

COMMITTEE:	The Council
DATE:	7 May 2009
TITLE:	Application C08A/0617/15/AM – Outline application to erect single storey dwelling on land at Groeslon, Glynrhonwy, Llanberis
PURPOSE OF REPORT:	To consider the decision of the Central Planning Committee to refuse the application.
RECOMMENDATION	To accept the recommendation, namely to refuse the application on policy grounds
AUTHOR:	Aled Davies Head of Regulatory Department
PORTFOLIO LEADER	Councillor W Gareth Roberts

1. INTRODUCTION

- 1.1 This report is submitted because the requisite number of members have given written notice that they wish the application to be referred to the full Council following the Central Planning Committees decision to refuse the application.
- 1.2 The report does not provide detail on the background to the application since copies of all the documents submitted to the Central Committee are appended to this report. These documents explain the planning considerations of the proposal in full.
- 1.3 In addition, to assist members to appreciate the location of the proposed new dwelling, a visual presentation of the site and its surroundings will be made at the meeting.

2. SUMMARY OF THE PROPOSAL

- 2.1 This outline application is in respect of a single storey dwelling on land in an elevated position overlooking Llyn Padarn.
- 2.2 The site is well outside the defined settlement boundary of Llanberis as defined in the development plans and as such is in open countryside.
- 2.3 The justification for the dwelling submitted by the applicant is based on security grounds in relation to his nearby contracting/plant hire business.
- 2.4 It has been established that the business in question does not benefit from the necessary planning consent and as such is currently unauthorised.
- 2.5 The only justification that can be submitted to build a new dwelling in open countryside in terms of national and local planning policy would be on the basis of a genuine agricultural or forestry need. If this justification exists, such developments can only be considered on sites considered acceptable in the context of other planning considerations such as visual impact.

2.6 In terms of the application currently before the Council. There is no agricultural or forestry need in this instance and in addition, the site is of a highly visible nature. The proposal is therefore, completely contrary to both national and local planning policies.

3. CONCLUSION

3.1 The Central Planning Committee resolved to refuse the application on the grounds that it is contrary to local and national planning policies. This decision was in accordance with officer recommendation.

3.2 Overturning this decision and granting approval for this development which so clearly departs from local and national planning policy would seriously compromise the Council's credibility in terms of its planning processes and could result in the planning function of the authority being further scrutinized by the National Assembly..

4. RECOMMENDATION

4.1 That the Council refuse the application in accordance with the decision of the Central Planning Committee held on the 26 March, 2009.

5. BACKGROUND PAPERS

- Agenda and Minutes of the Arfon Area Planning Committee dated 4 March, 2009.
- Agenda and Minutes of the Central Planning Committee dated 26 March, 2009.