were thanked for collaborating with the applicant's agent. Although she did not object, she had concerns on behalf of some of the village residents namely:
- Loss of another local business for housing development where there was no specific proof of the need. It was believed that a small hotel could be prosperous and if the 12 months for marketing had been used appropriately then perhaps commercial interest or community interest could have been developed to create a social enterprise.
 - Impact on the Welsh Language – the Language was under threat and there were two specific sections to the village of Felinheli with one side being more Welsh than the side where the proposal was sited. Genuine concern was noted on the cumulative impact on the Welsh language stemming from an estate of houses with a holiday population together with the developments in the pipeline opposite the site where the Welsh language was under threat
 - The importance that the Welsh language was central in the new Planning Bill in order to protect communities in these types of planning applications
 - That she would work with the developed to ensure that the proposed development was marketed locally
- (ch) In response to the above observations, the Senior Planning Service Manager noted the following:
- In terms of community use, the development met with the criterion in policy D28
 - In terms of linguistic impact, the assessment stated clearly that the development would not have an impact on the Welsh language or a cumulative impact including the other sites mentioned
 - That the location of the site near the main street offered four affordable dwellings and the remainder would be attractive to local people
- (d) It was proposed and seconded to approve the application.
- (dd) Several Members added their concerns regarding the Welsh Language policy and the fact that it was a very important criteria in terms of new developments.

Resolved: To delegate the right to the Senior Planning Manager to approve the application subject to the receipt of favourable observations from Welsh Water and the applicant signing a Section 106 Agreement to ensure that four of the 12 units are affordable houses for general local need and to relevant conditions relating to:

1. 5 years
2. in accordance with the plans and the ecology report
3. Slate roof
4. Agree on the colour of the render and local stone
5. Agree details of hard standings
6. Agree details of boundaries
7. A condition regarding surface water run-off
8. Removal of permitted development rights;
9. Working hours

**Notes: Welsh Water Note
Highways notes**

8. Application Number C14/0931/44/LL – Hafod y Gest, High Street, Porthmadog

Full application to demolish existing care home and erect 40 extra care residential units in its place, together with offering associated support and community facilities.

- (a) The Senior Development Control Officer expanded on the application's background and noted the main elements of the proposal concerning the demolition of the existing building, the new building and its use. In terms of access and parking, attention was drawn to the fact that it was proposed to widen the existing driveway from the High Street for two cars with the public using the current footpath running along the southern boundary of Tesco supermarket. Reference was made to a number of assessments to support the development together with the relevant planning policies and public consultations, In terms of visual amenities, it was noted that the site was located in a built-up area with various building constructions in terms of size, design, form and materials. In the context of general and residential amenities, it was noted that residential dwellings were located not far south of the application site together with the local surgery to the south-east. It was noted that the southern part of the building was set and designed in order to reduce the potential of any overlooking into nearby premises together with avoiding creating structures that would have an oppressive impact on existing nearby property. Concern was presented regarding the potential noise impact on prospective occupants of the residential units that may stem from the activity of transferring goods at the Aldi supermarket situated on the western boundary of the application site. Having considered these concerns, the applicant was contacted and he was already aware of these and he referred to the proposed design and materials that included double glazing and insulated walls. Based on the assessments and the relevant planning considerations it was considered that the proposal was acceptable and complied with the relevant policies and it was recommended that it should be approved subject to conditions outlined in the report together with an additional condition regarding the age of the home occupiers.
- (b) Taking advantage of the right to speak, an objector noted the following main points:
- In principle the development of a housing unit for 40 residents was welcomed, however, the plans did not include widening the access road leading to the busy surgery serving between 3-4,000 patients.
 - The objections to the application were because of the safety of pedestrians and safe access to the surgery
 - Extending the proposed access would entail the loss of a complete path from the High Street to the Surgery and Hafod y Gest and it would be dangerous for vulnerable patients, the elderly or the disabled to be walking along a busy road without a continuous pavement and this was a matter of concern for the Surgery.
 - Agencies had taken it for granted that there was a right of access along the Tesco boundary to the school and to the new development, however there was no easement to the Surgery
- (c) The Local Member (not a member of this Planning committee) noted the following main points:
- Whilst he supported the application, he objected the proposed alterations to the road and could not understand why the Council had not adopted the road
 - Concern regarding the safety of the public if the pavement was taken away
 - That the Police Station and Surgery buildings had been there for years
 - He did not anticipate that noise impact would impair the proposed development
- (ch) The Senior Planning Service Manager noted the concerns and consequently the access would have to be re-considered or adapt the application to include retaining the existing pavement.

- (d) The Traffic Improvements and Development Control Team Manager accepted the concern regarding the footpath and regarding the adoption of the road. Applications were accepted by developers under Section 38 of the Highways Act and due to the size of the development it was not anticipated that there was any reason to refuse.

Resolved: To delegate the right to the Planning Service Manager to approve the application subject to acceptable discussions with the developer and the Local Member regarding retaining the existing pavement together with the following conditions:

1. 5 years
 2. In accordance with the plans
 3. External materials including natural slate
 4. Highway conditions
 5. Biodiversity mitigation conditions.
 6. Natural Resources Wales conditions
 7. Landscaping conditions.
 8. Working hours on the development
 9. Condition that residents are over 55 years old.
9. **Application Number C14/0956/18/LL – Gwynllys and Bodwyn, Saron, Bethel, Caernarfon**

Full application to demolish 2 terraced houses and erect 2 new dwellings in their place

- (a) The Senior Development Control Officer expanded on the application's background and noted that the site was located within the development boundary of the village of Bethel and currently there were three two-storey terraced houses on the site and two of these were the subject of this application. Reference was made to the relevant planning policies together with public consultations. In terms of the principle of the development, it was not considered appropriate to request that 50% of the development should be affordable. Based on all the relevant considerations, it was considered that the proposal complied with all the policy requirements concerning the proposal's design, amenities and external materials. It was recommended that the application should be approved in accordance with the conditions outlined in the report with one additional condition regarding a request for the applicant to submit an action plan to ensure there is no obstruction on the road.
- (b) It was proposed and seconded to approve the application.
- (c) The Member noted appreciated of the additional condition as the road was narrow and it was anticipated that lorries would have difficulties.

Resolved: Approve subject to conditions

1. 5 years
2. In accordance with the plans
3. Slate roof
4. Materials
5. Water conditions
6. Action plan statement from the applicant to ensure that there is no obstruction on the road

Notes:

1. Welsh Water Note
2. Party wall note

10. Application C14/0995/42/LL – Ty'n Lôn, Edern, Pwllheli, Gwynedd.

Full application for change of use of field to form a touring caravan site for 15 caravans along with building a toilet block and installing a sewage treatment tank

- (a) The Senior Development Control Officer expanded on the application's background and noted that the site was located in the countryside and within a Landscape Conservation Area. It was further noted that the site itself was flat and a garage was located in the north-western corner of the site with some residential dwellings situated near the site. Reference was made to the relevant policies together with the public consultations as well as the additional observations received. In terms of the principle of the development, it was noted that the setting and appearance of the development would be of a high standard and that it complied with the criteria. In the context of the area's visual amenities, it was not considered that the proposal would cause significant harm to the visual quality of the landscape and the touring caravan site would not stand out prominently in the landscape. Observations had been received from the Transportation Unit who stated that the proposal would be unlikely to be detrimental to road safety and was acceptable in terms of the relevant policy. It was recommended that the application be approved subject to the receipt of favourable observations from the Joint Policy Unit to the linguistic and community statement.
- (b) It was proposed and seconded to approve the application.

Resolved: To delegate the right to the Senior Planning Manager to approve, subject to receiving the favourable observations of the Joint Policy Unit to the Linguistic and Community Statement and to the following conditions:

1. Commencement within five years.
 2. In accordance with submitted plans.
 3. The number of units on the site at any one time to be restricted to 15.
 4. Conditions on the timeframe for siting caravans/holiday period/moving the caravans when not in use
 5. No storing on the land
 6. Records list
 7. Landscaping – specifically additional planting on the internal side of the visibility splays where existing hedges need to be lowered.
 8. Highway conditions
- 11. Application Number C14/1011/19/LL – Land near Ysgubor Fawr, Llanfaglan, Caernarfon**

Full application to construct a house for a key agricultural worker together with erecting a garage and associated septic tank

- (a) The Senior Development Control Officer expanded on the application's background and noted that the proposal was to erect a house approximately 500m south-west of the holding's centre that comprised the existing farmhouse together with a number of traditional and new agricultural buildings. It was proposed to locate the house 32m west of the existing agricultural building in the form of a barn called Ysgubor Fawr with the drive and the proposed parking areas situated between both buildings. The house would be set approximately 1m into the side of the hillock at the south-eastern corner of the field in order to reduce its impact on the visual amenities of the landscape. Reference was made to the relevant policies together with public consultations. It was noted that the principle of erecting a house for a key/full time agricultural worker was based on Policy CH9 of the GUDP that states that it would be necessary to comply with a number of criteria in order to approve such a proposal in the countryside. In terms of visual, general and residential amenities, it was noted that the site was partly hidden bearing in mind that three hillocks were located to the north, west and south of the application site and it was believed that the impact of the presence of a one-storey

dwelling here would not unduly or significantly impair on the character of the landscape nor on the setting of the ancient monument and the grade I listed Church of St Baglan situated approximately 282m south and to the rear of a hillock. There would be no impact on the amenities or the privacy of nearby residents as there was some distance to the nearest dwelling. Based on the relevant considerations, it was recommended that the application be refused as it was considered that the proposal did not meet with criterion 5 of policy CH9 of the Gwynedd Unitary Development Plan or the criterion in Technical Advice Note 6 regarding a suitable location for the new dwelling in order to fulfil the functional requirement.

- (b) Taking advantage of the right to speak, the applicant noted the following main points:
- The family's agricultural background and noted that they were in the process of establishing a herd to rear calves as well as growing crops
 - That the business sold good quality produce - beef, barley, wheat
 - The benefits of the location of the dwelling at Ysgubor Fawr - exact centre of the farm, within 32 metres to the existing building and the purpose built calving unit in the process of being built
 - Furthest location on farm land from public footpaths that cross the land as cattle who have newly calved could be dangerous
 - Location to guard the new access to the farm and give views over the majority of the land to safeguard stock, crops and public footpaths
 - Location that complies with planning policies
 - Benefit of green travel to work
- (c) The Local Member (not a member of this Planning Committee) supported the application and noted the following main points:
- There was a need to support local people to expand businesses
 - That the location was suitable to safeguard the farm
 - It was vital to be close to the calving unit that was being built
 - It was evident that the farm was substantial and there was a real need for a family to live there
 - That travelling from Menai Bridge every day to work on the farm was a stumbling block for the applicants and approval would be beneficial to this end
 - Reference was made to the assessment and argument of ADAS Wales who supported the application as well as the location of the house in terms of operating the farm
 - That policy CH9 was a matter of interpretation regarding the location of the house and that attention should be given to the experts who operate the farm daily
- (ch) In response to the above observations, the Senior Planning Service Manager noted that the application complied with the majority of the criteria except for the location of the proposed house. It was a matter for the Committee to determine the application and it was stressed that a justification and the suitability of the location had to be considered before the application could be approved for a new building.
- (d) It was proposed and seconded to approve the application contrary to the recommendation of the planning officers and the following points were noted:
- That there was a genuine need for the house due to the cattle calving unit
 - That agriculture was changing and in order to keep costs down there was no choice but to support the location
 - The carbon footprint of travelling from Anglesey daily to operate the farm would be reduced
 - Local businesses and families had to be supported

Resolved: Contrary to the officers' recommendation to approve the application subject to the following conditions:

- 1. Time.**
- 2. Plans**
- 3. Materials**
- 4. Slate**
- 5. Removal of Permitted Development Rights**
- 6. Occupancy condition**
- 7. Track that has received permission to be set in place first prior to commencement of this development**
- 8. Septic tank**
- 9. Welsh Water**

The meeting commenced at 1.00 pm and concluded at 4.15 pm.

CHAIRMAN

PLANNING COMMITTEE 12/1/15

Present: Councillor Michael Sol Owen – Chairman
Councillor Anne Lloyd Jones – Vice-chair

Councillors: Councillors Craig ab Iago, Elwyn Edwards, Gwen Griffith, Dyfrig Wynn Jones, Dilwyn Lloyd (Substitute), June Marshall, W. Tudor Owen, John Pughe Roberts, Eirwyn Williams, Gruffydd Williams, Hefin Williams and Eurig Wyn.

Others invited: Councillors R. H. Wyn Williams, Llywarch Bowen Jones, John Wyn Williams, Anwen Davies and Seimon Glyn (Local members).

Also in attendance: Gareth Jones (Senior Planning Service Manager), Keira Sweenie (Senior Development Control Officer), Idwal Williams (Senior Development Control Officer), Dafydd Gareth Jones (Senior Planning Officer – Minerals and Waste), Dylan Wyn Jones (Traffic Improvements Team Manager and Development Control), Rhun ap Gareth (Senior Solicitor) and Lowri Haf Evans (Member Support and Scrutiny Officer).

Apologies: Councillors Owain Williams and Liz Saville Roberts

1. DECLARATION OF PERSONAL INTEREST

(a) The following members declared a personal interest for the reasons noted:

- Councillor Gruffydd Williams in Item 5 on the agenda (application number C14/0653/43/LL) as he was the applicant's son; (application numbers C14/1065/42/LL and C14/1083/42/LL) as his father owned a caravan park that was located less than six miles from the site.
- Councillor Michael Sol Owen in Item 5 on the agenda (application numbers C14/1042/11/LL and C14/1043/11/LL) as he was a member of the Board of Cartrefi Cymunedol Gwynedd (the application's developers)
- Councillor Anne Lloyd Jones in Item 5 on the agenda (application numbers C14/1042/11/LL and C14/1043/11/LL) as she was a member of the Board of Cartrefi Cymunedol Gwynedd (the application's developers)

The Members were of the opinion that they were prejudicial interests, and they withdrew from the Chamber during the discussions on the items noted.

(b) The following members were local members in relation to the items noted:

- Councillor R. H. Wyn Williams (not a member of this Planning Committee) in relation to item 5 on the agenda, (planning applications C14/0638/39/LL and C14/0902/39/LL);
- Councillor Llywarch Bowen Jones (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application C14/0653/43/LL);
- Councillor John Wyn Williams (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application number C14/0745/25/HY);
- Councillor Anwen Davies (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application number C14/0885/33/LL);
- Councillor Nigel Pickavance (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application number C14/1042/11/LL and C14/1043/11/LL);
- Councillor Seimon Glyn (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application C14/1083/42/LL).

2. MINUTES

The Chairman signed the minutes of the previous meeting of this committee held on 15 December 2014 as a true record, subject to:

- i. Amending the sentence in the English minutes, item 1.6 – *Councillor Trefor Edwards (who was not a member of this Planning Committee) in relation to item 6 on the agenda (planning application number C14/1011/19/LL) – to note Councillor Christopher Hughes (who was not a member of this Planning Committee) in relation to item 6 on the agenda (planning application number C14/1011/19/LL).*

3. 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 aspects of the policies.

RESOLVED

1. Application number C14/0638/39/LL – 132, Cae Du, Abersoch.

Extend the curtilage of the property, construct a two-storey side extension and extend patio area.

- (a) The Senior Development Control Officer expanded on the background of the application, explaining that the plan had been amended since it had first been submitted. It was reported that the original plan showed a balcony on the first floor level of the extension but this had now been removed from the proposal. In terms of the principle of the development, it was noted in general that policies B22 and B24 of the Unitary Development Plan approved proposals to extend existing dwellings, provided they complied with associated criteria aimed at safeguarding the recognised features and character of the landscape and environment, together with the character and amenity value of the local area.

It was explained that the property was located within a high-density residential area and that some overlooking was likely to exist regardless. The original plan had been amended in response to the observations of the Transportation Unit, as they had been concerned that the balcony would be a form of distraction for drivers at a location close to a turning. As a result, the proposal was considered acceptable in respect of policies CH33 and CH36 and it was not believed that it would affect road safety or parking. It was not considered that the proposal would affect the area's visual amenities or the character of the Llŷn Area of Outstanding Natural Beauty (AONB), and the design of the extension was considered acceptable.

- (b) The local member (not a member of this Planning Committee) objected to the application and he made the following main points:-
 - Houses on the Cae Du estate were already located close together.
 - He requested the Planning Committee to be more alert to applications for extensions in this estate – 85% of the houses were holiday homes, and approving this application would set a precedent.
 - He accepted that the plan had been changed, but the extension still had an impact on neighbouring residents' privacy.
- (c) It was proposed and seconded to undertake a site visit. The proposal fell. It was accepted that there was sufficient information in the report.
- (ch) Proposed and seconded – to approve the application.
- (d) During the discussion, the following observations were made:
 - There was potential here for overdevelopment

- The views of the Community Council must be taken into consideration, and start saying enough is enough.
- (dd) The Senior Planning Service Manager noted that every application had to be dealt with on its own merits, and it was considered that the application before the Committee complied with the relevant planning policies.

Resolved: To approve the application subject to the following conditions:

1. **Commencement within five years.**
 2. **In accordance with the revised plan.**
 3. **Slates to match those of the existing property.**
 4. **The external walls of the extension and the wall around the patio to complement the existing property in terms of colour and texture.**
2. **Application number C14/0645/22/MW – Dolbebin Slate Tip, Talysarn**

Resubmission of a previously refused application for the removal of material from a mineral working deposit and associated processing operations.

- (a) The Senior Planning Manager – Minerals and Waste expanded on the background of the application, noting that it was a resubmission for the removal of part of a slate tip that had been refused planning permission in January 2015. The proposal was to quarry an area of 7,500m² in part of the mineral working deposit measuring 3.16ha along with associated processing operations. The plans with the application indicated a reduced footprint for the ancillary processing area and site compound which had been submitted with the previous application (C13/1052/22/MW) – the Manager highlighted that the application had been amended so that the site compound was formed within the area at the foot of the tip. It was intended to use the slate waste recovered during the construction of the compound to create an access road which would serve the development directly from the B4418 as was approved under planning permission C11/1140/22/LL.

It was also added that amended details for the current application included the removal of all slate crushing activity, a revised noise assessment which had been undertaken in August 2014, a methodology for ecological mitigation and a restoration strategy, and locating the site compound within the footprint of the tip.

It was noted that insufficient evidence had been submitted regarding noise and the impact on nearby residents. It was believed that the applicant had failed to show that the development, in terms of impact and noise, could comply with the relevant guidelines. Members were also reminded that the Council's Public Protection Service objected to the application, as approving it could create a statutory nuisance in the form of noise resulting from the development.

With respect to the need for the development, reference was made to policy C15 of the Gwynedd Unitary Development Plan, which stated that proposals to remove material from a mineral working deposit must comply with a series of criteria. The local market was already served by working sites nearby, and there was not a strong enough argument that Dolbebin Tip had the capacity to supply slate that had different features, colour and texture to the slate supply from operational sites, and in terms of the local or regional need. Therefore, there was no justification for approving a new slate extraction site in Dyffryn Nantlle.

Attention was drawn to the additional observations.

- (b) Taking advantage of the right to speak, an objector to the application made the following observations:
- The development caused concern and worry for the residents of Dyffryn Nantlle
 - The committee had to consider the clear objection of local residents
 - The development was bound to cause an adverse effect on the area

- The noise effect from the removal of minerals would be harmful to a quiet, rural area
 - The development did not comply with local and national policies
 - Local people's quality of life must be protected
 - Hundreds of local residents were pleading with the committee to uphold and maintain the policies
 - There was no definite statement on employment in the application
 - The ability of the planning service to scrutinise the situation thoroughly must be considered and respected.
- (c) Taking advantage of the right to speak, the agent representing the applicant made the following observations:
- An additional noise assessment had been undertaken along with two surveys to monitor the situation
 - This was small-scale extraction. Only 4 – 6 loads a day would leave the site. This was unlikely to create a harmful impact. Heavy lorries would not travel to the end of the track.
 - The proposal no longer included slate crushing.
 - The minerals would now be removed from the bottom of the tip and not the top.
 - The MT noise levels assessment should be accepted.
 - As common practice, several mitigation measures had been introduced.
- (ch) Taking advantage of the right to speak the local member (who was a member of this Planning Committee) made the following main points:
- A difficult application – supported both sides.
 - A local family wished to diversify their business using a resource on their land – it was difficult not to sympathise with them.
 - The community, particularly those residents who lived around the quarry, were concerned about the increased noise and dust that would result from the proposal.
 - Planning policies were at hand to deal with the situation, therefore the member recommended that the decision should be made based on those policies.
 - Proposed the need to hold constructive discussions when considering similar applications in the future – lessons should be learned in order to avoid a split in society.

The Senior Planning Service Manager added that the relevant policies must be taken into consideration, and highlighted the importance of consistency in decisions, and giving consideration to the observations of the Public Protection Service, which still objected to the proposal because of the detrimental effect it would have on neighbouring residents' residential amenities. He also emphasised that the Planning Committee had refused a similar application only 12 months ago, and the Committee had to consider whether this application overcame the reasons for refusing the previous application. The main reason for refusing the application was the noise effect and the adverse effect on the area's visual amenities, which had been the main reason for refusing the previous application. He stressed therefore that the current application had not overcome the main reason for the refusal of the previous application, and if the application was approved contrary to the recommendation, the application would have to be referred to a cooling off period.

- (d) Proposed – to refuse the application in line with the recommendation, and to have a registered vote.
- (dd) During the ensuing discussion the following observations were made:
- Concern had been highlighted regarding the effect of noise, dust and transport in the area, especially for the residents of Talysarn. Residents' health and well-being must be taken into consideration.

- The report was comprehensive and provided clear guidance.
- There was enough slate aggregate in the area, therefore there was no demand for more.
In response to a question, the Senior Planning Manager – Minerals and Waste noted that 20 million tonnes of reserves in Gwynedd could be used as aggregate. He added that there was plenty of hard rock in reserve (which included slate).
- The development was on a post-industrial site and was an opportunity to create a business and boost the local economy.
- A new enterprise by a local farmer through diversification – the proposal must be welcomed if it provided work for local people.
- How could we be innovative if we refused businesses that would strengthen the economy?
- The Dolbebin Slate Tip could not offer anything different to what was offered by other local sites.
- The application must be weighed up carefully – we should not turn our countryside into a museum, but in this instance the effect on amenity outweighed the economic effect.
- One member made a request for confirmation that the Planning Service had not received a letter in his name.
In response to the request the Solicitor confirmed that a letter had not been received.

In accordance with Procedural Rule 22 (6), the following vote to refuse the application was recorded:

In favour of the proposal to refuse the application, (10) Councillors: Endaf Cooke, Elwyn Edwards, Gwen Griffith, Anne T. Lloyd Jones, Dyfrig Wynn Jones, Dilwyn Lloyd, June Marshall, W Tudor Owen, Eirwyn Williams and Gruffydd Williams

Against the proposal to refuse, (3) Councillors: John Pughe Roberts, Hefin Williams and Eurig Wyn.

Abstaining, (0)

RESOLVED to refuse the application

- 1. In terms of the local and regional need for the mineral, it is believed that there are enough slate reserves in Gwynedd and there is no obligation on the authority, in terms of the regional apportionment, to secure further reserves or allocations of slate waste. As a result, the development does not comply with National and Regional Planning Policy and Directive, nor does it comply with the requirements of policies C9, C10 and C15 of the Unitary Development Plan. In order to minimise the visual and environmental impact of mineral development in Dyffryn Nantlle, the authority would first need to consider extensions to the existing sites.**
- 2. In the absence of specific plans and drawings for a phased scheme of restoration, aftercare and after use, it is believed that the proposal will have a detrimental effect on the area's visual amenities, both during the operational phase and once operations have ceased. To this end, the development does not comply with the requirements of policies B10, C9, C14 and C15 of the Unitary Development Plan or with national planning policy directive.**
- 3. It is believed that the proposal, on its own or in combination with other mineral development operations in the area, is likely to have a detrimental impact on the area's amenities and is contrary to policy B23 of the UDP (amenities) and policy C12 (buffer zones).**

3. Application Number C14/0653/43/LL – Gwynus Caravan Park and Golf Course, Pistyll

Upgrade an existing static caravan park and relocate it from part of field 472 to part of field 470.

- (a) The Senior Planning Service Manager expanded on the background of the application, noting that the application had been submitted to a meeting of the Planning Committee on 24 November 2014 where it was decided to approve the application contrary to the officers' recommendation. In light of the decision, there was a significant risk to the Council in respect of the decision to approve contrary to the officers' recommendation, therefore the matter was referred to a cooling off period in accordance with the Committee's standing orders. The purpose of reporting back to the Committee was to highlight the planning policy issues, the possible risks and to offer options for the Committee to consider before reaching a final decision.

The Members were reminded that the proposal would involve relocating a static caravan site to a new site, and exchanging the static caravans for twin static holiday caravans. It was emphasised that the area of the site was 4.96 hectares (namely field no. 470), and the surface area of the existing Gwynus caravan park which contained static and touring caravans was 1.69 hectares. It was also highlighted that it was proposed to create a new entrance and that the site was located within the Llŷn Area of Outstanding Natural Beauty (AONB). It was noted that in terms of the principle of the application, Policy D17 was supportive of applications to upgrade static caravan sites through small extensions to the land area and by relocating static holiday caravan units from prominent settings to less prominent locations. The aim of this principle was to enable existing caravan sites which were located in visually prominent sites, especially within the AONB, to be relocated to less prominent sites and thus reduce the visual impact on the landscape.

It was not considered that the current planning application was eligible to be considered as a small extension, since the land area of the extension was 4.69 hectares compared with the current 1.69 hectares (the touring and static caravans), and compared with 0.19 hectares which was the land area of the static caravan site. In addition to this the proposal would relocate static caravans from concealed locations to much more prominent settings. It was therefore emphasised that the application was unacceptable in principle and was completely contrary to Policy D17.

It was noted that due to the size of the application site, the separate vehicular access etc., it appeared that the proposal was tantamount to creating a new static caravan park. It was emphasised that this was contrary to the requirements of Policy D16 of the Gwynedd Unitary Development Plan which stated that proposals to develop new sites for static holiday caravan units or holiday chalets would be refused. It must be noted that this policy had been implemented strictly within the Local Planning Authority since adopting the UDP.

It was emphasised that the site measured 4.96 hectares and was located within the AONB, and that it was the Committee's statutory duty to protect, maintain and enhance this area. The application meant relocating static caravans to much more prominent locations within the AONB, therefore it was contrary to policy B8.

If the application was approved, this would undermine the Council's policies, would create inconsistencies in how the Council operated and would set a possible precedent for other sites. It was noted that up to 200 other caravan parks were likely to be scrutinising this decision, and whilst every application must be determined on its own merits, there was also a need to ensure consistency in terms of applying the planning policies.

Three options were proposed for the Committee to consider in determining the application. The officers' firm recommendation was to refuse the application as it was completely contrary to the UDP.

- (b) Taking advantage of the right to speak, the applicant's representative noted the following main points:-
- The existing site was established in the late 50s / early 60s.

- As the site was dispersed, it no longer met the appropriate standards, therefore the site must be altered in order to ensure that residents continued to use the site.
 - The golf course was no longer in operation, therefore this justified its consideration as Brownfield land.
- (c) The local member (not a member of this Planning Committee), supported the application and he made the following main points:-
- The caravan park was a family park and had existed for over 60 years
 - Field no. 472 was no longer suitable because of Health and Safety matters
 - The size of the extension corresponded with Health and Safety requirements, therefore this was the main reason for moving the 10 static caravans.
 - In terms of the operation of the site, it was important to keep the static caravans together.
 - Only a part of field 470 would be used.
 - Moving the caravans would mean that they were less visible from the road.
 - 250 trees had been planted to landscape the site and to reduce the visual effect, and to create a better environment for wildlife.
 - The proposed colour of the twin caravans blended in better with the landscape.
 - It would have been wise for the Committee to visit field no. 472 during their site visit.
 - Upgrading the site would keep the benefit local by boosting the economy in an area where unemployment was high.
 - It was intended to use local resources and local constructors.

The Chairman reiterated that thorough and serious consideration must be given to the content of the report.

- (ch) It was proposed to refuse the application and consider option 5.1 (ii), and to register the vote.

'To refuse the application in accordance with the recommendation and suggest that the applicant discusses alternative upgrade options which would meet the requirements of the relevant planning policies and include a small extension which incorporates the existing site.'

- (d) During the ensuing discussion the following observations were made by individual Members and responses were provided where appropriate:
- In response to a question regarding a transparent procedure for dealing with applications from Councillors and members of the Planning Committee, the Solicitor explained that this was a planning application before the Committee, and that the Committee must make a decision based on the relevant planning considerations and the relevant planning policies. He noted that the application raised significant concerns for the planning service and that those concerns had been highlighted in the cooling off report and in the Senior Manager's verbal report. Should the application be approved contrary to the recommendation, the committee would have to provide appropriate planning reasons, and it would be very difficult to have firm reasons to justify approving the application.
 - Local and national policies must be adhered to. There were sufficient appropriate reasons for refusal here.
 - The committee must consider the application, not the applicant. The report provided a full and adequate explanation to be able to assess the application.
 - Approving would set a precedent for other caravan sites.
- It appeared that the planning service had over-emphasised the size of field 470. The application before the Committee was for relocating 10 caravans. In response, the solicitor confirmed that the land area of the planning application site was 4.96 hectares, and emphasised that the applicant had submitted this particular application, and this was the application to be considered by the Committee.

- Option 5.1 (ii) was proposed for considering the improvements required for the caravan park.

In response to a question on what was meant by 'alternative upgrade options' which was incorporated in option 5.1 (ii), the Senior Planning Service Manager expressed that the site could be upgraded through a scheme which satisfied the policies and Health and Safety conditions, but the applicant would need to hold discussions with the Service before submitting a further application and act on the advice provided by the Service.

- In terms of implementing option 5.1 (iii), the Senior Planning Service Manager stated that a section 106 agreement would be required in order to delete a planning permission that had been granted recently for relocating and upgrading static caravans.
- In response to a question regarding a decision being considered by the Ombudsman because that decision had been made in order to seek advantage. It was noted that this was a risk that had been highlighted in the cooling off report, and it was also noted that the decision could be subject to a judicial review.

In accordance with Procedural Rule 22 (6), the following vote to refuse the application was recorded:

In favour of the proposal to refuse the application, (11) Councillors: Craig ab Iago, Elwyn Edwards, Gwen Griffith, Anne T. Lloyd Jones, Dyfrig Wynn Jones, June Marshall, Michael Sol Owen, John Pughe Roberts, Eirwyn Williams, Hefin Williams and Eurig Wyn.

Against the proposal to refuse, (2) Councillors: Endaf Cooke and Dilwyn Lloyd

Abstaining, (0)

Resolved: To refuse the application in accordance with the recommendation and suggest that the applicant discusses alternative upgrade options which would meet the requirements of the relevant planning policies and include a small extension which incorporates the existing site.

- 1. The proposal would mean relocating the static caravan site in its entirety to a more prominent and visible position in the landscape and it is not considered that the site which is the subject of the application is a small extension to the existing site and, therefore, it is considered that the proposal is contrary to the requirements of Policy D17 of the GUDP. Furthermore, and because of the size and the relationship of the proposal in the context of the existing site, it is considered that the proposal is contrary to Policy D16 of the GUDP.**
 - 2. It is considered that the proposed location would be more visible than the existing caravan site and consequently, it is not considered that the proposal would ensure that the character of the AONB is protected, maintained or enhanced and therefore the proposal would cause significant harm to the rural landscape of the AONB contrary to the requirements of Policy B8 of the GUDP.**
- 4. Application number C14/0745/25/HY – Land near Ffordd Penrhos, Penrhosgarnedd, Bangor**

A part-retrospective application for installing two stack advertisement boards.

- (a) The Development Control manager expanded on the background of the application, noting that the description of the application had been amended following objections to delete a v-shaped board mounted on flag poles. It was explained that planning guidelines restricted planning considerations on applications involving signs to public safety (e.g. roads) and visual amenities. The Transportation Unit had no objection to the proposal on the grounds of road safety and it was not considered that the proposal was likely to have a detrimental

effect on safety on roads and streets. It was also considered that the signs, given their location and the development they were advertising, were acceptable in respect of the visual effect.

It was explained that the proposal involved providing a stack advertisement board (measuring 3 metres high and 3 metres wide) on both sides of the site entrance, advertising a housing development that had been permitted and which was being developed. It was noted that the applicant was requesting permission to site the signs until 1.08.2019 and that consideration should be given to including this as a condition.

- (b) The local member (not a member of this Planning Committee) made the following main points:
- A number of the development company's actions had been contrary to custom, and their actions should be monitored, ensuring that they kept to their word.
 - The developers needed to improve their communication with the community.
 - Accepted that the flag poles had been taken down
 - One of the signs caused visual harm to a nearby property
- (c) It was proposed and seconded to approve the application with the additional conditions.
- (ch) During the ensuing discussion the following observations were made:
- Need to ensure that the signs were bilingual
 - Suggest permission for a year only
 - Need to ensure that the company adhered to guidelines

Resolved: To approve the application subject to the following conditions:

1. **The development to be completed in accordance with the plans submitted on 14.10.2014**
 2. **Advertisements must be maintained and they must be in a safe, clean and orderly condition to the reasonable satisfaction of the Local Planning Authority.**
 3. **Temporary permission only – until 01.08.19**
5. **Application number C14/0885/33/LL – Tyddyn Cae, Boduan, Pwllheli.**

Installation and operation of a solar farm (4.9MW) along with associated infrastructure including PV panels, mounting frames, an inverter, transformer, pole-mounted CCTV cameras, fencing and sub-stations.

- (a) The Senior Development Control Officer expanded on the background of the application, noting that the proposal involved installing solar panels to create a solar park. The original proposal had been to generate 9MW of electricity for the National Grid, but the application had now been reduced in size to generate 4.9MW of electricity. It was also noted that one additional letter of objection had been received. Reference was made to policy C27 of the Unitary Development Plan which related to renewable and sustainable energy schemes.

The site was located within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest, and the Boduan Historic Park and Garden was located approximately 250 metres to the west. The Llŷn Area of Outstanding Natural Beauty (AONB) was located approximately 1.5km to the north-west. It was explained that there were mature trees, hedgerows and *cloddiau* around and within the site, and it was not considered that the proposal would have a substantial effect on the AONB. It appeared that the entire scheme was visible from one place, and because the proposal had been reduced substantially, it was considered acceptable and suitable for the location in question.

It was noted that the buildings that were included as part of the application were to be located near the existing farm buildings. It was highlighted that some buildings were to be sited on the fields near the solar panels, and it was suggested that a condition could be imposed to ensure that these buildings were green coloured and of a material that reflected the agricultural buildings seen around the area.

During the construction phase it was noted that there would be a notable increase in traffic flow, and the applicant had submitted plans to deal with this. Reference was made to the Transportation Unit's observation that an assessment should be undertaken of the condition of the road and the bridge, during and at the end of the work. The officer drew attention to the observation by the Gwynedd Archaeology Planning Service which recommended a further evaluation before determining the application – the Service had identified the potential for archaeological remains on the site.

It was suggested that additional conditions should be imposed – locate the panels in accordance with the plans, a plan for controlling the flow and times of work-related traffic, and subject to receiving favourable observations on Archaeology matters, it was considered that the development complied with the UDP.

(b) Attention was drawn to the additional observations that had been received.

(c) Taking advantage of the right to speak, the applicant's agent noted the following main points:

- The application corresponded to national and local policies
- It was confirmed that the proposal's capacity was 4.9MW, and not 9MW as in the original application
- As a result of a substantial reduction in the size of the proposal, the layout had been revised
- A reduction in size meant a reduction in the number of vehicles visiting the site during the construction phase
- There was no loss of agricultural land – sheep would continue to graze on the land
- The archaeological evaluation would be received soon
- Commitment with the community had been good – only five objections had been received
- There were good benefits available to the community

(ch) The local member (not a member of this Planning Committee) made the following main points:

- Concern about a substantial increase in vehicles over the construction phase
- Stone walls were a typical feature of the area
- Rural lanes were narrow and winding, which would be difficult for large vehicles to navigate.
- A request by a family who lived nearby to move some of the panels which would cause a visual impact
- A request to consider a new access from Pwllheli road
- Need to reconcile information with regard to the size of the proposal. It must be ensured that 4.9MW was advertised on the internet, not 9MW.
- Include an additional condition to ensure that the company adheres to 4.9MW in accordance with the application submitted.
- Information must be obtained from the Archaeology Service in order to ensure that the application was complete and in accordance with policy B7.
- Proposed that the Committee visited the site.

RESOLVED to undertake a site visit.

6. Application number C14/0902/39/LL – 75, Cae Du, Abersoch.

Demolish current garage and erect a new garage with balcony above, two-storey extension on the north side, erect new retaining walls, alterations and renovation.

- (a) The Senior Development Control Officer expanded on the background of the application, noting that substantial improvements had been made to the plan since it had been submitted. It was noted that planning permission already existed for a two-storey extension and for changing the use of the garage (the applicant had the right to implement this permission until September 2016). Even so, it was noted that the aim of the application at hand was more suitable.

In terms of the principle of the development, it was generally noted that policies B22 and B24 of the Unitary Development Plan approved proposals to extend existing dwellings, provided they complied with associated criteria that aimed at safeguarding the recognised features and character of the landscape and environment, together with the character and amenity value of the local area. It was not considered that the proposal would affect the area's visual amenities or the character of the Llŷn Area of Outstanding Natural Beauty (AONB), and the design of the extension was considered acceptable.

- (b) The local member (not a member of this Planning Committee) objected to the application and he made the following main points:-
- That the extension was likely to affect the amenities of residents who lived in the neighbouring bungalows
 - Concern of overdevelopment in the estate
 - The residents who already lived there had to be considered
 - The aim of the extension was investment
- (c) Proposed and seconded – to approve the application.

Resolved: To approve the application subject to the following conditions:

1. **Commencement within five years.**
2. **In accordance with the revised plan.**
3. **Slates to match those of the existing property.**
4. **Agree on the finish of the external walls.**
5. **Obscured glass in the window at the top of the stairs on the western elevation.**
6. **Agree on local natural stone to face the new retaining wall at the front of the property.**
7. **Application no. C14/1042/11/LL – Tŷ Cegin, Rhodfa Penrhyn, Maesgeirchen, Bangor**

Construct five houses to include two semi-detached houses and three terraced houses and create a new vehicular access.

- (a) The Senior Development Control Officer expanded on the background of the application and noted that the application site was located within the expansive Maesgeirchen estate on the outskirts of Bangor city, but within the city's development boundaries as defined in the Gwynedd Unitary Development Plan. The site was considered suitable for development and the proposal was considered acceptable in terms of satisfying the local need for housing.

In terms of the principle of the development, it was generally noted that the site responded to the requirements of policy C1 (promote development within development boundaries). In terms of policy B11, it was not anticipated that the proposal would cause significant harm to open spaces as the site was not of ecological value nor did it add to the visual range for local residents. It was noted that the open space was

occasionally used by Tŷ Cegin users for activities, but other nearby green open spaces had been identified which could be used.

It was noted it was intended to create a new access to the site and consequently there was a need to move the traffic calming tortoise that was located on the highway and outside the application site. It was reported that the Transportation Unit was satisfied with the location of the entrance but not with the proposed location of the traffic calming tortoise. It was highlighted that discussions regarding the entrance were ongoing but it was considered that the development conformed with the Unitary Development Plan.

- (b) Taking advantage of the right to speak, the applicant's agent noted the following main points:
- That the application responded to housing needs in Maesgeirchen (specifically to the need for two-bedroom houses)
 - That the development created a suitable location within the community
 - The applicant had consulted with the community regarding losing green space, but other specific green spaces were available closeby.
 - That sufficient parking spaces were included in the plan.
 - That the plan had received the support of Bangor City Council
 - In terms of letting plans, the applicant would work with the community.
- (c) Proposed and seconded – to approve the application.

Resolved: To delegate the power to the Senior Planning Manger to approve the application subject to receipt of further plans from the applicant and confirmation from the Transportation Unit that the new access is acceptable.

Conditions -

- 1. Time**
- 2. Comply with plans**
- 3. Slate**
- 4. Materials**
- 5. Landscaping**
- 6. Removal of permitted development rights**
- 7. Highways**

8. Application no. C14/1043/11/LL – Tan y Bryn Road, Maesgeirchen, Bangor

To erect 6 new two-storey dwellings in the form of two blocks of three two-bedroom terraced houses with associated gardens and parking spaces.

- (a) The Senior Development Control Officer expanded on the background of the application, noting that it was a follow up to application C14/1042/11/LL; in a site located within Bangor city's development boundaries and within the expansive Maesgeirchen estate. It was noted that the site had recently been cleared of structures that previously existed there, and therefore the principle of re-developing suitable sites like this was considered acceptable and that it conformed to the requirements of relevant local and national policies and guidelines.

It was explained that this proposal would involve a relatively traditional development in terms of its form and layout with gardens to the front and rear. There was no uniform pattern to the houses in the neighbouring area and therefore it was not considered that there would be an impact on the nearby residents' visual amenities. The brownfield site was considered suitable for development, and the proposal was considered acceptable in terms of satisfying the local need for affordable housing.

Regarding transport and access issues, the Transportation Unit had requested confirmation of what was intended to be done to a part of Lôn y Parc, the road which ran past the front of the site. The plan showed an intention to diverge part of the road, but sufficient information had not been submitted. It was considered that the application complied with the UDP.

- (b) Attention was drawn to the additional observations that had been received.
- (c) Taking advantage of the right to speak, the applicant's agent noted the following main points:
 - That the application responded to the need for two-bedroom houses in Maesgeirchen
 - That old garages existed on the site previously that had now been demolished as there was no demand for them.
- (ch) Proposed and seconded – to approve the application.
- (d) During the discussion, the following observations were made:
 - That the distribution of gardens seemed unfair
 - That the plan responded to the needs of the Gwynedd Local Development Plan
 - Was there a condition 106 on the houses?
- (dd) In response to the observations, the Senior Planning Service Manager noted that:
 - CCG needed to consider the distribution of gardens when letting the houses
 - The development was within the boundary of the Local Development Plan and satisfied identified needs

Resolved: To delegate the power to the Senior Planning Manger to approve the application subject to receipt of further details from the applicant regarding the arrangements for Lôn y Parc and receiving confirmation from the Transportation Unit that these arrangements are acceptable.

Conditions -

1. Time
2. Comply with plans
3. Slate
4. Materials
5. Landscaping
6. Removal of permitted development rights
7. Highways

9. Application No. C4/1065/42/LL – Ty'n y Coed Touring Park, Morfa Nefyn, Pwllheli

Locate 7 new touring caravan pitches on the existing site and extend the site to locate 14 touring caravan pitches along with improvements to the site entrance, landscaping and associated works.

- (a) The Senior Development Control Officer expanded on the background of the application, noting that the application had been submitted to the Committee as it was a development of 5 or more caravans. It was noted that no objection to the plan had been received. Reference was made to policy D20 which approved proposals to increase the number of pitches, extensions to sites, relocation or exchange of pitches if the proposal ensured environmental and visual improvements, and met other criteria regarding the impact of the development on the local area. It was highlighted that the site had been landscaped well along the boundaries with mature hedges and trees, and the additional landscaping would lead to environmental improvements which would contribute positively to its setting and appearance in the landscape.

It was believed that the site was also suitable to receive additional units, and it was not considered that there would be damage to nearby residents' amenities in light of the application, bearing in mind that the site was close to a county road.

- (b) Proposed and seconded – to approve the application.
- (c) During the discussion, the following observations were made:
 - That there was a lack of touring sites in Gwynedd
 - Concern that the proposal was an over-development
- (ch) In response to an observation regarding concerns of over-development, the Senior Planning Service Manager noted that the officers had weighed up this issue with all the other relevant planning issues, it was considered that the application conformed to the UDP.

Resolved: To approve subject to conditions:

1. **Five years**
2. **In accordance with the plans**
3. **Restrict the numbers**
4. **Restrict operation**
5. **Time period / touring only**
6. **Holiday only**
7. **Keep a register**
8. **Landscaping**
9. **Protect public footpaths**
10. **No storing**

10. Application no. C14/1083/42/LL – Tu Hwnt i'r Ffrwd, Morfa Nefyn, Pwllheli

Change of use to include 16 additional touring caravans including a road and hard standings

- (a) The Senior Development Control Officer expanded on the background of the application, noting that the application had been submitted to the Committee as it involved a development of 5 or more caravans. It was highlighted that the application was a re-submission of an application that was refused by the Planning Committee in October 2013, as the extension would stand out as an obvious and intrusive feature in the countryside.

It was noted that the field in question was adjacent to a field that had been granted planning permission for 14 touring units. The toilet blocks which formed part of that application had already been erected, but the caravan use had not yet been implemented. As well as this, planning permission had been granted to site 11 touring caravans and hard standings on a field below. The 16 caravans included in the application at hand would therefore be in addition to the 25 caravans that have already been permitted on the site, which would come to a total of 41 units.

It seemed that the applicant had commenced on the landscaping work since submitting the application. This had not yet had the opportunity to mature and the field continued to be open and visible in the landscape. It was highlighted that there was an intention to create new '*cloddiau*' to separate the rows of caravans along with planting work in the corners of the field. Concern was noted about the visual impact of the proposal, that was close to the Landscape Conservation Area and the Llŷn Area of Outstanding Natural Beauty designation, and there was no conviction that the proposal led to visual improvements that would improve the site itself or the surrounding environment and therefore the principles of policy D20 were not met.

- (b) Taking advantage of the right to speak, the applicant's agent noted the following main points:
- That permission to a similar site had already been given
 - That the site stood away from the B4412 and was not within a 'sensitive' area
 - That the applicant had chosen to re-design the landscape by carefully considering the plants
 - The economic benefit should be addressed - the applicant had already invested money in to the site using local builders and resources
 - Tourism was the driving force for Gwynedd's economy and therefore the application should be addressed and appreciated.
- (c) The local member (not a member of this Planning Committee) made the following main points:
- That the applicant had been born and bred on the site
 - That the applicant had already received conditions to applications in terms of facilities that were needed to serve the site, but the applicant had not opened the caravan site as he was keeping to the rules
 - The applicant had built a '*clawdd*' over 6 foot tall that was not reflected in the slides/presentation. The '*cloddiau*' were not built with twigs, but with indigenous hazel trees with seeds that were collected locally. Hazel trees were a species that were a special local feature to Llŷn's hedges
 - The field was not visible as it was in a dip in the land
 - Support for the enterprise by local businesses, aware that visitors would come to the site and boost the local economy
 - The applicant was a very responsible caravan site owner

RESOLVED to undertake a site visit.

The meeting commenced at 1.00 pm and concluded at 4.20 pm.

CHAIRMAN

PLANNING COMMITTEE 2/2/15

Present: Councillor Michael Sol Owen – Chairman
Councillor Anne Lloyd Jones – Vice-chair

Councillors: Craig ab Iago, Sion Wyn Jones (Substitute), Dilwyn Lloyd (Substitute), June Marshall, John Pughe Roberts, Eirwyn Williams, Gruffydd Williams, Hefin Williams, Owain Williams and Eurig Wyn.

Others invited: Councillors Anwen Davies, Simon Glyn and R. H. Wyn Williams (Local Members).

Also in attendance: Gareth Jones (Senior Planning Service Manager), Cara Owen (Development Control Manager), Keira Ann Sweeney (Senior Development Control Officer), Rhun ap Iarhos (Senior Solicitor), Gareth Roberts (Senior Development Control Officer – Transport) and Bethan Adams (Member Support and Scrutiny Officer).

Apologies: Councillors Endaf Cooke, Elwyn Edwards, Gwen Griffith, Dyfrig Wynn Jones, W. Tudor Owen and Councillor Liz Saville Roberts (Local Member).

1. DECLARATION OF PERSONAL INTEREST

(a) The following members declared a personal interest for the reasons noted:

- Councillor Gruffydd Williams in item 5 on the agenda (application number C14/0885/33/LL) as he was the best friend of the applicant's sister; (application number C14/1083/42/LL) as his father owned a caravan park that was located less than six miles from the site.
- Councillor Owain Williams in item 5 on the agenda (planning application number C14/1083/42/LL) as he was the owner of a nearby caravan park that was located less than six miles from the site.

The Members were of the opinion that they were prejudicial interests, and they withdrew from the Chamber during the discussion on the applications noted.

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

- Councillor Michael Sol Owen (a member of this Planning Committee) in relation to item 5 on the agenda (planning application C14/0769/45/LL).
- Councillor Anwen Davies (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application number C14/0885/33/LL);
- Councillor Simon Glyn (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application number C14/1083/42/LL);
- Councillor R. H. Wyn Williams (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application C14/1164/39/LL);

The Members withdrew to the other side of the Chamber during the discussions on the applications in question and they did not vote on these matters.

2. MINUTES

The Chair signed the minutes of the previous meeting of this committee held on 12 January 2015, as a true record.

3. 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 aspects of the policies.

RESOLVED

1. Application no. C14/1083/42/LL – Tu Hwnt i'r Ffrwd, Morfa Nefyn, Pwllheli

Change of use to include 16 additional touring caravans, a road and hard standings.

Members of the Committee had visited the site before the meeting.

- (a) The Senior Development Control Officer elaborated on the background of the application noting that the application had been deferred at the Committee meeting held on 12 January, 2015 in order to hold a site visit.

It was considered that the proposed extension to the caravan site, because of its location, scale, layout and appearance in the landscape, would stand out as a prominent and intrusive feature in open countryside and would have a detrimental impact on the landscape and on the visual amenities of the area. It was questioned whether there was real justification for extending the site considering that the previous permissions had not been implemented yet. It was added that the proposal was contrary to policy D20 of the Gwynedd Unitary Development Plan (GUDP) and the Supplementary Planning Guidance: Holiday Accommodation.

- (b) Attention was drawn to the additional observations that had been received.

- (c) The application was supported by the local member (not a member of this Planning Committee), and he made the following main points:-

- The development would be beneficial to the economy;
- The applicant had not implemented the previous permissions as he intended to open the caravan site on 1 March 2015 when all the work had been completed;
- As was seen during the site visit, the applicant had constructed a '*clawdd*' over six feet high with hazel trees planted on the '*clawdd*' with a gap of approximately 5 metres between them;
- That the field in question was further from the Area of Outstanding Natural Beauty than the two fields where the applicant had received previous permission;
- There were no issues relating to pedestrian safety as there was a public footpath to the Bryn Cynan Inn and work of widening the entrance near the road had already been completed;
- He wanted to circulate plans/photographs but he had not received permission to do so;
- He asked the members to support the application.

- (ch) In response to the local member's observations, the officers noted:-

- It was not permissible to circulate photographs unless officers had seen them beforehand in fairness to everyone;
- The permissions that had been received for locating 25 touring caravans on the site had already been implemented but the use as a caravan site had not commenced;
- A similar application from the applicant had been refused and the application had not changed sufficiently to justify approving the application;
- The main consideration was the visual impact of the development and it was believed that there would be a negative visual impact on the landscape if the application was approved.

- (d) Proposed and seconded to approve the application contrary to the officers' recommendation.

The following observations were noted in favour of approving the application:

- That the development would be a boost to the economy;
- High quality work had been completed on the site already;
- The trees were growing on the 'clawdd' and they would screen the development sufficiently.

(dd) The following observations were noted against approving the application:

- The visibility of the site in the landscape was a matter of opinion but by looking at the slides it could be seen that the site was visible and there would be a negative impact;
- The application was premature as there was a need for the trees to mature so that they screened the development;
- There was a need to reconsider the application again when the caravans that had received previous permissions were in place;
- In accordance with policy D20 of the GUDP, there was a need for the proposal to form part of a scheme to ensure visual improvements and the proposal did not comply as the site was in a prominent position with higher ground surrounding it.

RESOLVED to approve the application.

Conditions:

1. Five years
2. In accordance with the plans
3. Restrict the numbers
4. Staying period
5. Touring caravans on tour
6. No storing
7. Keep a register
8. Landscaping
9. Maintain the landscaping.

2. Application no. C11/1074/24/LL - Brithdir, Rhosgadfan, Caernarfon.

Erection of bund, level the land and seed, agricultural shed, hardstanding for parking vehicles and retention of shed (part retrospective application)

- (a) The Development Control Manager elaborated on the background of the application and noted that the proposed agricultural shed, on the grounds of its location, its size and scale, could be considered to be reasonably necessary to satisfy the agricultural needs of an agricultural holding of this size. In this context and in order to avoid any doubts regarding the use of the proposed shed, it was considered reasonable to ensure that a condition was imposed to restrict the shed's use for agricultural use only.

The development complied with the GUDP for the reasons noted in the report.

- (b) Taking advantage of the right to speak, an objector noted the following main points:-
- He questioned whether the building was for agricultural use given its design and construction;
 - He questioned whether the design of the log shed was suitable for this type of purpose as it was not ventilated;
 - He believed that the applicant would move his existing business to this site illegally;
 - He asked whether the applicant was a registered farmer;
 - Concern regarding the noise emanating from the development and the number of cars kept on the site.

- (c) Proposed and seconded – to approve the application.

In response to observations by a member regarding the use of the shed, the Development Control Manager noted that the shed had been designed for agricultural use and there was no evidence to the contrary in terms of its use. She added that should the application be approved, an agricultural use only condition would be imposed to control the use and if evidence was obtained of a breach of the condition the matter would be addressed by means of an enforcement investigation.

RESOLVED to approve the application.

Conditions:

1. In accordance with the revised plans
2. Restrict the use of the shed to agricultural use only
3. Cladding to be of a dark green colour
4. Complete the bund
5. Restrict the use of open spaces opposite the shed.
6. Landscaping
7. Submit a sample of the vented cladding to be agreed with the Local Planning Authority.

3. Application no. C14/0753/03/LL – Gwilan, Ffordd Manod, Blaenau Ffestiniog

Full application to erect two detached single-storey dwellings

- (a) The Development Control Manager elaborated on the background of the application for planning permission and noted that following consultation with the Council's Highways Officer regarding the proposal, it was considered that the existing unclassified road was acceptable for coping with a small increase in the density of traffic that would be likely should the application be granted.

The development complied with the GUDP for the reasons noted in the report.

- (b) During the discussion, the following questions were asked:

- Would it be possible to impose a condition to repair the road after completing the work?
- Would it be possible to reduce the bend on the access road to the houses?
- Had the need for houses in the area been proven and would it be reasonable to impose a 106 Affordable Housing condition?
- Was the access to the site suitable for lorries carrying building materials during the construction period and suitable for refuse collecting lorries when the development had been completed?

- (c) In response to the above questions, the officers noted:-

- It would be possible to discuss the condition of the road with the applicant but this would take place outside the planning system under highways legislation;
- The wall on the bend was in the ownership of another individual;
- There was a shortage of development sites because of the area's topography;
- As the site was located in an urban centre, the scheme would have to be for five or more houses in order to impose an affordable condition and there was a need to consider the housing market in the area;
- The access was suitable for lorries and it was a matter for the applicant to transport building materials to the site;
- Refuse collection arrangements for the adjoining houses were already operational.

RESOLVED to approve the application.

Conditions:

1. five years
2. materials and external appearance
3. highways conditions (access and parking)
4. landscaping
5. removal of permitted development rights
6. a condition restricting delivery times to the site
7. comply with the plans.

Highways notes

Standard advice from Welsh Water and Natural Resources Wales

4. Application no. C14/0769/45/LL – Former site of L S Carpets Ltd, Station Square, Pwllheli

The discussion on the above application was chaired by the Vice-chair.

Change of use of building from A1 retail to mixed use with restaurant, lounge bar and dance bar.

- (a) The Development Control Manager elaborated on the background of the application and noted that the site was within the development boundary of Pwllheli and formed part of the North Quay area that had been designated in the GUDP as a site for redevelopment.

It was noted that following receipt of concerns during the public consultation period regarding noise levels and after consultation with the Environmental Health Unit, it was recommended that strict noise control conditions should be imposed. It was reported that as an additional measure, it was recommended that a condition be imposed to limit the time the terrace was used to 11.00pm at night to contain the possible noise level within the building during unsociable hours.

- (b) Taking advantage of the right to speak, the applicant's agent noted the following main points:-
- It was an exciting development that would be ideal for the site;
 - The development would be finished to a high standard;
 - The development would be a boost for the town and the local economy with 20 jobs being created;
 - The developer would be investing substantially to ensure that the development complied with the strict noise conditions;
 - The Town Council supported the development.
- (c) The local member (a member of this Planning Committee) made the following main points:-
- The Town Council with a majority vote recommended supporting the application;
 - The developer would be investing £1 million in the enterprise in the first year along with creating 20 jobs targeted to local people;
 - The proposal would give the town a new attraction that would be of benefit to the tourism and leisure sector;
 - Strict conditions that were recommended regarding noise and the use of the terrace would respond to the concerns associated with noise levels;
 - The officers' report was thorough and recommended imposing appropriate conditions, therefore the application should be approved.

Proposed and seconded – to approve the application.

- (ch) During the discussion, the following observations were made:
- There was a real need for a development on the site that would improve the standard;
 - It was important that signs and materials in the development were completely bi-lingual and if appropriate a condition should be imposed to this end;

- The Town Council's support of the development should be noted;
- It was enquired whether the 20 jobs resulting from the development would be full-time or part-time.
- Consideration should be given to raising the height of the rails near the Harbour;
- The applicant should consider imposing noise restrictions when people were eating to ensure an appropriate atmosphere;
- Supportive of the development and hoping it would be successful.

(d) In response to the above observations, the officers noted:-

- It was not possible to impose a bilingual condition but it would be possible to provide guidance for the developer;
- No information regarding the jobs was to hand but there would be an economic benefit as a result of the jobs.

RESOLVED to approve the application.

Conditions:

1. Five years
2. In accordance with the amended plans
3. Finish to be agreed
4. Noise level condition
5. Complete a noise monitoring assessment prior to use of the building
6. Install a noise control device in the sound system prior to use of the building
7. Restrict the hours for use of the terrace until 11pm at night
8. Welsh Water conditions

5. Application no. C14/0885/33/LL – Tyddyn Cae, Boduan, Pwllheli.

Installation and operation of a solar farm (4.9MW) along with associated infrastructure including PV panels, mounting frames, an inverter, transformer, pole-mounted CCTV cameras, fencing and sub-stations.

Members of the Committee had visited the site before the meeting.

(a) The Senior Development Control Officer elaborated on the background of the application noting that the application had been deferred at the Committee meeting held on 12 January, 2015 in order to hold a site visit.

Reference was made to policy C27 of the GUDP which noted that proposals for renewable energy and energy management schemes could be approved provided they complied with a series of criteria involving the effect on the visual quality of the landscape and environmental and social factors. It was noted that the proposal complied with all the requirements of the policy.

Attention was drawn to the additional observations received and it was noted that the Gwynedd Archaeological Planning Service had confirmed that there was a need to include an archaeological condition should the application be approved and the AONB Unit's observations that the development would not significantly affect the Llŷn Area of Outstanding Natural Beauty (AONB).

The development complied with the GUDP for the reasons noted in the report.

(b) The following main points were made by the local member (not a member of this Planning Committee):-

- The road leading to the site was unsuitable;
- Decisions on this type of application should be deferred until Gwynedd Council had assessed whether it would be possible to use the Council's assets and resources for this type of development for local benefit;

- The Community Council supported the application but enquired whether there was a need to increase the electrical structure.
- A request from a neighbouring family to relocate three rows of panels that were near their house to reduce the visual impact;
- On the site visit the view of the site from the dwelling known as 'Y Felin' had not been seen;
- Consideration should be given to restricting trips back and forth by lorries during the construction phase to two trips a day;
- There was a need for the Transportation Unit to keep an eye on the condition of the bridge and the forge.

- (c) The Senior Solicitor noted that the committee should disregard the local member's observation that the Council should assess whether its assets and resources could be used for this type of development for local benefit prior to approving such applications as it was not relevant and it was a matter for members to raise in the appropriate place.

In response to the local member's observations, the Development Control Manager noted:-

- The view from 'Y Felin' had been shown to members from the road when leaving the site;
- The agent had collaborated with officers regarding the location of the solar panels and the initial plan had been revised. It was considered that the location of the solar panels was acceptable as it was, since the dwelling faced the other way;
- Further restricting the number of lorry trips per day during the construction phase would mean that the construction phase would increase and it was considered that this would create more disruption for neighbouring residents;
- There would be a special traffic agreement between the Transportation Unit and the applicant where an assessment would be made of the condition of the road and the bridge during, and at the end of construction work and the applicant would fund any repair work.

Proposed and seconded – to approve the application.

- (c) During the discussion, the following observations were made:
- Consideration should be given to reducing the daily number of lorry trips;
 - There was a need to ensure community benefit as a result of developments of this type;
 - It was enquired who would be responsible for decommissioning the site;
 - The proposal had been reduced but it was felt that it was an overdevelopment;
 - The applicant should be requested to consider relocating three rows of solar panels in accordance with the observations of the local member;
 - The site was concealed;
 - Supported the proposal as more natural resources should be used;
 - The proposal complied with the policies.
- (ch) In response to these observations, the Senior Planning Service Manager noted:-
- Any development created a disturbance but completing a development within a specific period and imposing appropriate conditions would alleviate the impact;
 - Community benefit was a consideration outside the planning procedure and it was suggested that the Community Council should discuss the matter with the company;
 - It was the applicant's responsibility to restore the site at the end of the period;
 - The applicant could be requested to consider relocating the three rows of solar panels but this could not be demanded.

RESOLVED to approve the application and to request the applicant to consider relocating the three rows of solar panels near the dwelling known as 'Y Felin'.

Conditions:

1. Five years
2. Complete the development in accordance with the amended plans

3. The panels must be located in the locations shown on the amended plans.
4. Agree on the external materials of all buildings
5. Agree on the materials/colour of the frames and anti-glare covers
6. Agree on the location and colour of the camera poles
7. Undertake the work in accordance with the landscaping plan
8. Complete the development in accordance with the mitigation measures of the ecological report
9. Complete / implement the development in accordance with the measures in the landscape and biodiversity management plan
10. Highway conditions
11. Work traffic flow and timing management plan.
12. Archaeological conditions
13. Any electricity cables from the development to the electricity connection should be installed underground, and as agreed beforehand with the Local Planning Authority
14. If the solar panels approved in this application remain unused for the purposes of generating electricity for 12 months, they must be permanently removed from the land and the site should be restored to its original condition
15. Submission of surface water management system details
16. No building, structure or raising of ground levels within 7 metres of the bank of any watercourse
17. Agree on a lighting system for the site.

6. Application no. C14/1164/39/LL – 94 Cae Du Estate, Abersoch

Rear first-floor extension with stairs to lower level and retain rear dormer window.

- (a) The Development Control Manager elaborated on the background of the application and noted that the property was located in a terrace of houses on a hill in the centre of the Cae Du estate within the development boundary of Abersoch and within the AONB.

It was noted that whilst it could not be excused that the work of erecting the window had taken place prior to determining the application, it was considered that what had been built was acceptable in this case and respected and matched the building.

The development complied with the GUDP for the reasons noted in the report.

- (b) The local member (not a member of this Planning Committee), objected to the application and the following main points were made:-
- The character of Cae Du estate was changing more and more with extensions;
 - The Community Council was of the opinion that it was an overdevelopment of the site;
 - The objectors were not present at the meeting as the work had been nearly completed before it had been determined;
 - His concern that approving the application would establish a precedent in terms of dormer windows on the estate;
 - Every application had to be determined on its merits but there was also a need to look at the site and the area.

RESOLVED to approve the application.

Conditions:

1. Extension and dormer window to comply with the plans
2. Finish to match the existing property.

The meeting commenced at 1.00pm and concluded at 3.45pm.

CHAIRMAN

CENTRAL LICENSING COMMITTEE 8/12/14

Present: Councillor Eryl Jones-Williams (Chairman)

Councillors, Annwen Hughes, Llywarch Bowen Jones, Dilwyn Lloyd, W.Tudor Owen, Peter Read, Angela Russell, Ann Williams, Elfed W Williams

Also in attendance: Siôn Huws (Senior Solicitor), Gwenan Mai Williams (Public Protection Manager (Health and Safety and Licensing)), Sheryl Le Bon Jones (Licensing Manager) and Lowri Haf Evans (Member Support and Scrutiny Officer)

1. WELCOME AND APOLOGIES

The Chairman, Councillor Eryl Jones Williams, welcomed everyone to the Committee. Apologies were received from Councillors Huw Edwards and Louise Hughes. It was noted that Councillor Huw Edwards was very ill and that the Committee members sent him their best wishes.

2. DECLARATION OF PERSONAL INTEREST

No declarations of personal interest were received from any members present.

3. URGENT ITEMS

Closed Circuit Television (CCTV)

An incident in Barmouth was referred to where the Police had reported to Councillors Eryl Jones Williams and Annwen Hughes that the CCTV was not working or had been turned off at some sites. The Public Protection Manager (Health and Safety Licensing) reported that she had discussed the matter with Mr Ian Williams from the Police and it had appeared that there were problems with faulty equipment or that staff were unaware of how to download / collect information.

The CCTV conditions that had been included on a number of licensing applications were referred to. The need to monitor and penalise if the condition was not implemented had to be considered. It was explained that the condition's wording had to be comprehensive in order to penalise.

The members were reminded that if a condition was breached, the Councillors or the Police also had the right to apply for a review of the licence.

RESOLVED to include the matter as an item on the next Committee (9.3.15) and to invite Mr Ian Williams from the Police to attend as it is the Police that normally impose CCTV conditions.

4. MINUTES OF THE PREVIOUS MEETING

The Chairman signed the minutes of the previous meeting of this committee held on 15 September 2014 as a true record subject to;

- i. Correcting the Chairman's name - Eryl Jones Williams, not Eryl Lloyd Williams, in item 1. Welcome and Apologies.

5. MINUTES OF THE CENTRAL LICENSING SUB-COMMITTEES

Submitted - for information, the minutes of the Central Licensing Sub-committee meetings held on 03.09.2014 and 25.9.2014.

The Solicitor was asked if a member had the right to represent an applicant in a hearing if that member had a personal interest. If the member had a personal interest, should they be a member of the Licensing Committee?

In response, it was noted that it was the political parties' responsibility to appoint an individual to a committee – the seat was offered to the group.

The meeting commenced at 10.40a.m and concluded at 10.55am

CHAIRMAN

GENERAL LICENSING COMMITTEE 8/12/14

Present: Councillor Eryl Jones-Williams (Chairman)

Councillors, Annwen Hughes, Llywarch Bowen Jones, Dilwyn Lloyd, W.Tudor Owen, Peter Read, Angela Russell, Ann Williams, Elfed W Williams

Also in attendance: Siôn Huws (Senior Solicitor), Gwenan Mai Williams (Public Protection Manager (Health and Safety and Licensing)), Sheryl Le Bon Jones (Licensing Manager) and Lowri Haf Evans (Member Support and Scrutiny Officer)

1. ELECTION OF CHAIRMAN

Councillor Eryl Jones Williams was elected as Chairman for this meeting only.

2. WELCOME AND APOLOGIES

The Chairman, Councillor Eryl Jones Williams, welcomed everyone to the Committee. Apologies were received from Councillors Huw Edwards and Louise Hughes. It was noted that Councillor Huw Edwards was very ill and that the Committee members sent him their best wishes.

3. DECLARATION OF PERSONAL INTEREST

No declarations of personal interest were received from any members present.

4. URGENT MATTERS

None to note.

5. MINUTES OF THE PREVIOUS MEETING

The Chairman signed the minutes of the previous meeting of this committee held on 15 September 2014, as a true record.

6. GENERAL LICENSING SUB-COMMITTEE MINUTES

31.7.2014

The sub-committee's minutes were received as information.

7. CORRECTION TO THE WORDING OF THE HACKNEY AND PRIVATE HIRE VEHICLES LICENSING POLICY

Submitted – the report of the Head of Regulatory Department stating the need to make a correction in clause 3, section C, page 4 of the Licensing Policy for Hackney and Private Hire Vehicles. Since approving the policy on 15.9.2014, it had become apparent that the words 'change of vehicle' appeared in the clause. A revised copy of the policy had been appended the reference to 'change of vehicle' had been deleted.

IT WAS UNANIMOUSLY RESOLVED TO APPROVE THE CORRECTION TO THE WORDING OF HACKNEY AND PRIVATE HIRE VEHICLES LICENSING POLICY.

8. PROPOSED FEES AND CHARGES 2014/15 REPORT – PUBLIC PROTECTION DEPARTMENT

A table of the proposed fees and charges for the Public Protection Department for 2014/15 were submitted for the members' attention to be officially approved before it would be introduced to the public. It was noted that, where the legislation allows local discretion in terms of setting the fee levels, an assessment would be undertaken annually of the costs

associated with these services. It was recommended to increase the 2014/15 fees, where there was discretion to do so, by 2.5% in line with inflation and to move towards reclaiming the costs of relevant services. It was reiterated that it would be possible for elements of some fees to be reviewed.

In a response to a question concerning the need to charge fees for property and for those providing tattoo, body piercing, electrolysis and acupuncture services, it was noted that this ensured consistency and standards within the services as there was a high staff turnover in some businesses. Setting fees ensured the hygiene of equipment and property and the suitability of the person offering the service. An important element of ensuring that the public were being protected.

Additionally, the licensing officer was asked about the work being undertaken to target people operating tattoo, body piercing, electrolysis and acupuncture services from their homes. In terms of tattoo services, it was explained that implementing such businesses from a domestic property was illegal, and that it was the Health and Safety Executive that usually enforced such matters, although the Council officers had powers that could be used in relation to preventing the spread of infectious diseases.

It was reiterated that a scheme for sharing information with the public through press statements had been implemented to draw attention to the risks associated with having work done in a person's home.

Concern was expressed amongst members that the Public Protection Service was facing service cuts, even though licensing fees had been increased to recover costs for the service. As a result, officers would be taking on additional responsibilities and the service would appear to be reactive rather than proactive.

RESOLVED to approve the fees put forward by the Head of the Regulatory Department

Additional Matters:

- a) Following changes within the structure of the Public Protection Service where the number of managers would be reduced from seven to five, it was reported that Gwenan Mai Williams would be returning to the Environment field and that Sheryl Le Bon Jones would receive responsibilities over the licensing service. Gwenan Mai Williams was thanked for her service and her support to the Licensing Committee and best wishes were expressed to her in her new post. Ceridwen Pritchard, who had just retired as Licensing Officer, was also thanked for her work and support for the service over the years. It was noted that Eirlys Jones would be taking Ceridwen Pritchard's responsibilities.

A request was made for a copy of the new structure so that members would receive up to date information on the changes.

- b) Changes to taxi application arrangements against the policy. It was suggested that Councillor Peter Read supported Councillors Tudor Owen and Eryl Jones Williams with the changes and that he be included on the decisions panel. It was accepted that the policy needed to be reviewed soon and that the government must act on decisions urgently.

The proposal was accepted. Councillor Peter Read to contact the Licensing Manager.

Everyone was thanked for their contribution.

The meeting commenced at 10:00am and concluded at 10.40am.

CHAIRMAN

DEMOCRATIC SERVICES COMMITTEE 9/12/14

Present: Councillor Lesley Day (Chair)
Councillor Tom Ellis (Vice-chair).

Councillors: Anwen Davies Jean Forsyth, Selwyn Griffiths, Siân Gwenllïan, Annwen Hughes, Jason Humphreys, Sion Jones, Michael Sol Owen, Mandy Williams-Davies.

Also present: Councillor Ioan Thomas (Cabinet Member for Customer Care); Councillor Annwen Daniels (shadowing)

Officers: Geraint George (Head of Strategic and Improvement Department/Head of Democratic Services), Arwel Ellis Jones (Senior Manager - Corporate Commissioning Service), Huw Ynyr (Senior Manager - Information Technology and Transformation) and Lowri Haf Evans (Member Support and Scrutiny Officer).

Carey Cartwright (Learning and Development Manager) and Cara Williams (Members' Training Coordinator) for item 8 only.

1. WELCOME AND APOLOGIES

Everyone was welcomed to the meeting by the Chair, Lesley Day, with a special welcome to Councillor Siân Gwenllïan to her first meeting and to Councillor Annwen Daniels, a new member of the Council who was shadowing. Apologies were received from Councillors Gweno Glyn, Dilwyn Morgan, Mair Rowlands and Vera Jones (Members' Manager - Democratic Services.)

2. DECLARATION OF PERSONAL INTEREST

No declarations of personal interest were received from any members present.

3. URGENT ITEMS

Reference was made to the decision made by Mr Leighton Andrews (Minister for Public Services in the Assembly), to withdraw the grant paid by the Welsh Government to the Welsh Local Government Association to provide support to improve Authorities in Wales from April 2015.

RESOLVED to send a letter in the name of the Democratic Services Committee to Mr Leighton Andrews asking him to reconsider his decision.

4. MINUTES

The Chair signed the minutes of the previous meeting of this committee held on 9 September, 2014, as a true record subject to: a correction that Councillor Tom Ellis was the Vice-chair and not Councillor Anne Lloyd Jones.

5. WEB-CASTING

Submitted – the report of the Head of Democratic Services, sharing the latest information regarding the developments of web-casting. It was explained that the meeting of the Council that was held on 4.12.14 had been broadcasted internally and had been a successful exercise. It was highlighted that web-casting was important for the image of the

Council and valuable for sharing information with the public. Further observations were invited by members of the Committee regarding their opinions on preparing a brief guidelines.

During the discussion, the following was highlighted:-

- The web-casting training had been very useful.
It was proposed that there was a need for specific training for Chairs and Members on presenting.
- There was a need for a note explaining the procedure of committees so that the public were familiar with the rules. Concern was expressed regarding the public's understanding and, therefore, it was recommended that the chair should summarise decisions or explain the recommendations.
- The committees that would be web-casted. The intention thus far had been to broadcast meetings of the Council and the Planning Committee in Caernarfon. (It was explained that it was due to technical reasons only that the decision had been made to broadcast the Planning Committee in Caernarfon only).
It was suggested that consideration should be given to web-casting meetings of the Formal Cabinet as it was here where the power and the leadership was to make operational decisions. It was expressed that there was a need to highlight Scrutiny work which would convey the challenge and the discussions undertaken prior to the decisions being reached by the Cabinet. It was proposed that the Scrutiny Forum could choose items which would be of interest to the public. A balance had to be ensured and it had to be shown that the Council was acting 'healthily'.
- If the web-casting was successful, there would be a need to review the contract hours and to consider the statistics that would provide evidence of web-casting use. It would be appropriate for Eleri Williams (Information and Internet Services Manager), to attend the next meeting.

RESOLVED to accept the report and to agree that a brief guidance is prepared with Councillors Lesley Day, Selwyn Griffiths, Sion Jones and Tom Ellis to collaborate with officers to draw it up.

6. CONSIDER THE USE OF E-CIGARETTES IN COMMITTEES

Submitted - the report of the Head of Democratic Services to stimulate a discussion on the use of e-cigarettes by elected members. The Committee was invited to consider whether the Council should adopt a policy statement extending the ban on staff and customers from using e-cigarettes within Council premises and their vicinity to elected members.

During the discussion:-

- It was noted that the same rule should apply to everyone and that the use of e-cigarettes should be banned within Council premises and their vicinity.
- Should a further discussion be needed regarding the Council's general policy, it should be referred to the Cabinet Member or the Corporate Scrutiny Committee.

RESOLVED that the Council should adopt a policy statement extending the ban on the use of e-cigarettes in Council premises and their vicinity to elected members.

7. COMMUNITY AND TOWN COUNCIL WEBSITES

- a) Submitted – the report of the Senior Manager - Information Technology and Transformation, on the developments regarding the Welsh Government's £500 grant for providing web presence to Community/Town Councils. It was stated that Option 2, namely collaborating with other town and community councils in the county to establish a joint website, had now been priced and that protocols were in the pipeline.

During the discussion:-

- Concern was expressed that there was insufficient guidance regarding what was needed. It was suggested that a package could be produced for community/town councils which could provide guidance on what would be possible to provide.
- In terms of sharing good practice of already established websites, it was noted that the website had to be kept simple and that it should be updated regularly ensuring up-to-date information.
- It was proposed that the preferred language for the websites was a matter for the Community Councils.

RESOLVED to continue to support the work of facilitating the development of websites for town and community councils during 2014/15.

- b) In response to the arrival of the Council's new website, it was noted that there was a need to give more prominence to the work of the Cabinet. Access had to be simplified to highlight the importance of their work. There was also a need for an easier access to see the responsibilities of each Member and the committees of which they were members. It was explained that the Council had ordered a committee agenda management system (Modern Gov) that would in time include a 'Democratic' Department. It was proposed to have the system in place by Easter 2015. The programme would also include an app to ensure that agendas were downloaded automatically onto Councillors' tablets.

8. PERSONAL DEVELOPMENT INTERVIEWS

Submitted – the report of the Head of Democratic Services, when the committee was reminded that 20 members had received Personal Development Interviews. Several general themes arose from the interviews and it was intended for these to be addressed via the current training programme.

During the discussion:-

- It was suggested that it would be worthwhile to implement the 'who is who?' information soon to ensure up-to-date information. It was suggested that Rhaeadr could be used to address this.
- For those who had been interviewed, it was reported that it had been beneficial and had highlighted weaknesses/difficulties that would otherwise not have been highlighted. Other members were encouraged to take advantage of the situation.

RESOLVED to submit a report to a meeting of this committee in the next few months on the response of the 20 members to the personal development interviews and what has happened as a result of the interviews.

9. ONLINE TRAINING PROVISION

Submitted – the report by the Learning and Development Manager on the online training provision for members as a result of a discussion regarding Members' annual reports. It was explained that the Council acknowledged the importance of appropriate training to support Members to fulfil their roles effectively and that learning via technology was now exciting and advantage had to be taken of it. It was emphasised that e-learning was in addition to the members' training programme:

- it offered all types of technology, e.g. video, modules, internet research etc.
- it used different devices i.e. i-pad, Smartphone, Laptops and PC Computers
- it was an opportunity to create interesting, attractive and high quality learning materials
- it offered a convenient and flexible provision which provided value for money (by avoiding travelling costs and time)

The next step would be raising awareness.

During the discussion:-

- a request was made for the quality and contents of the training modules to be simple and accessible with support and instruction (it was noted that initial sessions with the Members' Training Coordinator would provide a taste of what was available).
- it was highlighted that this addressed the needs of those members who had difficulties in attending training because of work commitments.

The Learning and Development Manager was thanked for the information.

10. DEVELOPING THE USE OF I-PADS AND TRAINING

Submitted – the report of the Senior Manager - Information Technology and Transformation, on the developments in training arrangements to make better use of i-pads and apps to support their use. It was reported that meetings had been held with the Head Teacher of Ysgol Llanrug (Llanrug Primary School) to produce a training package which included subjects that the members had highlighted.

During the discussion:-

- It was reported that there was a need to ensure better use of i-pads. It was acknowledged that the i-pad was an excellent device for procedure and information and there was potential for it to offer more.
- It was suggested that further training was needed on the use of social media.

It was noted that there was a need for five to participate in the apps trial on the use of i-pads (to include officers and members).

The meeting commenced at 10.00am and concluded at 11.55am.

CHAIRMAN

AUDIT COMMITTEE 18/12/14

Present: Councillor John Pughe Roberts (Chairman)
Councillor Robert J. Wright (Vice-chairman)

Councillors: Anwen Davies, Eddie Dogan, Tom Ellis, Aled Ll. Evans, John B. Hughes, Aeron M. Jones, Charles Wyn Jones, Dilwyn Morgan, Michael Sol Owen, Angela Russell, Gethin Glyn Williams and Peredur Jenkins (Cabinet Member for Resources)

Also in attendance: Dafydd Edwards (Head of the Finance Department), William E. Jones (Senior Finance Manager), Dewi Morgan (Senior Manager - Revenue and Risk), Amanda Hughes (Local Manager - Wales Audit Office), Hawis Jones (Performance Improvement and Efficiency Manager – for Item 7 on the agenda), Caroline Lesley Roberts (Investment Manager – for Item 13 on the agenda) and Bethan Adams (Member Support and Scrutiny Officer).

Others invited: Councillor R. H. Wyn Williams (Cabinet Member for Care), Morwena Edwards (Corporate Director) and Glenda Lloyd Evans (Service Manager – Older People’s Service) for Item 5(b) on the agenda.

Apologies: Councillors Huw Edwards, Trevor Edwards, Sion Wyn Jones and Mr John Pollard.

1. DECLARATION OF PERSONAL INTEREST

No declarations of personal interest were received from any members present.

2. MINUTES

The Chairman signed the minutes of the meeting of this committee held on 25 September 2014, as a true record.

3. REVENUE BUDGET 2014/15

(a) OVERSPEND ON OLDER PEOPLE’S SERVICES (ADULTS, HEALTH AND WELL-BEING DEPARTMENT)

It was reported that the report had been considered by the Cabinet on 25 November 2014 and their decision was submitted for the attention of the committee -

- “a) To accept the report of the Corporate Director (and Statutory Director for Social Services) regarding the overspend position in the field of Older People (Adults, Health and Well-being).
- b) To accept the explanation in terms of the trend in intensity.
- c) To request a report at the end of Quarter 3, highlighting the steps that were ongoing in the Service to change culture to a system of transformation and enablement.
- ch) To receive confirmation at the end of Quarter 3 that the principle of changing culture has been adopted by managers and officers within the Care Department.”

The Cabinet Member for Care and the officers were welcomed to the meeting.

The Cabinet Member for Care noted that changes had already been implemented but the major change in terms of social services provision would take time. It was reported that a review of Adults Services (End to End) was being undertaken in order to deal with the overspend and to respond to demographic trends.

He added that the Head of Adults, Health and Well-being Department was on sickness absence and officers had taken on additional duties. It was emphasised that all members of the Council had a role to play in terms of changing the culture to try to prevent the overspend.

The Corporate Director reported that financial recognition had been received to respond to the demographic trends in the past few years but the effect of population structure had not been seen until recently.

Members were guided through the report and the following main points were highlighted:

- The Council's expenditure on nursing care was comparatively higher than other similar councils and the matter would be examined;
- It was difficult to come to a definite conclusion on the actual saving resulting from the Enablement service;
- A review would be undertaken of the Enablement service;
- The maximum weekly payment of £55 for home care meant that more individuals remained at home. Should many of these individuals be in a residential home, they would be paying in full for their care;
- The complexity of people's care needs was increasing;
- As a result of the Social Services and Well-being (Wales) Act 2014, difficult discussions were needed with the Betsi Cadwaladr University Health Board;
- There was a need for staff to receive support for budget management and front-line staff needed to take ownership of the financial agenda;
- Praiseworthy proactive work was being achieved by officers to address the overspend and this needed to continue in the future.

In response to questions from members, the following was noted:-

- Evidence showed that ineligible individuals were receiving the Enablement service. It was noted that discontinuing service provision arrangements when an individual no longer needed them needed to improve.
- For clarity, it was explained that the Enablement service was provided for a period of up to 12 weeks and six weeks was the average period.
- Services provided by the Third Sector, such as Gwynedd and Anglesey Age Cymru's 'Ffrindia' scheme, was valuable and there was a need to work more proactively with the Third Sector.
- A team would be established as a pilot scheme for a year at Ysbyty Alltwen, Tremadog, jointly with Health, to discuss what was important WITH individuals.
- Staff had to be equipped to change their way of working rather than continuing with the practice of providing care packages for individuals.
- In order to achieve the requirements, there was a need to address Carers and ensure that there was a back-up plan when carers were ill.
- In terms of the timetable, the focus would be on service transformation along with holding difficult discussions with Health. It was noted that it was expected that a change would be seen in the financial curve at the end of Quarter 3, when the current situation would be analysed.
- Intermediate care would be provided in residential homes for individuals discharged from hospital prior to them returning home. It was noted that the provision was available in the Arfon area and in future it would be available in Dwyfor and Meirionnydd. It was proposed to fund the beds jointly with Health as the Intermediate Fund was coming to an end.

The Head of Finance Department noted that there were early signs that the culture was changing in the Adults, Health and Well-being Department and this would have an impact on the accounts by the Third Quarter, but as it was a long term process complete salvation was not expected immediately. He added that work was ongoing in terms of the Council's budget for 2015/16 and at the moment it was anticipated that over £400k would be

allocated in addition to the Department's budget to compensate them for the additional cost as a consequence of demographic trends.

The Cabinet Member for Care and the officers were thanked for their contributions and best wishes were extended to the Cabinet Member on his retirement from the Cabinet.

RESOLVED to note the situation and accept the Cabinet's decision.

(b) SECOND QUARTER REVIEW (SEPTEMBER 2014)

The report of the Head of Finance Department was submitted, noting that in accordance with the requirements of the Local Government (Wales) Measure 2011, that the Audit Committee was expected to scrutinise budget monitoring reports when appropriate.

The Cabinet Member for Resources reported that second quarter budget review reports had been submitted to the Cabinet on 25 November 2014. The following recommendations were submitted for the attention of the committee to scrutinise -

- "a) To accept the report on the second quarter review (30 September 2014 position) of the Revenue Budget.
- b) To note the latest financial situation regarding the budgets of each department / service, and to take appropriate steps regarding the matters under their leadership/management.
- c) To approve £44k additional budget for the Highways and Municipal Department, to come from the Council's corporate budgets."

In response to a question from a member regarding the reserves, the Cabinet Member for Resources noted that the position at the end of the financial year could not be foreseen but the situation would be monitored every quarter.

The Head of Finance Department added that the departmental reserves were an underspend that had been accrued for a specific reason and a proportion of this money was seen as a contribution to the redundancy fund. It was noted that the Wales Audit Office had reviewed the levels of the reserve funds of local authorities in Wales and they were satisfied with the position of Gwynedd Council.

All Council staff involved with the Council's budgets were thanked for their hard and detailed work.

RESOLVED to note the situation and the relevant risks in the context of the Council's budgets and those of its departments.

4. CAPITAL PROGRAMME 2014/15 – END OF SECOND QUARTER REVIEW (SEPTEMBER 2014)

The report of the Head of Finance Department was submitted, providing details of the revised programme and the relevant sources of finance.

The Cabinet Member for Resources reported that the report had been considered by the Cabinet on 25 November 2014 and he submitted their decision for the attention of the committee -

"RESOLVED to accept the report on the end of the second quarter review (30 September 2014 position) of the capital programme, and approve the revised financing, namely:

- An adjustment of £2,699,000 due to actual slippages from 2013/14
- A decrease of £3,111,000 in unsupported borrowing
- an increase of £2,134,000 in the use of grants and contributions
- an increase of £425,000 in the use of capital receipts

- an increase of £176,000 in the use of revenue contributions
- a reduction of £351,000 in the use of the capital fund
- an increase of £417,000 in the use of other sources.”

It was noted that it was encouraging that the value of the capital programme for the current three years was over £92 million, which was a substantial achievement in the current financial climate.

It was noted that the Briwet Bridge scheme had been scrutinised at the meeting of the Communities Scrutiny Committee on 2 December. Members of the Committee, who were also members of the Scrutiny Committee, noted that honest and genuine answers had been received from officers at the meeting but a risk still existed in terms of timetable slippage and the financial implications.

RESOLVED:

- (i) To note the situation and accept the Cabinet’s decision.**
- (ii) To invite the Cabinet Member for the Environment and relevant officers from the Regulatory Department to the next meeting of the Controls Improvement Working Group regarding the Briwet Bridge scheme.**

5. EXTERNAL AUDIT REPORTS

The report was submitted by the Performance Improvement and Efficiency Manager. It was noted that the report provided an update in terms of the external audit reports received with the appendix detailing the reports, the actions and the scrutiny arrangements.

RESOLVED to accept the report and to note that the Committee is satisfied that the recommendations of the external auditors are receiving sufficient attention.

6. FINANCIAL PLANNING ASSESSMENT

The report was submitted by the Local Manager - Wales Audit Office.

It was reported that an assessment of the financial plans of all local authorities in Wales was undertaken and a general report would be published in the future. The work focused on the Council’s financial management in the face of budgetary reductions to ensure financial resilience.

The conclusion was reached that the Council had effective financial management arrangements without any immediate shortcomings. It was noted that the Wales Audit Office had no proposals for improvement but there were possible opportunities for the Council to consider in further strengthening its financial planning arrangements.

It was suggested that the Council should consider implementing a formal policy regarding the use of reserves and balances.

The Head of Finance Department welcomed the report and he noted that the possible opportunities noted would be addressed. In terms of the policy on reserves and balances, the Head of Finance Department explained that it was not possible to separate their consideration from the other budgetary risks and matters such as reserve budgets, provision for inflation etc.

In response to an observation by a member regarding schools’ reserves, the Cabinet Member for Resources noted that there were definite guidelines in place for schools with constant monitoring and reviewing of the situation and pressure was placed on schools with reserves that were too high to use them for the education of the pupils. He added that it was a matter for the Head Teacher and the Governors and he asked for any member who was a school Governor to raise the matter.

All the Council's staff were thanked for their hard and detailed work which had resulted in a positive opinion from the Wales Audit Office in terms of financial planning. The Local Manager - Wales Audit Office added that the good work of staff and the Council's effective political decisions ensured financial resilience.

RESOLVED to accept the report.

7. ANNUAL AUDIT LETTER

The Letter was submitted which provided a summary of the annual audit by the Local Manager of the Wales Audit Office. The Head of Finance Department noted that the 'Letter' confirmed what the Wales Audit Office had reported at the meeting of the Committee on 25 September 2014.

A member noted that the Council's Communications Unit should give publicity to the heartening reports from the Wales Audit Office.

RESOLVED to accept the report.

8. REPORT OF THE CONTROLS IMPROVEMENT WORKING GROUP

The report of the Chairman of the Audit Committee was submitted on the meeting of the above working group that had been held on 14 November 2014 to consider the audit of 'Secondary Schools – Governance' which had received an Opinion category 'B' and three audits which had received an opinion category 'C' during the period between 1 July 2014 and 12 September 2014.

- a) Staff Safety Register
- b) Officers' Gifts and Hospitality
- c) Communities First Programme – The New Scheme

Senior Managers had been invited to attend the meeting to discuss the matters arising from the audits and the work that had been completed since the audit reports had been published to strengthen the internal controls in question.

It was noted that assurance had been received from the Working Group that the issues highlighted by Internal Audit were receiving due attention and that steps were being taken.

In response to an observation by a member regarding the audit of Secondary Schools – Governance, the Senior Manager- Revenue and Risk noted that he would include an audit of the presence of governors in the three mandatory courses in the 2015/16 audit scheme. He noted it would not be practical for them to be included prior to that time.

A member noted that he wished for a tighter timetable for the audit as the new procedure had been in place since September 2013 and there was a risk to the Council.

The Head of Finance Department suggested that a message could be sent directly to the Education Department requesting them to attend to the matter as a priority and to undertake an audit in 2015/16.

RESOLVED:

- (i) to accept the report;**
- (ii) to send a message to the Education Department asking them to address as a priority the attendance of Governors in the three mandatory courses;**
- (iii) that Internal Audit undertakes an audit to check the attendance of Governors in the three mandatory courses in 2015/16.**

9. INTERNAL AUDIT OUTPUT

The work of Internal Audit for the period up to 30 November 2014.

The report of the Senior Manager - Revenue and Risk was submitted, outlining Internal Audit's work during the period between 15 September and 30 November 2014. In submitting the information on the work completed during the period, the officer referred to -

- 13 reports on audits of the action plan with the relevant opinion category shown
- 1 other report (memoranda etc.)
- 2 grant reviews
- 9 follow-up audits
- 1 responsive audit

Consideration was given to each individual report and during the discussion reference was made to the following matters –

Leisure Centres

It was noted that an audit had been before the Committee recently and the Service was in the process of reorganisation in an effort to better manage and mitigate the risks to leisure centres in the future.

In response to an observation by a member, the Senior Manager - Revenue and Risk noted that an integrated management system had been established by the Leisure Centres Service and Internal Audit had had an input as it was being developed. Furthermore, good practice was seen in some of the centres and the Leisure Service had already identified good practice and had disseminated them to all the leisure centres. It was noted that the report had received a 'C' opinion category and as was customary, the report would be submitted to the Controls Improvement Working Group.

Follow-up Audits

In response to an enquiry, the Senior Manager - Revenue and Risk noted that three audits had received an unsatisfactory follow-up opinion and he elaborated on them individually:

- **Schools Effectiveness Grant and Pupil Deprivation Grant** – this issue had been addressed at a meeting of the Working Group and as the grant arrangements had moved forward, no benefit could be seen in examining the matter again;
- **Subsidised Travel Tickets** – as criminal matters had been raised, it was felt that it was premature and inappropriate to address the matter at present;
- **Ports** – the recommendations had not been implemented and consideration could be given to submitting the report to the working group.

RESOLVED

- (a) **to accept the reports on the work of Internal Audit for the period 15 September 2014 until 30 November 2014 and to support the recommendations that have already been submitted to the managers of the relevant services for implementation.**
- (b) **that the Chairman and Vice-chairman of the committee, along with Councillors Tom Ellis, Dilwyn Morgan and Angela Russell serve on the Working Group to consider the audits that have received a category 'C' opinion along with the follow-up audit of Ports.**
- (c) **It is the responsibility of any member who is unable to be present in the Working Group to arrange a substitute.**

10. INTERNAL AUDIT PLAN 2014/15

The report of the Senior Manager – Revenue and Risk was submitted, providing an update on the current situation in terms of completing the 2014/15 internal audit plan.

He provided details of the situation as at 30 November 2014 along with the time spent on each audit to date. The following table was highlighted, which revealed the current status of the work in the operational plan:-

Audit Status	Number
Planned	33
Working Papers Created	3
Field Work Started	13
Field Work Ended	1
Awaiting Review	7
Draft Report	4
Final Report	37
Total	98
Cancelled	3

It was noted that the actual attainment of Internal Audit up until the end of November was lower than the target and that 22 audits would not have been released, in order to meet the quarterly target of completing 59 out of 98, namely 60%.

It was reported that the situation was under continuous review. Attention was drawn to the fact that the efficiency plan of Internal Audit had meant a capacity reduction of three officers and as a result, achieving the target by the end of the year was increasingly challenging.

RESOLVED to note the contents of the report as an update of progress against the 2014/15 audit plan.

11. TREASURY MANAGEMENT 2014/15 – MID YEAR REVIEW

The report of the Head of Finance Department was submitted on treasury management activity during the current financial year.

It was reported that the CIPFA Code of Practice on Treasury Management recommended that members should be informed of Treasury Management activity at least twice a year. This mid-year report ensured that the Council was embracing best practice.

The Investment Manager confirmed that during the six months between 1 April and 30 September 2014, the Council's borrowing activity had remained within the restrictions originally placed and there were no banks where the Council had deposited money that failed to repay.

It was noted that a seminar would be held for the members on 30 January 2015 with consultants from the Arlingclose company, who would provide a detailed explanation of the substantial changes in the field of treasury management.

RESOLVED to accept the report for information.

The meeting commenced at 10.30am and concluded at 12.40pm.

CHAIRMAN

STANDARDS COMMITTEE 26/1/15

Present:-

Elected Members:- Councillors Lesley Day, Eryl Jones-Williams and Michael Sol Owen.

Independent Members:- Mr Gwilym Ellis Evans (Chairman), Ms Linda Byrne, Miss Margaret E. Jones and Dr Einir Young.

Community Committee Member:- Mr David Clay.

Also in attendance: Iwan Evans (Monitoring Officer), Rhun ap Gareth (Deputy Monitoring Officer), Sion Huws (Senior Solicitor) and Eirian Roberts (Members' Support and Scrutiny Officer).

Apology:- Mr Sam Soysa.

Representatives from the Isle of Anglesey County Council Standards Committee who were present to observe the meeting were welcomed.

Councillor Lesley Day was welcomed to her first meeting of this committee.

A welcome was also extended to Rhun ap Gareth, Deputy Monitoring Officer.

1. DECLARATION OF PERSONAL INTEREST

Mr Gwilym Ellis Evans (Chairman) and Mr David Clay declared personal interests in item 10 on the agenda - Report by the Monitoring Officer on an Investigation into a Complaint Made Against Councillor 'A' - due to the fact that they had close connections with some of the parties.

The members were of the opinion that they were prejudicial interests, and they withdrew from the meeting during the discussion on the item.

2. MINUTES

The Chair signed the minutes of the previous meeting of this committee held on 29 September 2014 as a true record.

3. APPLICATIONS FOR DISPENSATION

Submitted - the report of the Monitoring Officer on applications for dispensation received in connection with discussions involving schools organisation. Prior to considering the individual applications, the Monitoring Officer provided an outline of the schools organisation process.

(A) Application from Councillor John Pughe Roberts

The Monitoring Officer noted:-

- That Councillor John Pughe Roberts, Member for Corris/Mawddwy on Gwynedd Council, requested a general dispensation, due to his role as a local member, to speak and vote in relation to discussions on educational re-organisation in the catchment area of Ysgol y Gader, Dolgellau.

- That the Councillor had an interest in the matter because his daughter was a pupil at the school and his sister worked there.

While considering the application:-

- It was noted that it was important that a local member could contribute to the process, but that this should happen during the initial informal processes that occurred locally.
- Reference was made to previous decisions in similar cases where dispensations had been granted to members with an interest to take part in the local discussions only, and it was suggested that the precedent that had already been established should be adhered to so that the committee was consistent in its decisions.

RESOLVED to approve the application for dispensation for the Councillor to speak, but not to vote in meetings under the auspices of the Council regarding Ysgol y Gader which are held in the area, but that he may not speak, or be present or vote in a meeting of the Council, Cabinet or any of his committees, and that he is required to clearly state that he has been granted dispensation in every meeting he participates in, explaining the exact nature of the restraints on him, and that this is noted in the minutes of such meetings.

(B) Application from Councillor Dilwyn Morgan

The Monitoring Officer noted:-

- That Councillor Dilwyn Morgan, Member for Bala on Gwynedd Council, requested a general dispensation, due to his role as a local member, to speak and vote in relation to discussions on educational re-organisation in the catchment area of Ysgol y Berwyn, Bala.
- That the councillor had noted that he had an interest in the matter due to the fact that his wife occasionally undertook supply work in the schools of the catchment area and gave music lessons in schools on behalf of the William Mathias Centre and due to the fact that he was a Governor at Ysgol y Berwyn.
- That he was not of the opinion that these interests were prejudicial as the councillor's wife was not a permanent member of staff at any school in the catchment area and that the councillor had been appointed as Governor on behalf of the Education Department. Therefore, he recommended that it was not necessary to proceed with the application.

RESOLVED not to proceed with the application.

In response to an observation regarding the inclusion of '*partner*' in the list of connections that were deemed as too close to grant dispensation in respect of specific schools, the Monitoring Officer noted that the Standards Committee's guidelines referred to '*husband*' or '*wife*' and that an application regarding a '*partner*' or any other application would need to be considered on its own merit, but its existence or non-existence in the guidelines would not encumber the Council's discretion.

4. MEMBERSHIP OF THE STANDARDS COMMITTEE

Submitted - the report of the Monitoring Officer notifying the members that the term of office of two of the committee's independent members', namely Mr Gwilym Ellis Evans (Chairman) and Mr Sam Soysa (Vice-chairman), was coming to an end in February this year, after having served two terms, and outlining the steps that were necessary to follow to appoint new independent members.

Mr Gwilym Ellis Evans and Mr Sam Soysa were thanked for their valuable contribution to the work and development of the Standards Committee for several years and well wishes for the future were expressed to both of them.

Mr Gwilym Ellis Evans thanked his co-members on the committee and the officers for their support over the years.

In response to questions, the Senior Solicitor noted:-

- That the advertisement for new independent members would appear on the Council's Website, on Twitter and on Facebook.
- That there was no intention to put the advertisement in the local papers, mainly due to a lack of time and resources, but if difficulty was encountered in attracting applicants, the local papers would be a good way to spread the message.

RESOLVED to note the report.

5. TRAINING FOR COMMUNITY COUNCILS

Submitted - the report of the Monitoring Officer appending a copy of a letter that had been sent to community councils to seek their opinions on the content and format of the training that could be offered to them, and requesting the committee's opinion regarding the recommendations in the letter, and any other recommendations regarding the type of support that could be offered to town and community councils.

Further to the content of the report, the Senior Solicitor noted that around 16 responses had been received from community councils to date, and that each one of them favoured the recommendations.

During the discussion:-

- It was noted that the clerk of Barmouth Town Council had stated that she had not received the letter. In response, the Senior Solicitor explained that there was a database of names/addresses of community council clerks on the Council's website, and that the clerks themselves were responsible for notifying the Council of any changes. The Monitoring Officer noted that he accepted that there could be gaps in the information at times and that this needed to be looked at. It was also noted that it was necessary to check that the letter to Barmouth Town Council had been sent to the correct person.
- It was enquired whether a letter had also been sent to the Chairs of the councils. The Monitoring Officer responded that the Council did not keep the contact details of the Chairs.
- It was noted that every community council should be encouraged to establish an email address and that it would be possible to email the community councils to ask them for the name / address of their chairs.
- The officers were asked to look what the latest situation was in terms of the requirement community councils to establish websites either jointly or individually.
- It was suggested that it was also necessary to look at some sort of training for chairs on creating and maintaining an appropriate culture.
- It was emphasised that providing appropriate training for community councils was very beneficial.
- It was explained that it was the role of the Monitoring Officer to improve standards. He was undertaking more direct work with some community councils but did not have any power over them.
- It was noted, that if community councils received more functions in the future, it would be necessary to ensure that the governing arrangements were robust.
- It was suggested that it would be beneficial for every community council to receive a copy of One Voice Wales' standing orders for town and community councils.
- It was noted that the clerks needed support as they were in quite a lonely post that demanded expertise and a background in a range of different fields.

RESOLVED to note the report.

6. ALLEGATIONS AGAINST MEMBERS

Submitted for information – the report of the Monitoring Officer on formal complaints made against members.

Referring to part 2.7 of the report, the Senior Solicitor noted that Case 201403463 had now also been closed.

RESOLVED to note the report.

As a result of the Chairman's interest in item 10 on the agenda, and in the absence of the vice-chair, Dr Einir Young was appointed to chair both following items.

7. EXCLUSION OF PRESS AND PUBLIC

RESOLVED to exclude the press and public from the meeting during the discussion on the following item because of the likely disclosure of exempt information as defined in paragraph 18C, Part 4, Schedule 12A of the Local Government Act 1972. This paragraph applies because it concerns the deliberations of the Standards Committee in reaching a decision on a matter referred to it. It is believed that the information should not be disclosed so that the councillor is not prejudiced by any possible publicity of the case before any hearing. Consequently, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

8. REPORT OF THE MONITORING OFFICER ON AN INVESTIGATION INTO A COMPLAINT MADE AGAINST COUNCILLOR 'A'

Submitted – the report of the Monitoring Officer on his investigation into a complaint made against Councillor 'A'. The committee was asked to come to a decision in accordance with the relevant regulations.

The Monitoring Officer outlined the details of the allegation, the legal background, the investigation that he had conducted, the facts, his findings on the facts and his conclusions. He then retired from the meeting.

The Senior Solicitor detailed the procedure to be followed for considering the complaint.

RESOLVED

- (a) To authorise the Senior Solicitor, due to the circumstances of the case, to adapt the procedure in this case, for the convenience of the member who is the subject of the investigation, asking whether he or she would be willing to submit their observations in writing in respect of the findings of the investigation and the allegation that he or she has failed, or may have failed, to comply with the authority's code of conduct.**
- (b) To consider any written observations received before deciding if it is necessary to call a special meeting of the Standards Committee to consider and determine the matter.**
- (c) To keep the papers of the case confidential until after any hearing and to delete references to individuals when the papers will be published.**

RESOLVED to re-open the meeting to the press and public.

At the end of the meeting, the Senior Solicitor noted that the Welsh Standards Conference would be held in Cardiff on 20 October, 2015.

The Chair noted that the minutes of the previous meeting of the North Wales Standards Committees Forum would be submitted at the next meeting of this committee.

The meeting commenced at 11.00am and concluded at 12.30pm.

CHAIRMAN

LANGUAGE COMMITTEE 29/1/15

Present: Councillor Eirwyn Williams (Vice-chairman in the chair).

Councillors: Craig ab Iago, Elwyn Edwards, Tom Ellis, Alan Jones Evans, Alwyn Gruffydd, Siân Gwenllian, Eric Merfyn Jones, Elfed Williams, Gruffydd Williams and Hefin Williams.

Also in attendance: Councillor Ioan Thomas (Cabinet Member for the Welsh Language).

Officers: Arwel E. Jones (Senior Manager – Corporate Commissioning Service), Colin Morris (Business Support Manager) and Eirian Roberts (Member Support and Scrutiny Officer).

Also in attendance: Meirion Davies (Development Director – Menter Iaith Conwy) and Dwynwen Hywel and Matthew Thomas (Welsh Language Commissioner's Office).

Apologies: Councillors Gweno Glyn, Charles W. Jones and Liz Saville Roberts.

Sadness was expressed at the death of Councillor Huw Edwards following a long illness, and sympathy was extended to the family in their loss.

The committee stood as a mark of respect.

1. ELECTION OF A VICE-CHAIRMAN

RESOLVED to elect Councillor Eirwyn Williams as vice-chairman of this committee for the remainder of 2014/15.

2. DECLARATION OF PERSONAL INTEREST

Councillor Ioan Thomas declared a personal interest in item 8(b) on the agenda – Support for Business from the Welsh Language Commissioner – as his son worked for the Commissioner.

The member was not of the opinion that it was a prejudicial interest and he fully participated in the discussion on the item.

3. MINUTES

The Chairman signed the minutes of the previous committee meeting held on 23 October 2014 as a true record.

Matter arising from the minutes

Item 2 – Matter arising from the minutes of 26 June 2014

Item 6 – Social Housing Allocations

It was noted that a response had been received from the Minister for Communities and Tackling Poverty to the Housing Service's letter noting members' observations and concerns, but that the letter received was incomplete.

RESOLVED to circulate the Minister's full response to members once it is available.

4. REPORT OF THE CABINET MEMBER – THE WELSH LANGUAGE

Presented – the Cabinet member’s verbal report – the Welsh Language, detailing two recent developments within the field, namely the discussions to impart the successes of Gwynedd’s Language Charter to other Councils in Wales, and the collaboration between the Council and Menter Iaith Bangor in preparing a bid for a grant from the capital fund for Language Initiatives.

RESOLVED to convey a message to the Business Group stating that this committee was eager for the next full Council to receive a presentation from the Cabinet Member for the Welsh Language on Gwynedd’s Language Strategy.

5. CREATION OF A WELSH LABOUR MARKET

Meirion Davies (Development Director – Menter Iaith Conwy), gave a presentation on the creation of a Welsh Labour Market in order to strengthen the economy and strengthen the position of the Welsh language across Wales. He analysed the position of the Welsh language, noting that the scheme’s main aim was to create an economic foothold for the Welsh language by reducing out-migration, identifying the demand for Welsh language services, expanding Welsh medium services, linking demand with work opportunities and identifying economic opportunities. A sum of £20,000 had been received from the Welsh Government to prepare a joint bid with Aberystwyth University for European funding for the scheme’s skills for individuals and social enterprise elements, and it was also intended to bid for match funding from the Government in due course.

A discussion was held on the following questions / observations from members:-

- The scheme’s cost
- The importance of strengthening the economy and working conditions in order to attract young people to the county and to retain them.
- Mitigate the impact of in-migration by retaining or attracting people back.
- The tendency to import nurses from other countries due to the Government cap on the numbers trained in this field annually.
- The lack of opportunities for young people in rural areas.
- The impact of the closure of small rural schools on the language, and how maintaining the population by creating work locally leads to keeping schools open.
- The need for young people to see themselves as part of the battle for the language, in order to further pressurise the Government.
- The need to do more to encourage young local people to be enterprising and to start their own businesses, rather than focussing attention on trying to attract large businesses from outside the area.
- A lack of Welsh medium NVQ Childcare training.
- The need to impart this Council’s values to other bodies within the public sector, using the Local Services Board to promote this.
- The need to be proactive and award work to local companies employing Welsh speakers, and the importance of the Keeping the Benefit Local project.

RESOLVED

- (a) **To express the Committee’s support for the current work of the language initiatives to establish a scheme to create a Welsh Labour Market, and to provide any practical support requested.**
- (b) **To use the Local Services Board as a medium to persuade other public sector employers to adopt similar policies to Gwynedd Council regarding the Welsh language, and to report back on what is happening with collaboration with other public sector bodies.**

Meirion Davies was thanked for the presentation.

6. SUPPORT FOR BUSINESSES

- (A) The Business Support Manager presented the Language and Equality Officer's report detailing what the Council does and what it could do to promote local businesses to make the best use of the Welsh language.

A discussion was held on the following questions / observations from members:-

- The tendency to award work to external suppliers, that could be undertaken by local craftspeople.
- Are the Council's existing arrangements sufficiently streamlined and robust, and do they sufficiently push the boundaries regarding legal requirements?
- The steps within the Keeping the Benefit Local scheme to increase the confidence of local businesses in the tendering process.
- The shortage of local companies to undertake work, and the uncertainty of local contractors of how to access Council work.

- (B) A brief presentation was made by Dwynwen Hywel from the Welsh Language Commissioner's Office on the services available from the Commissioner.

A discussion was held on the following questions / observations from members:-

- The schemes to promote, trial and launch the new Commissioner's website for businesses.
- The importance of ensuring that large companies buy into this.
- The role of members to promote the service within their wards.

In response to an enquiry from a member, Dwynwen Hywel confirmed that she could make a presentation to a group that encourages local businesses in Dyffryn Nantlle to use the Welsh Language.

RESOLVED to encourage councillors to disseminate the information about the services that are available to businesses within their areas, and to publicise this through *Rhaeadr* and the Gwynedd Business Network when the Commissioner's new website is launched.

Dwynwen Hywel was thanked for her presentation.

7. GWYNEDD AND ANGLESEY JOINT LOCAL DEVELOPMENT PLAN 2011-26

Submitted – a letter from the Welsh Language Society to the Committee's Chair noting the following questions in relation to the role and function of the Language Committee in the process of producing the Local Development Plan:-

- (1) How the Language Committee has been scrutinising the process of creating the Local Development Plan to date?
- (2) How the Language Committee has responded to the obvious shortcomings in the model used to date to assess the impact of the Local Development Plan on the Welsh language?
- (3) How does the Language Committee scrutinise the Deposit Plan?
- (4) Is the model used to assess the linguistic impact of the Deposit Plan suitable?

In response to these questions, the Senior Manager – Corporate Commissioning Service noted that the development of the plan and the language impact assessment had received attention from the Language Committee, and he further explained:-

- That the specific functions delegated to the Language Committee were noted in the Council's Constitution.
- The committee had received a report at its meeting in March 2012 on the process of developing the Local Development Plan, and a discussion had been held on developing a methodology to undertake a sustainability assessment etc. Following a further report to the committee in October 2013 on the language impact assessment, the Planning and the Welsh Language Working Group was established. The Group met during 2014 and contributed to the further development of the methodology.
- The Language Committee was not a scrutiny committee, but individual members could submit their observations during the consultation period between mid February and the end of March.

During the discussion, it was noted:-

- That it was difficult to respond to questions (3) and (4) as the Deposit Plan had not yet been published.
- That the committee should re-state its objection to the proposed housing growth level in the draft Deposit Plan and its impact on local communities.

RESOLVED to leave the matter on the table for the time being and convene a special meeting of the committee to discuss the matter further after the publication of the deposit plan.

8. LANGUAGE COMPLAINTS

- (A) Submitted – the report of the Equality and Language Officer detailing the latest language complaints to hand.

During the discussion, it was noted:-

- That heads of service should be made aware that the failures to conform with the Council's Language Policy were not acceptable.
- That the Wales Penalty Processing Partnership, which is part of Denbighshire County Council and which processes parking fines on behalf of Gwynedd Council, undertook its administration solely through the medium of English. In response, the Senior Manager – Corporate Commissioning Service noted that no specific complaint had been made this time, but that the matter could be discussed with the department with a request for a report back.

- (B) Considered – a complaint received by a member of the committee regarding the decision made by Cartrefi Cymundeol Gwynedd (CCG) to relax the Welsh language requirements for the posts of Resources Director and Assets and Infrastructure Director.

Submitted, Ffrancon Williams, CCG's Chief Executive's response to the complaint, noting:-

- CCG's Board had decided to relax the Welsh language requirements for both posts as exceptions to their Welsh Language Scheme in response to a set of circumstances. These included future business needs, an assessment of the necessary skills and experience to ensure the continuous viability of the business, an assessment of the availability of those skills and experiences in the employment market and the company's experience of the difficulties in trying to appoint candidates to senior and management posts that satisfied all the criteria of the posts, including the Welsh language requirement, especially those posts which required technical skills and experience in specific fields.
- The post of Assets and Infrastructure Director had been filled on an interim basis by a non-Welsh speaker for a period of 5 years, and during that period, it had not been possible to find a Welsh speaking candidate.

- The post of Resources Director had also been filled on an interim basis for a period of 2 years by a non-Welsh speaking individual, and since the departure of the last incumbent, temporary measures had been put in place to try to address the needs until a long term solution was found.
- CCG's Welsh Language Scheme aims had been positively maintained during these periods, and the annual monitoring report submitted to the Welsh Language Commissioner proved this, as 95% of the company's staff were Welsh speakers.
- Research had shown that there only a small cohort of individuals existed with the necessary skills and experience in the sector to undertake both the Director posts, even if this cohort were to be extended to include non-Welsh speakers. Restricting the posts to bilingual individuals would be a further barrier to the work of securing successful appointments.
- It had been decided not to include a contractual clause in relation to learning Welsh for these two roles, as it could be a substantial barrier in trying to attract candidates who would possibly be taking a substantial risk in their careers, relocating their families and giving up secure and permanent employment in another location. This could mean that the specific candidates that CCG would wish to attract would turn their backs on the opportunity.
- CCG's Board had committed to collaborating with relevant bodies on a long-term basis to overcome the difficulties faced by the company and other organisations in trying to appoint Welsh speakers to senior management posts in Wales.

During the discussion, it was noted:-

- (1) That CCG's decision not to include the Welsh language as an essential skill for two of its senior posts:-
 - Was contrary to the Language Scheme of the body which aims to promote the Welsh Language as CCG's internal language of administration, by providing training opportunities to staff to develop and improve their skills and confidence in the Welsh language.
 - Would lead to a decrease in the use of Welsh by the workforce and the body, as opposed to its promotion.
 - Would open the door for other bodies to follow the same route.
 - Would pose a significant and totally unacceptable risk to the Welsh language.
 - Would pose a significant risk to the Council's vision regarding the Welsh language.
 - Would pose a significant risk to the vision of Gwynedd's Language Strategy which has been approved by the Cabinet and Gwynedd Council and key partners within the county.
 - Was contrary to the Welsh Language Commissioner's advice that the process should be deferred.
- (2) Gwynedd Council had been responsible for establishing the body, to deliver one of the county's most important services on behalf of the Council, namely to provide housing, and that CCG had a duty to respect Gwynedd's Language Policy.
- (3) The English language was an essential qualification, which was taken for granted, for every public post in Wales. Only a comparatively small number of posts requested the Welsh language as an essential qualification, and it was important not to concede at all with those posts.
- (4) Gwynedd's Language Strategy referred in a number of places to the importance of using Welsh in the workplace, and in providing services to the public. It was also important to emphasise the need for more bodies to follow Gwynedd Council's example in normalising the Welsh language as the internal language of administration and communication.

RESOLVED

- (a) To call upon Cartrefi Cymunedol Gwynedd to adhere to its Welsh Language Policy in this specific case and in future.
- (b) To request the support of Hunaniaith, following its commitment to increasing the use of Welsh among its partners in all sectors of life in Gwynedd, to bring pressure upon bodies such as CCG to strengthen and maintain their policies and Language Schemes.
- (c) To request a comprehensive report by the next meeting, to consider the 'lessons to be learned' from this specific case, and to ask for collaboration from the Welsh Language Commissioner and other bodies, such as Hunaniaith, in preparing the report.
- (ch) To request clear recommendations on what additional steps need to be introduced to ensure that voluntary bodies and others adhere to the detail of other language policies when responsibilities are externalised / transferred from Gwynedd Council.
- (d) To call for a full explanation of the responsibilities of Gwynedd councillors who are Gwynedd Council's nominees on external bodies, in relation to the safeguarding of the Council's language policy, noting that they are expected to undertake their duties by observing Gwynedd Council's perspective, and that this is communicated to all Gwynedd councillors.
- (dd) To call upon the Welsh Language Commissioner to clarify the current statutory situation regarding the Language Schemes of various bodies. Bearing in mind the changes that are afoot following the publication of the Language Standards, that will be relevant to local authorities and public sector bodies, clarification from the Welsh Language Commissioner's is sought on the status of arm's length bodies and charities in relation to the Standards.
- (e) Ask CCG to hold specific discussions with the Council on the issue, following the receipt of legal advice on the Council's specific rights.
- (f) Emphasise the Council's appreciation of the good work delivered by CCG, but noting that this issue is a cause of concern.

9. LANGUAGE INVESTIGATIONS

The Senior Manager – Corporate Commissioning Service noted that the brief for the Language Investigation – the Use of the Welsh Language, had been agreed with the investigation members, and that the group's first meeting would be held on 23 February.

A paper was distributed by Councillor Craig ab Iago, the Language Champion, suggesting a number of work streams that the committee could investigate.

The importance of investigating the matters over which the Council has the most influence and where a difference could be made, such as licensing and grants, was emphasised.

The member was thanked for preparing the paper.

RESOLVED to consider the suggestions, in conjunction with the Language Champion, and submit proposals to the committee on the areas that would be practical subjects for an investigation.

At the end of the meeting, it was agreed to send the committee's greetings to Ruth Richards, the former Language and Equality Officer, following her appointment as Chief Executive of *Dyfodol i'r Iaith*, and to wish her well in the future.

The meeting commenced at 10.30am and concluded at 1.20pm.

CHAIRMAN