

Number: 1



Application Number: C09A/0412/26/LL
Date Registered: 27/08/2009
Application Type: Full - Planning
Community: Waunfawr
Ward: Waunfawr

Proposal: ERECTION OF 12 DWELLINGS TOGETHER WITH CREATING A NEW ACCESS AND DRAINAGE WORKS.
Location: LAND ADJACENT TO HEN GAPEL, FFORDD WAUNFAWR, CAEATHRO, CAERNARFON, GWYNEDD, LL55 2SS

Summary of the Recommendation: TO DELEGATE POWERS TO APPROVE SUBJECT TO SIGNING A 106 AGREEMENT

1. Description:

- 1.1 This is a full application to erect 12 residential dwellings on a plot of land that measures approximately 0.50ha and which is part of a 0.75ha site allocated in the Gwynedd Unitary Development Plan for 23 housing units. The proposal also involves creating a new access and undertaking associated drainage work. The new entrance would be from the A4085 trunk road and a new pavement would be created for a distance of approximately 46m along the southern boundary of the site. The dwellings would be served by an estate road which would also connect the Caeathro Bach cottages and the existing children's play area to the A4085. An existing bridge, 'Pont yr Efail Fach', would remain as it is with a new pavement created to its rear.
- 1.2 To the north of the site there is a row of dwellings called Caeathro Bach and the property which is opposite the site has been extended in the back and has a window facing the development site. To the east there is agricultural land and mature trees together with a terrace of traditional two-storey dwellings called Hen Gapel. The southern boundary is defined by the A4085 trunk road and to the west there are dwellings whose back gardens border with the site's western boundary together with a private drive that serves the dwellings of Caeathro Bach and a children's play area. The site is designated in the Unitary Plan for 23 residential units and a Development Brief (November 2009) has been prepared for the site to correspond with the designation.
- 1.3 The site is currently used for grazing and there is a slope of around 2.70m in the land from the north to the south. The current entrance to the field is from a private narrow drive which serves the dwellings of Caeathro Bach.
- 1.4 The proposal includes five types of houses which vary from two bedroom semi-detached houses to detached four bedroom houses, and of the 12 dwellings, four of them would be affordable. It is proposed to offer the affordable dwellings to local housing associations.
- 1.5 Externally the dwellings would consist of a natural slate roof, a natural stone facing, painted render and uPVC windows/doors. The dwellings would be positioned on the site and designed in a manner which maximises energy efficiency, taking into account matters involving infrastructure, reducing the impact on visual amenities and on the amenities of neighbouring residents. Engineering work would be required in order to create platforms for the dwellings themselves and in order to build the estate road and the new entrance.

- 1.6 In accordance with the requirements of Technical Advice Note 12 on ‘Design’ (June 2009) a Design and Access Statement was submitted with the application (updated in October 2013 to include matters relating to a revised layout, flood risk assessment, the viability of the scheme and housing needs). The statement refers to the five statutory headings and it is believed that its content reflects the nature and scale of the application. In accordance with the requirements of the Development Brief the following were submitted – a landscaping/trees scheme and assessment, a detailed land drainage plan (together with a flood risk assessment) and an ecology survey.

2. Relevant Policies:

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

2.2 Gwynedd Unitary Development Plan 2009:

POLICY A2 – PROTECTING THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT

Proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats will be refused unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

POLICY B22 – BUILDING DESIGN

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

POLICY B23 – AMENITIES

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

POLICY B25 – BUILDING MATERIALS

Safeguard the visual character of the Plan area by ensuring that only natural Welsh slates or slates that are similar in terms of appearance, colour and weathering properties are permitted, other than in circumstances in which the type of building or its particular setting, or the sustainability benefits, are such that another material would be appropriate. In respect of other parts of the building, developments will be required to use high quality building materials that complement the character and appearance of the local area. Proposals that introduce substandard or intrusive materials will be refused.

POLICY B27 – LANDSCAPING SCHEMES

Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY B29 – DEVELOPMENT ON LAND AT RISK FROM FLOODING

Manage specific developments in the C1 and C2 flood zones and direct them towards suitable land in zone A unless they can conform to a series of criteria relevant to the features of the site and to the purpose of the development.

POLICY C1 – LOCATING NEW DEVELOPMENT

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

POLICY C7 – BUILDING IN A SUSTAINABLE MANNER

Proposals for new developments or for the adaptation and change of use of land or buildings will be refused where consideration has not been given to specific environmental matters. Proposals must conform to specific criteria relating to building in a sustainable manner, unless it can be demonstrated that it is impractical to do so.

POLICY CH1 – NEW HOUSES ON ALLOCATED SITES

Proposals to build houses on sites allocated for housing use will be approved provided that criteria relating to specific features of the development can be met.

POLICY CH6 – AFFORDABLE HOUSING ON ALL ALLOCATED SITES IN THE PLAN AREA AND ON UNALLOCATED SITES THAT BECOME AVAILABLE WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND THE URBAN CENTRES

Approve proposals for housing developments on sites allocated for housing or on random sites for five or more units within the development boundaries of the sub-regional centre and the urban centres, which provide an appropriate element of affordable housing.

POLICY CH18 – AVAILABILITY OF INFRASTRUCTURE

Development proposals will be refused if there is no adequate provision of necessary infrastructure for the development, unless they can conform to one of two specific criteria which require that appropriate arrangements are made to ensure adequate provision, or that the development is carried out in phases in order to conform to any proposed scheme for the provision of infrastructure.

POLICY CH29 – SAFEGUARDING AND IMPROVING LINKS FOR PEDESTRIANS

Proposals within Centres and Villages will be refused unless they provide safe, attractive and direct footpaths for pedestrians across and out of the site where there is a clear opportunity to make such a provision.

POLICY CH30 – ACCESS FOR ALL

Proposals for residential/business/commercial units or buildings/facilities for public use will be refused unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH31 – PROVIDING FOR CYCLISTS

Development proposals that do not provide specific facilities for cycling where there are obvious opportunities for doing so will be refused.

POLICY CH33 – SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES

Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

POLICY CH46 – SPORT AND LEISURE FACILITIES IN THE COUNTRYSIDE

Developments which essentially require a rural setting will be permitted provided they conform to all the relevant criteria relating to the scale and nature of the development, adaptation and reuse of an existing building, location and design of new buildings and a criterion specifically for riding/pony trekking centres referring to access to bridle paths and excessive use of those paths.

The Development Brief for the site.

Gwynedd Design Guidance (April 2003).

Supplementary Planning Guidance – Affordable Housing (November 2009).

Supplementary Planning Guidance – Planning Obligations (November 2009).

Supplementary Planning Guidance – Housing Developments and Open Spaces of Recreational Value (November 2009).

Supplementary Planning Guidance – Planning and the Welsh Language (November, 2009).

Supplementary Planning Guidance – Housing Developments and Educational Provision (November, 2009).

2.3 National Policies:

Planning Policy Wales, (November, 2012)

TAN 2: Planning and Affordable Housing (June 2006)

TAN 12: Design (June 2009)

TAN 15: Development and Flood Risk (2004)

TAN 16: Sports, Leisure and Open Spaces (2009)

TAN 18: Transport (2007)

TAN 20: Planning and the Welsh Language (2009).

3. Relevant Planning History:

3.1 This particular site has no relevant planning history.

4. Consultations:

Community/Town Council:	There is no footway from the site towards the bus stop in the village which would be very dangerous. Should there be a further planning application, consideration should be given to a give-way traffic system on the main road which would then enable the Council to install a footway through the village and to the local shop, and which would also slow down the traffic through the village.
Transportation Unit:	No objection, but with relevant road safety conditions.
Natural Resources Wales:	Comments regarding the design of the culvert, maintenance work to the culvert, the Land Drainage Act 1991 and surface water drainage on the site need to be brought to the applicant's attention. Confirmation must be received that the run-off is acceptable for Welsh Water. Need to include conditions regarding fencing and the route of flow together with details of surface water management.
Welsh Water:	Recommend, if the Local Planning Authority is confident that such a condition can safeguard the interests of the applicant and Welsh Water, and if the application is approved, that a condition should be included which states: 'the residential dwellings hereby approved shall not be occupied until work to provide additional infrastructure for the treatment of foul water has been completed and agreed in writing with the Local Planning Authority, in order to create the additional capacity required for the needs of the development'. Also need to inform the applicant of the need to safeguard the public sewer that crosses the site.
Public Protection Unit:	Not received.
The Council's Flood Risk and Coastal Erosion Management Unit:	Need to contact the Unit with regard to undertaking any work on the culvert, and any work must be carried out in accordance with the requirements of the relevant regulations.
Biodiversity Unit:	The preliminary tree report is acceptable and the mitigation measures contained in the report itself should be carried out. Further to this report and following concerns by local residents with regard to wildlife, a species survey was also submitted which is also acceptable to the Unit.

- SP Energy Networks: The applicant should be careful when working on the site that he does not interfere with electrical equipment such as cables.
- Strategic Housing Unit: There is a need for affordable housing in the Caernarfon catchment area and it must be ensured that the prices of the four affordable units are within reach of those who are eligible. Cymdeithas Tai Eryri have shown an interest in collaborating with the applicant with regard to the provision of four affordable houses after the Strategic Housing Unit contacted them recently.
- Public Consultation: The application was advertised by placing several notifications on the site and in the press, and local residents were informed. The latest consultation period ended on 31.10.13 and a total of 33 letters and one petition were received objecting to the application on the following grounds:
- The designs of the proposed two-storey houses do not complement the landscape and the single-storey houses in the area; therefore they need to be redesigned. They will create a dominating structure which is completely unsuitable for the site.
 - 18 houses are excessive for a small village and are a threat to the Welsh character of the village (note that the total number of houses is now down to 12). Six houses would be acceptable on this site.
 - Traffic problems and parking on the carriageway of the trunk road will increase by approving the application, and will therefore impact on road safety and road users.
 - There is no pavement on either side of this part of the trunk road.
 - Creating a new entrance opposite the trunk road is a concern for local residents, especially when vehicles already drive too fast through the village.
 - Disturbance for local residents during the construction work.
 - There are deficiencies in the village's current public sewer and approving more houses would put the system under more pressure. Welsh Water currently has no intention to upgrade the public sewer system in the village.
 - There is a risk, from raising the floor levels of the proposed houses, for the adjacent houses to be affected by floods and for the element of overlooking to be made worse. The application site experiences flooding often.
 - The proposal would mean loss of privacy, light and overlooking to those dwellings that are located opposite the application site.
 - The proposal is contrary to the requirements of the Development Brief for the site based on density, the local need for housing, materials, designs and road safety.

- Ysgol Bontnewydd is already full to capacity. Problems with the capacity of the bus which transports children to Bontnewydd.

5. Assessment of the material planning considerations:

Principle of the development

- 5.1 The principle of developing this site for housing has already been accepted as it was designated specifically as a site to be developed for 23 housing units in the Gwynedd Unitary Development Plan (GUDP) and a Development Brief (November 2009) has been prepared for it.
- 5.2 Since submitting the application originally in 2009 the number of houses proposed on the site has been reduced from 18 to 12 based on the restrictions and requirements of Natural Resources Wales and the Council's Flood Risk Management Unit, as a result of flooding problems and the need to safeguard the integrity of the culvert crossing the site. There is also a public sewer crossing the site that needs to be protected from damage.
- 5.3 Although only 12 houses now form part of the application, the aim is to develop the remainder of the site in the future. The site that has been designated for 23 houses measures approximately 0.75ha, and the site of the application to hand measures 0.50ha. In this case, discussions with the applicant and the evidence submitted with the application show that there is a need to avoid some parts of the site in order to protect the route of foul water pipes and water courses in the culvert. As such, there are physical reasons for submitting a lower density in this case and, therefore, developing 12 houses on 0.50ha is acceptable in principle.
- 5.4 It is intended for four of the 12 units (plots number 3-6, 'Dinas' and 'Peris' type) to be affordable units for local need with their occupancy and prices managed through a Section 106 agreement in accordance with the requirements of the GUDP and the Development Brief. This figure corresponds to 33% of the development and is in accordance with the relevant policies and guidelines. Should the remainder of the designated land be developed in the future it would be required to provide a percentage of affordable housing on that site also.
- 5.5 Based on research work when preparing the GUDP the Council decided that Caethro (which belongs to a Dormitory Housing Market Area) is a village that could cope in principle with further growth and as a result this particular plot of land was designated in order to satisfy a general need for open market housing in the area, and in order to contribute to the need to ensure that a constant five year's worth supply of land is available for housing in Gwynedd.
- 5.6 Based on the above, the need for housing has been supported and confirmed and it is considered that the proposal is acceptable in principle based on the requirements of Policy CH1 of the GUDP and the adopted Development Brief provided that the development also complies with other relevant policies in the UDP.

- 5.7 In order to comply with Policy CH1 and the Development Brief the applicant will be required to sign a Section 106 agreement to ensure that four of the 12 houses are affordable units for local need. This would be tantamount to providing 33% of all the houses on the site for local need affordable housing. The Development Brief refers to a figure of around 35% of the houses to be affordable units, but given the physical constraints of the site (outlined above) it is believed that four affordable houses is acceptable on this site. Taking the above into consideration it is believed that the proposal is acceptable based on the requirements of Policies C1, CH1 and CH6 of the GUDP together with the Development Brief for the site, Supplementary Planning Guidance: Affordable Housing and Technical Advice Note 2: 'Planning and Affordable Housing'.

Visual amenities

- 5.8 The site is located in a fairly visible place in the centre of the village and opposite the trunk road. Most of the houses will be prominent from nearby public places but they will not be visible from afar as they would be seen in the context of existing housing developments. The proposal involves erecting two-storey houses with natural slate roofs, u-PVC windows and doors, natural stone work and painted render for the external walls together with clean brickwork. The existing dwellings that are located around the site (and which include two-storey and single-storey houses) have different and eclectic appearances that vary from painted render to traditional clean stonework and pebble dash of different colours. Although the proposed houses would be of a modern design and materials, it is not believed that they would impact significantly on the visual amenities of this part of the village, and the external materials can be controlled by imposing an appropriate condition.
- 5.9 The Development Brief states that the site is an infill site as it is located within the built form of the village, and states that the new housing must be in keeping with the local area in respect of scale and building materials. A new and different design is supported as opposed to a common and boring design. To this end, although the design and external appearances of the proposed houses are different to the existing houses, it is believed that they add to the variety and eclectic mix of dwellings there are around the site at present, and it is not believed that they would create an unsuitable development in terms of scale and materials. Although the site plan submitted refers to general landscaping, the applicant will be required to submit a detailed and final plan to be agreed with the Local Planning Authority before commencing the development. It is believed therefore that the proposal is acceptable based on the requirements of Policies B22, B23, B25 and B27 of the GUDP as well as the advice contained in Technical Advice Note 12: 'Design' (June 2009).

General and residential amenities

- 5.10 A vast number of local residents have objected to the application on the grounds of loss of privacy, light and overlooking. The current property of Tremallt has its back garden located exactly opposite the western boundary of the site. Beyond Tremallt is The Old Smithy property. The gable-end of the proposed house on plot 1 (which faces the same way as Tremallt and The Old Smithy) is located approximately 15m from the gable-end of Tremallt but there are no windows in the proposed elevation that would face Tremallt. An existing stone wall measuring approximately 1m in height separates the curtilage of Tremallt and the curtilage of the house that would be located on plot 1, and taking into

account the location of the proposed house in relation to Tremallt, it is not believed that it will mask the occupants of Tremallt in relation to loss of light and shadow casting.

- 5.11 Tremallt and The Old Smithy have long rear gardens and the far end of The Old Smithy's garden extends further and around the furthest point of the garden of Tremallt. The proposed property on plot 2 is approximately 8-10m away from its boundary with the side of Tremallt's garden and on the first floor there are two bedroom windows and one bathroom window. The proposed houses on plots 3 and 4 are also located between 8 and 10m away from the boundary of the curtilage of Tremallt and both of these houses have a bedroom window and a bathroom window on the first floor.
- 5.12 Because of the way the houses have been laid out the rear of Tremallt faces transverse to the rear of the houses on plots 2, 3 and 4, therefore the first-floor windows of the houses on plots 2, 3 and 4 would look over the garden of Tremallt and not towards the house itself. The nearest part of the house on plot 2 is approximately 20m away from the Tremallt house which means that at least 20m of the garden that is closer to Tremallt continues to be fairly private. It is intended to erect a 1.8m high timber fence at the rear of the houses on plots 1 and 2 which are closest to the property of Tremallt in order to safeguard privacy from ground-floor windows, and this is considered reasonable.
- 5.13 Taking into consideration the distance between the rear of the proposed houses and the Tremallt house, i.e. that there is approximately a 20m empty space between the rooms of Tremallt and the rear of the proposed houses, it is not believed that the amenities of the occupants of Tremallt will be affected significantly. It is acknowledged that there will inevitably be some overlooking on their garden, but installing a 1.8m high fence between Tremallt and the proposed houses will be a means of overcoming some of this concern, and overlooking from bedroom/bathroom windows would not be considered completely unacceptable.
- 5.14 The back garden of The Old Smithy is also adjacent to the rear of the proposed houses on plots 3, 4 and 5, with the rear of the houses on plots 3 and 4 approximately 7m away, and the gable-end of the house on plot 5 approximately 2.5m away from the boundary of the garden of The Old Smithy (in the part where it extends further and encircles the garden of Tremallt). The rear of the house itself is located approximately 40m from the gable-end of the house on plot 5, and the only window on this elevation would be a small landing window. The occupants of The Old Smithy have a summer house located 15m from the boundary with the houses on plots 3 and 4 which is defined by a *clawdd* measuring approximately 1.8m high, and this part of the garden is used for growing fruit and vegetables. There is an average of around 22m between the summer house and the rears of the proposed houses, and taking into consideration the above assessment, it is once again believed that there will be no significant or unacceptable overlooking on the garden of The Old Smithy, and particularly into the property's 'living' rooms.
- 5.15 It is believed therefore that the proposal is acceptable based on the requirements of Policies B23 and CH1 of the GUDP as it is not considered that the proposal would lead to significant or unacceptable overlooking.

Transport and access matters

- 5.16 The site plan has been revised to take into consideration the requirements of the Transportation Unit with respect to designing the estate road to adoption standards

together with the main entrance/pavement to the site from the trunk road. It is also considered that the parking spaces are acceptable. To this end it will be required to include relevant highway conditions as part of any permission granted to this proposed development. Remember also that road safety implications have already been discussed when supporting the principle that the site is suitable to be designated and could cope with a maximum of 23 houses. It is therefore considered that the proposal complies with the requirements of Policies CH29, CH30, CH31, CH33 and CH36 of the GUDP.

Biodiversity matters

- 5.17 A landscaping/trees assessment together with an ecology survey were submitted with the application following concerns by the Biodiversity Unit, Natural Resources Wales and the local residents. In response to these documents the statutory consultees accept the contents of the documents and recommend that the applicant follows the mitigation measures noted. It is therefore considered that the proposal complies with the requirements of Policies B20, C1 and CH1 of the GUDP.

Public safety and crime prevention

- 5.18 The design and layout of the site and the houses have taken into consideration the requirements of community safety by adopting North Wales Police's 'Secured by Design' guidelines. A path is included in the plan for obtaining safe access to the dwellings of Caeathro Bach and the nearby play area, and there is plenty of natural supervision of the site. It is therefore believed that the proposal is acceptable based on the requirements of Policy B23 of the GUDP.

Sustainability matters

- 5.19 The Development Brief states that any development on the site should be carried out in a sustainable manner. Although a level 3 Code for Sustainable Homes assessment has not been submitted with the application as the application was submitted before this requirement came into force, the houses have been designed in accordance with the requirements of Part L of the Building Regulations, 2006, which will include reaching and maintaining a "good" level of energy efficiency. To this end it is believed that the proposal is acceptable based on the requirements of Policy C7 of the GUDP.

Flooding matters

- 5.20 As a result of concerns that the site has been flooded in the past, a floods consequence assessment was received with the application which included mitigation measures (which include surface water management) and a plan to redesign and re-route an existing culvert which runs through the site. No objections were received from the relevant statutory consultees on this aspect of the application, but it was recommended to include relevant conditions as part of any permission granted for this proposal. It is therefore believed that the proposal is acceptable based on the requirements of Policy CH18 of the GUDP.

Infrastructure matters

- 5.21 Welsh Water originally objected to the proposal because the village's sewerage system (the sewage treatment works) is insufficient to cope with any additional use which would

increase pressure on the current system. The Development Brief draws any prospective applicant's attention to this fact, and that one of the following steps must be undertaken:-

- (i) That the developer comes to an agreement with Welsh Water with regard to the contribution to the cost of making the necessary improvements to the sewage treatment works.
- (ii) That the developer provides private sewage treatment works.
- (iii) That Welsh Water programme the improvements for 2010-2016.

5.22 However, the latest situation is that Welsh Water is examining how the problem could be solved by finding a way of improving the current deficiencies in the sewage treatment works and the public sewer in the village. Following extensive discussions on this matter between the Local Planning Authority, the developer and Welsh Water, Welsh Water have stated that if it is recommended that the application is approved, a condition should be included stating that the approved residential dwellings shall not be occupied until work to provide additional infrastructure for the treatment of foul water has been completed and agreed in writing with the Local Planning Authority, in order to create the additional capacity required for the needs of the development.

5.23 Planning Policy Wales, Fifth Edition (November 2012), Chapter 3 states that imposing "conditions on a planning permission can enable many development proposals to proceed where it would otherwise be necessary to refuse planning permission. The proper use of conditions can improve the quality of development and enhance public confidence in the outputs of the planning system". To this end the concerns of Welsh Water may be overcome by including a suitable planning condition with any planning permission which ensures that the infrastructure for treating foul water has been completed and is working to the full satisfaction of the Local Planning Authority before any of the dwellings are occupied. Welsh Water have referred in their work programme for 2014-15 to undertaking work in order to upgrade the current sewerage system, and the developer has an option of looking at introducing an alternative system, although Natural Resources Wales currently object to that. Ultimately there are matters that need to be resolved and agreed between the developer, Welsh Water and/or Natural Resources Wales. Based on the current evidence it is believed that there is a realistic possibility of providing the additional capacity for the sewage treatment system to meet the needs of the development. It is therefore believed, by imposing an appropriate condition to ensure that there is an appropriate provision of sewerage treatment to deal with the needs of the development before any of the dwellings are occupied, that the proposal is acceptable based on the requirements of Policy CH18 of the Unitary Development Plan.

Language and Community Matters

5.24 Policy A2 of the Unitary Development Plan states that proposals which would cause significant harm to the social, linguistic or cultural cohesion of communities, due to their size, scale or location, will be refused. The SPG: Planning and the Welsh Language states that there will be a need to look carefully at how new developments will affect the current pattern of the fabric of society and that developments are required to comply with the requirements of local and national language policies.

5.25 To this end the applicant has submitted a language and community statement to support the proposal and the Joint Planning Policy Unit have provided observations on the statement which note:

- (i) It is not believed that the scale of the proposal is likely to cause a substantial growth in the population which could adversely affect the Welsh language in the Waunfawr ward and the surrounding areas.
- (ii) The intention of providing a proportion of affordable housing is beneficial in terms of keeping the current population in their communities and encouraging Welsh people to return to their area. It is important to ensure that the four affordable units are affordable and attractive to local individuals who are in need of such housing in respect of their type and tenure, in the first place and in the future.
- (iii) The mix of housing proposed as part of the proposal makes the development attractive to the local population and especially to families who have children, and this is therefore beneficial to the Welsh language.
- (iv) The site is accessible to everyone through a variety of transport modes on account of its convenient location (in fact, this was one of the guidelines for designating the site for housing in the first place in the GUDP) and is therefore close to a wide variety of services and facilities.
- (v) Although noting that the development would have a positive impact on the local primary school (the site is within the catchment area of Ysgol Bontnewydd) by increasing the number of pupils, it must be ensured that the financial educational contribution offered by the applicant is adequate.

5.26 As a result, it is considered that the proposal is in accordance with Policy A2 of the UDP and the SPG: Planning and the Welsh Language.

Section 106 agreement matters

- 5.27 As referred to previously, the element of the proposal relating to affordable housing is considered acceptable in number. Consequently, it will need to be ensured that four of the 12 houses are affordable houses for general local need which can be done by completing a 106 Agreement prior to issuing any permission.
- 5.28 In this case the developer will not be required to provide open spaces of recreational value within the site, based on the scale of the development together with the fact that a children's playground already exists in the village. It must also be remembered that the houses have private gardens which also provide a play area and a suitable amenity for the occupants of the new houses.
- 5.29 In the context of the Supplementary Planning Guidance: 'Housing Developments and Educational Provision', it was confirmed by the Joint Planning Policy Unit that the catchment area's school, namely Ysgol Bontnewydd, has no spare capacity in this academic year for any increase in the likely number of pupils that could result from this proposal. To this end, and based on the requirements of the above SPG, the applicant is required to secure a financial contribution towards educational provision in the catchment area's local school.
- 5.30 Based on the information in the SPG: Housing Developments and Educational Provision, the development of 12 houses is likely to result in five school pupils. In order to justify

any financial contribution towards education, it is required to demonstrate that there is a clear connection between the proposed residential development and the local school's inability to cope with the number of new pupils that will come as a result of that development. In the context of this application, this academic year (2013-2014) is taken as the current year in order to calculate the relevant educational contribution, and the number of pupils at Ysgol Bontnewydd is currently 7 more than the capacity (without including the five additional pupils from this proposal). As a result of the lack of capacity within Ysgol Bontnewydd, a financial contribution will be needed from the applicant that equates to a contribution for the five pupils that are likely to result from the 12 house development. The financial contribution to education is therefore identified as: 5 (pupils) x £12,257 (contribution for each pupil where there is no capacity in the school) = £61,285.

- 5.31 The applicant is aware of the above and has confirmed in writing that a contribution of £61,285 will be made through a 106 agreement for educational contribution in accordance with the guidelines of the relevant SPG.

Response to the public consultation

- 5.32 It is considered that the objections and concerns of the local community in relation to this application have been considered in full in the above assessment and that there are no matters that outweigh the relevant policy considerations.

6. Conclusions:

- 6.1 Taking into consideration the above assessment it is believed that the proposal to construct 12 houses (four of them affordable) on this site is acceptable in principle and in respect of location, scale, density, visual/residential amenities, road safety and infrastructure matters and therefore complies with the policies noted in the assessment.

7. Recommendation:

- 7.1 To delegate the right to the Senior Planning Manager to approve the application subject to the applicant signing a Section 106 agreement relating to the educational financial contribution and to ensuring that four of the 12 houses are affordable houses for general local need and to relevant conditions relating to:

1. Five years
2. In accordance with the plans
3. Highways
4. Natural Resources Wales
5. Welsh Water/infrastructure
6. Flood Risk and Coastal Erosion Management Unit
7. Landscaping
8. Biodiversity mitigation measures
9. Materials / slates
10. Removal of permitted rights for the affordable houses.



Rhif y Cais / Application Number : C09A/0412/26/LL

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



Atgynhychi: y map hwn o Ddwydd y Ordnance Survey gyda chaniatâd y Ordnance Survey ar ran Rheolw Lyfrau a Mawrthd. © Hawlfairt y Goron.
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Rhif y Cais / Application Number : C09A/0412/26/LL

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Hen Gapel, Caeathro

Cynllun / Drawing - BP/CB/10, Rev A

Cynllun Lleoliad / Site Location Plan

Graddfa / Scale - 1:1250



Gogledd North

CYNLLUN DIWYGIEDIG
REVISED PLAN

Derbyniwyd/Received 04.10.13
Llofnod/signature

Playing Field

Path (un)

2073

athro

2874

3473

Caeathro Bach

3668

2964

Retail

Monis

The Old Shop

Trennallt

Hen Gapel

Sinks

Issues

54.3m

Llecyn Clyd

Lhwyn Celyn

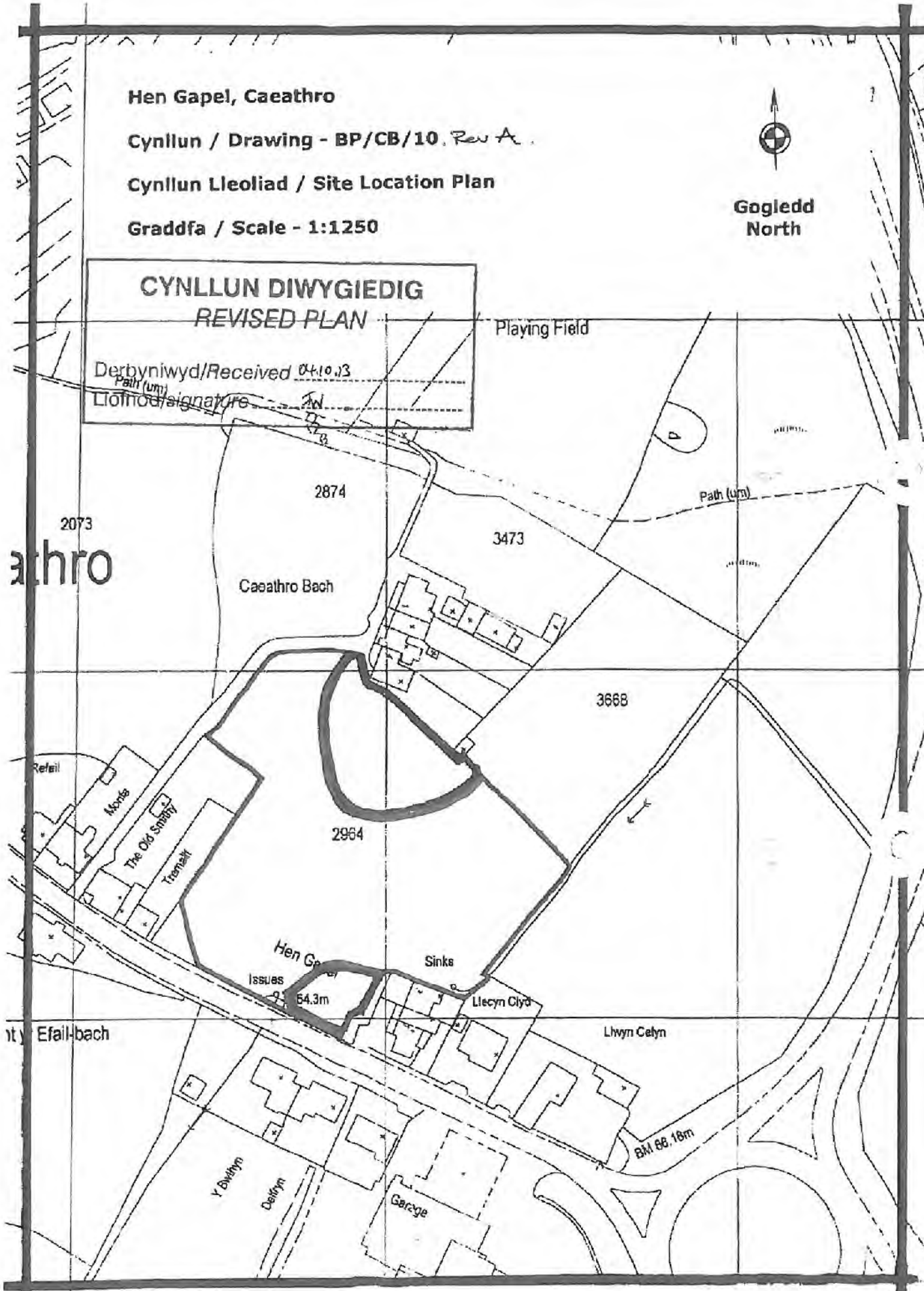
BM 66.18m

at y Efail-bach

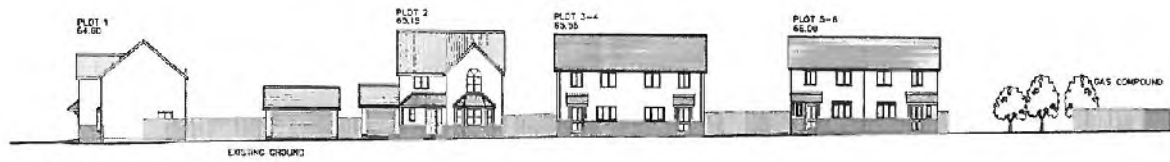
Y Bwthyn

Deffryn

Garage



CYNLLUN DIWYGIEDIG
 REVISED PLAN
 Cefnysyllt Reoliedig, Rhyl-12
 Lefnodynau 12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100



SECTION A-A



SECTION B-B



SECTION C-C

BRIARCROFT
Projects

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STREET SCENES

CAEATHRO

BP/CB/12



Number: 2

Application Number: C13/0403/39/LL
Date Registered: 09/04/2013
Application Type: Full - Planning
Community: Llanengan
Ward: Abersoch

Proposal: DEMOLITION OF EXISTING HOTEL, CONSTRUCTION OF A MIXED USE STRUCTURE INCORPORATING A 42 BEDROOM HOTEL AND SPA FACILITY, A RESTAURANT/BAR AND 18 RESIDENTIAL APARTMENTS WITH ASSOCIATED CAR PARKING, SERVICING AREAS AND LANDSCAPING

Location: WHITE HOUSE HOTEL, ABERSOCH, PWLLHELI, LL537AG

Summary of the Recommendation:

TO REFUSE

1. Description:

- 1.1 The development includes a 42 bedroom hotel which also includes a bar, a restaurant for approximately 140, a conference facility and spa which would include a swimming pool, sauna, gym and fitness studio. It would also include 18 residential units. The development would be over five floors which would include a basement, ground floor, first floor, second floor and third floor as follows:-
- Basement – spa area including a swimming pool, fitness studio, gym and bar.
 - Ground floor – restaurant, bar, kitchens, storage areas, office and goods delivery area.
 - First floor – 21 bedrooms for the hotel, three apartments.
 - Second floor – 21 bedrooms for the hotel, three apartments.
 - Third floor – 12 apartments
- Four apartments would be one bedroom units and 14 apartments would include two bedrooms. The form of the building would be circular in nature and from the first floor up the building would appear to be broken up to take the form of two limbs. It is proposed to finish the basement and the ground floor in local slate. The three upper floors would be finished with render with timber detail. There would be a vehicular and pedestrian access from Lôn Pont Morgan to the east. The development would include 62 parking spaces and there is a provision for keeping bicycles.
- 1.2 The site lies within the development boundary of Abersoch. Towards the east is the A499 class 1 highway, namely Lôn Pont Morgan. On the other side of the road is the boundary of the Llŷn Area of Outstanding Natural Beauty (AONB). The site is located within a Landscape Conservation Area and within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. There are trees on and in close proximity to the site which are the subject of a tree preservation order.
- 1.3 The site faces the A499 and it is on ground sloping from west to east. The existing building of the White House hotel currently occupies the site. The existing hotel is a building which is two and a half storeys high. The hotel has been vacant for several years now and in the past few years the site has been used as a car park. The surrounding area is mainly residential in nature. The residential house of Hunter's Moon is surrounded by

the application site. The houses towards the north of the site are on higher ground than the application site.

- 1.4 A design and access statement, a planning statement, a landscape and visual impact assessment, a sustainable housing code assessment, a BREEAM assessment, a daylight and sunlight amenities assessment, a traffic statement, an amended ecological assessment a bats mitigation strategy, a tree assessment, a community involvement statement, a financial viability assessment, a community and language assessment were submitted as part of the application.
- 1.5 The application is submitted to the Committee because of the size of the development and it involves five or more houses (apartments).

2. Relevant Policies:

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

2.2 Gwynedd Unitary Development Plan 2009:

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

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

POLICY B8 – THE LLŶN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB) - Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty (including views into and out of the area) by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features of the site.

POLICY B10 – PROTECT AND ENHANCE LANDSCAPE CONSERVATION AREAS

Protect and enhance Landscape Conservation Areas by ensuring that proposals conform to a series of criteria aimed at avoiding significant harm to recognised features.

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

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

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

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

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

POLICY B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY B27 – LANDSCAPING SCHEMES - Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

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

POLICY C3 – RE-USING PREVIOUSLY DEVELOPED SITES - Proposals which give priority to reusing previously developed land or buildings and are located within or adjacent to development boundaries will be permitted if the site or the building and use are appropriate.

POLICY C7 – BUILDING IN A SUSTAINABLE MANNER - Proposals for new developments or for adapting and changing the use of land or buildings will be refused unless consideration is given to specific environmental matters. Proposals must conform to specific criteria relating to building in a sustainable manner, unless it can be demonstrated that it is impractical to do so.

POLICY CH4 – NEW DWELLINGS ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES – Approve proposals for the construction of new dwellings on unallocated sites within the development boundaries of Local Centres and Villages if they conform to criteria aimed at ensuring an affordable element within the development.

POLICY CH10 – SECOND HOMES - Refuse proposals for new dwelling(s) which would lead to an increase in the number of second homes within a community where they already constitute a high percentage of the housing stock.

POLICY CH30 – ACCESS FOR ALL - Refuse proposals for residential/business/commercial units or buildings/facilities for public use unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved if they can conform to specific criteria regarding the vehicular access, standard of the existing road network and traffic calming measures.

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

POLICY D13 – ATTRACTIONS AND FACILITIES – Proposals for the development of new attractions and facilities for visitors, or to improve the standard of existing facilities will be approved if they are located within a development boundary or on other specific sites if there are no suitable opportunities within a development boundary. It will be a requirement that each proposal conforms to the criteria regarding the development of 'niche' markets or support for the development of the recognised Gwynedd Tourism Strategy and also the design, appearance and setting of the proposed development.

POLICY D14 – SERVICED HOLIDAY ACCOMMODATION - New proposals or adaptations of existing buildings or extensions to existing holiday accommodation establishments will be approved if the design, setting and appearance of the development is of high standard and if it conforms to the criteria regarding the location and scale of the development.

D15 – SELF-SERVICED HOLIDAY ACCOMMODATION – Proposals for the development of new, permanent self-serviced holiday accommodation or for the conversion of existing buildings or the extension of existing establishments will be approved provided the design, setting and appearance of the development are of a high standard and provided they conform to criteria relevant to the location and scale of the development; loss of permanent housing stock; residential areas and a concentration of this type of holiday accommodation.

Supplementary Planning Guidance – Holiday Accommodation (2011)

Supplementary Planning Guidance – Planning for Sustainable Building (April 2010)

Supplementary Planning Guidance - Affordable Housing (November 2009)

Supplementary Planning Guidance – Planning and the Welsh Language (2009)

Supplementary Planning Guidance - Housing Developments and Open Spaces of Recreational Value (2009)

2.3 National Policies:

Planning Policy Wales - (Fifth edition, November 2012)

Chapter 5 - Conserving and Improving Natural Heritage and the Coast

Chapter 9 - Housing

Chapter 11 - Tourism, Sport and Recreation

Technical Advice Note 2: Planning and Affordable Housing (2006).

Technical Advice Note 12: Design (2009)

Technical Advice Note 13: Tourism (1997)

Technical Advice Note 18: Transport (2007)

Technical Advice Note 20: Planning and the Welsh language (2013)

Technical Advice Note 22: Planning for sustainable buildings (2010)

3. Relevant Planning History:

- 3.1 C01D/0005/39/LL – Rear extension – Approved 05 March 2001.
- 3.2 C05D/0627/39/LL – Extensions and alterations to existing hotel – 23 December 2005.
- 3.3 C06D/0275/39/LL – Demolition of hotel and construction of a 35 bedroom hotel with restaurant and health spa – Approved 16 June 2006.
- 3.4 C07D/0682/39/CC Maintenance work and safeguarding four trees which are the subject of a tree preservation order – Approved 29 January 2008.

4. Consultations:

- Community Council: Approve – there is a need to do something to improve the site. It is accepted that the flats cannot be affordable and consequently it is suggested that the applicant should contribute to an affordable housing scheme for the benefit of the community – in this case, six houses, namely a third of the proposed units.
- Transportation Unit: No objection to the proposal. The proposal utilizes the existing access which serves a private road and it is confirmed that the access is acceptable. The proposal shows that a total of 62 parking spaces will be included. In accordance with the guidelines of CSS Wales, one space is required for every bedroom in the hotel and one parking space for each flat with one to two bedrooms. Therefore, the parking provision for these elements is acceptable. Parking for staff should also be considered and a parking space for HGV vehicles servicing the site. A turning and reversing space is shown to the rear of the development which appears to be acceptable for HGVs. No information was submitted regarding the number of staff, however, it is believed that the location is accessible and it is believed that a percentage of the staff would be likely to depend on other forms of transport to the site. Propose a condition regarding the need to complete parking spaces prior to commencing the use.
- Environmental Health / Public Protection: Insufficient details shown on the plan to enable observations to be made. More information is needed on the location of the air extraction system, cooling units, fans and further details regarding the kitchen.
- Welsh Water: Propose conditions regarding the sewerage system.

Biodiversity Unit:	The ecological information submitted with the application is very comprehensive. Surveys have shown that bats use the building. The developer has suggested a strategy for dealing with the loss of a bat roost by means of mitigation measures which include the creation of a new roost. I am satisfied with this proposed provision. The details of when the roosts will be created in the context of the demolition of the existing building are detailed in the report. A condition should be included to ensure that mitigating measures and the timing are followed in accordance with the details submitted in part 5.0 of the report.
Trees Unit:	The trees report that has been submitted on this application is of high standard. There are important trees of a high amenity value on the site that have been protected with the tree preservation order. Conditions are suggested on any planning permission in order to protect the trees.
Housing Strategic Unit	Awaiting a response.
AONB Unit:	<p>Observations</p> <ul style="list-style-type: none"> • A very visible site directly opposite the AONB boundary • No objection in principle to a new hotel but it should be in keeping with the background and location. • There is agreement on the methodology of the Landscape and Visual Impact Assessment but doubt regarding the conclusions. • The size and density of the proposed development is substantially larger than the existing buildings and appear discordant in an area of dwelling houses. • The plan and design of the development is modern and foreign for a seaside village in Llŷn and adjacent to the protected landscape of the AONB. • There is concern about creating 18 new living units in a village where the percentage of second homes is already high and the language and local culture are under pressure and not much effort was put into the Community and Language Statement.
Gwynedd Archaeological Planning Service:	<p>Observations</p> <ul style="list-style-type: none"> • The site is within 50m of the Abersoch motte (PRN 1239). • There have been discussions with the applicant prior to submitting the application. It appears that the site has been the subject of substantial landscaping work previously and, therefore, there is very little potential for finding very deep archaeological deposits. Consequently, it was decided that an archaeological assessment was not required as part of the

application.

- The existing building is of some historical interest as an Edwardian residence and for its contribution to the tourist industry in the 20th century. Its demolition represents a loss to the historic built environment.
- Propose a condition to ensure that an archaeological record is completed of the building prior to its demolition.

Economy and Community
Department:

The redundant site of the former White House Hotel is in a prominent location and it is an eyesore which is detrimental to the tourist resort of Abersoch. Considering the significance of tourism to Gwynedd's economy (£917m per annum and 16,000 jobs), and to the Llŷn peninsula specifically, Gwynedd Council's Economy and Community Department believes that redeveloping the site of the former White House Hotel is a priority for the area. Only 6% of the 125,000 visitor bed spaces in Gwynedd are serviced accommodation and the Gwynedd Destination Management Plan 2013 – 2020 notes that the limited variety of serviced accommodation (especially high quality hotels) restricts the opportunities to extend the season. Considering that the proposed development focuses on the quality of the hotel accommodation / facilities and the considerable employment that the development will likely create (11 FTE during its construction and 96 direct / indirect posts in its operation), we support the application.

Design Commission Wales:

Observations:

- Note that the hotel bar has been moved to the basement which has enabled the façade near Hunter's Moon to be moved and pushed further back. Appreciate the effort to reduce the shadowing effect on this property. However, the proposal is still four storeys high and is comparatively close to existing houses. Cross-sections taken through Hunter's Moon and the proposed building would enable an assessment to be made of the impact of the proposal.
- Support the principle of the development.
- Need to examine reducing the bulk and mass of the proposal, e.g. by variations in the form of the roof, lowering part of the building.
- Consider separating the hotel from the living units to reduce the bulk of the buildings.
- Concern was expressed regarding the impact on nearby properties.
- Look at simplifying the access and parking spaces.
- The main concerns are the scale, the relationship with nearby properties, complexity of the structure, the response to the site and the impact on views and landscape strategies.

Public Consultation:

A notice was placed in the press and on the site and nearby residents were informed. The advertising period ended on 16 May 2013. Letters / correspondence were received from five objectors, one supporter and one providing observations.

Summary of the planning objections:

- Too close to the AONB
- It would be detrimental to the character of the village
- Over-development of the site – insufficient space for a hotel, residential units and parking / access arrangements
- Unacceptable impact on amenities, privacy of nearby houses and their gardens
- Doubt whether the scheme is viable
- The current poor state of the site does not justify accepting any development there
- The scale of the development is excessive in the location and it would be prominent from public vantage points including the beach and surrounding rural areas
- The site is in a quiet residential area of the village and the design does not reflect the character of surrounding houses
- 18 open market residential units is excessive for the village and adds to the problem of second homes in the village
- There is no justification given of the need for a hotel development of this size.
- The design is similar to a hotel in a large seaside resort and it is not a reflection of the local character
- Loss of open lands within the site
- The design does not reflect the semi-rural nature of the site
- Damage to existing mature trees
- There is already sufficient holiday accommodation in the area to satisfy the need

Summary of the supportive observations:

- The site has been an eyesore for many years and the development would be an improvement.
- There is a great need for a new hotel in Abersoch
- Realisation that consideration has been given to converting the building so that it is in-keeping with the site and its setting and using different cladding materials and detailed landscaping.

5. Assessment of the material planning considerations:

Principle of the development

- 5.1 The site is located within the development boundary of Abersoch as indicated on the GUDP proposal maps. No part of the site has been specifically designated for housing in the GUDP. Policy C1 of the GUDP states that land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. Furthermore, the policy states that new buildings, structures and ancillary facilities in the countryside (i.e. outside development boundaries and outside the developed form of rural villages) will be refused with the exception of development that is permitted by another policy of the Plan.
- 5.2 The site is also considered to be on previously developed land. Policy C3 of the GUDP states that proposals that give priority, wherever possible, to reusing previously developed land or buildings that are located within or near development boundaries, rather than using greenfield sites, will be approved provided that the site or building and the proposed use are suitable and conform to the Plan's objectives and development strategy. The proposal would therefore make acceptable use of previously developed land.
- 5.3 Policy D14 deals with the provision of serviced holiday accommodation. This policy approves new hotel development on sites located within the development boundary or on a previously developed site, provided that the design, setting and appearance of the development is of high quality. Therefore, it is considered that the principle of redeveloping the site for hotel use is acceptable in the context of policy D14.
- 5.4 Policy CH4 relates to housing developments within development boundaries. This policy approves, in principle, proposals to build new homes on unallocated sites within the development boundaries of villages provided a proportion of the units on each site (which will vary from site to site) are affordable units to meet the general local need determined for affordable housing, unless it can be proven to the satisfaction of the Planning Authority that, having considered all the relevant factors, it would be inappropriate to provide affordable housing on the site.
- 5.5 Consequently, and subject to assessment of the following issues: affordability, language and community, economic, visual, general and residential amenities, transportation, biodiversity, sustainability, the principle of the proposal is considered acceptable.

The economy

- 5.6 At the moment, the site of the White House Hotel is redundant except for the use of the car park. The location is quite prominent when approaching the village of Abersoch and the condition of the building has deteriorated over the years. The Council's Economy Unit in their observations state that tourism is significant to the economy of Gwynedd and to the Llŷn peninsula specifically and that redeveloping this site is a priority for the area. Only 6% of the 125,000 visitor bed spaces in Gwynedd are serviced accommodation and the Gwynedd Destination Management Plan 2013 – 2020 notes that the restricted variety of serviced accommodation restricts the opportunities to extend the season. The current proposal focuses on the quality of the hotel accommodation and the facilities. The Economy Unit is of the opinion that the proposal would be likely to create substantial employment (11 FTE during the construction and 96 direct / indirect posts in its operation). The Council's Economy Unit supports the scheme and it is considered that the development will have a positive effect on the local economy.

Affordable Housing Matters

- 5.7 The proposal in addition to the hotel includes 18 residential units. Paragraph 2.17 of the Supplementary Planning Guidance – Affordable Housing (November 2009) states that the local planning authority, when assessing an application in accordance with Policy CH4, will consider the situation that exists in the settlement in question. This will include consideration of matters such as:
- evidence of the factors which influence affordability in the local area;
 - evidence of a specific need for housing in the Village or Local Centre;
 - the current availability of affordable housing in the Village or Local Centre, i.e. the mixture of housing, in terms of tenure;
 - to what extent will it be possible, realistically, to meet the need for affordable housing on land within the development boundary;
 - proposed housing association schemes (within or immediately adjoining the development boundary);
 - evidence of the financial feasibility of providing affordable housing on the site.
- 5.8 There is evidence that there are problems with housing affordability in the Abersoch area and that there is a need for affordable housing in the area. Also, a substantial percentage (around 45%) of the housing in Abersoch consists of second homes. However, in accordance with the policy as seen above, consideration must also be given to the financial feasibility of providing affordable housing on the site. Paragraph 10.6 of Technical Advice Note 2 – Planning and Affordable Housing, states that the viability of a site will be a critical factor to consider in determining thresholds (for affordable housing), particularly on small sites. The impact of specific costs on the viability of a development is a factor which is considered in the first criterion of Policy CH4. This criterion states that a proportion of the units on a site of this type should be affordable, unless it can be demonstrated to the satisfaction of the Planning Authority that, having considered all the relevant factors, it would be inappropriate to provide affordable housing on the site. Paragraph 5.2.30 of the GUDP states that specific costs associated with the development of the site is a factor to be considered when negotiating with a developer in relation to the provision of affordable housing.
- 5.9 As part of the application the applicant submitted a Financial Viability Assessment which was provided by the Petty Company. Later on following discussions, a Financial and Economic Review was submitted by the Five Lines Company. The applicant argues that costs associated with the hotel means that it would not be viable to offer a contribution towards affordable housing as part of the scheme. In order to assess the situation the Council commissioned work to make an assessment of the proposal's viability and whether it was considered viable to have a portion of affordable units, or have a financial contribution towards affordable housing as part of the development. As a result a Financial Viability Report was received from Andrew Golland Associates. The report concludes that the applicant has not provided robust evidence which supports his viewpoint on viability matters, and that the scheme should therefore include a contribution towards affordable housing. However, the applicant has not included an element of affordable housing on the site or any financial contribution either. Therefore, due to not receiving appropriate and realistic evidence of the actual value of the development for the applicant and the lack of a contribution of affordable housing on the site, it is not considered that the application complies with Policy CH4 of the GUDP.

Language and Community Matters

- 5.10 A language and community statement was received as part of the application. It is noted that the percentage of Welsh speakers in Abersoch is comparatively low, and that it has reduced between 2001 and 2011. It is recognised that the site is located in a convenient place in Abersoch, close to services and facilities, and is therefore likely to have a positive effect on local shops and services. The development should improve the visual environment and make the area a more attractive place to live. No specific mitigation measures have been proposed in the language and community statement. Providing a supply of open market housing without any control over their occupancy or their price at this location is likely to lead to more second/holiday homes, which is contrary to Policy CH10 of the GUDP. There is no conclusive evidence by the applicant to show that the houses truly are affordable for local people. There will be a need to ensure that an adequate portion of the relevant units are affordable and attractive to local individuals who are in need of affordable housing. It is also difficult to anticipate whether the Welsh language will be harmed by attracting more visitors, and therefore the potential impact of the hotel on the language should be considered against the benefits that will be created from the development of the hotel.
- 5.11 From a community perspective, Policy CH10 of the UDP which deals with second homes is relevant to the application. However, it is essential to note that the Planning Inspectorate affords very little weight to this policy when determining appeals that are based on this policy. What comes over in the appeals is that it cannot be proven with robust evidence that the residential units would be holiday homes or second homes. Although there is a substantial percentage of second homes in Abersoch, an appeal on the site of the Power Boat Club has been approved, contrary to the decision of the Council. The appeal related to deleting a condition which restricted the occupancy of the open market housing to be developed on the site for use as permanent homes only. As a result of such appeal decisions, we cannot lend much weight to this policy when considering planning applications.

Design and Visual Amenities

- 5.12 Policies B8, B10, B22 and B25 of the GUDP are relevant to this application and relate to: design, finishes, elevations, visual amenities and protected landscapes. The design is modern and contemporary compared with the nearby buildings. The development would be located on a site that is fairly prominent when approaching Abersoch. The site is also on an incline with higher land towards the north-west of the site. The adjacent dwellings vary in respect of size, design and finishes. They have no definite pattern or common theme, and there are some modern designs in the vicinity of the application site. However, it is considered that any new development must be designed in a compatible manner that will not detract from the area's existing character.
- 5.13 It is acknowledged that difference of opinion on a modern design is an objective matter and differing opinions have been conveyed in relation to the design of the proposed plan. It can be seen from the observations of the Design Commission that they are supportive of the principle of the development, but are not completely satisfied with the plan that has been submitted, including the scale, bulk and mass of the proposal.
- 5.14 The proposal offers a building that is substantial in size. A landscape and visual impact appraisal was provided as part of the application and this assessment notes that the

footprint of the proposed building would be approximately 2.5 times larger than the existing building, and would be approximately 4.5 metres higher. The building would be five storeys, as was the hotel that was granted permission under application number C06D/0275/39/LL which was not implemented. Although five storeys high, effort has been made to reduce the effect of the proposal on the landscape. The lower floors make use of the slope of the land by cutting into the land and working with the slope so that the proposed building would be located lower down on the site than the ground level of the existing building. In addition, since the design of the upper floors are in the form of two arms, there would be an empty space in the middle of the building, and there would be a green roof above the central part between the two 'arms'. This green roof would be located above the ground floor. It is considered that this is a means of reducing the bulk of the building and breaking it up, which also therefore assists in reducing the impact of the proposal on the landscape. It is also proposed to face the two lower floors with local slate, and the upper three floors would be covered with a combination of render and timber. The use of local slate on the two lower floors assists in giving the impression that the building is three storeys rather than five storeys. It is also considered that the use of different materials assists in breaking up the building and providing a variety of finishes. In terms of size and scale the proposed building would be larger than other buildings in the vicinity, and it is likely that such a building which also has a modern design will divide opinions. The site is located within a Landscape Conservation Area and the boundary of the Llŷn AONB is on the other side of the county road. However, due to its position amongst other buildings, it is not considered that the proposal would stand out prominently in the landscape, and any views of the building would be in the context of other buildings in the surrounding area. The combination of materials proposed to be used – local slate, render and timber – contribute to the modern appearance, but at the same time they are not materials that are uncommon in the area which will respect the features of local building materials.

- 5.15 Therefore, having weighed up the design of the proposed building, it is not considered that the proposed development would have a detrimental impact on the character and appearance of the area and although it is a modern and different design, it is considered that it would suit the surrounding area. Similarly, it is not considered that it would have a detrimental impact on the Landscape Conservation Area, or that it would impact significantly on the views into and out of the nearby AONB. Consequently it is considered that the proposal conforms to policies B8, B10, B22 and B25 of the GUDP.

General and residential amenities

- 5.16 Policy B23 requests that consideration is given to the effect of the proposal on nearby residential amenities. Furthermore, concern has been expressed by objectors regarding overlooking and loss of privacy. There are dwelling houses located around the site and one house, namely Hunter's Moon, is encircled by the application site. The proposal contains several balconies and windows. The design has taken into consideration the location of adjacent houses and measures have been included within the design to reduce the effect of the proposal on those houses. The balconies on the western side are in a direction facing away from the nearby dwellings, towards the sea. On the eastern side it is proposed to use vertical louvres in order to direct views away from adjacent dwellings. As part of the application the applicant submitted a daylight and sunlight amenity assessment. This assessment concludes that there would be loss of aerial visibility; however, the windows would still receive sufficient levels of daylight, either individually or through the distribution of sky light within the room which the windows serve. It is considered that some of the windows in Hunter's Moon would not meet the daylight

guidelines. However, it appears from the assessment that there are circumstances that are not associated with the proposed development that contribute to this. This includes the fact that there is a balcony/canopy above one window and the fact that there are evergreen trees on the boundary between the site and the property which contributes to the loss of light to other windows, and the fact that the assessment cannot take account of such vegetation. The assessment then concludes that the proposal would not have a material effect on sunlight amenities and that the development would not have an unacceptable impact on the occupants of nearby dwellings. It must also be borne in mind that hotel use currently exists on the site and that there is an existing building on the land. Effort has also been made to sink the proposal into the ground to reduce its impact. Having weighed up the information to hand along with the location of the nearby houses in relation to the proposed development it is not considered that the proposed development would impact significantly on the amenities of the adjacent houses. Therefore, it is not considered that the proposal would cause significant harm to the amenities of the residents of nearby houses or the local neighbourhood and as a result, the proposal is considered acceptable in respect of Policy B23.

Transport and access matters

- 5.17 The development would use the existing vehicular access to the county road, but there would be adaptations to the entrance to the car park. The proposal would include a parking area for a total of 62 vehicles, including five disabled parking spaces. It is also proposed to have bicycle parking facilities. Contrary to the current arrangement where all the parking spaces are to the front of the building, the proposed development would include parking spaces to the rear of the property. The Transportation Unit was consulted on the application. The observations note that the proposal uses an existing access which serves a private road and it is confirmed that the access is acceptable. The observations also state that it is proposed to have 62 parking spaces, and in accordance with the guidelines of CSS Wales one space is required for every bedroom in the hotel, and one space for every flat with 1-2 bedrooms, therefore the provision offered is acceptable. Parking for staff should also be considered and a parking space for HGV vehicles to serve the site. A turning and reversing space is shown to the rear of the development which appears to be acceptable for HGVs. No information was submitted regarding the number of staff, however, it is believed that the location is accessible and it is presumed that a percentage of the staff would be likely to depend on other forms of transport to the site. It is therefore considered that the proposal is acceptable in respect of policies CH33 and CH36 which relate to road safety and parking.

Biodiversity matters

- 5.18 The applicant submitted a revised ecological assessment and a bat mitigation strategy (March 2013) with the application. The Biodiversity Unit and Natural Resources Wales were consulted on the application. The observations state that the surveys submitted are very comprehensive and they have found that there are bats using the building. The surveys submitted suggest mitigation measures for dealing with the loss of a roost, which would include building a new roost in the north-eastern part of the site. The Biodiversity Unit is happy with this provision and the details of the timing of creating the new roost in the context of demolishing the existing building are included in the report that was submitted. The Biodiversity Unit is keen to include a condition to ensure that mitigation measures and the timing are followed in accordance with the details submitted in part 5.0 of the ecological report. As a result, it is considered that the proposal is acceptable in respect of policy B20 of the GUDP.

- 5.19 There are trees on and in close proximity to the site which are the subject of a tree preservation order. An arboriculture survey was submitted as part of the application. The Trees Unit states that the trees report submitted is of a high standard. In order to ensure that the development does not affect the trees, the Trees Unit suggests conditions to impose on any planning permission. As a result of the above, it is considered that the proposal is acceptable in respect of policy B19 of the GUDP.

Sustainability matters

- 5.20 As part of the application a BREEAM assessment was received for the hotel element, and a Code for Sustainable Homes assessment was received for the apartments element. The Code for Sustainable Homes assessment shows that it is anticipated that the units would achieve a score of 60.07% which is sufficient to reach level 3. The BREEAM assessment gives a performance score of 57.07% which is sufficient to achieve a very good grade. Conditions will be needed on any planning permission to ensure compliance with the requirements of BREEAM and the Code for Sustainable Homes and if this is done, it is considered that the proposal is acceptable in relation to Policy C7 of the GUDP which relates to building in a sustainable manner.

Archaeological Matters

- 5.21 The observations received from the Gwynedd Archaeological Planning Service state that discussions took place with the applicant before the application was submitted and that the potential for archaeological deposits on the site is very low, therefore there was no need for an archaeological assessment as part of the application. However, the building is of some historical interest as an Edwardian residence, and for its contribution to the tourism industry in the 20th century, and demolishing it would represent a loss to the historic built environment. They have no objection to the proposal but they recommend imposing a condition for completing an archaeological record before commencing the development. As a result, it is considered that the proposal is acceptable in respect of policy B7 of the GUDP.

Relevant planning history

- 5.22 In 2006 permission was granted to application C06D/0275/39/LL for demolishing a hotel and building a 35 bedroom hotel with a restaurant and a health spa. This permission was not carried out but it should be noted that it was for a five-storey building, but which had a smaller footprint than that of the current application.

Response to the public consultation

- 5.23 Consideration has been given to all the observations received which were based on planning matters in the above assessment of all the relevant planning considerations.

6. Conclusions:

- 6.1 It is considered that the development from the perspective of having a new hotel on this site is acceptable with respect to the relevant policies noted above, and having weighed up the matter it is considered that the location, design, finish and form of the development are acceptable. The development is also likely to have a positive impact on the local economy and it is not considered that it would have a detrimentally harmful impact on the amenities of the area or on neighbouring residents.

- 6.2 Policy CH4 highlights the need for a proportion of the units on an unallocated site within the development boundary of a town such as Abersoch to be affordable units which meet a local need. If it is not intended to provide affordable housing on the site, then it should be proved that this would not be appropriate. In considering the provision of affordable housing, consideration will need to be given to the suitability of the site, the economics of the provision, specific costs associated with developing the site and the need to consider whether providing affordable housing would impact on the ability to realise other planning objectives. The applicant has not offered a proportion of affordable housing or a financial contribution towards affordable housing. As part of the application the applicant submitted financial reports to try and demonstrate that it would not be viable to provide affordable housing on the site, or to provide a financial contribution towards affordable housing. The Council commissioned Andrew Golland Associates to make an assessment of the viability of the proposal and assess whether the development could contribute an element of affordable housing or a financial contribution. This report concluded that the applicant had not submitted robust evidence to prove his case, and that the scheme should therefore include an element of affordable housing on the site or a financial contribution. Therefore, in light of the fact that the development could realise an element of affordable housing on the site or make a financial contribution towards affordable housing, it is considered that the proposal is contrary to the requirements of policy CH4 of the GUDP.
- 6.3 In reaching a decision on this application, we must weigh up a number of relevant planning considerations. It must be acknowledged that there would be benefits to this development, including economic benefit. We must also acknowledge the need for affordable housing in the area and the problems that exist with the affordability of houses in the area. In this case, since there is no robust evidence to justify the applicant's case with regard to viability matters, it is considered that the absence of a provision or a contribution towards affordable housing outweighs any benefit that would derive from the development. It is therefore considered that the development does not comply with the GUDP.

7. Recommendation:

To refuse – reasons

1. There is no evidence which proves that it would not be viable for the scheme to include an element of a contribution towards affordable housing. A contribution of affordable housing was not proposed as part of the development and therefore the proposal is contrary to Policy CH4 of the GUDP and Supplementary Planning Guidance: Affordable Housing (November 2009).



Rhif y Cais / Application Number : C13/0403/39/LL

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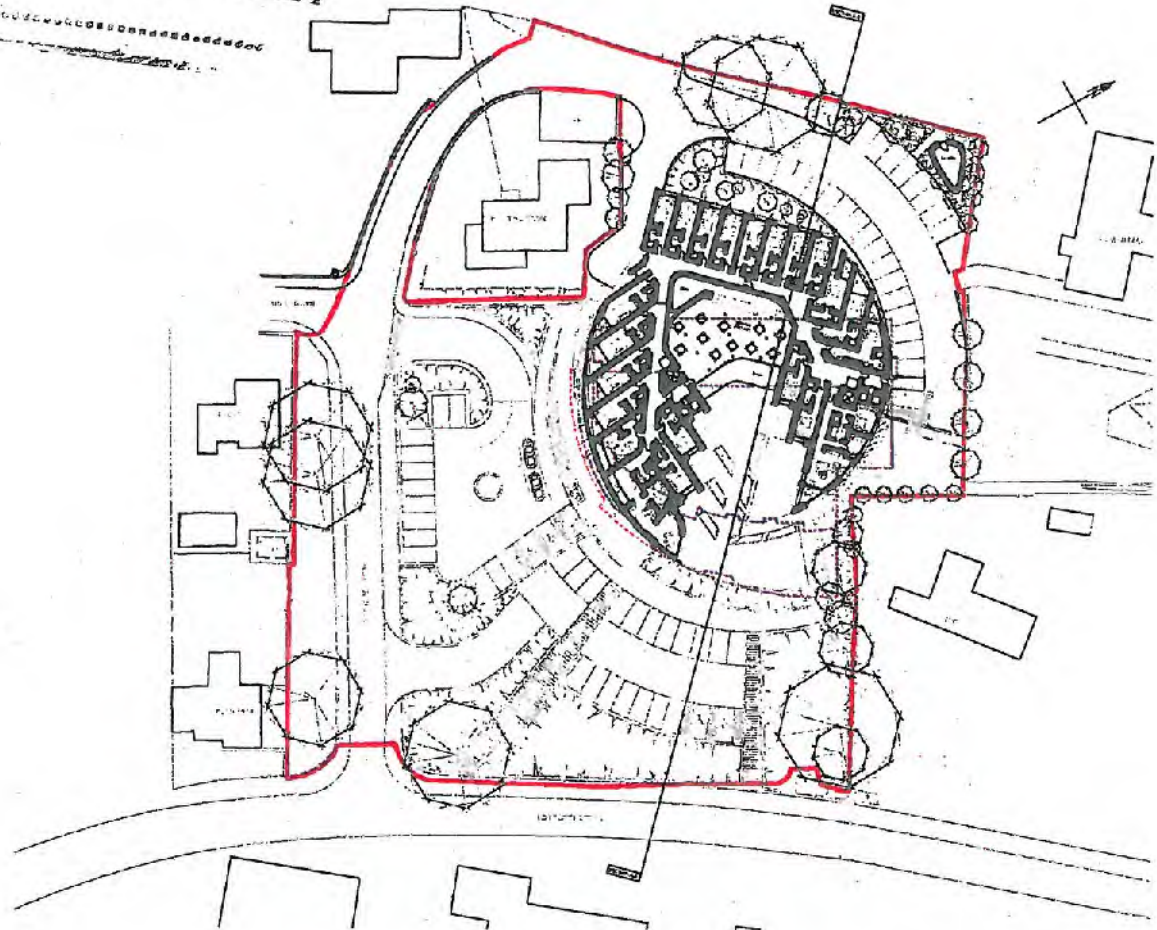
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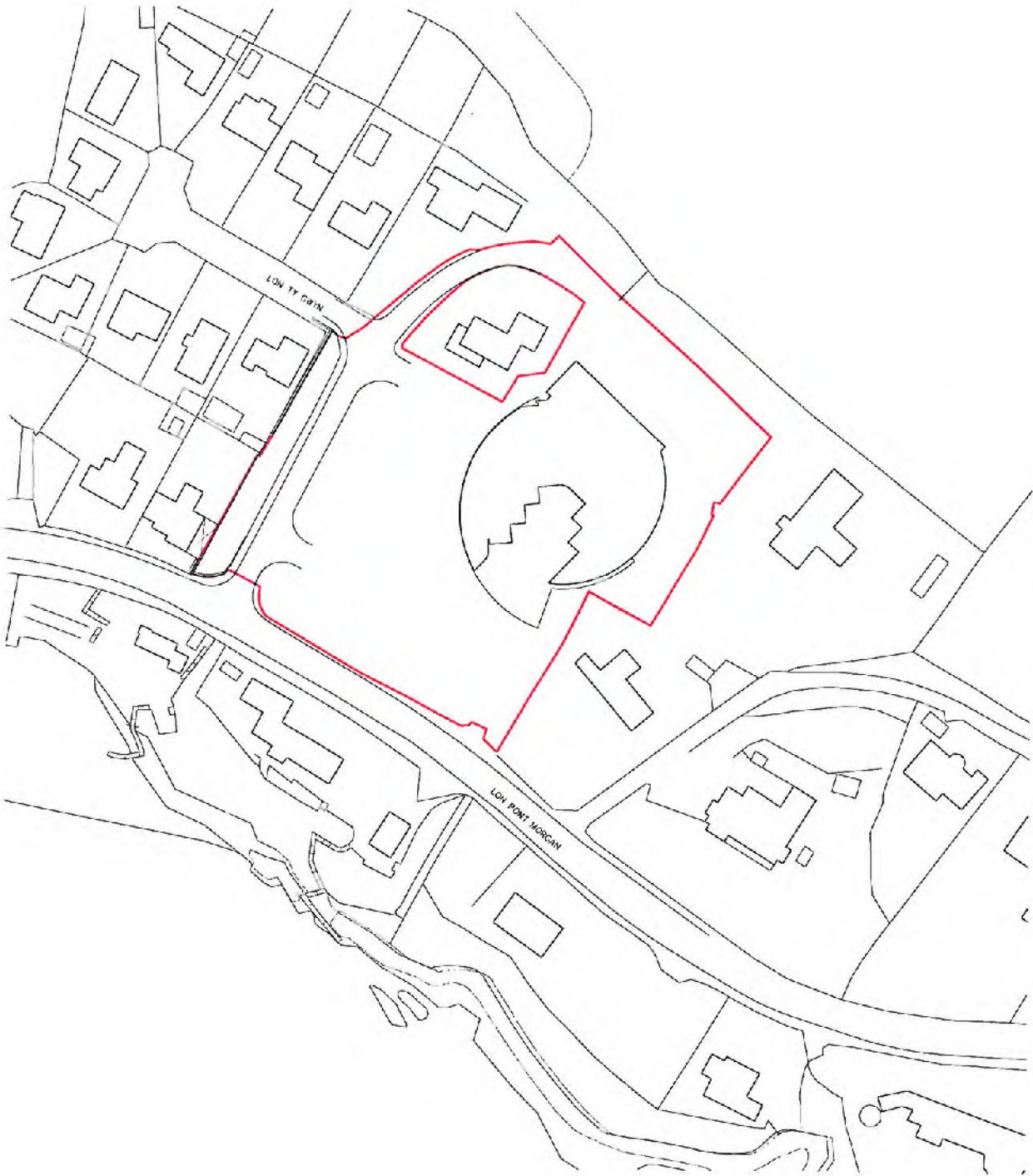
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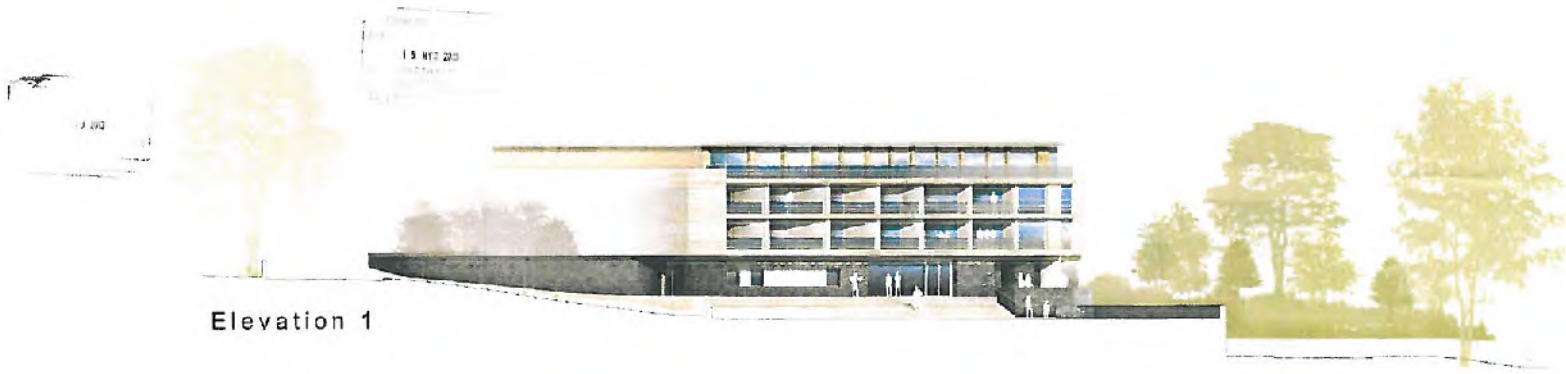
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revision	date	drawn	description
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D	10061 (PI) 003 A
9	9 EBR 2013
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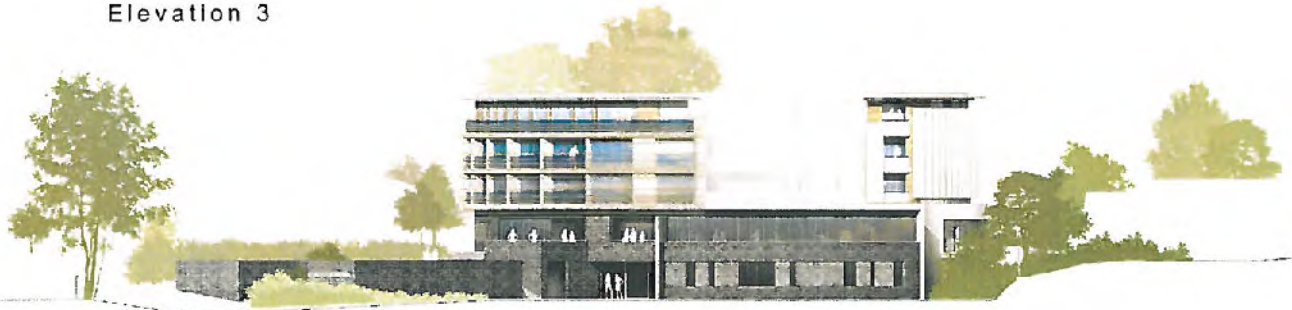
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Elevation 2



Elevation 3



Elevation 4

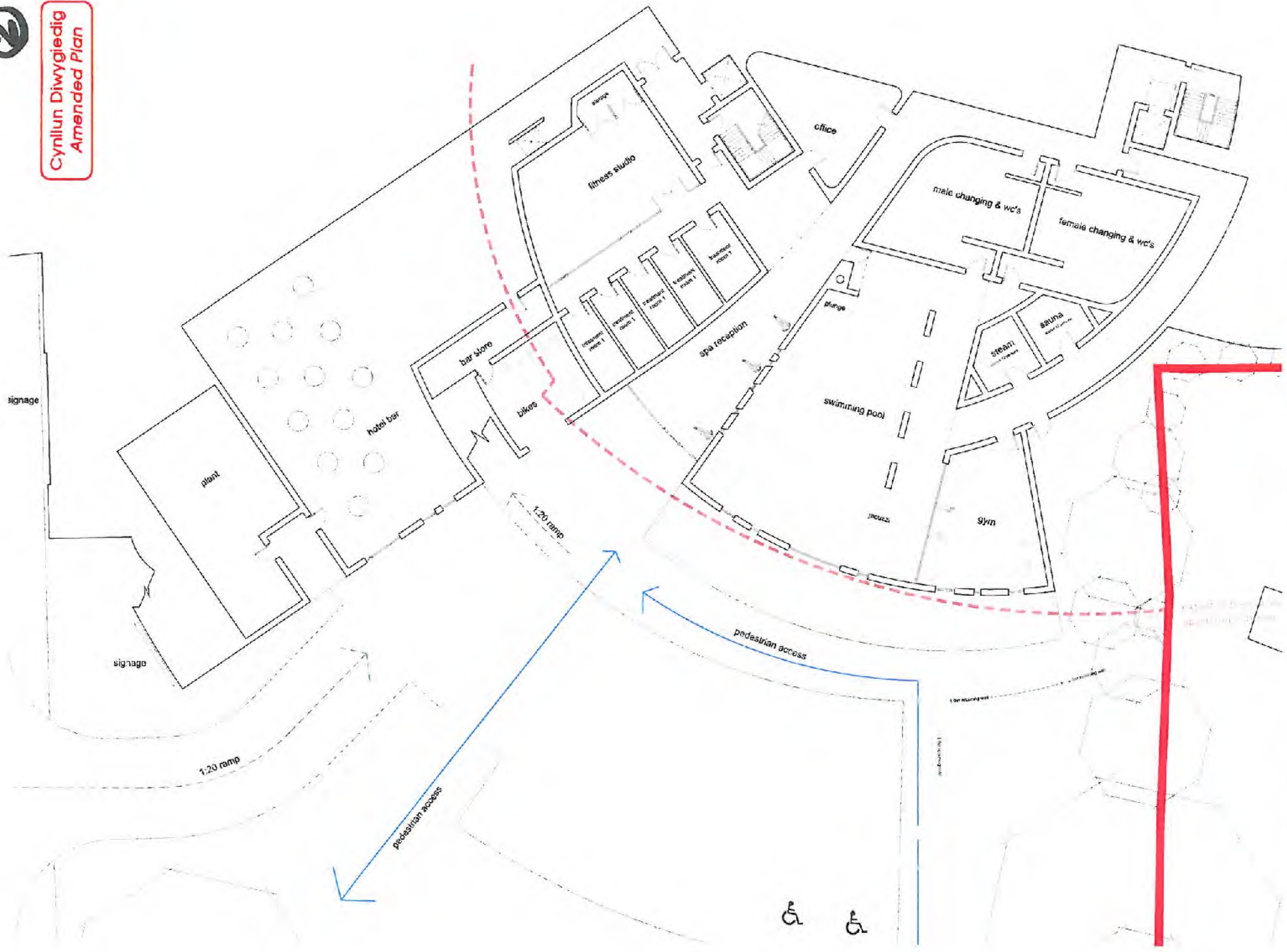
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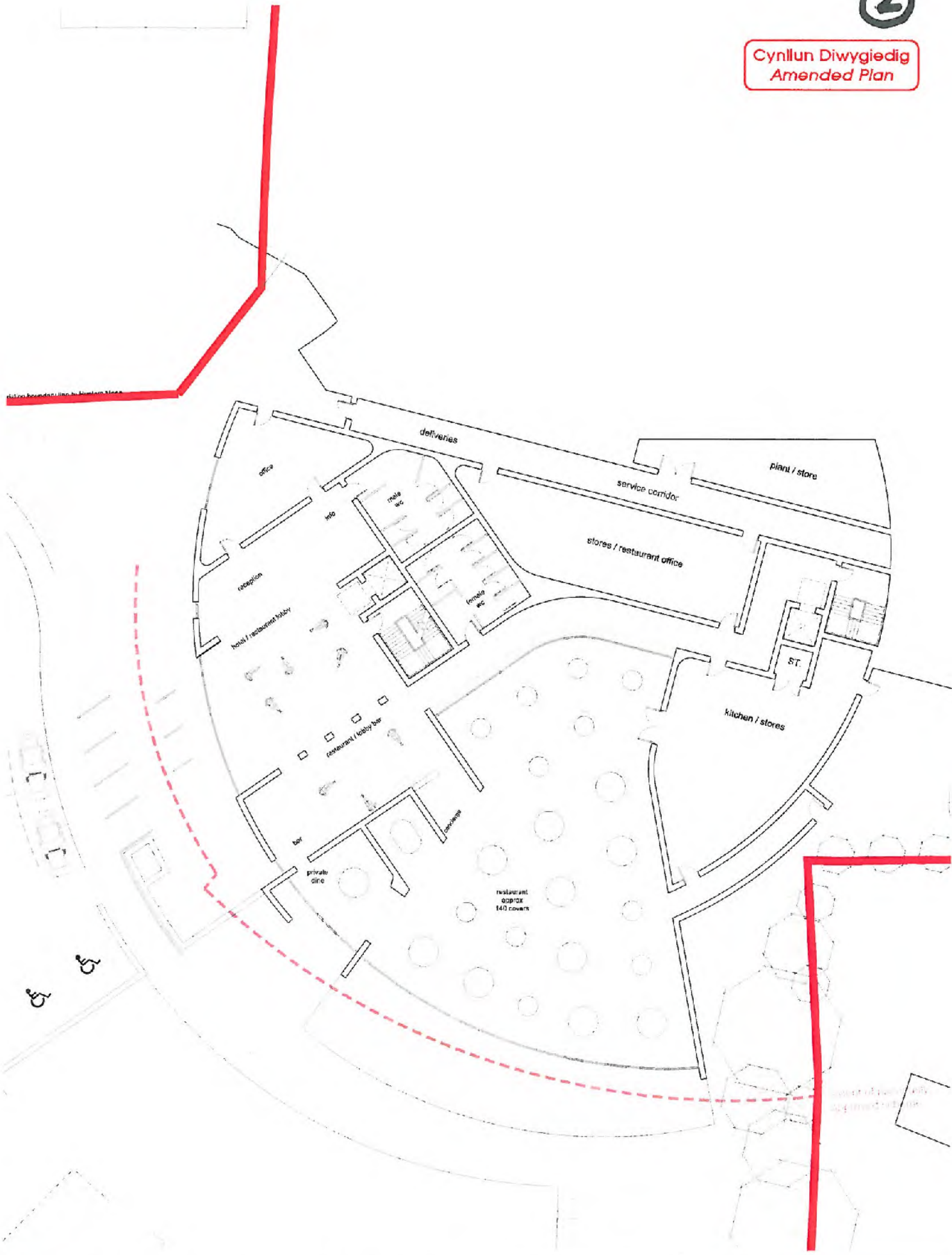


2

Cynllun Diwygiedig
Amended Plan



NO.	DATE	BY	REVISIONS
1	02.06.11	AM	Issue for approval
2	02.06.11	AM	Issue for approval
3	02.06.11	AM	Issue for approval
4	02.06.11	AM	Issue for approval
5	02.06.11	AM	Issue for approval
6	02.06.11	AM	Issue for approval





Ref	Date	Issue	Description
A	05.01.11	01	Revoked layout
B	07.03.11	01	Revised layout
C	20.06.11	01	Final layout for submission - initial
D	06.06.11	01	Layout changes incorporating all 3 letters issued (submitted to Planning Dept for approval)
E	06.06.11	01	Overall Amendments
F	06.06.11	01	Site Boundary Proposed
G	02.06.11	01	Revised layout with reduced floor to roof



'S MOON

STORE





**Cynllun Diwygiedig
Amended Plan**

'S MOON



Application Number: C13/0702/20/LL
Date Registered: 26/11/2013
Application Type: Full - Planning
Community: Y Felinheli
Ward: Y Felinheli

Proposal: ERECTION OF A THREE-STOREY DWELLING
Location: LAND ADJ - OAKLANDS, PENYBRYN, Y FELINHELI, GWYNEDD, LL564YQ

**Summary of the
Recommendation:**

TO APPROVE SUBJECT TO CONDITIONS

1. Description:

- 1.1 This is a full application for the erection of a three-storey dwelling.
- 1.2 The site where it is proposed to erect the dwelling is located within the development boundary of the village of Felinheli. The site is currently empty, and is located within a corner of a long and narrow field with the Lôn Las Menai path running along one side of the site and trees protected by a Tree Preservation Order on the other. The private Penybryn Road runs past the site from the highway on Caernarfon Road. The site is surrounded by a variety of houses on Caernarfon Road and Penybryn Road, and Trem y Foel at the rear.
- 1.3 It is intended to erect a three-storey dwelling on the site, as well as making alterations to the access with Penybryn Road which is a private road, creating an access track and providing two parking spaces within the curtilage. At its largest, the plot measures 12m by 19.5m, and the proposed house measures 10m by 8.5m at its largest. It measures 9m high from the front and 6m high at the rear as a result of ground levels. It is proposed to provide a garage and storage area on the ground floor, three bedrooms, a bathroom and one en-suite on the first floor, along with a kitchen, dining room and living room on the second floor. On the first and second floors, it is intended to install a balcony on the front and rear elevations of the house.
- 1.4 It is proposed to finish the dwelling with slates on the roof and cover the walls with render and brickwork.
- 1.5 A design and access statement has been submitted as part of the application, together with a tree report and confirmation that the proposal complies with the requirements of the sustainable housing code.

2. Relevant Policies:

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

2.2 Gwynedd Unitary Development Plan 2009:

POLICY B19 – PROTECTED TREES, WOODLANDS AND HEDGEROWS

Proposals which will lead to the loss or damage of a tree, woodland or hedgerow that is protected will only be permitted when the development's economic and/or social benefits outweigh any harm.

POLICY B22 – BUILDING DESIGN

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

POLICY B23 – AMENITIES

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

POLICY B25 – BUILDING MATERIALS

Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY C7 – BUILDING IN A SUSTAINABLE MANNER

Proposals for new developments or for the adaptation and change of use of land or buildings will be refused where consideration has not been given to specific environmental matters. Proposals must conform to specific criteria relating to building in a sustainable manner, unless it can be demonstrated that it is impractical to do so.

POLICY CH4 – NEW DWELLINGS ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES

Approve proposals to build new dwellings on unallocated sites within the boundaries of Local Centres and Villages provided they conform to criteria aimed at ensuring an affordable element within the development.

POLICY CH22 – CYCLING NETWORK, PATHS AND RIGHTS OF WAY

All parts of the cycling network, footpaths and rights of way will be protected by encouraging proposals which will incorporate them satisfactorily within the development and by prohibiting plans to extend the cycling network, footpaths or rights of way. Should this not be possible, appropriate provision will have to be made to divert the route or to provide a new and acceptable route.

POLICY CH33 – SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES

Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

2.3 National Policies:

TAN 12 Design

3. Relevant Planning History:

C07A/0490/20/CC – THINNING OF HAZEL HEDGE / TREES ALONG THE NORTHERN – WESTERN BOUNDARY OF THE SITE – APPROVED 19.07.2007

C13/0705/20/CC – WORK TO TREES PROTECTED BY A TREE PRESERVATION ORDER - APPROVED – 22.08.2013

C13/0950/20/LL – ERECTION OF A THREE-STOREY DWELLING (ON A NEIGHBOURING PLOT) – NOT YET DETERMINED

4. Consultations:

Community/Town Council: No response

Transportation Unit: No objection to the proposal. The site is off a private road, therefore no new access is being created from the highway. There are parking spaces and a turning area within the curtilage. There is a need to ensure two parking spaces within the curtilage.

Footpaths Unit: There is a need to ensure that public footpath number 00 is protected during the work.

Natural Resources Wales: No objection

Welsh Water: No objection - conditions

Biodiversity Unit: There is a potential that bats use the nearby trees that have been protected by a Tree Preservation Order, therefore a planning condition is required to keep the number of external lights to a minimum, capped lights should be used, and no light should glare towards the vegetation or the trees.

Trees Officer: Damage to the roots of the trees that are subject to a Tree Preservation Order will not be acceptable, therefore it is essential to follow the details of the report in detail, and specifically the working methods detailed in section 2.2 and 2.3 of the report.

Land Drainage Unit: No response

Public Consultation:

A notice was posted on the site and neighbouring residents were informed. The advertising period ended on 17.12.2013 and three items of correspondence were received in relation to the application which noted the following:

- The proposal is not in keeping with the existing buildings.
- The proposal to install a fence around the plot boundary is unsuitable.
- The existing houses around the site are two-storey and not three-storey as stated in the application.
- Unacceptable increase in traffic on Penybryn Road.
- Access to the site is unsuitable and dangerous, it is located on a bend where two footpaths and a cycle path meet.
- Water gathers on the site and forms a lake during the winter.
- Issues relating to land ownership within the application site and rights of way to the site.

5. Assessment of the material planning considerations:

Principle of the development

- 5.1 Policy CH4 of the Gwynedd Unitary Development Plan relates to proposals for new houses on sites which have not been designated within the development boundaries of local centres and villages, and states that similar proposals should be approved if criteria stating that a proportion of the units on every site (which will vary from site to site) should be affordable can be satisfied. In this case, the proposal is for one 3 bedroom dwelling only and, therefore, an affordable percentage cannot be requested. Further to the application before the committee, an application was submitted in relation to the neighbouring site to provide another three bedroom dwelling that would use the same access and track. Although this means that there are now proposals to erect two dwellings, requesting any one of the two houses to be an affordable house is not considered reasonable. Therefore, it is considered that the proposal complies with the requirements of Policy CH4.
- 5.2 Policy B19 of the Unitary Development Plan relates to protected trees, woodlands and hedgerows. The policy approves proposals that will involve losing or damaging a protected tree, woodland or hedge only when the development's economic benefits and/or social benefits outweigh any damage.
- 5.3 In this case, the woodland located behind the proposal site is protected by a formal Tree Preservation Order and a tree report has been submitted as part of the application. The Trees Officer has examined the report and the trees on site and should a developer adhere to the requirements of the survey in detail, he is of the opinion that the proposal would be unlikely to damage the trees or their roots. On these grounds, and subject to imposing a condition ensuring that the work completed on the site is in accordance with the tree report, it is not considered that the proposal is contrary to the requirements of policy B19 above.

Visual, general and residential amenities

- 5.4 Policies B22, B23 and B25 of the Gwynedd Unitary Development Plan relate to assessing the design of the proposal, amenities and external materials.
- 5.5 The proposal involves erecting a new three-storey dwelling on the site, which is located on vacant land near existing dwellings. The nearest property is situated approximately 8m away from the application site. The existing houses around the site are two-storey and are located on land that is higher than the application site, and it appears from the plan and the difference in land levels, together with the difference between the height of the existing houses and the proposed property, that the floor level of the existing house nearby is approximately 6m higher than the floor level of the proposed house, which means that the proposed house will appear lower in the landscape than the existing house. Although the proposed dwelling is three-storey, it is not considered that this is likely to impair on the amenities of any neighbouring properties in terms of overlooking or oppressive impact. There is a dense border of vegetation between the application site and the nearest property which is 8m away. It is not considered that the proposal is inconsistent with the development pattern of the area nor incompatible, and it is considered that the proposal is suitable in terms of its location and size.
- 5.6 It is proposed to finish the dwelling with slates on the roof and cover the walls with render and brickwork. A copy of the sustainable homes code pre-assessment report has been included with the application which shows that the plans comply with the level 3 code.
- 5.7 As a result of the above, it is considered that the proposal complies with all the requirements of policies C7, B22, B23 and B25 of the Gwynedd Unitary Development Plan which involve building in a sustainable manner, assessing the design of the proposal, amenities and external materials.

Transport and access matters

- 5.8 Policy CH22 of the Unitary Development Plan relates to the cycling network, footpaths and rights of way; stating that all parts of the cycling network, footpaths and rights of way will be protected by encouraging proposals to incorporate them satisfactorily within the development and by refusing proposals which will prohibit plans to extend the cycling network, footpaths or rights of way. In this case, a public footpath and a cycle path run past the site. The paths are not located within the application site, therefore, it is not considered that the paths will be affected by the development itself. The footpaths unit has stated that the public footpath should be protected during the work, and it is reasonable to note this on the planning permission.
- 5.9 Policies CH33 and CH36 of the Unitary Development Plan involve assessing the impact of proposals in terms of safety on roads and streets along with providing private parking facilities.
- 5.10 The proposal includes making alterations to the access. Penybryn Road is a private road, therefore, no formal planning permission is required for making alterations to the access. It is intended to provide an access track for the property, along with providing two parking spaces within the curtilage. The Transportation Unit state that there is no objection to the proposal on this ground.

- 5.11 On the above grounds, it is considered that the proposal complies with policies CH33 and CH36 of the Unitary Development Plan.

Response to the public consultation

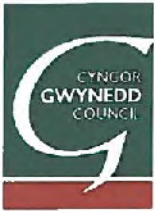
- 5.12 In terms of the response received to the public consultation period, it is considered that the proposal is in keeping with the area and neighbouring buildings in terms of location, size and design and it is not considered that the proposal to install a fence along the site boundary is unsuitable nor unusual for the area.
- 5.13 A comment was made that not all information submitted within the design and access statement is accurate, however it does not change the nature of the application and it does not change the recommendation.
- 5.14 In terms of highways and flooding concerns, neither the Transportation Unit nor the Footpaths Unit have any objection to the proposal in terms of road safety and safeguarding footpaths and neither Natural Resources Wales nor the Land Drainage Unit have any objection in terms of flooding or drainage.
- 5.15 It appears that Penybryn Road is a private road and maintaining this road is considered to be a private matter and one that cannot be controlled by means of the planning system. It also appears that there is a dispute regarding ownership of part of the land that is included as part of the application. However, all people concerned are aware of the proposal, therefore, establishing who owns the land, or whether or not there is a right to access the site, is a private matter. This dispute does not affect the recommendation for the application.

6. Conclusions:

- 6.1 As a result of the above assessment, it is not considered that the proposal to erect one three-storey dwelling would be contrary to any of the relevant policies noted above. The proposal is unlikely to have a detrimental effect on the amenities of the local area or any nearby properties.

7. Recommendation:

- 7.1 To approve subject to conditions:
1. Five years
 2. in accordance with the plans
 3. slate roof
 4. code for sustainable homes
 5. Welsh Water
 6. ensure that public footpaths are safeguarded
 7. ensure that the trees protected under a Tree Preservation Order are protected during the work in accordance with the recommendations within the tree report
 8. agreement required on any external lights prior to them being installed on the site
 9. two parking spaces within the curtilage must be ensured.



Rhif y Cais / Application Number : C13/0702/20/LL

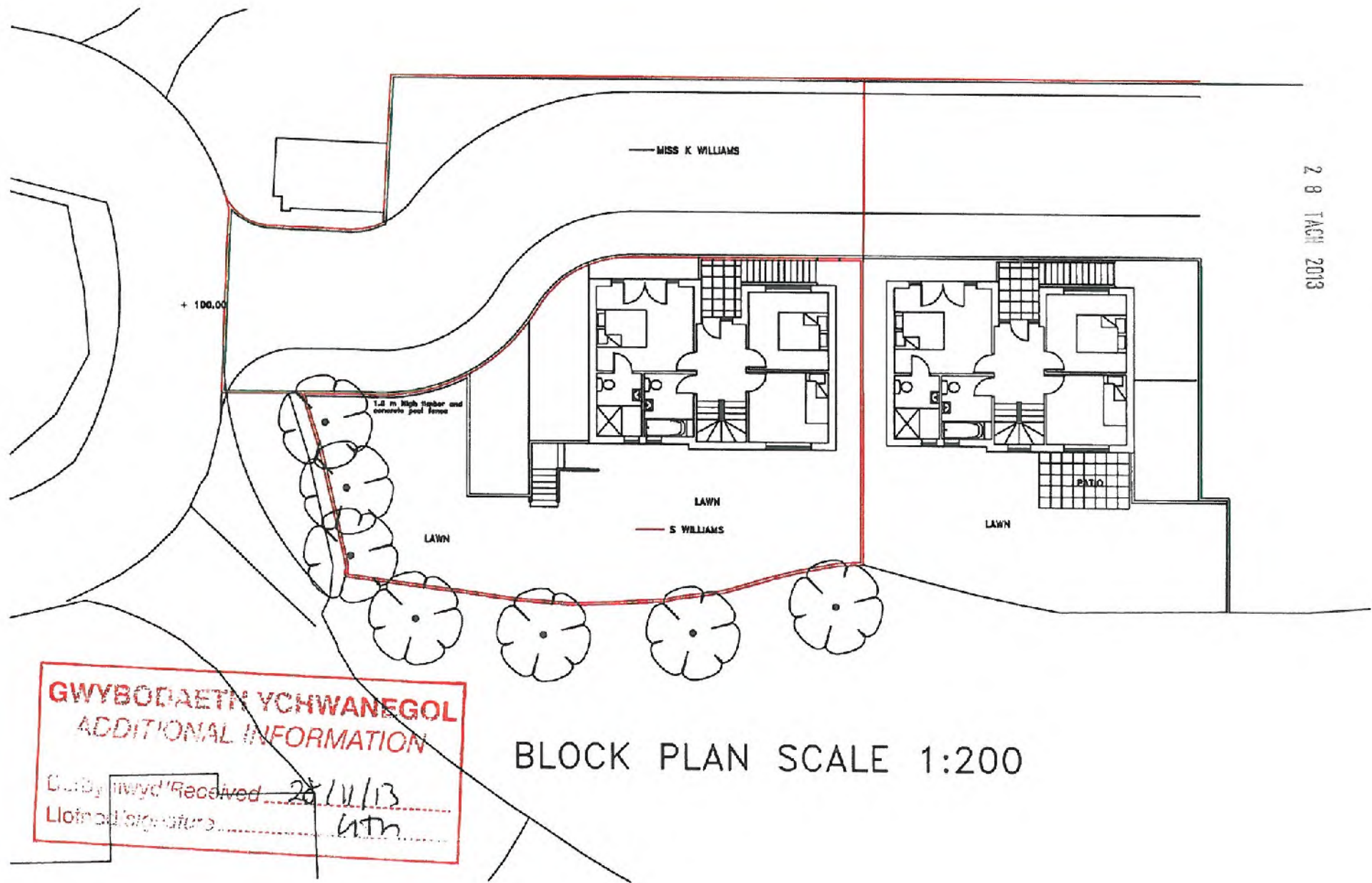
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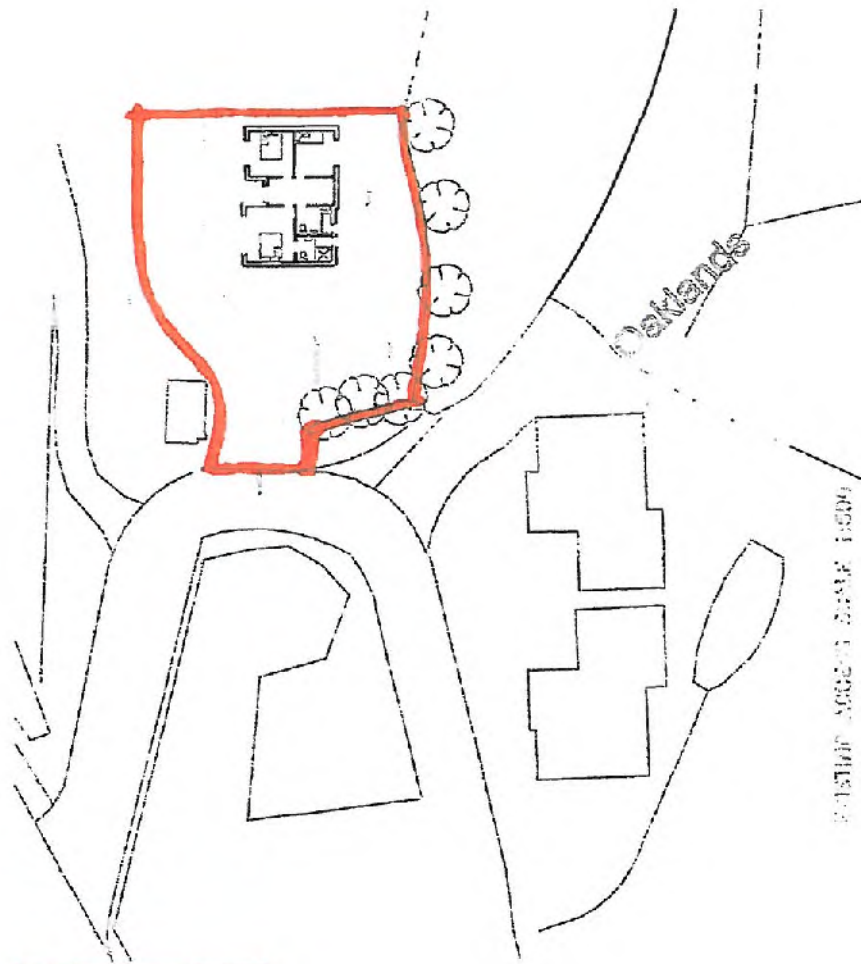
GWYBODAETHY CHWANEGOL
ADDITIONAL INFORMATION

Canlyniwyd/Received 28/11/13
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CYNLLUN DIWYCHIONIG
REVISED PLAN
 Derbyniwdd/Parc o'r ... 20/9/10
 Llofnodir gyda'r ... am

Application Number: C13/0880/33/LL
Date Registered: 05/09/2013
Application Type: Full - Planning
Community: Buan
Ward: Efailnewydd/Buan

Proposal: CREATE AN AGRICULTURAL VEHICULAR ACCESS.
Location: GLANDWR, RHYDYCLAFDY, PWLLHELI, LL537YH

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

1. Description:

- 1.1 It had been resolved to defer making a decision on the application at the Committee held on 25 November 2013 in order for members of the committee to visit the site. The proposal involves creating a new agricultural access. The size of the access has been reduced since the application was originally submitted. The proposal is now for an 8 metre wide access near the adjacent road. A gate would be located 8 metres back from the side of the road which would allow vehicles to wait off the road when going in and out of the access.
- 1.2 The proposal would involve creating a new access with a shale surface. It has been given to understand from the applicant that the proposal is to have a new access in this location in order to access the field and avoid having to lay down hard surface tracks through the land from an access which is located to the south east of the land holding. In response to some of the objections, the applicant has stated that the intention is to have a larger access in the centre of the village in order to avoid the need to travel so much to reach the fields and in order to ease accessibility for the land improvement and maintenance work and to facilitate access to the land during the winter months. Currently, it is given to understand that it is not possible to access the fields closer to the centre of the village without damaging other fields.
- 1.3 The site lies within the development boundary of Rhydyclafdy and within a Landscape Conservation Area. The access site forms part of larger land that has been designated protected open land in the GUDP. The access would lead to an adjacent third class road. The site is located within a C2 flood zone. There are dwellings opposite the site to the west.
- 1.4 The application is submitted to Committee following receipt of three or more letters of objection.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.
- 2.2 **Gwynedd Unitary Development Plan 2009:**
B10 – PROTECTING AND ENHANCING LANDSCAPE CONSERVATION AREAS – Protect and enhance Landscape Conservation Areas by ensuring that

proposals conform to a series of criteria aimed at avoiding significant damage to recognised features.

B11 – OPEN SPACES BETWEEN OR WITHIN VILLAGES AND TOWNS – Ensures that proposals that cause significant harm to the function or importance of open spaces between villages/towns or open spaces within towns or villages which are important to their character are refused.

B29 – DEVELOPMENT ON LAND AT RISK OF FLOODING - Manage specific developments in the C1 and C2 flood zones and direct them towards suitable land in zone A unless they conform to a series of criteria relevant to the features on the site and to the purpose of the development.

B23 – AMENITIES – Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features of the amenities of the local area.

CH33 – SAFETY ON ROADS AND STREETS – Development proposals will be approved if they comply with specific criteria relating to the vehicular access, the standard of the existing roads network and traffic calming measures.

2.3 National Policies:

Planning Policy Wales (Fifth edition, November 2012)

Technical Advice Note 15: Development and Flood Risk (July 2004)

3. Relevant Planning History:

3.1 2/13/2 – Construction of housing or bungalows (outline application) – Glandwr, Rhydyclafdy – Approved 22 July 1974.

4. Consultations:

Community/Town Council: Support.

Transportation Unit: The amended plan based on the measurements is acceptable; however, there is a mistake in terms of the angle shown i.e. 45 degree angles are shown but as one side is 2 metres long and one side 5 metres long an angle of 45 degrees is incorrect. The plan is acceptable in terms of its length and width if the angles are disregarded.

Natural Resources Wales: No observations to make on the application.

Biodiversity Unit: No observations

Trees Unit: There is no Tree Preservation Order, Conservation Area or substantial trees on the land in question. Therefore, there are no concerns regarding trees.

Public Consultation: A notice was posted on the site and nearby residents were informed. Following receipt of amended plans the reconsultation period ended on 1 November 2013 and 26 objections were received. Also, one item of correspondence was received with six signatories and another item of correspondence with three signatories. The reasons for

refusal involve the following:-

- The access is near a corner, bridge and junction.
- Creating an access would affect the entrance opposite the site.
- Access to a narrow and busy road.
- Poor visibility.
- Access can be gained to the field through another access further out of the village.
- Many people walk past the site – children to catch buses, parents and children to the nursery etc.
- Affects the proposal to paint double yellow lines in front of the access location.
- The site is located within a Landscape Conservation Area.
- Demolish part of a historic stone wall.
- Use of post and wire fence rather than a stone wall is not suitable.
- Concern that the site would be another eyesore for the village.
- Loss of privacy
- Concerns regarding flooding / the need for a flooding assessment.
- Concern regarding waste disposal on land which is at risk of flooding and danger of pollution.
- The site is listed with the Environment Agency (Natural Resources Wales) for waste disposal.
- Concern regarding large lorries carrying waste through the village.
- Objection to an access to dispose of waste.
- There is a well on part of the field.
- Build-up of mud on the road.
- A lot of wildlife in the field / many trees and vegetation have already been cut back.
- The field is not used for agricultural purposes.
- Questioning the name Glandwr for the site.
- The application was not advertised adequately.
- Incorrect answers on the application form.
- Certificate of ownership has been completed incorrectly.
- Lack of information in the application.
- The proposal is a way, through the back door, of making things easier to obtain other planning permissions – waste excavation, housing etc.

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

Visual Considerations

- 5.1 The proposal would involve creating a new agricultural access with a shale surface. It is intended to place a post and wire fence on the side of the access between the road and the gate and it is considered that finishes of this type would be suitable for an agricultural access. Currently there are trees and a *clawdd* on the boundary with the

road. The proposal would mean the loss of part of the *clawdd*; however it is not intended to fell any trees as part of the proposal. Despite some visual changes as part of the proposal it is not considered that the proposal would have a detrimental effect on the visual amenities of the area and agricultural accesses such as the one in this application are quite prominent features in rural areas. Therefore, it is not considered that the proposal of creating the access would have a detrimental impact on the area's visual amenities which is also designated a Landscape Conservation Area. It is considered that the proposal is acceptable in terms of Policy B10 of the GUDP.

Transportation matters

- 5.2 The proposal involves creating a new access to a third class road. The Transportation Unit is satisfied with the length and width of the proposed access and it has not raised any concerns about road safety arising from the proposal. It is appreciated that many of the objectors have raised concerns involving road safety, however, as noted the Transportation Unit has no objection to the proposal. Also, given that the proposal is for an agricultural access, it is not considered that there would be heavy use of the proposed access. It is considered that the proposal is acceptable in terms of Policy CH33 of the GUDP.

Amenities Matters

- 5.3 The access would be located adjacent to some dwellings. Reference has been made in the letters of objection to the loss of privacy. However, given that the application is for an access it is not considered that privacy matters arise from the proposal. Neither is it considered, in relation to point 2 of Policy B23, that the proposal would be an overdevelopment of the site. Point 3 of Policy B23 involves traffic. It is not considered that the proposal would add significantly to traffic using the adjacent road and the Transportation Unit had no objection to the proposal. Therefore, it is considered that the proposal is acceptable in terms of Policy B23 and that it would not cause significant harm to the amenities of the local neighbourhood.

Biodiversity Matters

- 5.4 As there is a *clawdd* and trees near the boundary of the site, the Biodiversity Unit, Trees Unit and Natural Resources Wales were consulted on the proposal. Neither the Biodiversity Unit nor Natural Resources Wales had any observations on the application and, therefore, it is considered that the proposal is acceptable in terms of biodiversity matters. The Trees Unit has noted that there is no Tree Preservation Order, Conservation Area or any substantial trees on the land in question and therefore there are no concerns regarding trees. Also, as previously noted, there is no intention to fell any trees as part of the proposal. Therefore, it is considered that the proposal is acceptable in terms of biodiversity and trees matters.

Flooding matters

- 5.5 The site lies within a C2 flood zone as defined on the maps referred to in Technical Advice Note 15: Development and Flood Risk. Consequently, Natural Resources Wales were consulted on the application and they had no observations to provide in the context of this proposal. Therefore, it appears that Natural Resources Wales have no concerns relating to the proposal in relation to flooding matters and therefore it is considered that the proposal is acceptable in terms of Policy B29 of the GUDP.

Protected Open Land Matters

- 5.6 The land which is the subject of the application forms part of larger land that has been designated protected open land in the GUDP. Policy B11 of the GUDP states that proposals that cause significant harm to the function or importance of open spaces between villages/towns or open spaces within towns or villages which are important to the urban/rural character of the area, town or village are refused. Therefore, there

is a need to consider here whether this proposal causes harm to the protected open land noted in the UDP and detrimentally affects its function within the village.

Only part of the protected open land would create the access and the rest of the land would remain as it is. Although the proposal would involve the loss of part of the open land, the majority of it would remain and therefore it is not considered that there would be significant loss of greenery should the application be approved. Also, it is not considered that approving the proposal would involve a significant loss of land which connects the village with the countryside. The policy explanation asks for the effect of a proposed development on the function or importance of designated open land to be assessed, in respect of the following factors:

- a) the effect of the development on the character of the built environment
- b) the effect of the development on the local landscape
- c) the need for the development to be located in that area
- ch) the effect of the development on the ecological, geological or archaeological value of the site
- d) the effect of the development on the amenities of local residents

It is considered that these matters have been assessed previously in the assessment of the application and an explanation of the need to locate the agricultural access in this area has been given in the description section of this report. Consequently, it is not considered that the proposal would cause significant harm to the function of the open land and the proposal is considered to be acceptable in terms of Policy B11 of the GUDP.

Response to objections

- 5.7 It is considered that the matters that have arisen as a result of the consultation period have received consideration within the above assessment. However, several letters of objection have referred many times to matters involving bringing waste to the land and concerns that the current application is a means of obtaining permission for something else or alternative use on the land. The current application must be determined on its own merits and in this context the application for an agricultural access is considered acceptable and reasonable in this location. Should any planning applications be submitted for further developments in the future, those planning applications would be considered on their own merits giving consideration to the relevant planning policies at that time.

6. Conclusions:

- 6.1 This proposal is for an agricultural access and the application must be determined based on the information to hand. It is considered that the site is suitable for an agricultural access and that there are no implications in terms of road safety. It is not considered that the proposal would have a detrimental impact on the area's visual amenities which are within a Landscape Conservation Area. Also, it is not considered that the proposal, given its scale and location, would detrimentally affect the amenities of neighbouring residents.

7. Recommendation:

- 7.1 To approve – conditions
- 1. Commence the work within five years
 - 2. Work to be completed in accordance with the amended plans received on 14 October 2013.



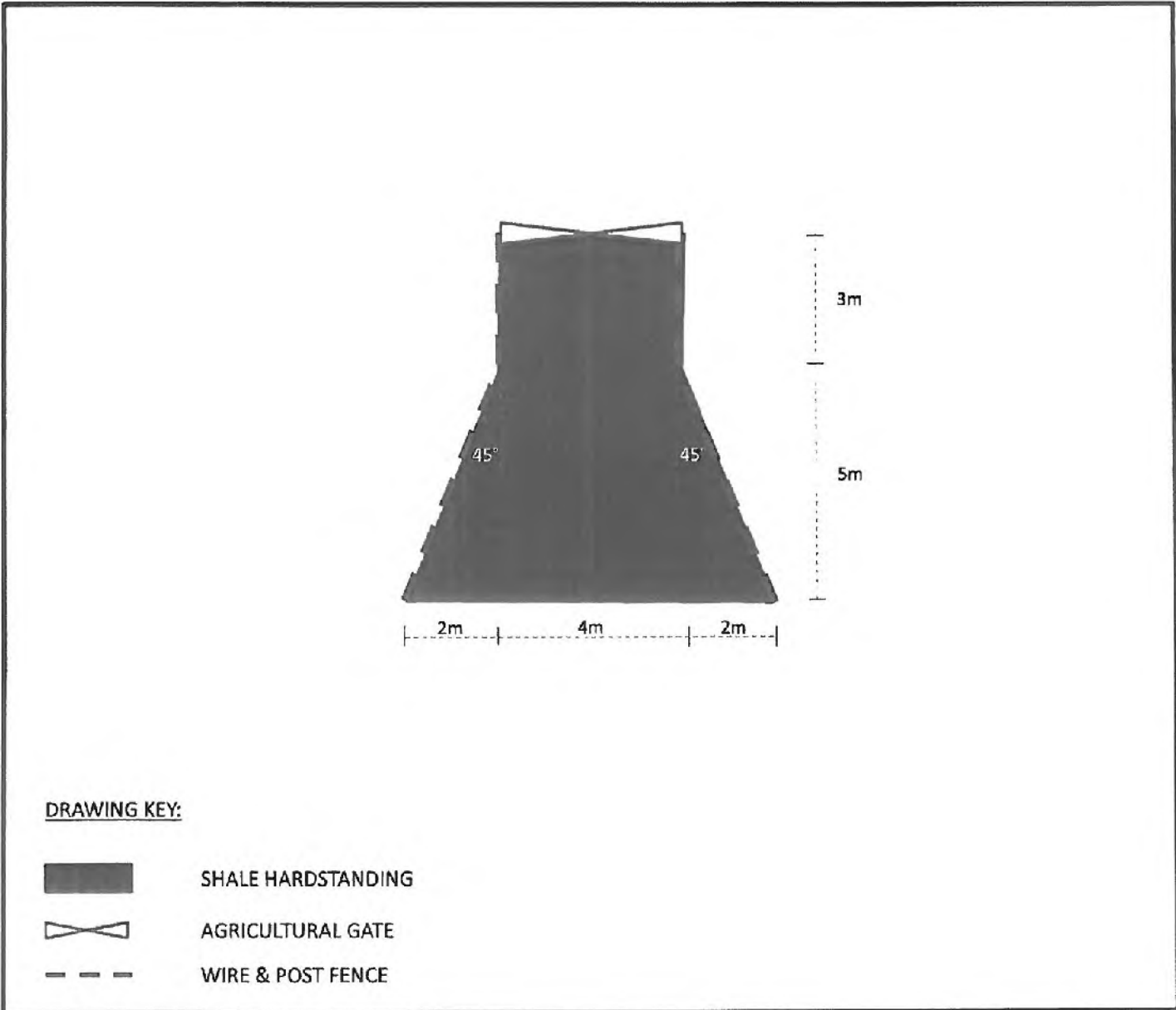
Rhif y Cais / Application Number : C13/0880/33/LL

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



Atgynhyrchir y map hwn o Ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ren Rheolwr Llysofa El Mawrhydi.
Hawlfraint y Goron.
Nae atgynhyrchu hys genned yn tani hawlfraint y Goron a gall hyn arwain at adnysiad neu achos cŵl.
Cynllun Gwynedd - 100023387 - 2006

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Cynllun Gwynedd - 100023387 - 2006



CYNLLUN DIWYGIEDIG
REVISED PLAN

Derbynwyd/Received 14/10/13
 Llofnod/signature GJ

DETAILED PLAN

PROPOSED AGRICULTURAL
 ACCESS
 GLANDWR
 RHYDYCLAFDY
 PWLLHELI
 GWYNEDD

REF: RHYD/03





CYLLUN DIWYGIEDIG
REVISED PLAN
Derbynwyd/Received ... 14/10/13
Llofnod/signature ... *GD*

EXISTING

PROPOSED AGRICULTURAL
ACCESS
GLANDWR
RHYDYCLAFFY
PWLLHELI
GWYNEDD

REF: RHYD/01





PROPOSED ACCESS LOCATION
REFER TO DRAWING RHYD/03
FOR FURTHER DETAILS

25M



CYLLUN DIWYGEDIG
REVISED PLAN
De:dyiniwyd/Received 14/10/13
Llofnod/signature ASD

PROPOSED AERIAL

PROPOSED AGRICULTURAL
ACCESS
GLANDWR
RHYDYCLAFDY
PWLLHELI
GWYNEDD

REF: RHYD/02



Number: 5



Application Number: C13/1089/11/LL
Date Registered: 06/11/2013
Application Type: Full - Planning
Community: Bangor
Ward: Garth

Proposal: APPLICATION FOR THE CONVERSION OF A PUBLIC HOUSE INTO 4 SELF-CONTAINED LIVING UNITS.

Location: THE SHIP LAUNCH, 83, GARTH ROAD, BANGOR, GWYNEDD, LL57 2SW

Summary of the Recommendation:

TO APPROVE WITH CONDITIONS.

1. Description:

- 1.1 This is an application for the conversion of an existing public house with associated living unit above into four self-contained living units.
- 1.2 The building which is the subject of the application is a two-storey building with a slate pitched roof located in a terrace of similar buildings on Garth Road which leads up to the pier in Bangor. The site is within the development boundary of the city of Bangor and it is within an area with a mixture of commercial units, pubs, hotels and residential houses. The property is a public house on the ground floor with a two bedroom residential unit above. A small enclosed yard lies to the rear of the site.
- 1.3 The proposal involves converting the building to provide four self-contained, one bedroom living units over the two floors. This means two units on the ground floor and two units on the first floor.
- 1.4 It is proposed to provide various storage areas in the outside yard and also on the first floor.
- 1.5 The proposal does not involve any external alterations to the front elevation of the property but it does include replacing a door with a window on the first floor on the rear elevation along with installing a larger window on the ground floor on the rear elevation and replacing a small window with a door within the external yard at the rear.
- 1.6 An amended plan was received on 19.12.2013, showing that the existing roof windows in the flat roof at the rear of the building will be retained as part of the development to provide light in the kitchen.

2. Relevant Policies:

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

2.2 Gwynedd Unitary Development Plan 2009:

POLICY B22 – BUILDING DESIGN

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

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

POLICY B24 – ALTERATIONS AND BUILDING EXTENSIONS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE

Ensure that proposals for alterations or extensions to buildings conform to a series of criteria aimed at protecting the character and amenity value of the local area.

POLICY C4 – ADAPTING BUILDINGS FOR RE-USE

Proposals to adapt buildings for re-use rather than demolition will be approved provided they can conform to specific criteria relating to the suitability of the building, visual considerations, design and the impact on the vitality of neighbouring towns and villages.

POLICY CH6 – AFFORDABLE HOUSING ON ALL ALLOCATED SITES IN THE PLAN AREA AND ON UNALLOCATED SITES THAT BECOME AVAILABLE WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND THE URBAN CENTRES

Approve proposals for housing developments on sites allocated for housing or on random sites for five or more units within the development boundaries of the sub-regional centre and the urban centres, which provide an appropriate element of affordable housing.

POLICY CH14 - CONVERSION OF DWELLINGS INTO FLATS, BED-SITS OR MULTI-OCCUPANCY DWELLINGS

Approve change of use of dwellings/residential buildings into flats, bedsits or multi-occupation dwellings provided that it has no negative impact on the social and environmental character of the area.

POLICY CH30 – ACCESS FOR ALL

Proposals for residential/business/commercial units or buildings/facilities for public use will be refused unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH33 – SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES

Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

POLICY CH38 – SAFEGUARDING EXISTING FACILITIES

Proposals to change the use of buildings used to provide educational, health and community facilities will be refused unless they conform to a series of specific criteria related to the need within the community for the existing service, availability of similar facilities within reasonable distance, the viability of the existing service and also considerations related to the environment and amenities.

2.3 National Policies:

3. Relevant Planning History: None

4. Consultations:

Community/City Council: Refuse, because the building is unsuitable to be converted into four living units because of the restricted nature of the site. There are no parking spaces, amenity space or bin storage areas available for the development and, therefore, it is tantamount to an overdevelopment of the site which will have a severe detrimental effect on the amenities of the area and nearby residents.

Transportation Unit: Reference is made to the above application and it is not intended to provide a recommendation as the proposed development would not have a severe detrimental impact on any road, or proposed road. Although there is no specific parking provision for the development, the proposal must be considered against the current use of the site. Therefore, it is believed that the proposal to convert the site into flats would be similar, in terms of vehicle use, to the current use as a public house with a percentage of customers dependent on a car and an element of lorries visiting the site regularly to unload goods etc.

Welsh Water: No objection – standard conditions

Biodiversity Unit: No observations.

Public Consultation: A notice was posted on the site and nearby residents were informed. The first consultation period ended on 05.12. 2013, and then following receipt of an amended plan confirming that roof windows existed and would be retained as part of the development at the rear of the property, a further consultation period ended on 06.01.2014 and 7 items of correspondence were received objecting to the application:

- It appears from the description that it is proposed to let the units to students.
- The development is contrary to the requirements of Policy CH14, conversion of dwellings into flats, bedsits or multi-agency dwellings, because there is an over-provision of this type of development in the area already.
- The application should be deferred for a period because the Council is investigating the need for student units.
- There are many 'To Let' signs on student houses in the area and, therefore, there is no need for more of these types of units.
- Too many cars try to park on Garth Road already and there is no private parking provision associated with the application and, therefore, this proposal will exacerbate the situation.

- It is proposed to develop the pier further as a tourist attraction and extending student housing along Garth Road would have a detrimental effect on this.
- The internal design means that daylight reaching the living rooms/kitchen would be minimal and the bedrooms are located in the front where there are larger windows and facing the pavement.
- Some of the flats are very small.
- The proposal to provide 4 flats instead of one house will have a detrimental effect on the area because it would not provide a home for local people.
- There is a need to ensure a balance in the type of accommodation available.

5. Assessment of the material planning considerations:

Principle of the development

- 5.1 Policy C4 of the Gwynedd Unitary Development Plan involves adapting buildings for re-use, and states that proposals to adapt buildings for re-use will be approved provided they can conform to specific criteria relating to the suitability of the building, visual considerations, design and the impact on the vitality of neighbouring towns and villages. Policy CH38 of the Unitary Development Plan involves safeguarding existing facilities and refusing proposals to change the use of buildings used to provide an educational, health or community facility to other purposes unless a series of specific criteria can be complied with.
- 5.2 In this case, the proposal involves converting an existing public house with a living unit above into four self-contained living units with minimal exterior alterations to the rear elevation only. The property is located within the development boundary of the city of Bangor and it is considered that the building is suitable for its proposed use in terms of form, structure, size and design. As noted above, the proposed modifications are minimal and it is considered that these modifications would respect the structure, form and character of the original building and the surrounding area. There are no storage areas or associated external work which will have an adverse affect on the visual amenities and character of the surrounding area. Therefore, it is considered that the proposal complies with all the requirements of policy C4 above.
- 5.3 The property has been a public house and associated accommodation above until recently. The information submitted by the agent, along with a visit to the site and nearby area shows that four other properties (The Boat Yard Pub/ Restaurant, the Tap and Spile Pub, the Italian Restaurant on the pier and the Eryl Môr Hotel/Restaurant) offer a similar service within walking distance to the site and the area is mainly a residential area. Therefore, it is considered that there is no substantial demand for the existing facility by the local community because there are several similar facilities available within 90 metres to the site. The agent has also confirmed that the owners of the public house have already tried to find a manager to run the pub but without success and, therefore, the site was sold in August 2013. The site has already been in dual-usage as a public house and accommodation above and the agent states that this was not successful either. In this case, as a result of the location of the property in the terrace of residential houses, the similar facilities which can

be found near to the site and the fact that an effort has been made to run the property as a public house without success, it is considered that the application to hand is appropriate and complies with the requirements of policy CH38 above.

- 5.4 Policy CH14 of the Gwynedd Unitary Development Plan deals with assessing proposals to convert houses into flats, bed-sits or houses in multi-occupation and they are approved provided that they do not have a detrimental effect on the social and environmental character of the area. Policy CH6 assesses the need for a percentage of affordable housing.
- 5.5 In this case, Policy CH14 is only partially relevant since the proposal means converting a building which is a public house on the ground floor and associated accommodation on the first floor. The site is located within a mixed area of business units (mainly public houses/restaurants/hotels) and residential houses which vary in size. There is no planning history showing that any one of the residential properties have been formally divided to create smaller units or to create houses in multiple-occupation. However, the address of two of the units within 30m of the site shows that they have been divided to create two flats each.
- 5.6 Several objections have been received on the grounds that there is an excess of houses in multiple occupation in the area which are occupied by students but there is no evidence to support this. The fact that students reside in a house does not mean that it is a house in multiple occupation formally under planning procedure because up to six unrelated individuals have the right to live together as a family in a residential house without having to apply for change of use of the property into a house in multiple occupation. Therefore, it is considered that there is no evidence to prove that this proposal would add to an excess of flats, bed-sits or houses in multiple occupation in a specific area and the cumulative effect would be likely to have a negative impact on the social and environmental character of the street or the area. It is not considered that the proposal is contrary to the requirements of policy CH14.
- 5.7 The proposal is for creating three additional new units and making the current residential unit smaller and, therefore, the proposal does not meet the requirements of policy CH6 for the provision of affordable units (5 units). Therefore, it is considered that the proposal complies with the requirements of policy CH6.

Visual amenities

- 5.8 Policy B22 of the Unitary Development Plan deals with the design of buildings and Policy B24 deals with making alterations to buildings. The proposal includes minor external alterations to the rear of the building, including replacing a door with a window on the first floor on the rear elevation along with installing a larger window on the ground floor on the rear elevation and replacing a small window with a door within the external yard at the rear.
- 5.9 It is considered that these modifications are minimal and appropriate and are in keeping with the original building and they are unlikely to have a detrimental effect on any nearby residents. Therefore, it is considered that the proposal complies with the requirements of policy B22 and B24.

General and residential amenities

- 5.10 Policy B23 of the Gwynedd Unitary Development Plan involves protecting the amenities of the area and any neighbouring residents. The site is located within an area with a mix of

business units and residential units mainly. It is not considered that the proposal affects the reasonable privacy of users of the property or any nearby property as it is not proposed to install any additional openings. It is not considered that the development is likely to create traffic or additional traffic noise on the basis that there is a business use for the existing property which could attract more vehicles to the area than the proposal that is before the committee. It is not considered that the proposal is likely to offer opportunities for individuals to behave in an anti-social manner since residential units offer supervision of areas – in addition, a public house is more likely to lead to more anti-social behaviour than residential units. It is considered that there is a potential for the existing use as a public house to create more noise, litter and anti-social behaviour at times in the evenings or throughout the night than the proposal before the committee.

- 5.11 Objections have been received to the proposal on the grounds that the units are small. The proposal is for four one bedroom living units which offer a different type of accommodation to residential houses of normal or very large size which are found in this area. It is not considered that this number of units in the building means an over-development of the site. It is considered that the proposed use is appropriate for the site, and the proposal is unlikely to cause any detrimental impact to the amenities of the area or any adjacent property compared with the potential of its current use as a public house. Therefore, it is considered that the proposal complies with the requirements of policy B23 above.

Transport and access matters

- 5.12 Policy CH33 of the Gwynedd Unitary Development Plan involves ensuring safety on roads and streets. The site of the proposal is located within the city of Bangor and it is accessible in terms of its distance to the city centre, the University and transport links (bus and train station). The existing property is used as a public house and associated accommodation and it is not considered that the proposal, which means an additional three living units to the existing, is likely to increase the number of vehicles to the site substantially. The Transportation Unit does not consider that the proposal is likely to have a detrimental effect on road safety comparing the proposed use with the existing use as a public house and the traffic associated with that use, e.g. customers, delivery vehicles etc. Therefore, it is considered that the proposal complies with the requirements of policy CH33 of the Unitary Development Plan.
- 5.13 Policy CH30 of the Gwynedd Unitary Development Plan relates to ensuring access for all to new developments. There is a step up from the pavement to the building and it is not possible to install a ramp because it would interfere with the use of the pavement. Full consideration has been given to providing an appropriate access to the widest possible range of individuals and therefore it is considered that the proposal complies with the requirements of policy CH30 above.
- 5.14 Policy CH36 of the Gwynedd Unitary Development Plan involves private car parking facilities. The proposal does not propose any private parking spaces but there are on-street parking spaces available in front of the property and there is a public car park near the pier which is nearby. The Transportation Unit is of the opinion that the public parking provision is sufficient for the proposal and it is likely that the proposal will create a reduction in the number of vehicles visiting the application site compared with the existing use as a public house or any other possible use that could be established on the site without further

permission within class A3 use. Therefore the proposal complies with the requirements of policy CH36.

Response to the public consultation

- 5.15 Following the public consultation periods, six items of correspondence were received, objecting to the application and these have been outlined above.
- 5.16 The proposal is for creating a total of four self-contained living units and they are not specifically for students but no permission would be required to enable students to reside in them. The units are available for individuals or couples wishing to live in a flat in the city and, therefore, assessing the application for students only is not reasonable. As discussed above, the proposal is not contrary to the requirements of policy CH14 of the Unitary Development Plan which deals with assessing proposals to convert houses into flats, bed-sits or houses in multiple occupation.
- 5.17 Neither is it considered that the proposal is likely to create a substantial addition to traffic or vehicles to the site compared with the potential of the current use as a public house and accommodation above.
- 5.18 An amended plan has been submitted to the Local Planning Authority, stating that the existing roof lights in the rear of the building are to be retained where one of the proposed kitchens is located and thus ensuring daylight for this room.
- 5.19 It is not considered that the units are too small as they are one bedroom living units and offer a different accommodation compared to normal houses. There are a number of houses in the area which could be used by individuals living as a family or could be used as family homes in the future. It is considered that converting the public house and the living accommodation above will offer a different type of new purpose-built accommodation in the area without having a detrimental effect on the character of the area.
- 5.20 It is not considered that the observations submitted by the public changes the recommendation of the application.

6. Conclusions:

- 6.1 As a result of the above assessment, it is not considered that the proposal to convert a public house and associated accommodation into four self-contained living units is contrary to any relevant policy noted above. The proposal is unlikely to have a detrimental effect on the amenities of the local area or any nearby properties or the local transport network.

7. Recommendation:

- 7.1 To approve subject to conditions:
1. Five years
 2. Development to be completed in accordance with the submitted plans
 3. Welsh Water conditions

**CYNLLUN DIALOGEUDDI
REVISED PLAN**

Derbynwyd/Received 2019/12/13
Uofnodol/signature u/h

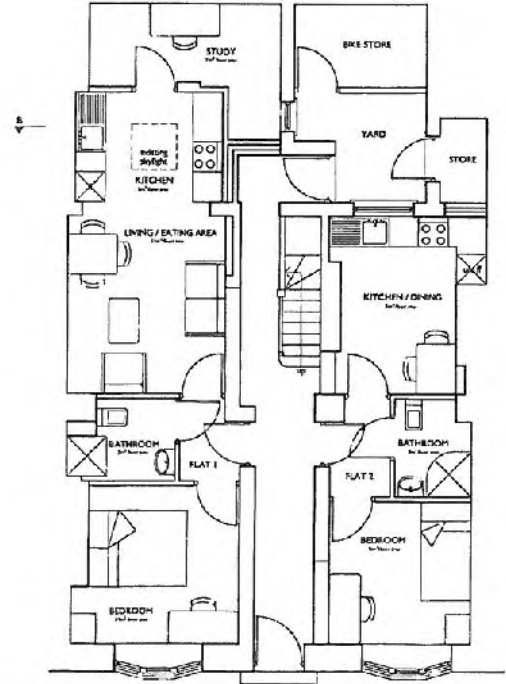
19 RHIB 2013



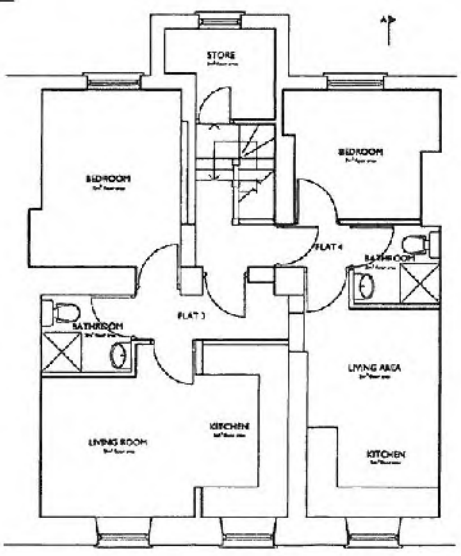
SECTIONAL REAR ELEVATION B-B



SECTIONAL SIDE ELEVATION A-A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Pebelwch a chymryd mesurdeb a graffid oddi ar y dylunad hwn
Os yn amau - golyfwnch
Do not scale from this drawing
If in doubt - ask

Mae'r dylunad hwn yn hyspwrdd Pensaer Russell-Hughes ac ni
ddefnyddir ei gopïo na'i ei gopïo heb ganiatâd
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Nawddsêd/a - Amcadrann

Cynllun - Job
**SHIP LAUNCH,
83 GARTH ROAD, BANGOR**
Dylunad - Drawing
PROPOSED FLOOR PLANS - 4 FLATS

RHM Dylunad - Drawing No.
2110:13:6f
Drafft - Scale
1:100
Dyddiad - Date
December 2013

russell-hughes cyf
pensaer/architects

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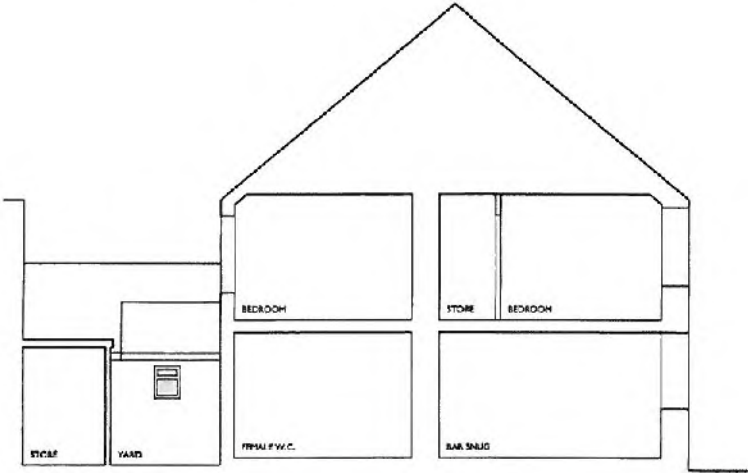
**CYNLLUN DIWYBODAETH
REVISED PLAN**

Derbyniwyd (Received) 19/12/13
Llofnodwyd (Signature) [Signature]

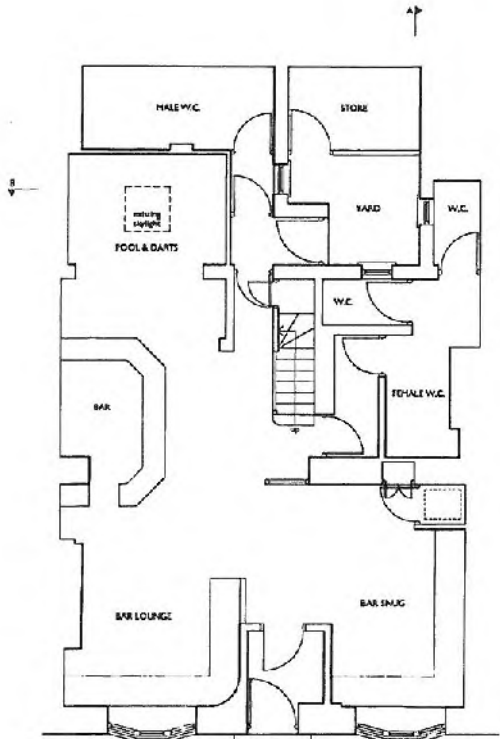
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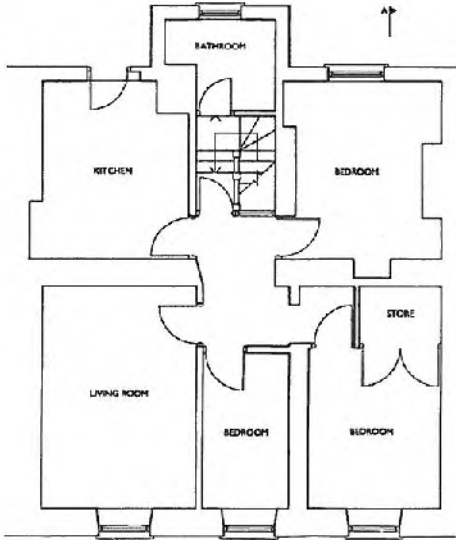
SECTIONAL REAR ELEVATION B-B



SECTIONAL SIDE ELEVATION A-A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Fediach a ddywyd mewnolau gredde oddi ar y dyluniad hwn
Os ydych chi - golygwch
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Nawddsau - Attendance:

Cyflun - Job
**SHIP LAUNCH,
83 GARTH ROAD, BANGOR**
Dyluniad - Drawing
EXISTING FLOOR PLANS

RHM Dyluniad - Drawing No.
2110:13:4b
Graddfa - Scale
1:100
Dyddiad - Date
December 2013

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Parhysch a chymerys mesurwch, gracchiw i'w gylfwrdd hysb.
 Os yn amau - gofynnwch
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 Plan' ddiwedd hysbys honedigedig Russell-Hughes ac ni
 dderbynnir ei gopïo heb ei ganiatáu. heb ganiatáu
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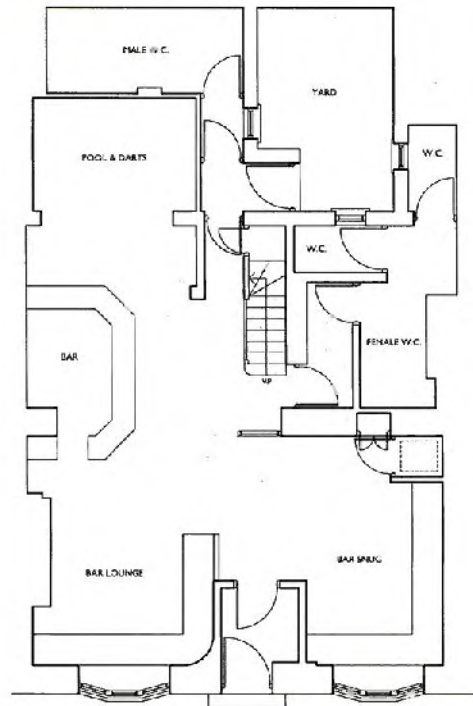
Cyflwyn - Job
SHIP LAUNCH,
83 GARTH ROAD, BANGOR
 Dylunio - Drawing
LOCATION PLAN

RHW Cyfwrdd - Drawing No.
2110:13:1
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 Ddeddf - Date
October 2013

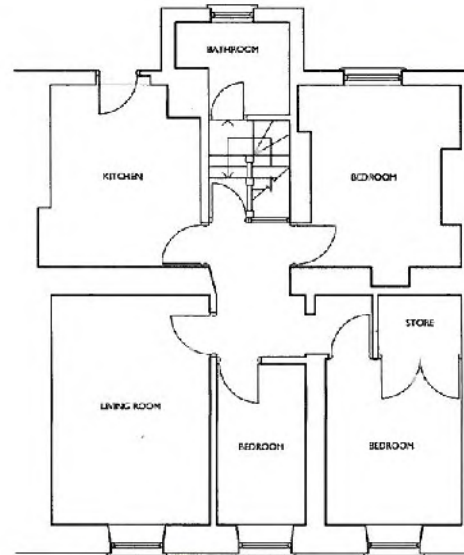
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

Paŵlwrch a chymerid mesurweddau gredidol oddi ar y dyluniad hwn
Os ydych chi gael - gofynnwch!
Do not scale from this drawing
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Mae'r dyluniad hwn yn hyspysu Penodol Russell-Hughes ac ni
cyswterer at gopïo hwn ei agwilyddu heb ganiadau.
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Newidweddau - Amendments

Cynllun - Job

SHIP LAUNCH,
83 GARTH ROAD, BANGOR

Dyluniad - Drawing

EXISTING FLOOR PLANS

Nif Dyluniad - Drawing No.

2110:13:4

Credid - Scale

1:100

Dyddiad - Date

August 2013

russell-hughes cyf
persent/architects

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E-mail: info@russellhughes.co.uk





Greigfryn Terrace

FFORDD GARTH

Green Bank

Notes:
 1. All areas are reserved.
 2. The site is reserved.
 3. The site is reserved.
 4. The site is reserved.
 5. The site is reserved.

Site Name:
**SHIP LAUNCH,
 83 GARTH ROAD, BANGOR**
 Drawing Title:
EXISTING SITE PLAN

Scale:
 1:1000
 Date:
 October 2013

Russell-Hughes of
 Architects
 54, Bangor Street,
 Bangor,
 LL57 2JL
 Tel: 01248 712113
 Fax: 01248 712110
 Email: info@russell-hughes.co.uk

Application Number: C13/1108/30/LL
Date Registered: 14/11/2013
Application Type: Full - Planning
Community: Aberdaron
Ward: Aberdaron

Proposal: DEMOLISH EXISTING FRONT EXTENSION AND INSTALL A NEW FRONTAGE AND ALTERATIONS TO EXISTING WINDOWS
Location: SHIP HOTEL, ABERDARON, PWLLHELLI, GWYNEDD, LL538BE

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

1. Description:

1.1 The proposal involves demolishing a section of the extension to the front of the property that forms part of the hotel/public house and replacing it with new aluminium double doors. A small patio area will be created in front of the double doors. Also, as part of the proposal it is intended to create two new window openings on the eastern elevation, double the size of the two windows on the southern elevation and combine three small windows to create one large window on the ground floor of the southern elevation.

1.2 The site is in the centre of the village within a Conservation Area and within an Area of Outstanding Natural Beauty. The site is adjoined by a second class road to the west and a third class road to the south. There is a mixture of businesses (a shop, another public house, café) and residential units in the site's surrounding area which is located in the centre of the village of Aberdaron.

2. Relevant Policies:

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

2.2 Gwynedd Unitary Development Plan 2009:
B4 – DEVELOPMENT WITHIN OR THAT AFFECTS THE SETTING OF CONSERVATION AREAS - Ensure that proposals within conservation areas, or which affect their setting, are refused unless they aim to maintain or enhance the character or appearance of the conservation area and its setting.

B8 - THE LLÛN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB) - Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features of the site.

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

B23 – AMENITIES – Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features of the amenities of the local area.

B24 – ALTERING AND EXTENDING BUILDINGS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE - Ensure that proposals for alterations or extensions to buildings conform to a series of criteria aimed at protecting the character and amenity value of the local area.

B25 – BUILDING MATERIALS – Safeguard the visual character by ensuring that building materials are of high standard and complement the character and appearance of the local area.

POLICY CH33 – SAFETY ON ROADS AND STREETS – Development proposals will be approved if they comply with specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

2.3 National Policies:
Planning Policy Wales (Version 5, November 2012)
Technical Advice Note 12: Design

3. Relevant Planning History:

3.1 C98D/0294/10/LL – Construct a porch and a slate canopy - Approved 29 September 1998.

3.2 C01D/0356/30/LL – Construct a fire escape and an extension to the rear storage building - Approved 18 October 2001.

3.3 C03D/0629/30/LL – External changes to the ground floor, installation of oil tank and boiler and convert roof space into bedrooms – Approved 12 February 2004.

4. Consultations:

Community/Town Council: Support.

Transportation Unit: No objection to the proposal. Recommend including a condition to ensure that the bollards are installed in accordance with the plans.

Public Protection Unit: Not received.

Conservation Officer: Not received.

AONB Unit: The Ship Hotel in Aberdaron is within the AONB. The AONB is safeguarded by national and local policies. The site is also within the Aberdaron Conservation Area. The Ship Hotel is a substantial historical building located in a prominent place in the village. Some changes have been made to the building over the years. This proposal involves small changes and it is not believed that they would have an impact on the character of the AONB.

Public Consultation: A notice was posted on site and in the press, and nearby residents were informed. The advertising period ended on 12 December 2013 and four letters / items of correspondence were received objecting to the

application on the following grounds:

- Concerns about the noise created by the proposed double doors, particularly late at night and suggest imposing a condition to close the new doors at 9pm everyday.
- Transportation concerns.

One correspondence was received supporting the application on the following grounds:

- The proposal improves the building's external appearance.

5. Assessment of the material planning considerations:

Visual amenities

5.1 The main part of the application involves demolishing a section of the front extension in order to create an opening for double doors. This part of the proposal was originally submitted with doors that were not in keeping with the character of the existing property. This has now been amended to include aluminium framed doors and glazing bars. This is considered to be an improvement of the original plan as these doors are more in keeping with the remainder of the property's windows and doors which also include glazing bars in their design. The colour of the frame has not yet been decided but a condition could be imposed on any planning permission to agree on the colour before commencing the work. Also, as part of the proposal it is intended to create two new window openings on the eastern elevation, to double the size of the two windows on the southern elevation and to create one large window where there are currently three small windows on the ground floor of the southern elevation. All of these windows have glazed bars and are therefore in keeping with the remainder of the building's windows.

5.2 It is considered that the proposal in its amended form is in keeping with the character of the building. With a condition to ensure that a suitable colour is chosen for the doorframe of the double doors at the front of the building it is considered that the proposal is acceptable without compromising the views or having a substantial detrimental impact on the character of the building and the setting of the Conservation Area and the AONB. The scale, location and form of the proposal are acceptable in its amended form without having a detrimental impact on the area's visual amenities. Therefore, it is considered that the proposal is acceptable in respect of Policies B4, B8, B22, B24 and B25 of the GUDP.

General and residential amenities

5.3 The site is in the centre of the village. There are a variety of businesses and residential units near the site. It is not considered that the proposal would have an impact on nearby properties in terms of loss of privacy or over-looking. However, four letters were received expressing concern about the double doors at the front of the public house and that such doors would likely lead to more noise emanating from the site. Based on this there is concern about additional noise emanating from the site, particularly late at night. The objectors suggested placing a condition on any permission in order to ensure that these doors are closed at 9pm every night. Correspondence from the applicant was received noting that he would be willing to accept such a condition.

- 5.4 However, it is considered that this would not be reasonable to impose such a condition on any planning permission as it would be impossible to enforce and it would not meet the criteria of Circular 11/95 which involves imposing planning conditions. Also, it must be borne in mind that the business as a hotel/public house is well established and therefore there are no planning conditions controlling the opening times at present. Therefore, whilst we appreciate the concerns that have been submitted by the objectors it is not considered that it would be appropriate in this case to impose a condition to close the door at 9pm. Given the current use of the property as a public house/hotel it is not considered that the proposal would cause additional significant harm to the amenities of nearby residents. It is, therefore, considered that the proposal is acceptable in relation to Policy B23 of the GUDP.

Transport and access matters

- 5.5 The proposal would mean that the applicant could place tables outside the proposed new double doors. It is therefore proposed, as part of the development, to place new bollards along with new kerbs along the side of the county road. The Transportation Unit does not object to the proposal but a condition will need to be imposed on the planning permission in relation to installing the bollards noted in the plans. In light of this, the proposal is considered acceptable in terms of road safety and Policy CH33.

6. Conclusions:

- 6.1 Having weighed up the proposal in the context of the relevant policies and the objections received, it is considered that the proposal is acceptable for approval. It is not considered that it would have a detrimental impact on the AONB or the Conservation Area and there is no objection based on road safety. Consideration was given to the amenities of nearby residents and to the possibility of imposing a condition to close the new double doors at 9pm, but it was concluded that this would not be reasonable and would not meet the criteria of Circular 11/95 in relation to being able to impose it and also the proposal in its entirety would not likely cause significant harm to the amenities of neighbouring residents. In light of the above, and having given full consideration to all material planning issues, it is considered that this proposal is acceptable and that it complies with the requirements of the aforementioned policies.

7. Recommendation:

7.1 To approve – conditions

1. Commencement within five years.
2. In accordance with plans.
3. Agree on the colour of the frame of the double doors.
4. Ensure that the bollards are placed in accordance with the plans.



Rhif y Cais / Application Number : C13/1108/30/LL

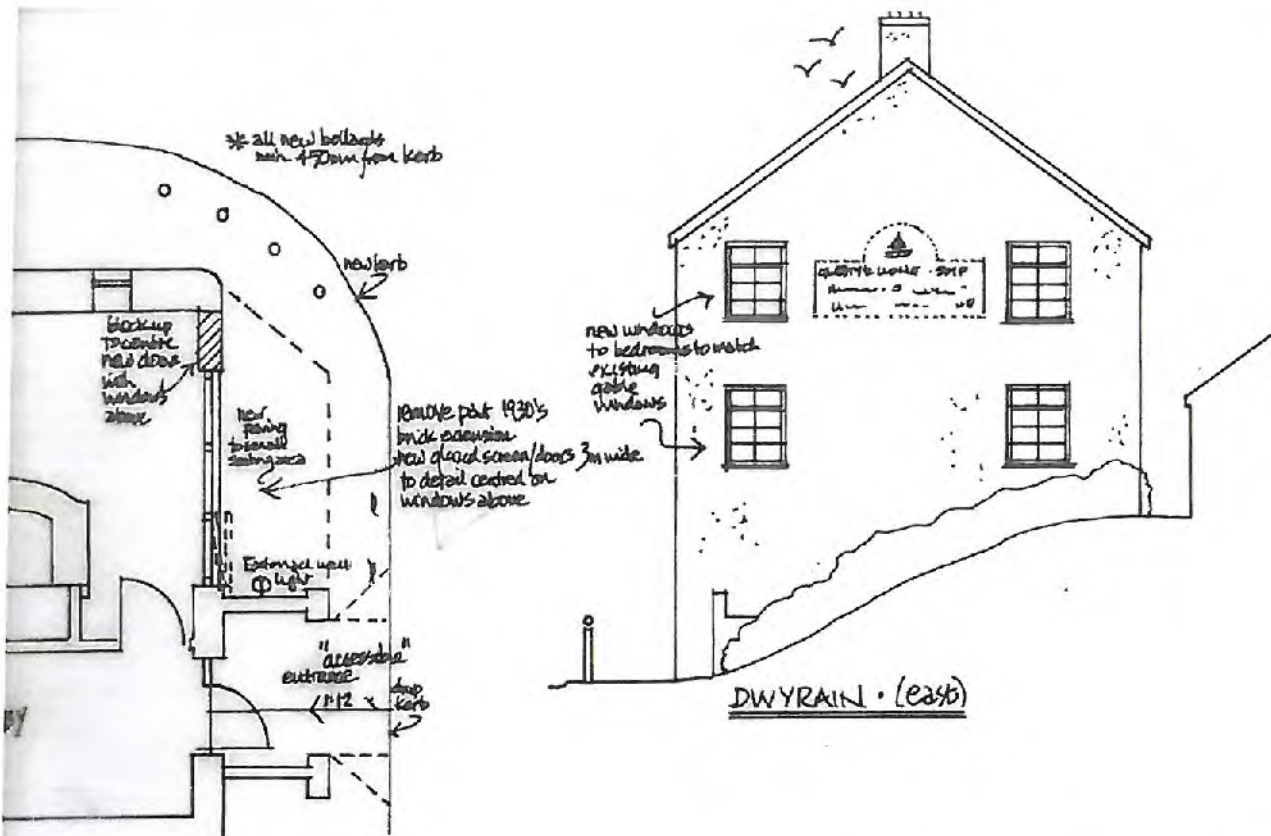


Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



Atgynhyrchir y map hwn o Ddwydd y: Ordnance Survey gyda cheniad y: Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi. © Hawtraeni y Goron.
Mae atgynhyrchu heb ganiad yn torri hawffran y Goron a gall hyn arwain at eiddo neu achos ail. Cynghor Gwynedd - 100023367 - 2006.

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CYNLLUN DIWYGIEDIG
REVISED PLAN

Derbyniwyd/Received 12/12/13
 Llofnod/signature GJ

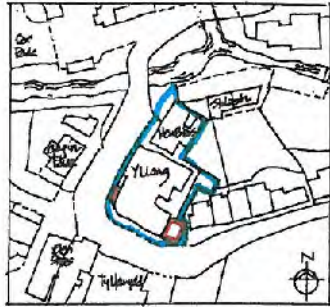
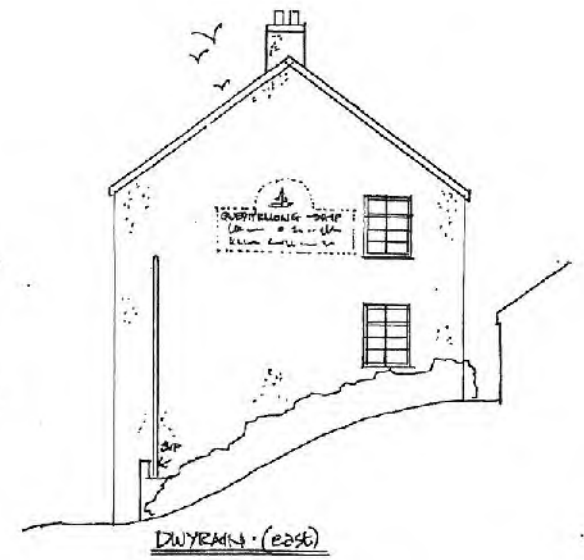
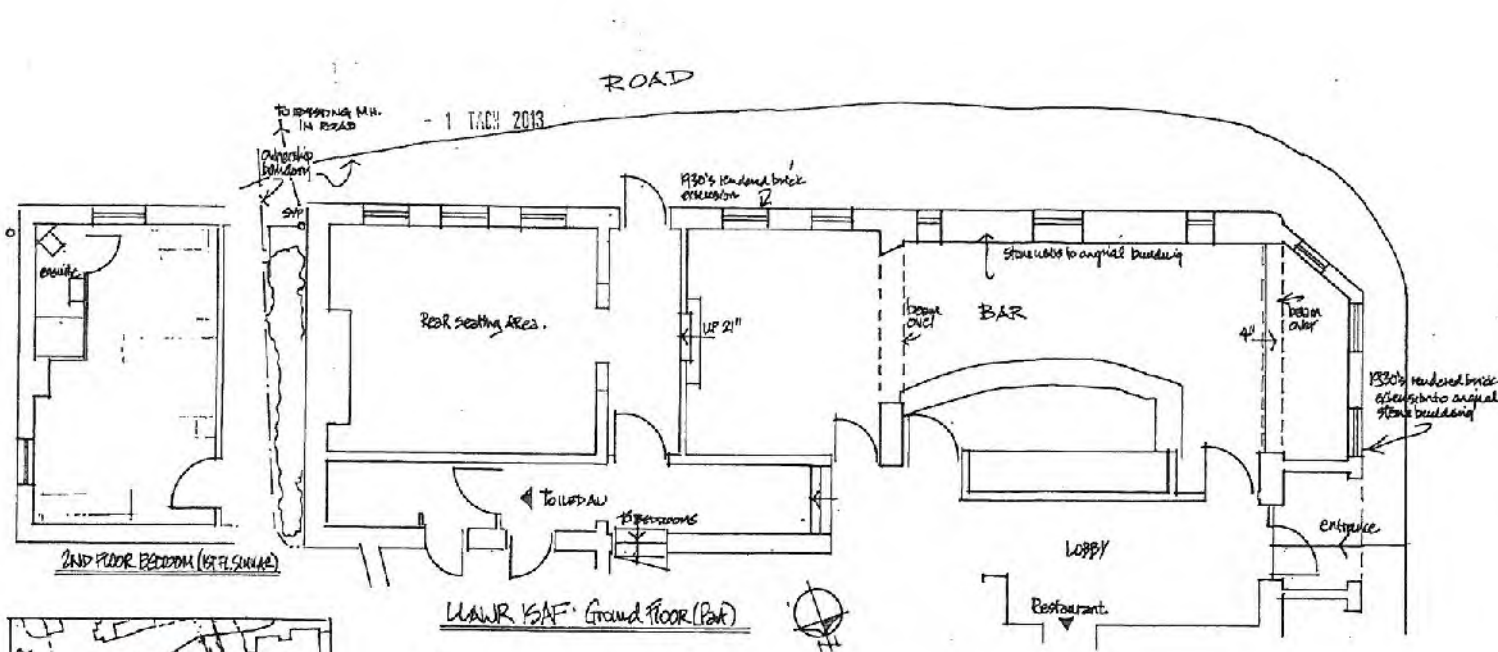
~~GWENTYR LLONG - SHIP HOTEL ABERDARON~~

Keith Gibson - penurfer/diwydwr
 Cae Refail
 Hwngwlad L153 8NW

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dyddiad: 12.13	03

ARON
 Proposed External Alterations
 Revised doors to front of bar.

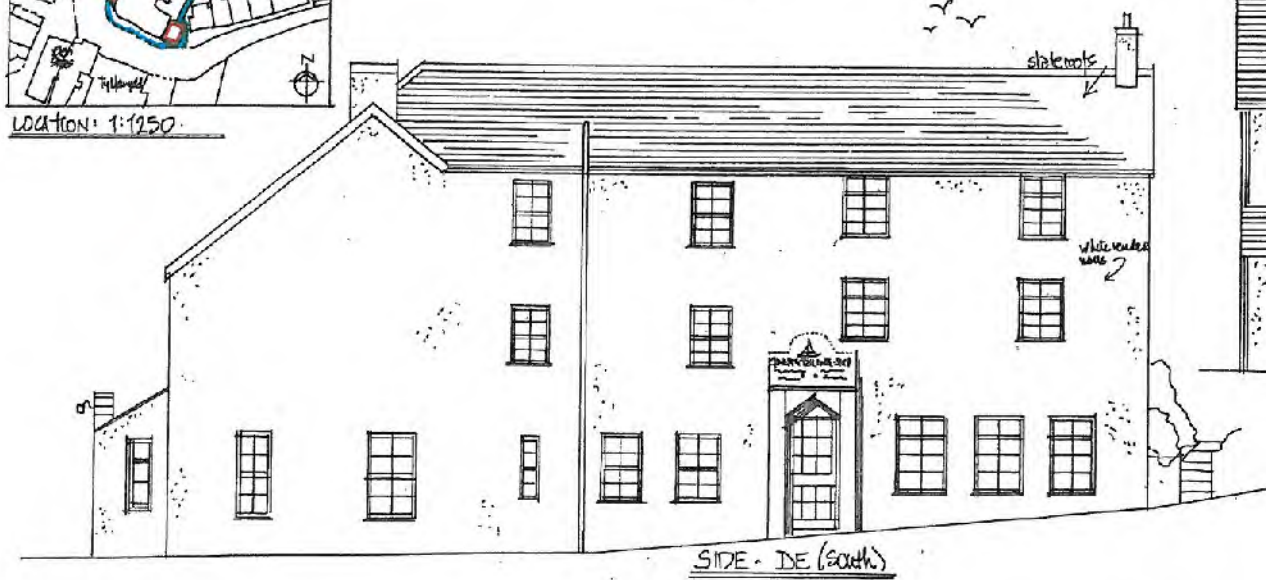
two 2 panes
 partg windows
 in window



LOCATION: 1:1250



FFRYNT - GORWENIN (west)



SIDE - DE (south)

~~Penmaenwrdd~~
 Keith Gibson
 01758 7894
 Coe Refill
 Wainior
 11533 9111

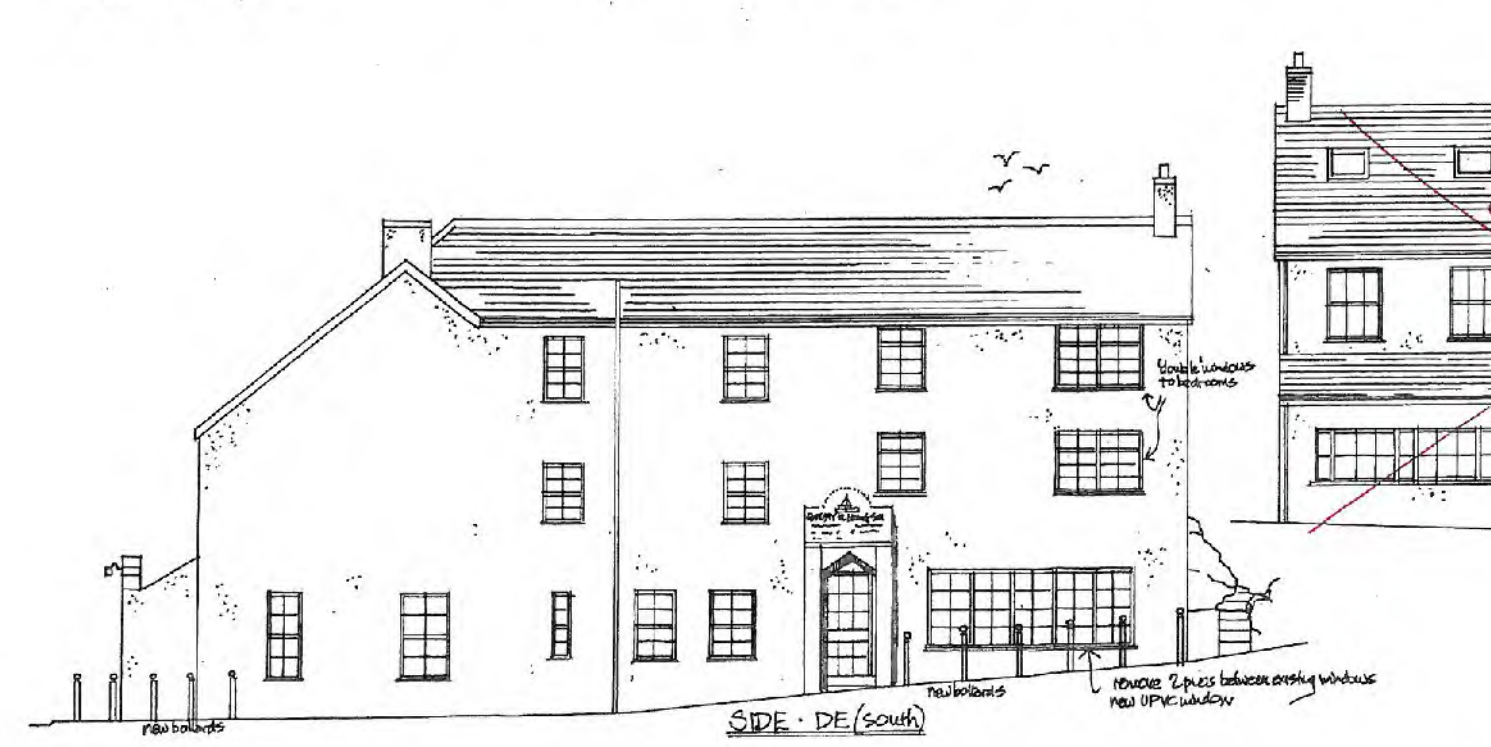
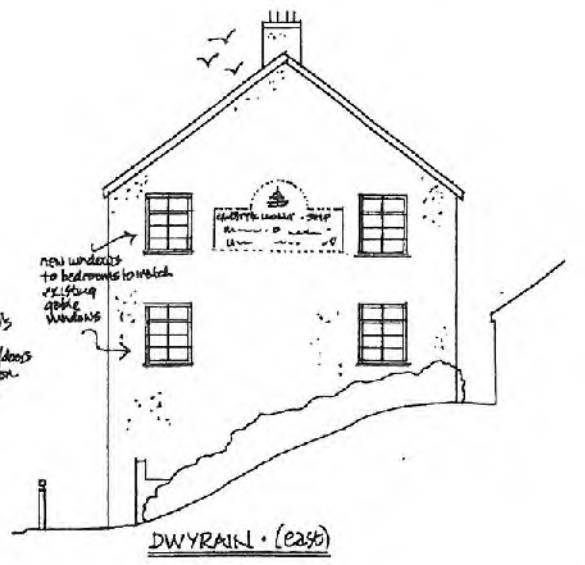
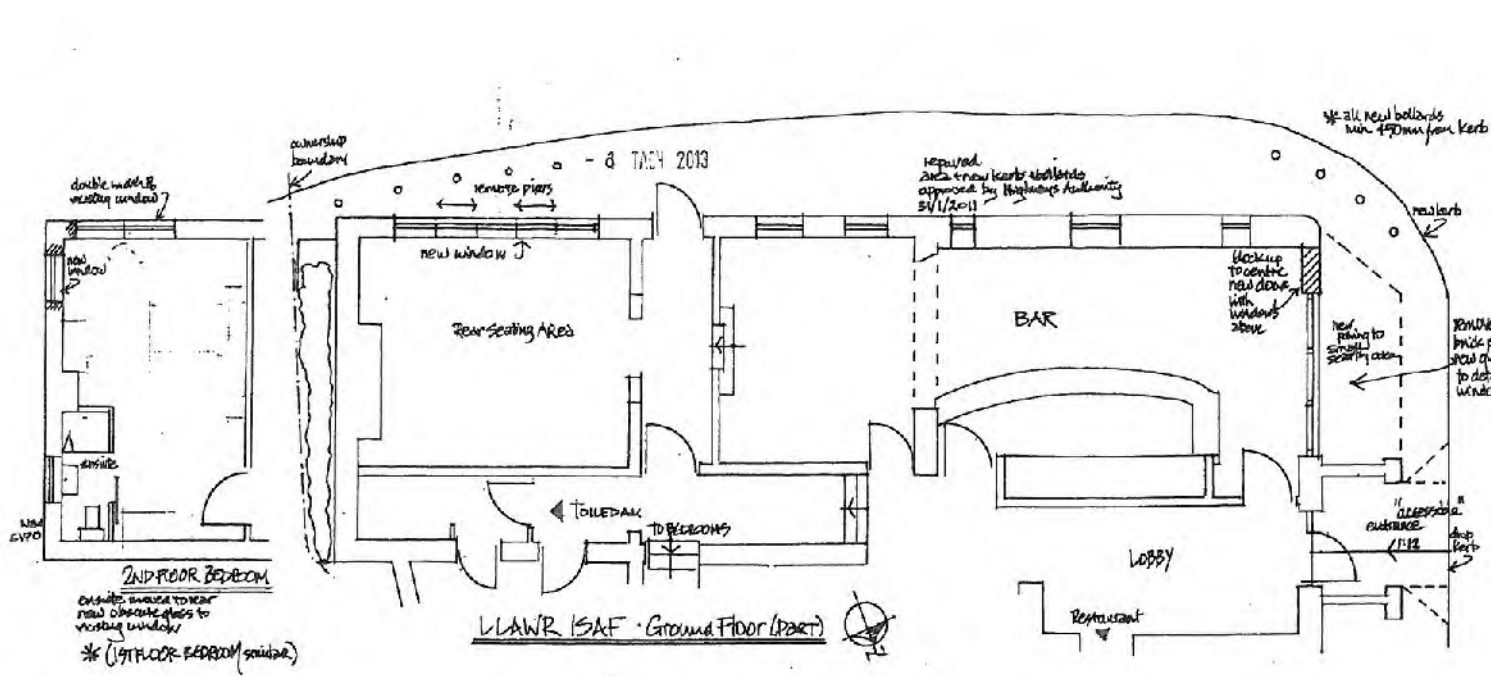
GUESTY'R LLONG • SHIP HOTEL • ABERDARON

Existing survey (Plans Elevations)

gwaifa 1:100
 dyddiad 10-13

1312
 01





keithobson
 Penae Architect
 01750 70454
 Cae Refal
 Llangadwaladr
 LL53 9JL

GWESTY'R LLONG • SHIP HOTEL • ABERDARON • Proposed External Alterations

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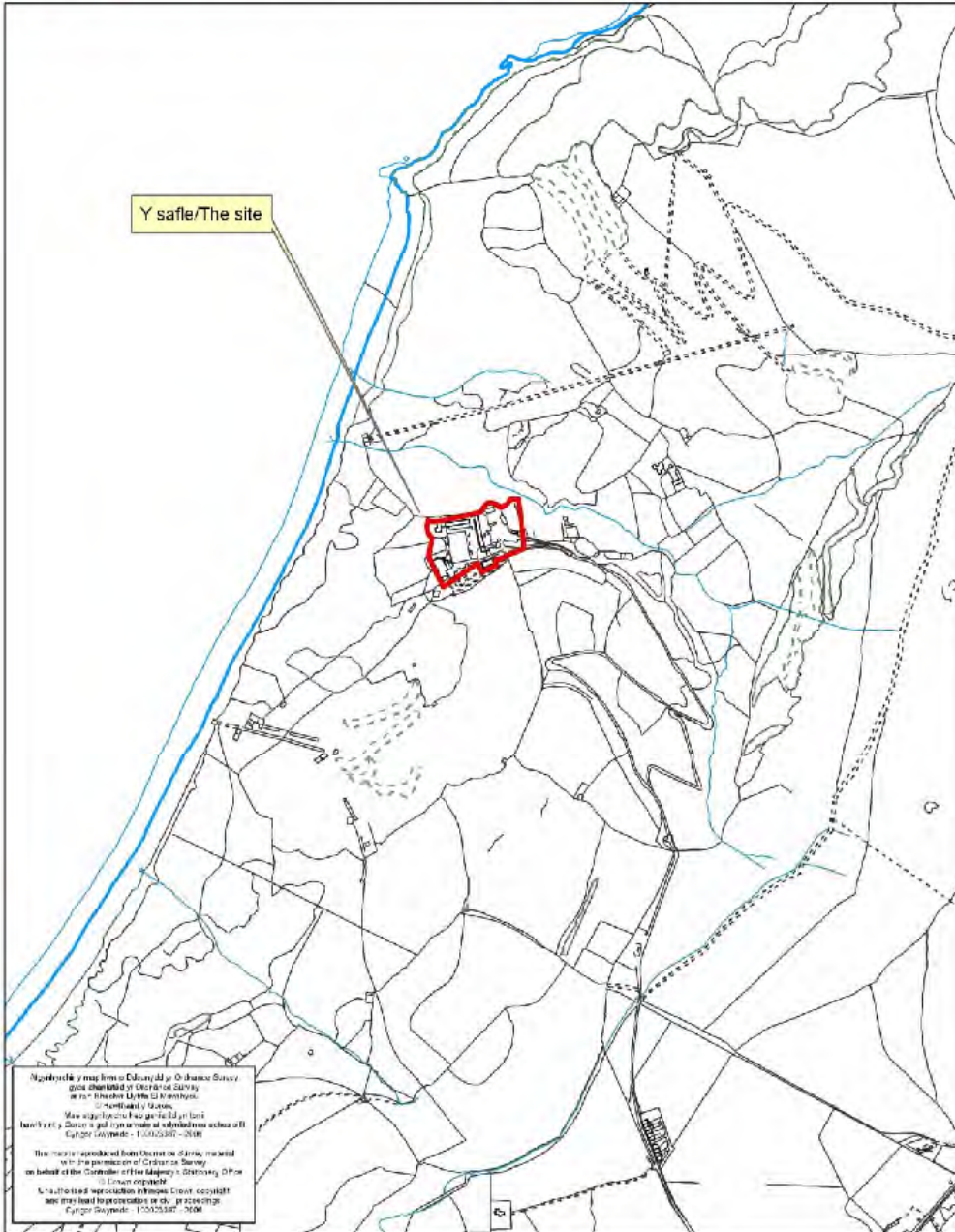
PLANNING COMMITTEE	DATE: 03/02/2014
REPORT OF THE HEAD OF REGULATORY DEPARTMENT (PLANNING, TRANSPORTATION AND PUBLIC PROTECTION)	PWLLHELI

Number: 7



Rhif y Cais / Application Number : C13/1181/43/LL

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



PLANNING COMMITTEE	DATE: 03/02/2014
REPORT OF THE HEAD OF REGULATORY DEPARTMENT (PLANNING, TRANSPORTATION AND PUBLIC PROTECTION)	PWLLHELI

Application Number: C13/1181/43/LL
Date Registered: 27/11/2013
Application Type: Full - Planning
Community: Pistyll
Ward: Llanaelhaearn

Proposal: CREATE NEW CONFERENCE/WEDDING FUNCTION ROOM AS EXTENSION TO MAIN HALL, EXTENSION TO CAFÉ AND CREATE ADDITIONAL DINING AREA, EXTENSION TO CREATE SHOP FACILITY FROM THE CAFÉ, EXTENSION TO REAR OF EXISTING KITCHEN TO PROVIDE STORAGE FOR CATERING FACILITIES, CONSTRUCT A NEW DETACHED BUNK HOUSE BUILDING (40 PEOPLE) AND COMMON ROOM TO PROVIDE ACCOMMODATION FOR THE CENTRE'S USERS
Location: CANOLFAN IAITH NANT GWRTHEYRN, LLITHFAEN, PWLLHELI, GWYNEDD, LL536PA

Summary of the recommendation: APPROVE WITH CONDITIONS

1. Description:

- 1.1 This application includes many elements for various developments within the Nant Gwrtheyrn site, Llithfaen.
- 1.2 A part of the proposal involves extending and undertaking changes to the Caffi Meinir building that is located at the bottom of the site. This would involve constructing an extension to the café to create an additional dining area, constructing an extension to create a shop provision that is separate to the café, along with an extension to the back of the existing kitchen to provide a storage area for catering facilities.
- 1.3 Another element of the application is to build an extension to Neuadd y Nant, which is once again attached to the Caffi Meinir building at the bottom of the site. Ystafell Rhys, as it is referred to in the Design and Access Statement, would be a 180m² extension to be used as a new conference/wedding room off the existing hall with new passageway and toilets being provided also. Due to the difference in ground levels, it is also intended to incorporate a storage area under the conference room.
- 1.4 Another element of the application is the construction of a new dormitory as a separate building on land to the east of the car park. The building, which has been designed so as to appear as a series of farm buildings set around a court, is referred to as 'Clos Tŷ Canol' in the DAS. It is intended to create a new accommodation provision that would provide a total of 40 beds in a series of dormitory bedrooms, along with a common room to be used by groups/schools/colleges that use the centre.
- 1.5 In terms of design and finish, the extensions to Caffi Meinir and Ystafell Rhys would follow the same pattern and scale as the existing building and extensive use would be made of local stone and a slate roof, along with an element of sedum flat roof to link the proposed conference room to the existing part.
- 1.6 In the case of the new accommodation building, 'Clos Tŷ Canol', it will be designed in the form of three separate blocks which gives the impression of traditional farm outbuildings. They will be linked by external canopies that shadow the walking paths between the building and the finishes include natural local stone, a mixture of corrugated steel and slate roofs, and timber and glazed elevations.

PLANNING COMMITTEE	DATE: 03/02/2014
REPORT OF THE HEAD OF REGULATORY DEPARTMENT (PLANNING, TRANSPORTATION AND PUBLIC PROTECTION)	PWLLHELI

- 1.7 The site is located near a coastal cliff in a secluded valley that is surrounded by elevated land and the sea. A steep private road serves the site and a public footpath leads down to the centre. It is noted that the vast majority of the buildings on the site are grade II listed buildings, including Y Plas, Trem y Mynydd and Trem y Môr terraces as well as Capel Seilo and they are all in the vicinity of the proposed developments.
- 1.8 The site lies within an area that is designated as an Area of Outstanding Natural Beauty, Heritage Coast and Llŷn and Bardsey Island Landscape of Outstanding Historical Interest.
- 1.9 As part of the application, a Design and Access Statement and a statement justifying the Business Case for the developments were submitted. The application does not fall into categories where it is required to submit a Community and Language Statement, nevertheless, a Language and Community Statement was submitted as part of the application.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.
- 2.2 Gwynedd Unitary Development Plan 2009:

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

POLICY A3 - PRECAUTIONARY PRINCIPLE - Safeguard Listed Buildings against proposals for their total or partial demolition unless there is outstanding justification for doing so, in accordance with a number of criteria regarding the condition and ownership of the building.

POLICY B3 – DEVELOPMENTS AFFECTING THE SETTING OF A LISTED BUILDING - Ensure that proposals have no adverse effect on the setting of Listed Buildings and that they conform to a number of criteria aimed at safeguarding the special character of the Listed Building and the local environment.

POLICY B8 – THE LLŷN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB) - Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features of the site.

POLICY B9 – THE HERITAGE COAST - Refuse proposals for any building or structure on the heritage coast unless they can conform to a series of criteria aimed at avoiding significant damage to recognised features.

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

PLANNING COMMITTEE	DATE: 03/02/2014
REPORT OF THE HEAD OF REGULATORY DEPARTMENT (PLANNING, TRANSPORTATION AND PUBLIC PROTECTION)	PWLLHELI

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

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

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

POLICY B24 ALTERING AND EXTENDING BUILDINGS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE - Ensure that proposals for alterations or extensions to buildings conform to a series of criteria aimed at protecting the character and amenity value of the local area.

POLICY B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that the building materials are of high standard and in keeping with the character and appearance of the local area.

POLICY B27 – LANDSCAPING SCHEMES Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

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

POLICY C7 – BUILDING IN A SUSTAINABLE MANNER - Proposals for new developments or for adapting and changing the use of land or buildings will be refused unless consideration is given to specific environmental matters. Proposals must conform to specific criteria relating to building in a sustainable manner, unless it can be demonstrated that it is impractical to do so.

POLICY CH22 – CYCLING NETWORK, PATHS AND RIGHTS OF WAY - All parts of the cycling network, footpaths and rights of way will be protected by encouraging proposals to incorporate them satisfactorily within the development and by refusing proposals which will prohibit plans to extend the cycling network, footpaths or rights of way. Should this not be possible, appropriate provision will have to be made to divert the route or to provide a new and acceptable route.

POLICY CH30 – ACCESS FOR ALL – Refuse proposals for residential/business/commercial units or buildings/facilities for public use unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved if they can conform to specific criteria regarding the vehicular access, standard of the existing road network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new development, extension of existing development or change of use will be refused unless off-street parking is provided in accordance with the Council’s current parking guidelines and having given due

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consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the distance from the site to a public car park.

POLICY CH37 – EDUCATIONAL, HEALTH AND COMMUNITY SERVICES – Development proposals for new educational, health or community facilities or extensions to existing facilities will be permitted provided that they conform to a series of criteria relating to the location of the proposal, its accessibility for different modes of transport, together with highway issues, the design of any new school and the effect on an identified town centre.

POLICY D8 – EXTENDING CURRENT ENTREPRISES - Proposals to extend/expand/intensify industrial enterprises and existing businesses or other enterprises will be approved if they conform to specific criteria regarding the appropriateness of the existing use in relation to the surrounding area and adjacent uses and how relevant it is to the existing work.

POLICY D13 – ATTRACTIONS AND FACILITIES – Proposals for the development of new attractions and facilities for visitors, or to improve the standard of existing facilities will be approved if they are located within a development boundary or on other specific sites if there are no suitable opportunities within a development boundary. It will be a requirement that each proposal conforms to the criteria regarding the development of ‘niche’ markets or support for the development of the recognised Gwynedd Tourism Strategy and also the design, appearance and setting of the proposed development.

POLICY D14 – SERVICED HOLIDAY ACCOMMATION - New proposals or adaptations of existing buildings or extensions to existing holiday accommodation establishments will be approved if the design, setting and appearance of the development is of high standard and if it conforms to the criteria regarding the location and scale of the development.

Supplementary Planning Guidance:

Gwynedd Design Guidelines (2002)
 Holiday Accommodation (2011)
 Planning for Sustainable Building (2010)
 Planning and the Welsh Language (2009)
 Landscape Character (2009)

National Policies:

Planning Policy Wales (2012)
 Technical Advice Note (TAN) 12: Design (2009)
 Technical Advice Note (TAN) 18: Transport (2007)
 Technical Advice Note (TAN) 20: The Welsh Language – Unitary Development Plans and Planning Control
 Technical Advice Note (TAN) 22: Planning for Sustainable Buildings (2010)
 The Welsh Office Circular 61/96 – (Planning and the Historic Environment: Historic Buildings and Conservation Areas)

3. Relevant Planning History:

C12/1106/43/LL – Extend current car park, creation of picnic area, relocation of cycle track and landscaping – Approved 18 October 2012.

C12/0615/43/LL – Full application to extend current car park – Approved 13 July 2012

C08D/0431/43/LL – Erection of single-storey building to be used as a storage area and electricity servicing room near the car park – Approved 5 November 2008.

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C07D/0608/43/LL – Changes and extension to current car park and renew, improve and extend paths across the site – Approved 4 January 2008.

C07D/0449/43/LL and C07D/0448/43/CR – Extension to be used as a reception, office, disabled access and meeting room, erection of a canopy to link Trem y Môr terrace and the chapel, two-storey extension to the terrace along with alterations – Approved 12 August 2008.

C07D/0445/43/LL – Changes and extension to existing café – Approved 12 November 2008.

C07D/0435/43/LL – Road alterations and improvements – Approved 2 October 2007.

4. Consultations:

Community/Town Council: Support the developments because of good employment opportunities to the area and its location on the Coastal Path. Nevertheless, the Council was eager to forward its concerns in terms of the potential increase in traffic in Llithfaen as a result of the development. Also, there was concern about the proposed shop and the potential impact on the shop in Llithfaen.

Transportation Unit: The proposed development would not have a detrimental impact on any road or proposed road.

Public Protection Unit: No response

Biodiversity Unit: Low risk that bats use the café building. The applicant should adopt the precautionary principle when undertaking the construction work. If bats are discovered, the work should be stopped immediately and Natural Resources Wales should be contacted.

Trees: The construction work could affect nearby trees: trees near the café and trees on the site of the accommodation building. The applicant should submit a trees report that complies with the BS5837:2012 BS and this report should include an Arboriculture Impact Assessment.

AONB Unit: In a sensitive location such as this one, there is a need to ensure that any new development is in keeping with the environment. In this case, it is believed that detailed attention has been given to the design and appearance of the existing buildings and the choice of materials is suitable in this context. The new jobs for local people that would derive as a result of development would be welcomed.

The most significant developments are the extension to the current hall to create Ystafell Rhys and the new accommodation block and the Barn. In terms of the AONB, there are some concerns about these developments because of their size and scale – they would increase the density of buildings on the site substantially. Also, there is concern regarding the increase in use/movements that would come as a result of these developments along the steep and winding

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road and the potential impact on the tranquillity and unique nature of Nant Gwrtheyrn.

Welsh Water:

No response

Natural Resources Wales:

NRW has no objection to the proposal. In our opinion, the proposal is unlikely to have a detrimental impact on any listed feature.

Natural Resources Wales:

NRW has no objection to the proposal. In our opinion, the proposal is unlikely to have a detrimental impact on any listed feature.

Public Consultation:

Three notices were posted; two on the site and one on a footpath way marker in the car park above the site. The consultation period ended on 19 December 2013 and one letter / item of correspondence had been received objecting to the application on the following grounds:

- Increase in traffic – negative impact on road safety and on the environment. There is only one access to the site along a single track road which has dangerous bends, and if an accident happened, it would be difficult for emergency services to gain access.
- Ffordd y Nant is within 5 feet to the front door of the Mount Pleasant houses – recent substantial developments have led to an unacceptable level of heavy traffic such as large lorries, trailers and buses driving along the road and causing vibration and poses a threat to the stability of the houses.
- Environmental harm – boundary walls with the county road falling because of the traffic. Risk to pedestrians, vehicles and wildlife habitats.
- When it operated as a Language Centre within the former village, its scale was proportionate to its location. The development is an overdevelopment as it will affect the special character and nature of the Nant, wildlife and the AONB landscape.

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5. Assessment of the material planning considerations:

Principle of the development

- 5.1 Of relevance to the principle of the development are policies C1 'Locating New Developments', D8 'Extension of current enterprises', D13 'Attractions and Facilities' and D14 'Serviced Holiday Accommodation'.
- 5.2 Policy C1 approves new developments outside development boundaries provided it involves employment enterprises and developments associated with rural tourism, where there is a good visual relationship between the proposed development and existing development.
- 5.3 Policy D8 states that proposals relating to extending/intensifying existing business enterprises will be approved provided that the development does not cause significant harm to the area, that it is within or abuts the existing development and that it is ancillary to the current work of the site.
- 5.4 In accordance with Policy D13, proposals to improve the quality of existing facilities, outside the development boundary, will be approved provided that it involves using existing buildings or sites that have a close relationship with existing buildings that form part of a cluster of existing tourism facilities, including one that provides accommodation for tourists. The proposal complies with the criteria in the sense that the scale, type and character of the proposed development is suitable for its rural setting and that the design, setting and appearance are all to a high standard.
- 5.5 The holiday accommodation element of the proposal, namely Tŷ Canol, would be a serviced accommodation provision. It is explained in the Business Statement that the aim is to be able to offer an opportunity to consider a number of smaller groups at the same time, which is separate to the two main accommodation terraces. The block would accommodate 40 people between 8 dormitory rooms and thus would extend the variety of existing facilities in order to develop the site's potential to attract more groups such as schools, colleges, adult groups, etc, by offering an accommodation option that is less costly than the existing accommodation.
- 5.6 In accordance with Policy D14, the concept of developing new, permanent serviced holiday accommodation, or extending the existing serviced accommodation provision will be approved provided that the design, setting and appearance of the development are of a high standard, that a suitable previously developed site is used and that the scale is suitable considering the site and its location.
- 5.7 Policy A3 relates to the Precautionary Principle and this seeks to obtain the required information in order to make an informed decision; this can lead to changes to the proposal or appropriate conditions.
- 5.8 As a result, there is no objection in principle based on the suitability of the site or general scale of floor area. Therefore, it is not considered that the proposal is contrary to Policies C1, D8, D13 and D14 of the UDP or to Policy A3 either.

Visual amenities

- 5.9 An extensive Design and Access Statement and Design Statement have been submitted to support and justify the application. As the development is located within an AONB, serious consideration needs to be given to the design of the development

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and how it would affect the local landscape, as well as the impact of the developments on the setting of listed buildings in the vicinity of the application site.

- 5.10 It appears that careful consideration has been given to the design of the proposed development to ensure that it blends in sensitively with the natural landscape and the existing buildings and lengthy discussions have taken place prior to submitting an application. Furthermore, design measures have been taken to ensure the sustainability of the development, in accordance with policy C7.
- 5.11 According to the business statement, it appears that the centre/café resource has become a very important feature of the viability of the centre and community by attracting local residents to use the facilities for conferences, meetings, training courses, concerts, weddings, etc. They consider the proposed extensions to be natural and key steps to ensure the future of the centre and as an opportunity to serve the residential and day visitors and respond to their needs and demands.
- 5.12 The proposed extensions to the Caffi Meinir building, along with the conference room, follows the same pattern of design and finishes as the existing building, with a combination of stone finishes, a slate roof and elements of sedum flat roofs to link the conference room to the existing part. The shop element and the café and kitchen extensions are on a relatively small scale and it is considered that they are reasonable enough and necessary in order to improve the resources and capacity of the existing café, and they follow good design principles with convenient access to all users. In this case, it is believed that detailed attention has been given to the design and appearance of the existing buildings and the choice of materials is suitable in this context.
- 5.13 In terms of the Ystafell Rhys element, namely the proposed conference room, once again, the design shows continuity in tone and appearance to the existing building, with the finishes being consistent and respectful of the character of the original building. It is acknowledged that 180m² of new floor surface area is relatively substantial and the AONB Officer has expressed concern about the size and scale of this element. Although it is acknowledged that the floor surface area of Ystafell Rhys is large, nevertheless, it is not considered to be bulky or detrimental to the original, as it is set back on an angle away from the existing building. Business statements emphasise that there is demand and need for such a resource and it is important in terms of the viability and future of the centre as a whole.
- 5.14 In terms of the design of the dormitory building, Clos Tŷ Canol, it has been designed to replicate a cluster of farm outbuildings with single-storey and two-storey parts with internal mezzanine floors, and they vary in terms of design and finish. The dormitory building would include 8 dormitory rooms (giving a total of 40 beds), with the rooms accommodating up to 6 people and would have bathrooms in them as well.

Also, one of the bedrooms has been designed specifically for disabled visitors. According to the DAS, the units have been designed to reflect the indigenous architecture, it is simple, with solid stone parts, a slate roof, and some corrugated steel roofs, and they are stepped into the landscape. It is acknowledged that the floor surface area of the building is substantial, nevertheless, the design, due to the variety of shapes and form, does not give the impression of being a substantially bulky building. It is located in a wooded site and integrates into the slope, and views from the building would be restricted to nearby locations only, due to the nature of the landscape to the rear and the existing terraced houses to the front. It is obvious that consideration has been given to providing a convenient and practical building; and yet it is of an interesting design that fits into its sensitive location within the AONB and close to the setting of listed buildings.

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- 5.15 The AONB Officer expressed concern regarding the new accommodation block element; again due to its size and scale as it would substantially intensify the number of buildings on the site. Concern was also noted about the movements deriving from the proposal that could have a potential impact on the special tranquillity of the Nant. An objector also alleges that the development would be an overdevelopment of the site. The DAS regarding the application considers that the impact on the AONB would be minimal as the design, setting and materials have been chosen specifically to mitigate any impact, and it emphasises that it would make a positive contribution to the local economy. It must be borne in mind that the proposal to create accommodation, as such, is not different to the existing use made of the site.
- 5.16 In terms of amenities and the visual impact of the proposal, it must be acknowledged that the proposal on the whole are substantial developments to the Nant in terms of size and scale. Nevertheless, it is believed that it has been designed in a way where the elements do not appear bulky in scale, because of the variety in terms of form, size, angles and materials. It can be seen that considerable thought has been given to the design of the entire proposal, and to its setting in the landscape with the indigenous colour palette reflecting what can be seen in the local vicinity. It is believed that the buildings are modern and yet they blend in sympathetically with its sensitive setting within the AONB, Llŷn Registered Historical Landscape and Heritage Coast without harming the setting of the nearby listed buildings. Therefore, it is considered that the proposal in terms of the principles of design, new buildings and extensions, as well as materials, are acceptable and comply with the requirements of the policies to protect the setting of listed buildings (B3), registered historical landscapes (B12), the AONB (B8), heritage coast (B9) and policies relating to design, materials and access for all (B22, B24, B25, CH30 of the GUDP).
- 5.17 Whilst the proposal submitted is acceptable in this sensitive location, concern would have to be expressed regarding further developments in the Nant as this could compromise the characteristic nature, character and setting of the village

General and residential amenities

- 5.18 In terms of general amenities, Policy B23 requires the following: consideration must be given to the reasonable privacy of nearby users; that it is not an overdevelopment of the site; that there will be no increase in traffic or noise resulting in significant harm; reducing opportunities for anti-social behaviour; and considering the needs of all users. There are no residential dwellings in the valley, therefore, there is no concern regarding the impact on residential amenities in the vicinity of the centre itself. In terms of the scale of the development, it is not considered to be an overdevelopment as it appears to be a reasonable extension and a natural continuation from the existing buildings. Consequently, it is considered acceptable in terms of Policy B23.

Transport and access matters

- 5.19 A private road serves the site, with the unclassified county road from Llithfaen ending near the car park at the top of the slope. Improvements were made to the private road recently, including work to widen the road, adding passing places and installing a new crash barrier. As a result of the recent improvements, the DAS states that there is no concern regarding traffic control to the site and in cases where events with large numbers visit the site, this is managed by arrangements to staff the car parks and use the car park at the top of the site. The response of the Transport Officer states that there is no objection to the proposal. He is not of the opinion that there will be a substantial increase in journeys or parking requirements as the new accommodation development is aimed towards groups of people who are likely to

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travel to the site on buses or on mini-buses. The access will remain as present and it is considered safe. It is also considered that the current road network is of a sufficient standard to deal with the traffic flow that is likely to derive from the new development. There is a sufficient car park to serve the proposal which has already been granted planning permission recently. Neither does the proposal disturb the course of the public footpath that runs along the access road. It is therefore considered that the proposal complies with Policy CH22, CH33 and CH36 of the UDP.

- 5.20 One objection was raised regarding movements along the unclassified county road, namely the only access to the site, and the impact of traffic on the stability of his property which is located near the road. Whilst the concerns are acknowledged, it must be noted that it is not considered that what is proposed in the Nant will not intensify the use to such an extent so as to lead to a material change to the use currently made of the site. It is not believed that there will be a substantial addition to traffic levels or noise deriving from the development and the nature of the accommodation is likely to attract groups of people who share cars. These concerns do not outweigh the policy considerations outlined above.

Biodiversity matters

- 5.21 It is understood that discussions have been held between the agent and Biodiversity Officers before submitting the application and that no substantial biodiversity matters arose from those discussions. There is a low risk that bats use the café building, therefore, it is suggested that precautionary methods are adopted during the construction work and this could be controlled by means of a condition. Consequently, it is not considered that the proposal is contrary to policy B20 of the GUDP.
- 5.22 The Trees Officer is eager to ensure that the trees in the vicinity of the Clos Tŷ Canol building will be protected during the development work and in addition, it is considered that a new landscaping plan would be appropriate around Clos Tŷ Canol. In order to comply with Policy B27 which relates to landscaping plans and the retention of existing trees that are valuable, appropriate conditions could be imposed should the application be approved.

The economy

- 5.23 A thorough explanation was received as part of the application for the need to develop and improve the provision on the site in order to ensure the viability of the language centre in the future. It is stated that the centre has received substantial grant investments over the years, with expenditure of 5 million between 2007 and 2010 to improve the access road, improvements to the existing accommodation, and language centre facilities and new café/hall provision and unless this would have been developed, it is stated that the Nant would have ceased as a viable centre by now.
- 5.24 It notes that the centre has seen a substantial increase in the number who attend language courses and in the number of residential visitors for conferences, weddings and holidays since the new provision was opened in 2010. The statement emphasises that the proposed developments are important to the future of the centre and offer a more stable foundation to varied income streams and increased use with the potential to provide attractive activities and resources to a variety of groups, families and individuals. Over 20 full-time members of staff are employed, which increases to 30 in the summer, and the new developments would estimate the need for 10 additional staff members and this would benefit the local economy. The Nant is the largest employer in the local vicinity of Llithfaen and is a key client to many local businesses.

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Language Matters:

5.25 Policy A2 notes the need to protect the social, linguistic and cultural fabric of our communities and that applications should be approved if they cause them significant harm due to their scale. The application does not fall into categories where it is required to submit a Community and Language Statement, nevertheless, a Language and Community Statement was submitted as part of the application. It states that recent developments in Nant Gwrtheyrn are important to the area, not only because of the economic benefits and the jobs, but also because of the contribution to the confidence of the people of the area and the community regarding the future of the language in districts that are the heartlands of the language with over 70% of people aged over 3 years speaking Welsh. Bearing in mind the nature of the centre as a Language Centre which has been promoting the Welsh Language since the 1980s, it is not considered that there would be any negative impact on the social, linguistic or cultural cohesion of the local community or a threat to the social, linguistic or cultural fabric as a result of the proposal. In this instance, it is more likely to have a positive impact on the community because of the nature of the centre, as well as the local employment opportunities, and thus it complies with the requirements of Policy A2 of the GUDP.

6. Conclusions:

6.1 Having weighed up the proposal in the context of the relevant policies and the observations received, it is considered that the proposal is acceptable for approval. In principle, the development would extend and improve an existing enterprise, where there will be a close relationship between the new development and the existing development. Although it is acknowledged that all elements of the application when considered together are large, they have been designed in a way where the extensions or new accommodation building do not compromise the setting of this special and sensitive location. It is believed that the design respects the nature and reflects the appearance of the existing listed buildings. The materials are also suitable and sympathetic to the location within the AONB, Heritage Coast and Llŷn Historical Landscape. The site is in a location where views from the Nant have been restricted to close areas alone, excluding the sea, therefore it is not considered that there would be any significant impact on the broader landscape of the ANOB in this case. The developments are not different in terms of the nature of their use to the existing use made of the site; however, they are attempts to improve the provision and expand activities and opportunities to maintain the viability of the language centre and the local economy. Although the points and concerns raised by the objector are acknowledged, it is not considered that there are grounds to refuse the application; nevertheless, there would be a need to consider any further developments carefully in order to avoid overdevelopment. In light of the above, and having given full consideration to all material planning issues, it is considered that this proposal is acceptable and that it complies with the requirements of the aforementioned policies.

7. Recommendation:

To approve – conditions

1. Time
2. Comply with plans
3. Slate
4. Materials
5. Holiday permission only / occupancy period
6. Landscaping
7. Preservation of existing trees
8. Bat precautionary measures.



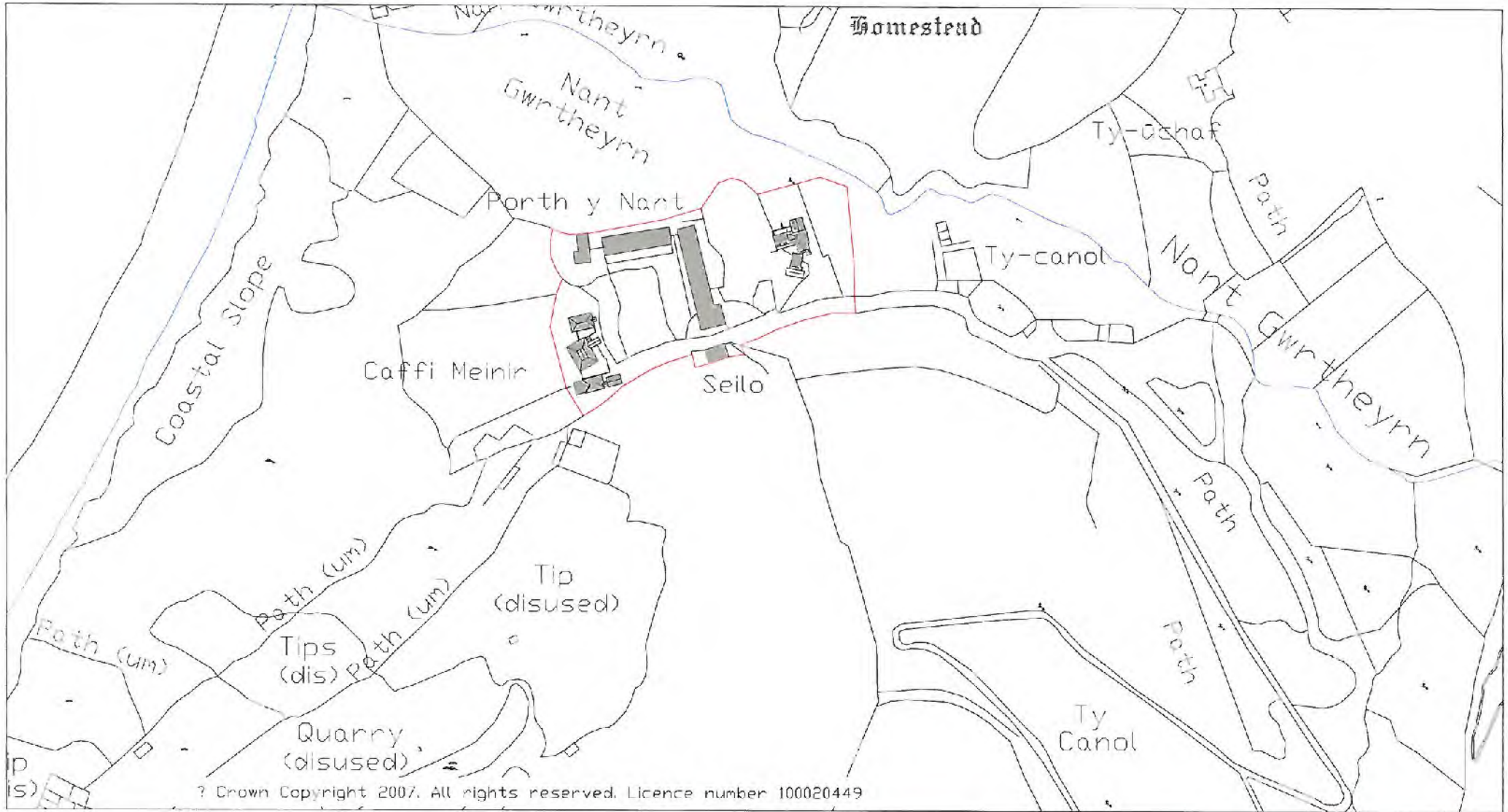
Rhif y Cais / Application Number : C13/1181/43/LL

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



Allynhyrchir y map hwn o Ddwydd y Ordnance Survey
 o'r enw 'Ordnance Survey' a'r enw 'Ordnance Survey'
 © Hwylfaint y Goron.
 Mae allynhyrchu heb ganiadau yn torri
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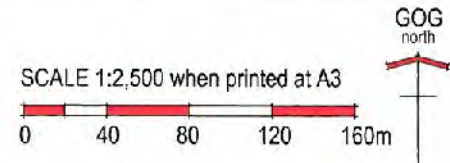
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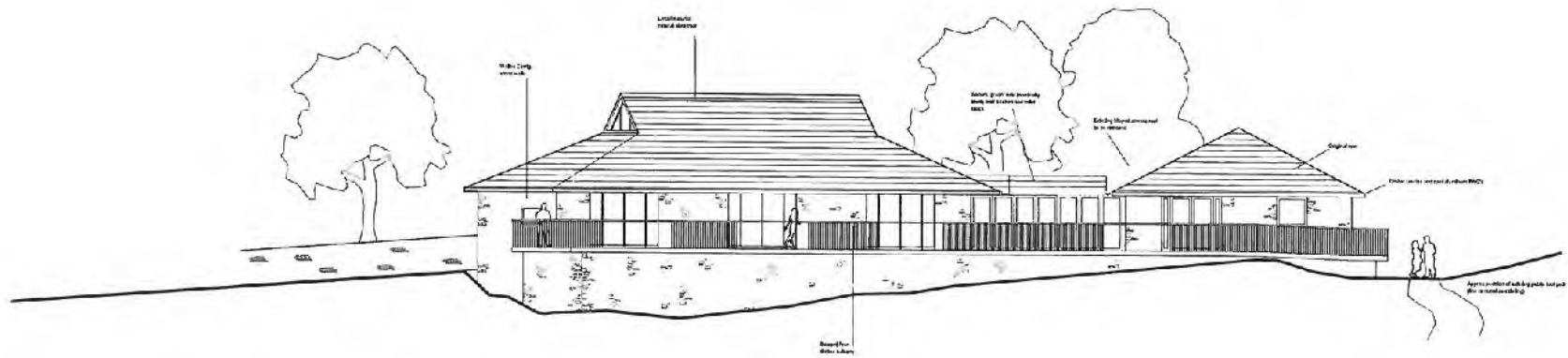


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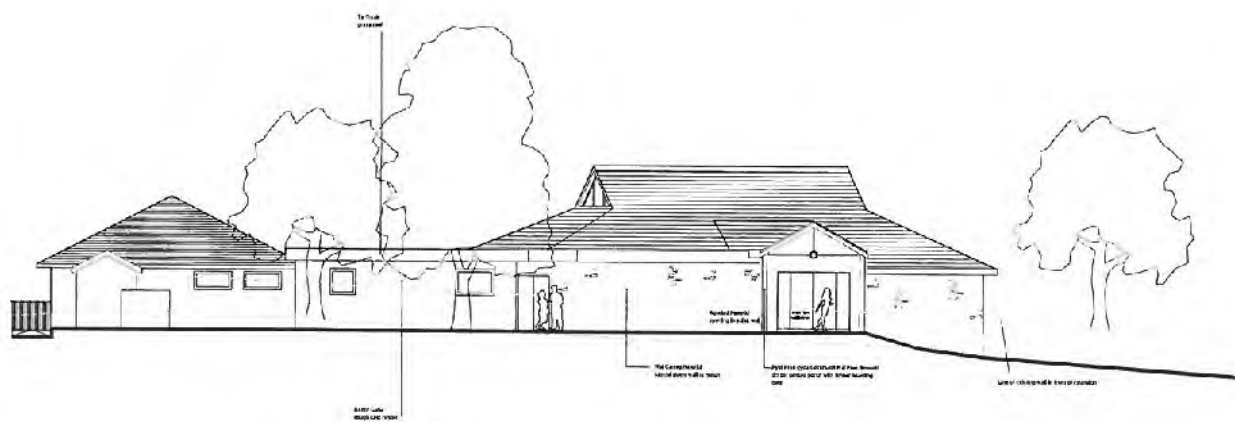
CYNLLUN LLEOLI SAFLE site location plan

- Site referred to shown outlined in red
- Other land in applicants ownership shown outlined in blue





EDRYCHIAO OCHR DDWYREINIOL
east elevations



EDRYCHIAO OCHR ORLLEWINOL
west elevation



no	description	revision	date
A	Rear porch simplified as shown on West Elevation.		02.11.87

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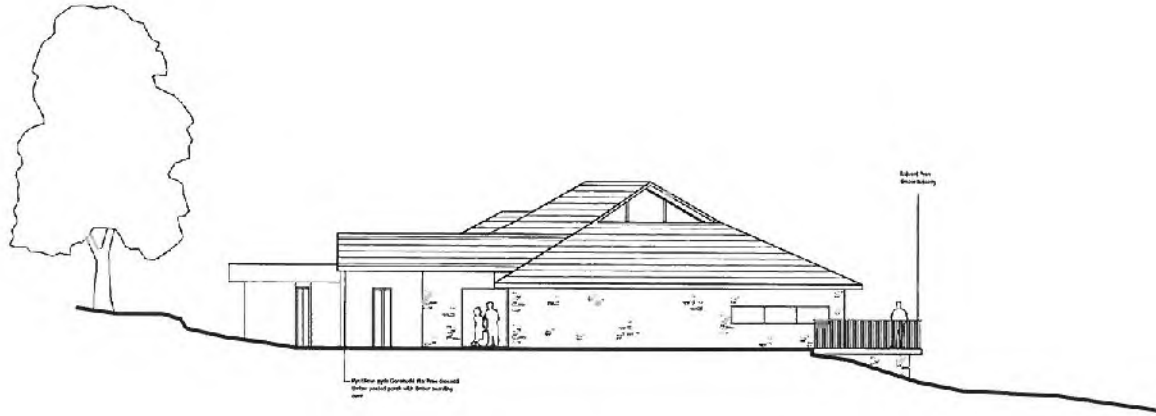
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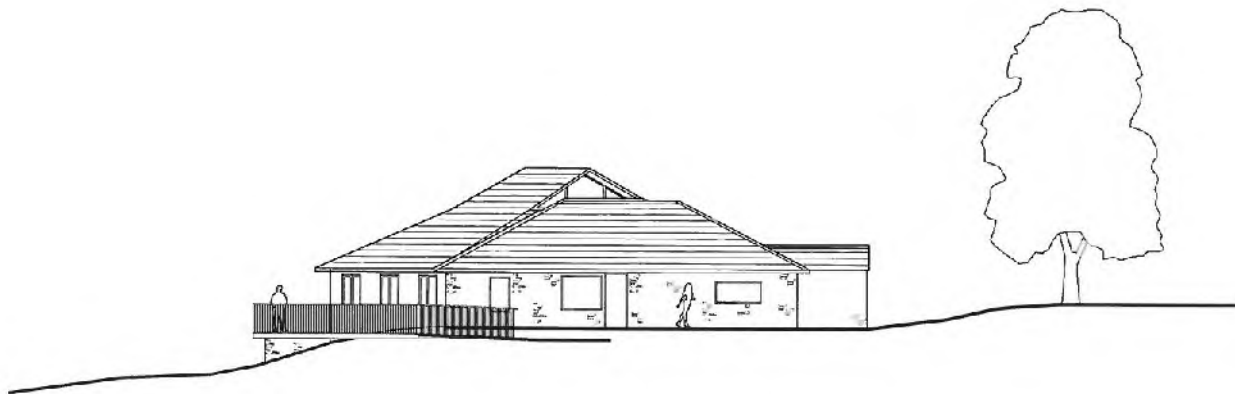
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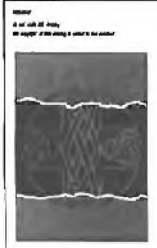




EDRYCHIAD OCHR DDEHUJOL
south elevation



EDRYCHIAD OCHR DGLEDDOL
north elevation



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A	Rear Porch simplified as shown on South Elevation.	02-11-17	

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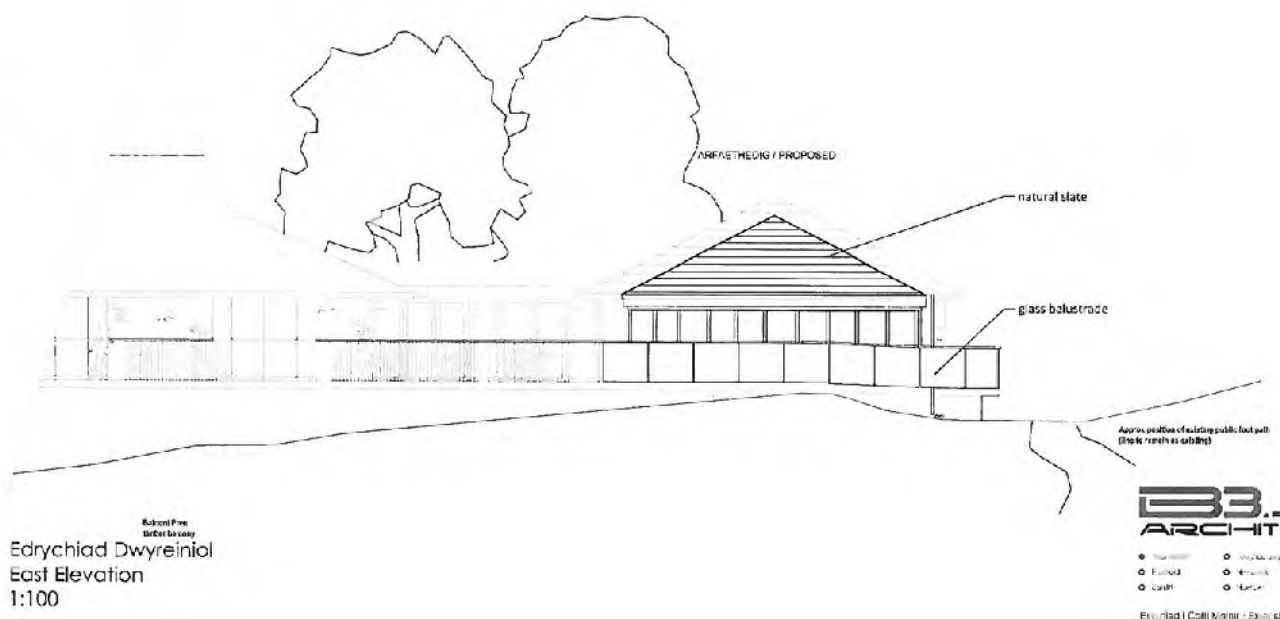
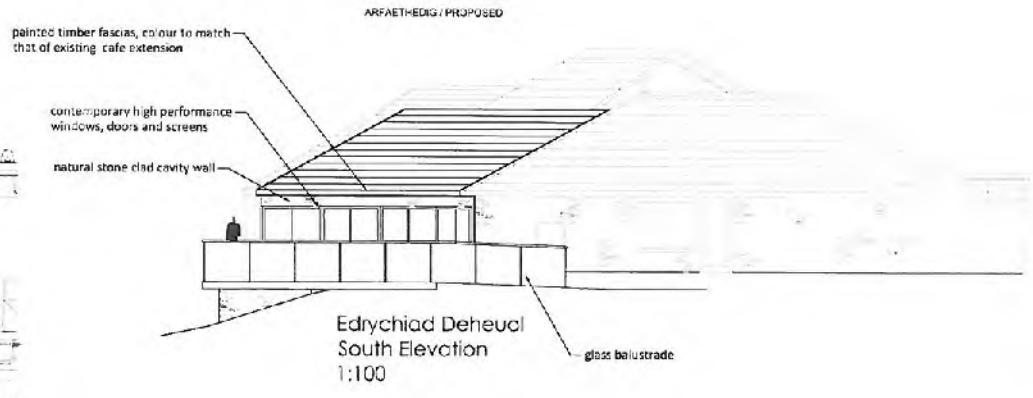
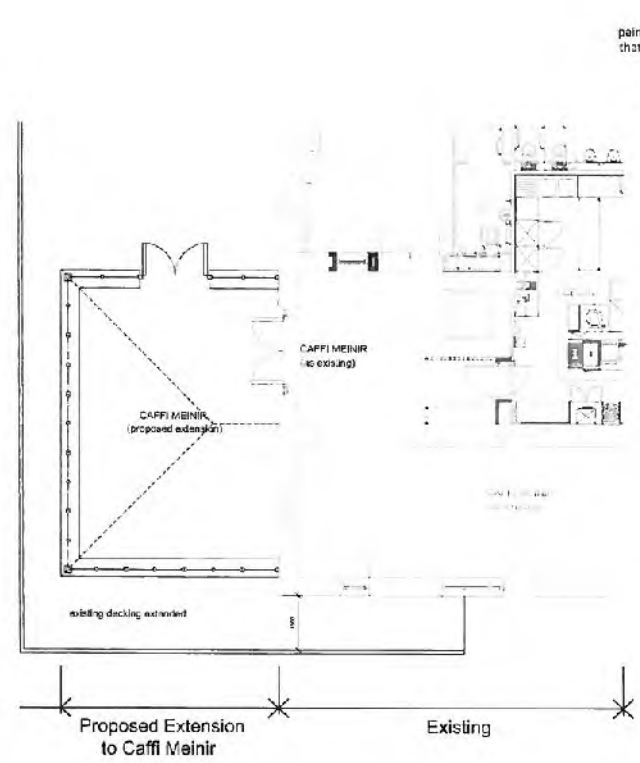
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James Jenkins Thomas
Pensiwn • Contracts

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B3
 ARCHITECTS

- Plan
- Section
- Elevation
- Detail
- Furniture
- Landscape
- Other

Edrychiad / Caffi Meinir - Extension to Caffi Meinir
 Clonliffe Hill, Nangrufftown, Llanfair, Pembrokeshire

SCHEME
 52021 G0 SK-203



PWYLLGOR CYNLLUNIO	DYDDIAD: 03/02/2014
ADRODDIAD PENNAETH ADRAN RHEOLEIDDIO (CYNLLUNIO, TRAFNIDIAETH A GWARCHOD Y CYHOEDD)	PWLLHELI

Application Number: C13/1246/17/R3
Date Registered: 10/12/2013
Application Type: Regulation 3
Community: Llandwrog
Ward: Groeslon

Proposal: DEMOLITION OF PART OF THE EXISTING SCHOOL, ERECTION OF A NEW SCHOOL AND CONSTRUCTION OF NEW SPORTS PITCHES
Location: YSGOL GYNRADD Y GROESLON, LÔN GARREG FAWR, Y GROESLON, CAERNARFON, LL547DT

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

1. Description:

- 1.1 This application proposes to create a new school by demolishing the largest part of the existing Groeslon primary school and to retain the original Victorian school building and erect a series of interlinked blocks connected to it in an open square format around an internal courtyard.
- 1.2 The new school would include;
- New reception area
 - Staff offices and administration areas
 - 6 classrooms
 - 6 flexible practical teaching areas
 - Food Science classroom
 - Resources room
 - Group rooms
 - Main hall / Community Space
 - Toilets throughout the school
 - Kitchen / canteen
 - Plant/ ancillary rooms
 - A corridor around the internal courtyard.
- 1.3 Outside the school, there would be:
- A new access road with a drop-off / pick- up area, two bus stops, parking spaces and a roundabout to enable vehicles to turn into the site.
 - Hard Play Area (in the enclosed yard)
 - Games Court (on the school's existing playing field)
 - Playing field (on nearby agricultural land)
 - Canopy across the northern opening in the enclosed yard.
 - Soft play area
 - Habitat area
 - The current public playing field will be relocated and reduced in size but will provide new multipurpose playing equipment.
- 1.4 Most of the blocks on the outside of the structure will have pitched slate roofs with curved zinc roofs (or a similar material) on the infill buildings and a flat roof on the internal circulation route. None of the blocks' roofs would be taller than the roof of the original building.
- 1.5 If practical, it is intended that the front elevation of the original retained building will be stripped back to its stone work. The other main blocks would have a finish of white render on the outward facing elevations, while the infill buildings would have

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zinc cladded walls (or similar material). There would be a greater variety of colour and appearance to the elevations facing the internal courtyard, with some use of timber and colourful paint.

- 1.6 The school's internal space would change from the current 693m² to 1652m², a gross increase of 1108m². The total size of the entire site would be 15305m².
- 1.7 The site is located on the periphery of a residential area and the new buildings and all the hard areas within the Groeslon development boundary with the new play area (football pitch) would be located outside it. The part of the proposal that includes the car park and the new games court will be located on an existing playing field which is shown to be protected in the Gwynedd Unitary Development Plan designations map. The Glynllifon Special Area of Conservation (SAC) is within 500m of the site and due to its nature and size the application was screened and it was confirmed that the development did not require a full Environmental Impact Assessment.
- 1.8 A series of reports were submitted with the application including;
- Design and Access Statement
 - Asbestos Survey
 - Language Impact Assessment Report
 - Mechanical and Electrical Services Stage C Outline Specification
 - Transport Assessments
 - Underground Sewerage Details
 - Geographical and Transportation Matters
 - Energy Strategy Report
 - Ecological Surveys
 - BREEAM assessment
 - Geotechnical and Feasibility Desk Top Study Report

2. Relevant Policies:

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

2.2 Gwynedd Unitary Development Plan 2009:

POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS

Ensure that sufficient information is provided with the planning application regarding any environmental impacts or other likely and substantial impacts in the form of an environmental or other impact assessment.

POLICY A2 – PROTECTING THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY B15 – PROTECTION OF INTERNATIONAL NATURE CONSERVATION SITES

Refuse proposals that are likely to cause significant harm to the integrity of nature conservation sites of international importance unless they conform to a series of criteria aimed at managing, enhancing and protecting the recognised features of such sites.

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POLICY B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT

Proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats will be refused unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

POLICY B22 – BUILDING DESIGN

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

POLICY B23 – AMENITIES

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

POLICY B25 – BUILDING MATERIALS

Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY C1 – LOCATING NEW DEVELOPMENT

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

POLICY C3 – RE-USING PREVIOUSLY DEVELOPED SITES

Proposals that give priority to re-using previously developed land or buildings that are located within or near development boundaries will be permitted provided the site or building and the proposed use are appropriate.

POLICY C7 – BUILDING IN A SUSTAINABLE MANNER

Proposals for new developments or for the adaptation and change of use of land or buildings will be refused where consideration has not been given to specific environmental matters. Proposals must conform to specific criteria relating to building in a sustainable manner, unless it can be demonstrated that it is impractical to do so.

POLICY CH22 – CYCLING NETWORK, PATHS AND RIGHTS OF WAY

All parts of the cycling network, footpaths and rights of way will be protected by encouraging proposals which will incorporate them satisfactorily within the development and by prohibiting plans to extend the cycling network, footpaths or rights of way. Should this not be possible, appropriate provision will have to be made to divert the route or to provide a new and acceptable route.

POLICY CH29 – SAFEGUARDING AND IMPROVING LINKS FOR PEDESTRIANS

Proposals within Centres and Villages will be refused unless they provide safe, attractive and direct footpaths for pedestrians across and out of the site where there is a clear opportunity to make such a provision.

POLICY CH30 – ACCESS FOR ALL

Proposals for residential/business/commercial units or buildings/facilities for public use will be refused unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH33 – SAFETY ON ROADS AND STREETS

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Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES

Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

POLICY CH37 – EDUCATIONAL, HEALTH AND COMMUNITY FACILITIES

Development proposals for new educational, health or community facilities or extensions to existing facilities will be approved provided they conform to a series of criteria relating to the location of the proposal, its accessibility using different modes of travel, together with highway considerations, the design of any new school and the effect on an identified town centre.

POLICY CH42 – SAFEGUARDING OPEN SPACES OF RECREATIONAL VALUE

Proposals that will lead to the loss of existing open spaces of recreational value will be refused unless a series of criteria can be satisfied in relation to the need for the facilities, offering a similar provision, best way of ensuring the future of the facility, improving the range and quality of the current provision and the importance in terms of biodiversity, the quality of the landscape and amenities.

POLICY CH44 – PROVISION OF COMMUNITY SPORTS OR RECREATION FACILITIES

Proposals for the provision of new sports and/or leisure facilities, or for improving existing facilities to meet the needs of the local community will be approved provided they meet with all the criteria relevant to the location of the development, the possibility of meeting the need through dual use or through adapting the existing buildings, and the scale and nature of the development.

Supplementary Planning Guidance: Planning and the Welsh Language
Supplementary Planning Guidance: Planning for Sustainable Building

Gwynedd Design Guidance

2.3 National Policies:
Planning Policy Wales (Fifth edition, November 2012)

Chapter 4 Planning for Sustainability
Chapter 8 Transport
Chapter 12 Infrastructure and Services

Technical Advice Note (TAN) 12: Design
Technical Advice Note (TAN) 20: Planning and the Welsh Language

3. Relevant Planning History:

C13/0925/17/R3 : Temporary Retention of Mobile Classrooms (three years):
Approved 17/10/13

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4. Consultations:

Community Council:	No objection.
Transportation Unit:	No objection.
Footpaths Unit:	Not received.
Welsh Water:	Observations - suggest conditions and propose information notes.
Natural Resources Wales:	Suggest a condition relating to Flood Risk.
Environmental Health / Public Protection:	Not received.
Flood Risk and Coastal Erosion Management Unit:	No objection – suggest conditions to protect the site and the nearby property against flood risk.
Biodiversity Unit:	No objection – suggest a condition to restrict the work of preparing the playing field to times outside the bird nesting season.
Trees Unit:	No objection – conditions needed to safeguard the trees and hedging during the construction work.
Archaeological Trust:	Not received.
Fire Officer:	Not received.
Public Consultation:	A notice was placed in the press and on the site and nearby residents were informed. The consultation period ended on 16 January 2014.

Three letters were received during the consultation period. One in objection to the application (signed by two people), one in support and the other proposing observations.

Summary of the observations:

Objections

- Unacceptable increase in transport especially during peak times

Support

- dire need for the development
- positive and sympathetic design
- much improved transport arrangements
- including CCTV in the scheme would help to protect the building and surrounding neighbourhood

Observations

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- Observation regarding the Design and Access Statement

5. Assessment of the material planning considerations:

Principle of the development

- 5.1 Policy C1 of the UDP encourages development within town and village development boundaries while policy C3 supports reusing previously used sites. This development would meet with the objectives of these policies.
- 5.2 Policy CH37 of the UDP supports new educational facilities subject to meeting specific criteria. This development meets with those criteria for the following reasons:
1. The entire building work is located within the existing development boundary.
 2. The site is accessible without the use of a car – is within walking distance for local residents with safe routes to walk there from all directions. Additionally, changes to the site's internal arrangements will be an improvement in order to secure safe access for buses.
 3. The changes within the site would improve safety and improve arrangements relating to transportation by providing specific spaces for staff/public parking and a pull-in/turning space for vehicles and buses that are located entirely within the site.
 4. The school design offers an opportunity to share facilities with the local community.
 5. The development would not undermine the defined town centre.
- 5.3 Due to the size of the development, the application had to be screened to see whether or not there was a need to undertake a full Environmental Impact Assessment for the development, and it was concluded that such an assessment was not necessary. It is considered that sufficient information was provided with the application in order to be able to assess any environmental impact or any other similar substantial impact. Consequently, it is considered that the proposal is in accordance with Policy A1 of the UDP.
- 5.4 The principle of the development therefore complies with policies A1, C1, C3 and CH37 of the UDP.

Visual amenities

- 5.5 The building's footprint will be more than doubled, however it is considered that the design that was submitted proposes a development of a scale and appearance that is suitable for the site. The fact that the oldest part of the existing school will be retained and that none of the new buildings will be taller than this building means that the scale of the development will be a continuation of the current situation. The design of the new buildings, mainly with pitched slate roofs, their white render finish (on the outward facing elevations) and variety of heights, will create a village-like development of a domestic nature that will be in keeping with the scale and design of the surrounding residential area. The eastern elevation (from Lôn Garreg Fawr) although modern, will be dominated by the original building which will retain the nature of the existing site but without the temporary sub-standard buildings that currently detract from the quality of the site.

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- 5.6 The form of the development with its “horseshoe” shape will ensure that the development is kept within an area that already has a hard surface and there will be no need to use green land for the construction work. The elevations facing the nearby houses, despite being nearer to them than the current school buildings, will be an improvement in terms of visual amenities compared with the various temporary buildings currently in place. The domestic scale of the buildings will be in keeping with these locations and the buildings, to a vast degree, would hide much of the school’s activities held within the “horseshoe” area.
- 5.7 Additional hard standings will be created for the site in order to establish a new games court, provide parking and turning spaces and to move the public park. Having said this, there would be very little change in terms of the use of these areas as opposed to their existing use, and there are no interests in terms of nature conservation in the existing playing field. Additionally, pervious material will be used on many of the proposed hard surface areas which will ensure that drainage problems will not be exacerbated. For the abovementioned reasons, it is considered that these changes are acceptable.
- 5.8 There would be a change in the nature of the proposed playing field. At the moment, the site consists of poor agricultural land and will require substantial changes in order to ensure that it is suitable for sports such as football. Having said this, it is intended to retain the trees and the hedges that abut the field, and those of greatest interest in wildlife and visual amenity terms. In the long run, the nature of the field will not change from being green land, the changes only relate to its use, and this is considered acceptable especially given that the field is of no significant agricultural value neither is it of special interest in terms of wildlife.
- 5.9 Due to the above, it is considered that the development is in keeping with policies B22 and B25 of the UDP along with the Gwynedd Design Guidance.

General and residential amenities

- 5.10 In addition to the visual impacts discussed above, it can be expected that the increase in the pupil numbers alone will bring an increase in noise and interference for nearby dwellings. However, due to there being a school on site already, there would be no change to the nature of any noise or interference, although it may be intensified. Having said this, given the school’s shape, it is likely that many of the activities will take place within the “horseshoe” and the new buildings will screen the houses from much of what takes place. The proposal, therefore, may improve any negative impacts on the amenities of nearby housing. It is therefore considered that the proposal complies with policy B23.

Transport and access matters

- 5.11 The plans propose a number of improvements to the transport and access arrangements. This includes:
- 42 parking spaces including three specific sites for the disabled and four child drop-off / pick-up points.
 - Room to park an additional 42 cars for special events (on the games court)
 - On-site bus stop
 - One-way road within the site to enable vehicles to travel through the site.
 - bicycle storage

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- 5.12 These arrangements would improve the current situation and also provide for the expected increase in the use of the site in light of the growth in the number of pupils.
- 5.13 These arrangements are acceptable to the Transportation Unit and they are considered to be a significant improvement on the current situation therefore the application complies with CH29, CH33 and CH36.
- 5.14 Public footpath 65 (Llandwrog Community) leads through the school site and the site of the proposed playing field. There is no intention of changing the form of the path and in fact the footpath will offer safe access to the school to pedestrians walking from the west in accordance with policies CH22 and CH29 of the UDP.
- 5.15 A Design and Access Statement was submitted with the application and this explains the provision regarding ensuring access for all in accordance with policy CH30.

Biodiversity Matters

- 5.16 Due to the nature of the site and its proximity to the Special Area of Conservation an ecological surveys report was compiled by a competent ecologist and submitted with the application and concluded:
1. There would be no impact on bats
 2. There would be no impact on birds
 3. There are no protected species on the proposed playing field
 4. There would be no impact on badgers
 5. There would be no impact on otters
 6. There would be no impact on water voles.
- 5.17 The Biodiversity Unit accepts these conclusions and neither they nor Natural Resources Wales have any objections to the proposal as it would not affect the Special Area of Conservation or any species or habitats of national and international importance. The proposal therefore complies with policies B15 and B20 of the GUDP.

Sustainability matters

- 5.18 A preliminary assessment of BREEAM standards has demonstrated that the development meets with the "Very Good" standard for "Green Buildings" with a score of 62.40%. There is potential for it to reach the "Excellent" level (75.44%) should all aspects of the proposed environmental plans be implemented.
- 5.19 Therefore, the development accords with policy C7 of the UDP which involves protecting environmental standards along with the Supplementary Planning Guidance: Planning for Sustainable Building.

Linguistic and Community Matters

- 5.20 A Language Impact Assessment was submitted with the application. It concludes that, by adopting specific recommendations, opportunities exist for the development to sustain and enhance the Welsh language.
- 5.21 Policy A2 of the UDP aims to protect the social, linguistic and cultural fabric of communities, and it is considered that by providing quality resources for community use, the development can make an important contribution to the community and therefore contribute towards protecting and strengthening the community's social,

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linguistic and cultural fabric. The response of the Policy Unit is awaited on the assessment and it is hoped that it will have arrived by the date of the Committee.

Sports facilities

- 5.22 Policy CH42 protects open spaces of recreational value and part of the application site has been designated as protected open land. Although this proposal involves moving and reducing some of the existing public play area, new multi-purpose play equipment will be provided on another part of the site thus ensuring the continuation of a suitably sized public playing field provision. Additionally, there is potential to use the new playing field for community purposes meaning a significant improvement in the playing provision as opposed to the existing situation in accordance with policy CH44 of the UDP.

Response to the public consultation

- 5.23 It is considered that the matters that have arisen as a result of the public consultation period have received full consideration as part of the above assessment and there are no matters that outweigh the relevant planning considerations.

6. Conclusions:

- 6.1 Given the relevant planning matters, the proposed development meets with the objectives of the Gwynedd Unitary Development Plan and proposes a development on previously used land that is a modern design of good standard that is suitable for its location, that improves existing transportation problems and provides the community with a new valuable facility. The development is not likely to have any substantial detrimental impact on nearby amenities and there would be no impact on relevant designations. Given the above, it is believed that the proposal is acceptable and in accordance with all of the relevant policies noted in this report.

7. Recommendation:

- 7.1 To approve the application subject to conditions involving:
1. Five years
 2. In accordance with the plans
 3. Materials and colours to be agreed
 4. Transport conditions
 5. Landscaping / tree conditions
 6. Boundary conditions
 7. Biodiversity conditions
 8. Flood risk conditions / ensure suitable drainage
 9. Welsh Water conditions
 10. Protect the footpath
-



Rhif y Cais / Application Number : C13/1246/17/R3

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
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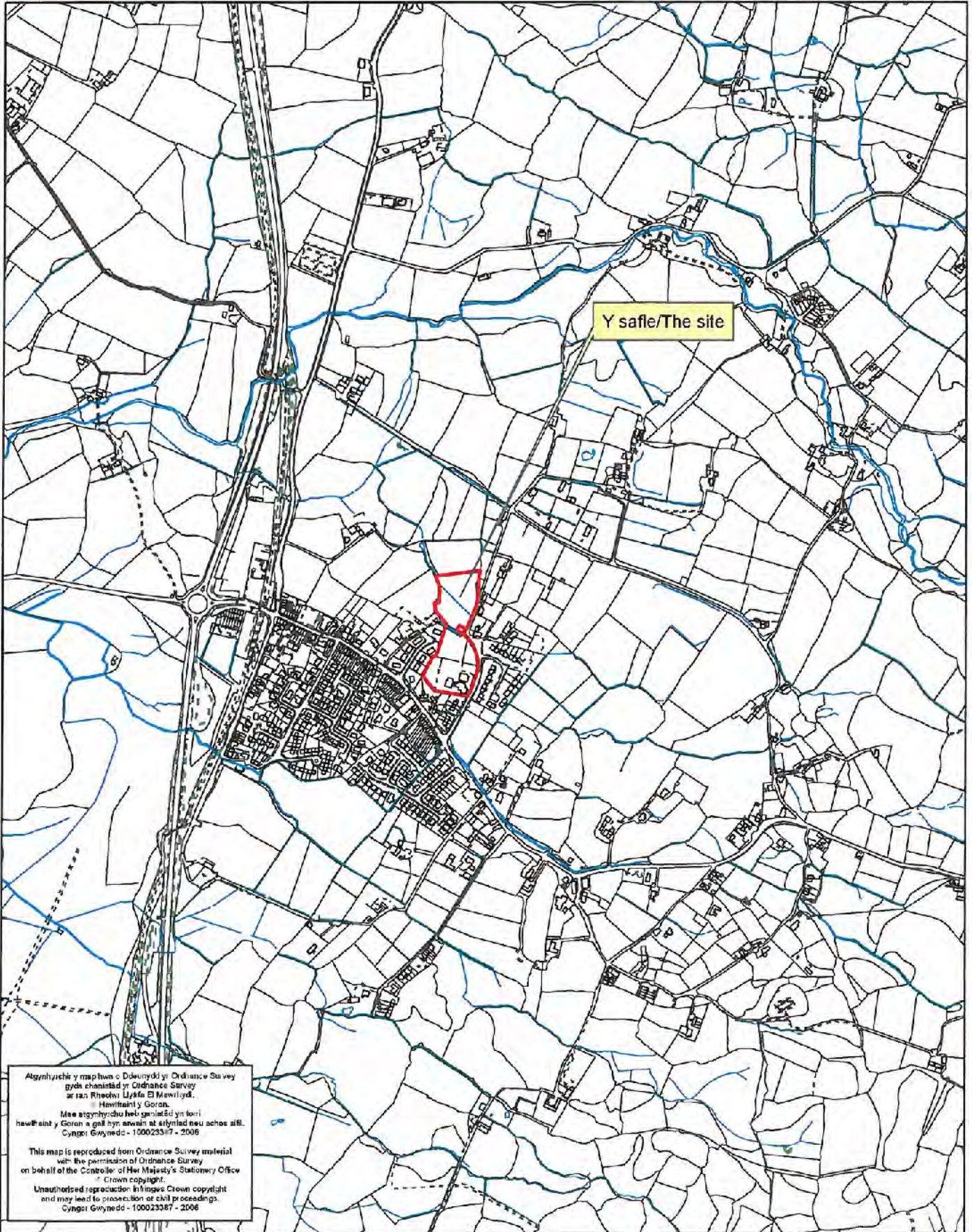
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Hwylfaint y Goron.
Mae atgynhychu hwn ganisedd yn torri hwylfaint y Goron a gall hyn arwain at erlyniad neu achos zifl.
Cyngor Gwynedd - 100023367 - 2006

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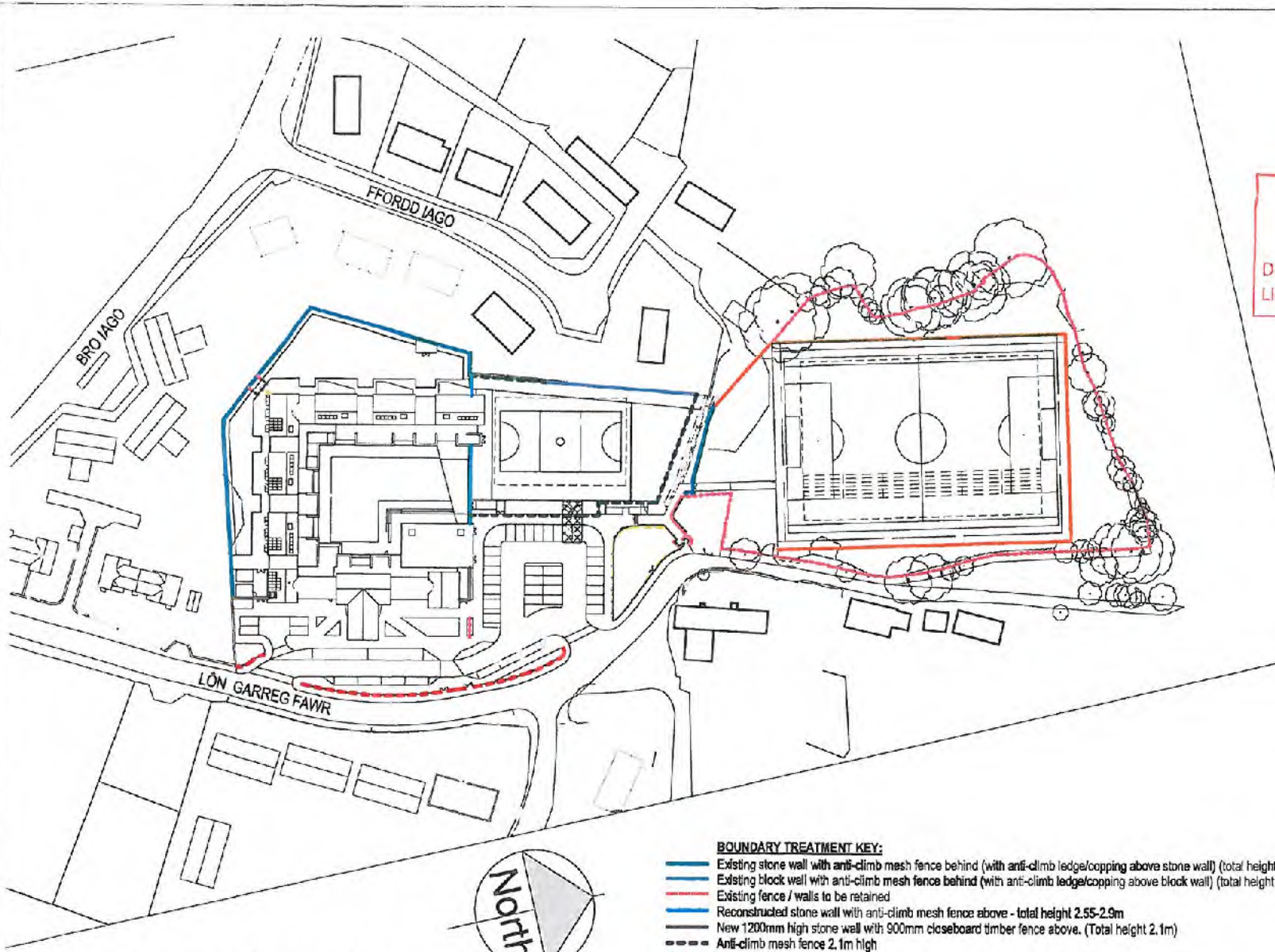
Rhif y Cais / Application Number : C13/1246/17/R3

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
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- BOUNDARY TREATMENT KEY:**
- Existing stone wall with anti-climb mesh fence behind (with anti-climb ledge/copping above stone wall) (total height 2.1m)
 - Existing block wall with anti-climb mesh fence behind (with anti-climb ledge/copping above block wall) (total height 2.1m)
 - Existing fence / walls to be retained
 - Reconstructed stone wall with anti-climb mesh fence above - total height 2.55-2.9m
 - New 1200mm high stone wall with 900mm closeboard timber fence above. (Total height 2.1m)
 - - - Anti-climb mesh fence 2.1m high
 - - - 900mm high rendered wall
 - - - 900mm high loop top railings
 - 3m high green mesh fence

1 Boundary Treatment Plan
1 : 1000

Number C828.09A A3

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CYNLLUN DIWYG TRIG
REVISED PLAN
Darbynwyd/Received 7/1/14
Llofnod/signature A. N. A.

A	UPDATING PLAN FOLLOWING COMMENTS MADE BY CLIENT AND INTERNAL COUNCIL MEMBERS	07.01.14	GI
REV	DESCRIPTION	DATE	BY

Job YSGOL ARDAL
for CYNGOR GWYNEDD

Dwg BOUNDARY
TREATMENT PLAN

Number C828.09A

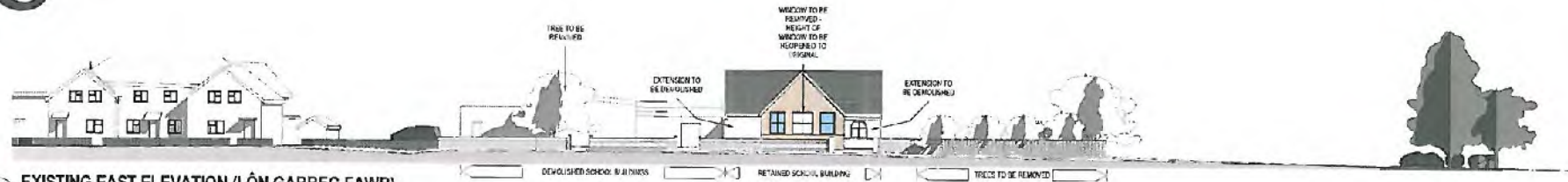
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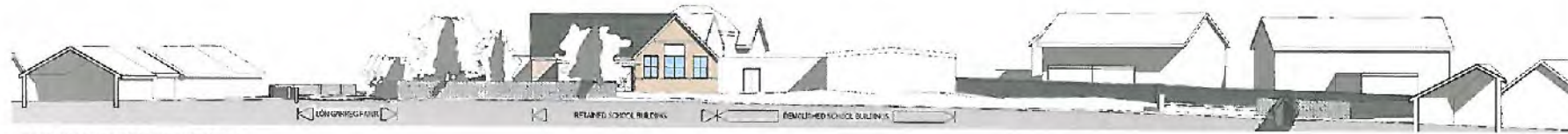
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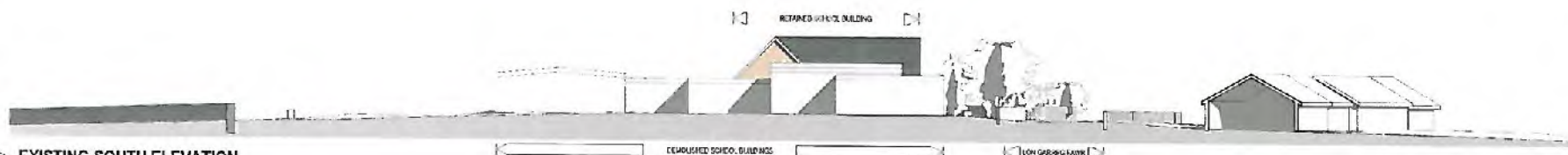
1 EXISTING EAST ELEVATION (LÔN GARREG FAWR)
1:200



2 EXISTING NORTH ELEVATION
1:200



3 EXISTING WEST ELEVATION
1:200



4 EXISTING SOUTH ELEVATION
1:200

NO.	DESCRIPTION	DATE

YSGOL ARDAL
for CYMROR GWYNEDD
EXISTING ELEVATIONS

Number: C828.10

Scale: 1:200
Date: 11/10/16
Drawn: A.G.
Checked: A.G.

Ainsley Common
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THE OLD SCHOOL BUILDING - 4/6, 1886 - 1887 - 1888 - 1889 - 1890 - 1891 - 1892 - 1893 - 1894 - 1895 - 1896 - 1897 - 1898 - 1899 - 1900 - 1901 - 1902 - 1903 - 1904 - 1905 - 1906 - 1907 - 1908 - 1909 - 1910 - 1911 - 1912 - 1913 - 1914 - 1915 - 1916 - 1917 - 1918 - 1919 - 1920 - 1921 - 1922 - 1923 - 1924 - 1925 - 1926 - 1927 - 1928 - 1929 - 1930 - 1931 - 1932 - 1933 - 1934 - 1935 - 1936 - 1937 - 1938 - 1939 - 1940 - 1941 - 1942 - 1943 - 1944 - 1945 - 1946 - 1947 - 1948 - 1949 - 1950 - 1951 - 1952 - 1953 - 1954 - 1955 - 1956 - 1957 - 1958 - 1959 - 1960 - 1961 - 1962 - 1963 - 1964 - 1965 - 1966 - 1967 - 1968 - 1969 - 1970 - 1971 - 1972 - 1973 - 1974 - 1975 - 1976 - 1977 - 1978 - 1979 - 1980 - 1981 - 1982 - 1983 - 1984 - 1985 - 1986 - 1987 - 1988 - 1989 - 1990 - 1991 - 1992 - 1993 - 1994 - 1995 - 1996 - 1997 - 1998 - 1999 - 2000 - 2001 - 2002 - 2003 - 2004 - 2005 - 2006 - 2007 - 2008 - 2009 - 2010 - 2011 - 2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 - 2020 - 2021 - 2022 - 2023 - 2024 - 2025 - 2026 - 2027 - 2028 - 2029 - 2030 - 2031 - 2032 - 2033 - 2034 - 2035 - 2036 - 2037 - 2038 - 2039 - 2040 - 2041 - 2042 - 2043 - 2044 - 2045 - 2046 - 2047 - 2048 - 2049 - 2050 - 2051 - 2052 - 2053 - 2054 - 2055 - 2056 - 2057 - 2058 - 2059 - 2060 - 2061 - 2062 - 2063 - 2064 - 2065 - 2066 - 2067 - 2068 - 2069 - 2070 - 2071 - 2072 - 2073 - 2074 - 2075 - 2076 - 2077 - 2078 - 2079 - 2080 - 2081 - 2082 - 2083 - 2084 - 2085 - 2086 - 2087 - 2088 - 2089 - 2090 - 2091 - 2092 - 2093 - 2094 - 2095 - 2096 - 2097 - 2098 - 2099 - 2100

