

Number: 1

Application Number: C13/0577/44/LL
Date Registered: 28/01/2014
Application Type: Full - Planning
Community: Porthmadog
Ward: Porthmadog West

Proposal: ERECTION OF A NEW DWELLING HOUSE AND PARKING
ACCOMODATION
Location: BRON Y GARTH, GARTH, PORTHMADOG, GWYNEDD, LL499TN

**Summary of the
Recommendation:**

TO APPROVE SUBJECT TO CONDITIONS

1. Description:

- 1.1 It was decided to postpone a decision on the application at the Committee meeting on 14 October 2013 in order for members of the committee to visit the site. Following the committee, additional information was submitted by the applicant in the form of plans demonstrating the cross-sections of the footpath that would provide access to the proposed house along with the landscaping and the block / site plan showing two parking spaces.
- 1.2 The application is a full application to build a modern innovative dwelling house designed on separate levels over four floors to include four bedrooms, three balconies, landscaping and the creation of a vehicle parking space by the current access. The development involves building a proposed dwelling whose floor area is shaped on an obtuse angle of approximately 130 degrees which would respond to the rocky topography of the slope. The proposal would measure approximately 6.4 metres in height on the lowest part on the south-western elevation, and approximately 9.8 metres to the highest ridge on the south-eastern elevation with a total internal floor surface area measuring 410 square metres. It is intended to cover the external walls of the proposed building with a combination of natural stonework, cedar timber vertical cladding, coloured textured render, floor length glass, plastic windows and doors and slates on the pitched roofs. The two parking spaces would be provided within the curtilage and near a track that serves the existing private houses.
- 1.3 The site is located within the development boundary of the village of Borth-y-gest and is located within the Porthmadog Conservation Area and the Aberglaslyn Landscape of Special Historic Interest. The application site forms part of the existing garden of Bron y Garth (the applicant's property) which is located on headland. The Bron y Garth house is located on the north-eastern side of the application site.
- 1.4 The site is served by a private single track which connects to the unclassified county road known as Garth Road. To the west and the south there are individual houses, gardens and a residential area leading down to the Borth-y-gest village, and to the east there are gardens, the quay road and a boat yard. The proposal lies on land that is outside and approximately 190 metres to the south east of the Pen Llŷn a'r Sarnau Special Area of

Conservation (SAC) and the Morfa Harlech Site of Special Scientific Interest (SSSI).

- 1.5 A Design and Access Statement, details of the Code for Sustainable Homes and a Trees Report were submitted with the application. Photographic montage images were also received.

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 B4 – Developments in or affecting the setting of Conservation Areas – Ensure proposals within conservation areas or which affect the setting of conservation areas are not permitted unless they aim to maintain or enhance the character or appearance of the conservation area and its setting.

Policy B12 – Protecting Historic 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 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 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 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 B27 – Landscaping Schemes – Ensure that permitted proposals incorporate high quality soft/hard landscaping that is appropriate for 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 the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new development. 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 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 boundaries of Local Centres and Villages if they conform to criteria aimed at ensuring an affordable element within the development.

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 relating to the vehicular access, the standard of the existing roads network and traffic calming measures.

Policy CH36 – Private Car Parking Facilities – Proposals for new developments, extension of 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:

Planning Policy Wales (Fifth edition, November 2012)

Technical Advice Note 12: Design (2009)

Technical Advice Note 18: Transport (2007)

Technical Advice Note 22: Planning for Sustainable Buildings

3. Relevant Planning History:

3.1 The site has no recent relevant planning history.

4. Consultations:

Town Council: Object on the grounds that the development is too prominent and is completely visible and sets a precedent for more development on open land.

Transportation Unit: Propose standard conditions.

Natural Resources Wales: The organisation does not object to the proposal following information received from Biodiversity that there is no evidence of bat roosts in the trees.

Welsh Water:	Propose standard conditions.
Biodiversity Unit/Trees Officer:	<p>The development means losing a mixture of trees of high, moderate and low value, and by protecting the trees that will be retained during the development work through replanting it is deemed that the impact on trees will be low. No objection and propose standard tree conditions.</p> <p>Following receipt of an amended plan, and further observations from the public a second consultation was held with the Biodiversity Unit. It was confirmed that the original observations still stood and that a condition was needed to agree on a suitable landscaping plan. It is not considered that a Tree Preservation Order is suitable for the site and the proposal involves the loss of some trees and replanting providing a better range of different aged trees and therefore creating an improved situation for the long term. The trees that have already been felled within the Conservation area have received permission by submitting a notice as they were dangerous, dead or dying.</p> <p>In terms of bats, it was confirmed that the proposal was not likely to have a negative impact on bats due to nearby habitat links (other than the application site).</p>
Conservation Officer:	No objection and suggest that the windows are changed to timber or aluminium of a dark coloured finish.
Archaeological Service:	State that the site is within the Aberglaslyn Landscape of Historic Interest and state that the scale of the proposal is not such that it would detract from the significance of the designation, and that there is no archaeological or historical significance to the existing gardens and house.
Public Consultation:	<p>A notice was posted on the site and nearby residents were informed. The first consultation period ended on 4 July 2013 and 25 letters / items of correspondence were received objecting to the application on the following grounds:</p> <ul style="list-style-type: none"> • Concern about the intrusive visual impact from the direction of Borth-y-gest and emphasise that the style, size and location of the proposal are inappropriate in a historical landscape, adversely changing what can be seen on the horizon. • State that overlooking would have an impact on privacy. • Concern that there would be an increase in traffic and danger for pedestrians in a place where there is no pavement, and would lead to a precedent for further developments.

- The development would be contrary to building guidelines in the Porthmadog Conservation Area, and the design is dominating and out of character and is visible from Portmeirion.
- State that the images of the plan give a misleading impression of the setting of the development within the landscape.
- Lack of clarity in the contents of the Design and Access Statement with respect to parking matters and disabled access.
- The proposal does not assist or offer an addition to the number of affordable housing in the area.
- Likely to have an adverse impact on the area's trees and wildlife. There is a need to carry out a biodiversity examination of the implications and consider placing preservation orders on the trees including the Monterey Cypress tree.
- Draw attention to the fact that a bat and ecological survey is required on the site.
- State that the proposal does not safeguard or maintain the special character of the Garth headland in relation to the landscape.
- Propose that a less refined development is required, which would include landscaping to include mature replanting.
- State that the surface geology of the coastal rock is unstable for development and is likely to result in risk for the property.
- State that there is too much glass in the design and express that the narrow access/track could lead to difficulties for the emergency services.
- Concern about the effects of overloading on the local sewer.
- Concern that the loss of trees would have a direct impact on the privacy and ambience of Porthmadog.

In addition to the objections noted above, objections were received that were not valid planning objections which included:

- Draw attention to the fact that the applicant is related to a member of staff of the authority.
- State that there is a covenant within the deeds for the sale of the land which prevents development on the land (a private matter).
- Concern that the proposal serves only to add to the family's current business portfolio of hiring out holiday units.

Two letters/items of correspondence were received which

supported / submitted observations on the application:

- State that some nearby houses are modern and others are traditional and that there is a precedent for erecting such a house which complements and corresponds with the natural slope of the land.
- The development is screened effectively and uses the tree canopy to protect privacy and amenity. Local privacy and amenity.

Following the Committee meeting held on 14 October, 2013 additional information was received from the agent and another consultation was held with nearby neighbours. Following the period of another consultation, five letters / items of correspondence were received objecting to the application. The objections reiterated the previous observations that were made on grounds of:

- Stating that the amendments do not reduce the visual impact and that a large house on the top of the hill would have a detrimental impact on the village and on Garth headland.
- Loss of privacy for nearby neighbours and beyond their boundaries in light of the proposed dwelling's prominent and high location.
- State there would be a visually detrimental impact on the Borth-y-gest area as the site and the tree line form a unique local feature.
- It is deemed that the development in a conservation area would not comply with the criteria of policy B4.
- Propose that the trees should be Preserved by means of a Tree Preservation Order. Concern regarding the trees that have already been felled. The schemes include a conflict in the plan especially the tree restrictions plan.
- The proposal does not meet with the authority's affordable housing guidance.
- Potential for bats in the trees.

5. Assessment of the material planning considerations:

Principle of the development

- 5.1 The proposal involves building one 4 bedroom house on a site within the vast garden of the Bron y Garth property. There are residential houses located on land below the site. The site lies within the development boundary of the village of Borth-y-gest but has not been allocated for any specific use or as protected open land. From the perspective of housing policies, the site falls within the definition of infill land and policies C1 and CH4 are relevant to this application.
- 5.2 Policy C1, 'Locating new development' states that land 'within the development boundaries of towns and villages ... will be the main focus for new development'.

- 5.3 Policy CH4 is relevant and states that, in principle, proposals for the construction of new dwellings on unallocated sites that are within village development boundaries will be approved provided they can conform to all the relevant policies of the Plan and the three criteria which form part of the Policy. Criterion 1 relates to having a portion of all units on the site as affordable units, unless it would be inappropriate to provide affordable housing on the site. In terms of this policy, it is not considered that it would be reasonable to request an application for one property to be affordable as the criterion talks about 'a portion of the units on each site' therefore referring to more than one house. The second and third criteria relate to the arrangements of providing affordable housing (if the application contains more than one house) and for the reasons already noted it is not believed that these are relevant. Based on the above it is considered that the application conforms to the principles of policies C1 and CH4 of the GUDP.

Design and visual amenities

- 5.4 Policies B22, B23 and B25 of the GUDP are relevant to the application and relate to: design, finishes, elevations and visual amenities. It is considered that the design would offer a modern, unique and innovative house located on the top of the headland on a fairly restricted site and looking down at an angle towards the dwellings of Tŷ Garth and looking back towards Yr Eifl. The dwellings nearby vary in size, design and finishes and are a combination of traditional and modern houses. They have no definite pattern or common theme. 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.
- 5.5 It is acknowledged that a difference of opinion on a modern design is an objective matter and it can be seen that differing opinions have been conveyed by neighbours in relation to the design of the proposed plan. There is a reference to design in paragraph 9.3.1 of Planning Policy Wales which states that "new housing developments should be well integrated and connected to the existing pattern of settlements". The proposal offers a house of a substantial size and of a scale and form which would on the whole correspond with the context of the site, and the design of the house in the shape of an obtuse angle responds positively to the rocky topography of the slope on the site. Due to the scale of the development and following receipt of the application, illustrative materials of photomontage images were requested which have been a means of seeing an image of the two-storey dwelling from the direction of Borth-y-gest. The dwelling would be located amongst a canopy of trees and the images also better convey the separated levels of the four floors. The design is further influenced by the use of innovative elements in respect of its modern and sustainable appearance with the use of slates on the roof and a combination of stone, cedar timber vertical cladding, coloured textured render and floor length glass on the external elevations of the building. This would allow the building to blend in and not have a negative effect on the visual amenities and character of the area, and would respect the features of local building materials and prominent views the public have of the Garth headland.
- 5.6 Additional cross-sections were received showing the intention to retain the current footpath on the western side of the garden along with the location of two vehicular parking spaces. The path would be used in order to provide an access to the new house and the parking space would be resurfaced with chippings. This will be a sustainable method of retaining the pervious surface and it is considered that its design is acceptable.

- 5.7 It is not considered that the proposed development would have a detrimental impact on the character or appearance of the area and although it is a modern and different design, it is considered that it would suit the surrounding area. Consequently it is considered that the proposal conforms to policies B22, B23 and B25.

Conservation and Historic matters

- 5.8 The site is located within but on the southern boundary of the Porthmadog Conservation Area and within the southern boundary of the Aberglaslyn Landscape of Special Historic Interest. Observations were received from the Gwynedd Archaeological Service and the Council's Conservation Officer on the proposal and they had no objection. The Conservation Officer observed that the proposal would be improved if the application installed windows and doors that were timber or aluminium and of a dark coloured finish and this can be dealt with through a condition. It is not considered that the proposal would have a detrimental impact on the Conservation Area or on the Landscape of Special Historic Interest, and therefore it is considered acceptable in terms of policies B4 and B12.

Sustainability matters

- 5.9 The National Code for Homes ('the Code') is a means of assessing and improving the sustainability of new homes by satisfying the required three star standard – level 3 of the Code. The site has been registered with a sustainability code assessor and the applicant has submitted a pre-assessment report to show that the dwelling could exceed the required standard, reaching a score of 65 and achieving Level 3 of the Code for Sustainable Homes. It is aimed to reach the standards of the code by incorporating design features that are environmentally sustainable and planning conditions will have to be imposed in order to ensure compliance. The application therefore satisfies policy C7 and TAN 22.

General and residential amenities

- 5.10 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 four properties adjacent to the application site: Bron y Garth (which is owned by the applicant), Yr Eifl, Morallt and Tŷ Garth, namely three properties that are located below the site and adjacent to Garth Road. Yr Eifl and Morallt are positioned slightly higher than this road and Tŷ Garth is positioned back from the road but the track leading to it and its front curtilage along with the western elevation of the house itself are completely visible from the road. The rear gable-end of Tŷ Garth faces the cliff below the site and therefore the application site is considerably higher than Tŷ Garth itself. The steep nature of this area means that the houses are built on different levels and are located so as to take advantage of the spectacular views surrounding them.
- 5.11 The location and design of the proposal take into consideration the nature of the area and the amenities of the houses below, namely Morallt, Yr Eifl and Tŷ Garth. To avoid any doubt the amenities of the houses are assessed separately:

- Morallt: the house is located on the north-western boundary of the site nearby the proposed parking area and the footpath that would provide access to the proposed house. It is not considered that any unacceptable overlooking is likely to be created between Morallt and the proposed house due to the distance between both properties. It is acknowledged that the rear curtilage of Morallt abuts with part of the application site, namely, where the parking space would be located on the first section of the footpath that leads to the proposed house, however; there is vegetation here and consequently it is not considered that the proposal would cause any unacceptable overlooking or loss of privacy for the private spaces or the main windows of Morallt.
- Yr Eifl: it is not considered that the proposal is likely to create unacceptable overlooking as the land levels of the site are much higher than this property. The new property would also be located so that it is set back from the boundary of the site. It is not considered that there is any potential overlooking from the northern elevation as this would be facing the curtilage of the proposed property i.e. part of the application site, and this is to the rear of the Eifl property and on much higher ground. It is not considered either that there would be any overlooking from the western elevation, which is entirely glazed, but set back under a ridged roof to create an external roofed balcony. This would be set back from the edge of the site and the main view would be to the west, away from Yr Eifl. Should it be considered that there is any potential for overlooking from the side of these balconies towards Yr Eifl, it must be noted that this would only be over the roof of Yr Eifl therefore there would be no implications in terms of overlooking or loss of privacy. In terms of any overlooking or loss of privacy from the access path that would lead past the rear of Yr Eifl and on to higher ground, it is not considered that any unnecessary overlooking would be created as the existing path exists in the same location and vegetation as a boundary between the path and the Eifl property. The roof lights are visible, however it is not possible to look into the rooms and therefore it is not considered that there is any overlooking. In terms of the patio and other windows the owner of the Eifl property refers to, it is not considered that there is unacceptable overlooking to these areas from the existing path and that using this path as a main access to the proposed house would not exacerbate the situation to such a significant extent that it would cause overlooking and loss of unacceptable privacy to the residents of the Eifl property. To summarise, it is not considered that the proposed development would cause any unacceptable overlooking or loss of privacy on the private spaces or main windows of Yr Eifl.
- Tŷ Garth: the western elevation and curtilage of Tŷ Garth along with the track leading to it are fairly open from the adjacent public road. The rear gable-end of this property faces the cliff that borders the application site. The southern elevation of the proposed house, which is also at an angle, would look over land that is within the application site and then over the bank towards the entrance and access track of Tŷ Garth below. The combination of distance and the bank together with the fact that this part of the Tŷ Garth site is prominent from the public road anyway would mean that there would be no unacceptable overlooking or loss of privacy from the proposed development on the private spaces or main windows of Tŷ Garth.

5.12 Consequently, in respect of the location of the proposed dwelling in relation to neighbouring houses, and given the steep landscape between them, it is not considered that the location of the house is within an unacceptable distance of existing houses as

those houses back on to the bank. This, along with the extensive landscaping available on the site (or to be added through a condition) contributes to reducing any likely impact in relation to loss of privacy. Therefore, it is not considered that the proposal would cause unacceptable 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.

Trees and Biodiversity matters

- 5.13 Following consultation with Natural Resources Wales, observations were received stating they had no ecological concerns in relation to the proposed development and they did not consider that there was a need for an ecological inspection or a bat survey. In terms of bats, the Biodiversity Unit also confirmed that the proposal was not likely to have a negative impact on bats due to there being available habitat links around the site (other than the application site itself). Therefore, it is considered that the application complies with policy B20 of the GUDP.
- 5.14 A trees report was submitted with the application showing that the development would require felling five trees to include one mature tree, namely a beech tree and a yew tree of high amenity value, and cutting back hedges that are currently on the site. The Biodiversity Unit / Tree Officer has stated that the development means losing a combination of trees of high, moderate and low value, and by protecting the trees that will be retained during the development work and with replanting it is deemed that the impact on trees will be low. Consequently, there is not objection to the proposal subject to standard conditions.
- 5.15 These trees are not subject to a Tree Preservation Order but it is considered that they are pleasant trees with an amenity value, but unfortunately due to lack of management over the years a number of the trees are in poor condition. It is not considered that a Tree Preservation Order is suitable for the site and the proposal involves losing some trees and replanting others which provides a better range of different aged trees and therefore creating an improved situation for the long term. It is therefore considered that there is a need for any permission to include conditions to ensure that appropriate landscaping is provided to mitigate the loss and to soften the impact and maintain the area's character. This ensures that the proposal is consistent with the principles of policy B27 of the GUDP.

Transport and access matters

- 5.16 It is intended to use the current vehicular access together with a private track that leads to the site from Garth Road nearby. It is intended to provide two parking spaces within the curtilage of the site. It is considered that the proposal would satisfy road safety requirements, and the Transport Officer proposes standard road conditions.
- 5.17 The parking, turning and roads provision would be consistent with the objectives of policies CH33 and CH36 which require that road safety, parking and vehicle turning considerations are addressed in plans on new developments.

Response to the public consultation

- 5.18 Full consideration has been given to the objections and concerns of the local community in assessing this application and it is considered that there is no matter that outweighs the relevant policy considerations and that the application is acceptable and complies with the requirements of the local and national policies and guidelines, subject to including relevant conditions.

6. Conclusions:

- 6.1 It is considered that the development of a new house on this site is acceptable in respect of the relevant policies noted above and it is not considered that it would have an adversely harmful impact on the area's amenities or on neighbouring residents. Furthermore, it is considered that the location, design, finish and form of the development is acceptable and corresponds with the context of its location. Having given full consideration to all the relevant planning matters and all the objections received, it is considered that the development is suitable for the site and it complies with the local and national policies and guidelines noted.

7. Recommendation:

- 7.1 To approve – conditions
1. 5 years
 2. Work in accordance with the plans
 3. Materials / slates
 4. Highways / parking
 5. Code for sustainable homes
 6. Landscaping / trees
 7. Water
 8. Withdrawal of general permitted rights.



Rhif y Cais / Application Number : C13/0577/44/LL

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

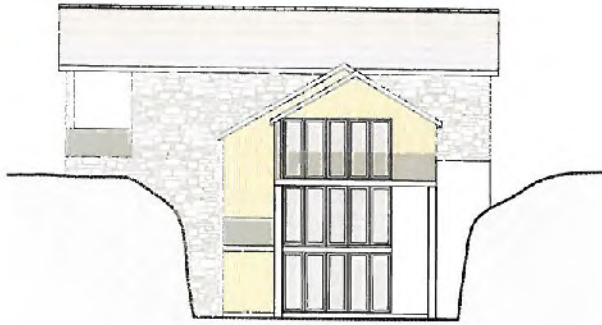


Atgynhyrchir y map hwn o Ddwydd y Ordnance Survey gyda chaisiad y Ordnance Survey ar ran Rheolwr Llyso B Mawrhyd, Hwlfaint y Goron.

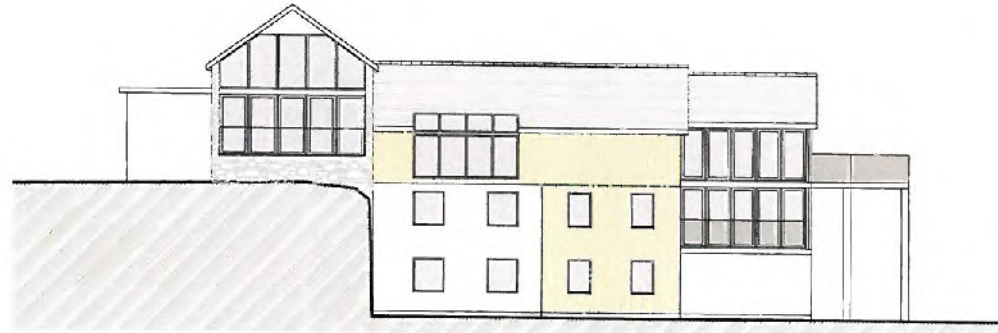
Mae atgynhyrchu heb ganiatâd yn torri hwlfaint y Goron a gall hyn arwain at erlysiad neu achos sifil. Cyngor Gwynedd - 100023387 - 2006

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FRONT ELEVATION

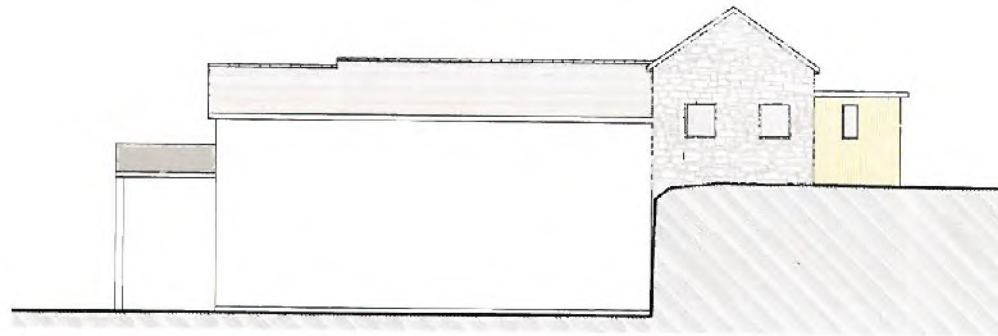


SIDE ELEVATION

NATURAL SLATE ROOF COVERING
 UPVC WINDOWS AND DOORS
 LOCAL STONE WORK WHERE SHOWN
 CEDAR CLADDING TO AREAS SHOWN
 ROUGH COLOURED RENDER



REAR ELEVATION



SIDE ELEVATION

Ffidiwrfa a chyngorff masurfaetha graeth oeddi ar y dyluniad hwn
 Os yn amhau - gofyniawch
 Do not scale from this drawing
 If in doubt - ask

Hysbysu dim hysbysu. Rhedder Russell-Hughes ac ni
 Chwilio i'w gwybodaeth a'i gwybodaeth hysbysu
 This drawing is the copyright of Russell-Hughes architects and
 must not be copied or reproduced without permission

Neuddeu - Amendment

Cyflun - Job

**BRON Y GARTH,
 PORTHMADOG**

Dyluniad - Drawing

PROPOSED ELEVATIONS

Rif Dyluniad - Drawing No.

1807:13:5

Gwybodaeth - Scale

1:200

Dyddiad - Date

May 2013

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Morallt

Ty Garth

CYLLUN I'W DDIWYRISIO
REVISÉS PLAN
 Ceryniwyd/Received
 Llofnod/signature

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Client: job
BRON Y GARTH,
PORTHMADOG
 Drawn: Drawing
PROPOSED SITE PLAN

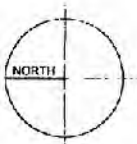
Plot Covered: Drawing No
1807/12:3
 Scale: 1:200
 Dated: 06
July 2012

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KEY

- Planting grid (circles) showing 1.5m spacing
- Tree location (circles) showing 1.5m spacing
- Root Protection Zone
- Proposed RPA boundary
- Control reference (see sections 10/11)
- Tree protection fencing to BS 5622:2012



Hedging:
 Plant @2 plants/metre in a single line or @4 plants/metre in a double staggered rows (approx 400mm spacing) in species groups of 5:10. All hedging to be bare rooted or cell grown minimum size range 20 to 40cm. Plant min 0.75 from base of outcrop fence.

Fencing:
 All trees to be bare rooted or cell grown minimum size range 40 to 80cm. Plant with 1.5 metres from base of outcrop fence. Plant trees @2 metres spacing in an informal arrangement in species groups 5:10.

Fencing Protection:
 Hedges should be protected from livestock by outcrop fencing. Pre-planting weed control to be carried out using a systemic herbicide or manual screening of site followed by a biodegradable mulch mat, or mulch wood chips. All plants to be protected by spiral rubber guards with bamboo canes - to be removed after 2/3.

Timing:
 Planting to take place in period October to March.

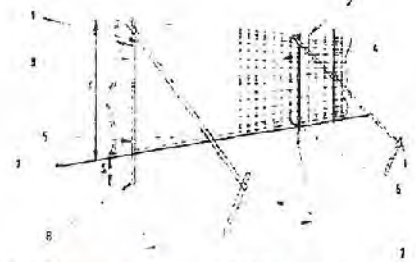
Species/Hedging Mix A
 25% of each species
 Ash
 Silver Birch
 Cherry
 Norway Maple

Arboricultural solutions matrix

ref	Issue	conditions & mitigation
1	The design potentially infringes the radial RPA T3 (category A) Note: the actual RPA of this tree is problematic to map due to adjacent trees and their RPA, setbacks, walls, changes in level and other features. For these reasons the radial RPA is shown as an indication of root spread	<ul style="list-style-type: none"> Care should be taken to ascertain the presence or absence of roots near the construction area if substantial roots are encountered, then hand-digging and careful root pruning will be indicated Protective fencing will need to be erected prior to the commencement of works and will need to be carefully maintained The location is at the outer limit of the tree's radial RPA Tree is of only marginal value due to condition Tree should be retained and protected with a guard if necessary to protect T3
2	Minor incursion into radial RPA of T4 (category C)	<ul style="list-style-type: none"> The current layout will not allow for the retention of this tree The tree is of marginal value, with poor form and variety Specify appropriate replacement planting
3	The design is in direct conflict with T5 (category C)	<ul style="list-style-type: none"> The current layout will not allow for the retention of this tree The tree is of fair value and being a juvenile could potentially be very heavily pruned to allow it to be kept. However, we feel the resulting tree would be unacceptably disfigured Specify appropriate replacement planting
4	The design is in direct conflict with T10 (category B)	<ul style="list-style-type: none"> The current layout will not allow for the retention of this tree The tree is in a poor condition, with significant decay in the base, and should only have been retained if it posed no constraint to the development Specify appropriate replacement planting
5	The design is in direct conflict with T11 (category C)	<ul style="list-style-type: none"> The current layout will not allow for the retention of this tree The tree is in a poor condition, with significant decay in the base, and should only have been retained if it posed no constraint to the development Specify appropriate replacement planting
6	The design is in direct conflict with T13 (category A)	<ul style="list-style-type: none"> The current layout will not allow for the retention of this tree - unfortunately the size of its RPA is such that it would essentially constrain any future development in this area of the grounds This is probably the most significant impact of the proposed development, since the tree is in good condition and exhibits good form. The tree has a reasonable service life ahead of it. In terms of mitigating features, the tree is not highly visible from outside the grounds of Bron y Garth, so the visual impact of its removal is limited Specify appropriate replacement planting
7	The design is in direct conflict with T14 (category C)	<ul style="list-style-type: none"> The current layout will not allow for the retention of this tree The tree is in a sub-optimal condition, having been suppressed by T13 Specify appropriate replacement planting
8	The retention and enhancement of G4 is key to the softening of any visual impact presented by the development, as seen from Bron y Garth	<ul style="list-style-type: none"> A reasonable proportion of any planting resources should be allocated to enhancing the appearance and function of this group



PROPOSED FENCING SPECIFICATION



1. Standard wall height
2. Height of fence above ground
3. Height of fence above ground
4. Height of fence above ground
5. Height of fence above ground
6. Height of fence above ground
7. Height of fence above ground
8. Height of fence above ground

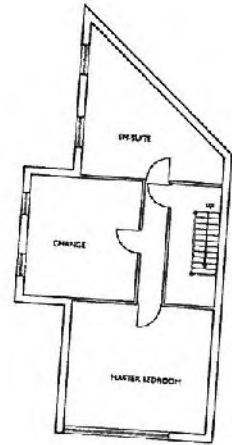
SIGNS TO BE APPLIED TO FENCING

PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

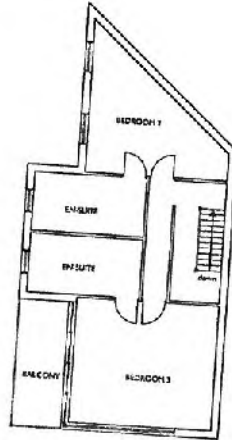
THIS PROTECTION AREA KEEP OUT!

IT IS A CRIMINAL OFFENCE TO ENTER THIS PROTECTION AREA WITHOUT THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY.

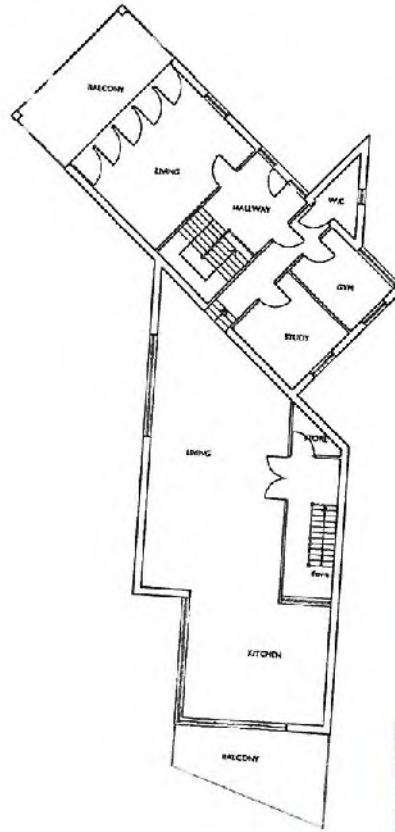




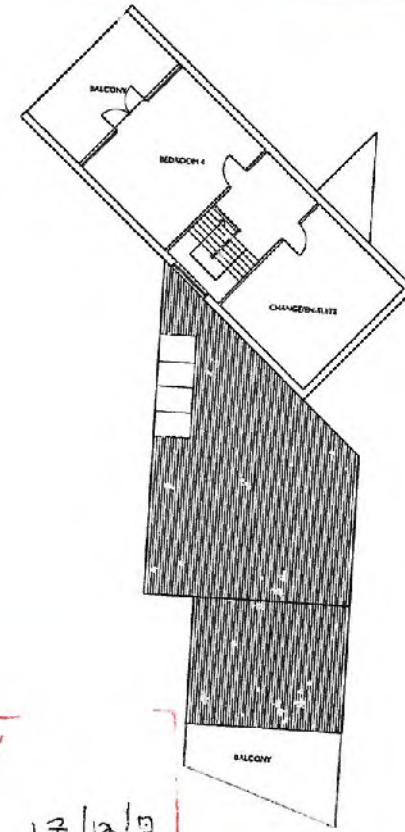
LOWER BASEMENT PLAN



UPPER BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CYNLLUN OGWYGIEDIG
PLAN
 De: 17/12/13
 Llofnod: E. J. Jones

CYNLLUN OGWYGIEDIG
REVISED
 Gwilym Iwan Jones
 17/12/13
 E. J. Jones

Pellach a chyngyl masnachol gwaith ar y dyfodol
 Os yn amau - gofynnwch
 Do not see from this drawing
 If in doubt - ask

Newidolau - Amendments

Mae'r dyfodol hon yn hysbysu at Porthmadog Russell-Hughes ac ni
 chofnodiad o'r papur hwn a'i nodwddion hysbysu.
 This drawing is the copyright of Russell-Hughes architects and
 must not be copied or reproduced without permission.

Cyflwr - Job

**BRON Y GARTH,
 PORTHMADOG**

Dyluniad - Drawing

PROPOSED FLOOR PLANS

Mif Dyluniad - Drawing No.

1807:13:4

Graddfa - Scale

1:200

Cyflwr - Date

May 2013

russell-hughes cyf
 pensaeri/architects

56 Bridge Street,
 Llangefni,
 Ynys Môn
 LL77 7HH

Tel: 01248 722333

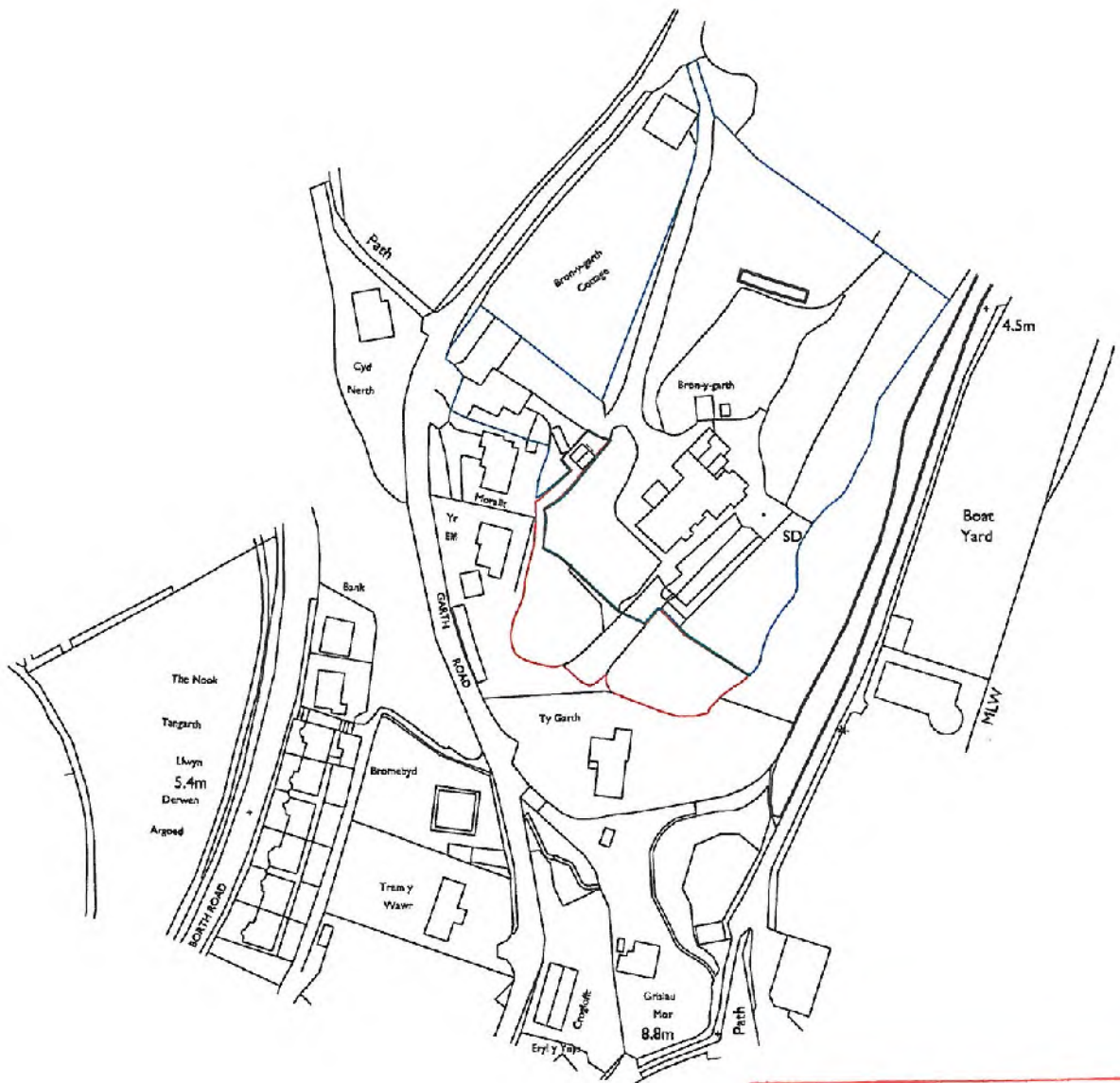
Fax: 01248 750600

E-mail: info@russellhughes.co.uk





CYFIDUR CYMRU
 CYFAIR IALLT A CHREDD
 28 ION 2014
 GWASANAETH CYMRU A
 THRAFNDIAETH
 D rhif tracio.....



CYNLLUN DIWYGIEDIG
REVISED PLAN

Derbyniwyd/Received 28/1/14
 Llofnod/signature: E.L.S.

Ffôn: 01752 866101
 Cyfwrdd: 01752 866102
 Ffôn Ffôn: 01752 866103
 Ffôn Ffôn: 01752 866104
 Ffôn Ffôn: 01752 866105
 Ffôn Ffôn: 01752 866106
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 Ffôn Ffôn: 01752 866108
 Ffôn Ffôn: 01752 866109
 Ffôn Ffôn: 01752 866110

Cofrestrwyd y Llofnod hon yn ymuno â'r Rheolwr Cymdeithasol a'r Rheolwr Cymdeithasol
BRON Y GARTH,
PORTHMADOG
 Dyddiad: 28 Ion 2014
LOCATION PLAN

Rhif Cofrestrwyd: 1807/10/1 A
 Llofnod: 1:1250
 Dyddiad: 28 Ion 2014
 Nov 2013

russell-hughes cyf
 rhys@rhughes.co.uk



CYNOOR PENNOD
CYFADRA MYNACHYCHEDD
28 ION 2014
GWASANAETH CYMRU
TH. MAFODI
D. Infraco

Bron-y-garth



GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION
 Derbyniwyd/Received 28/11/14
 Llofnod/signature [Signature]



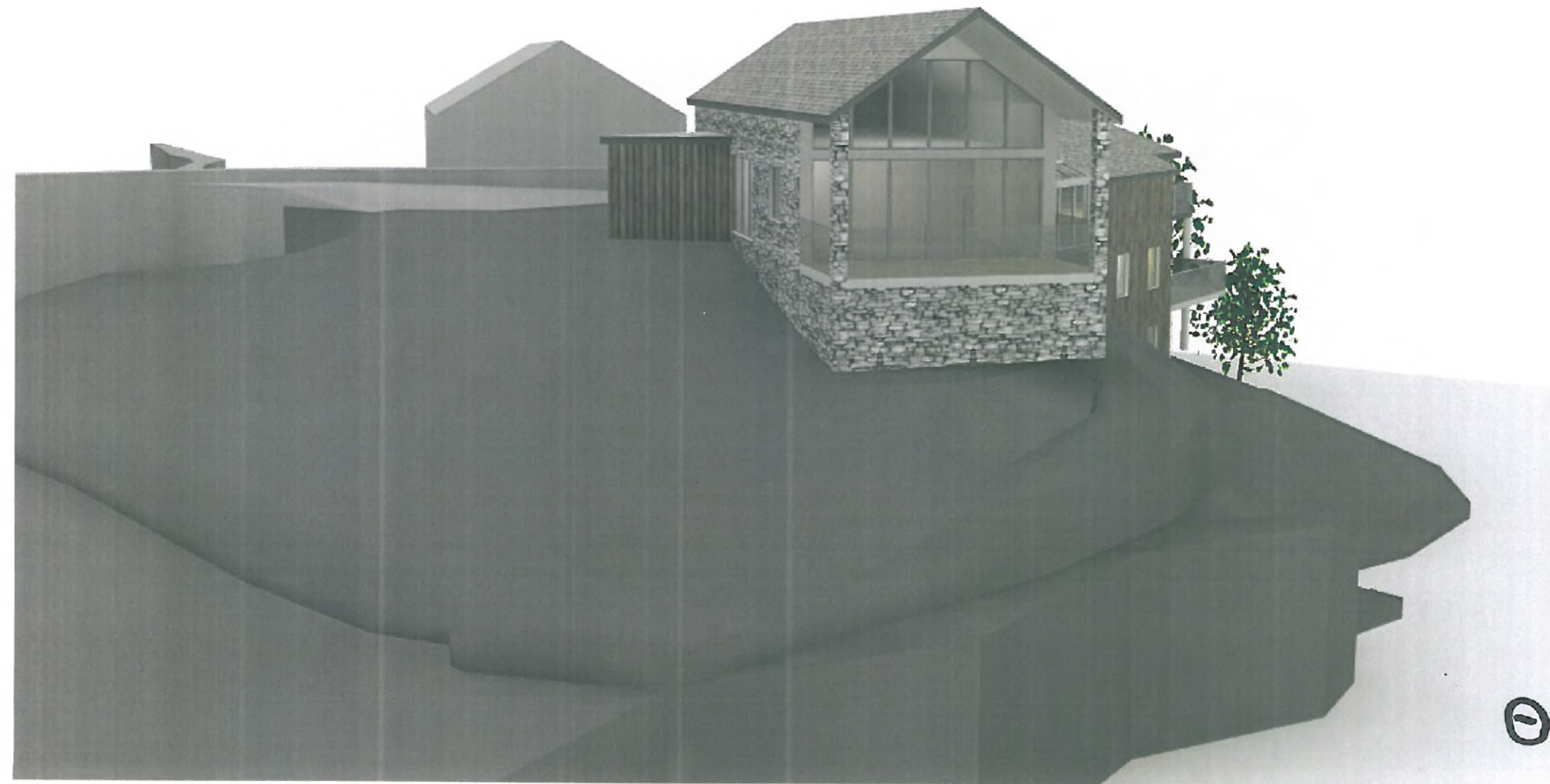
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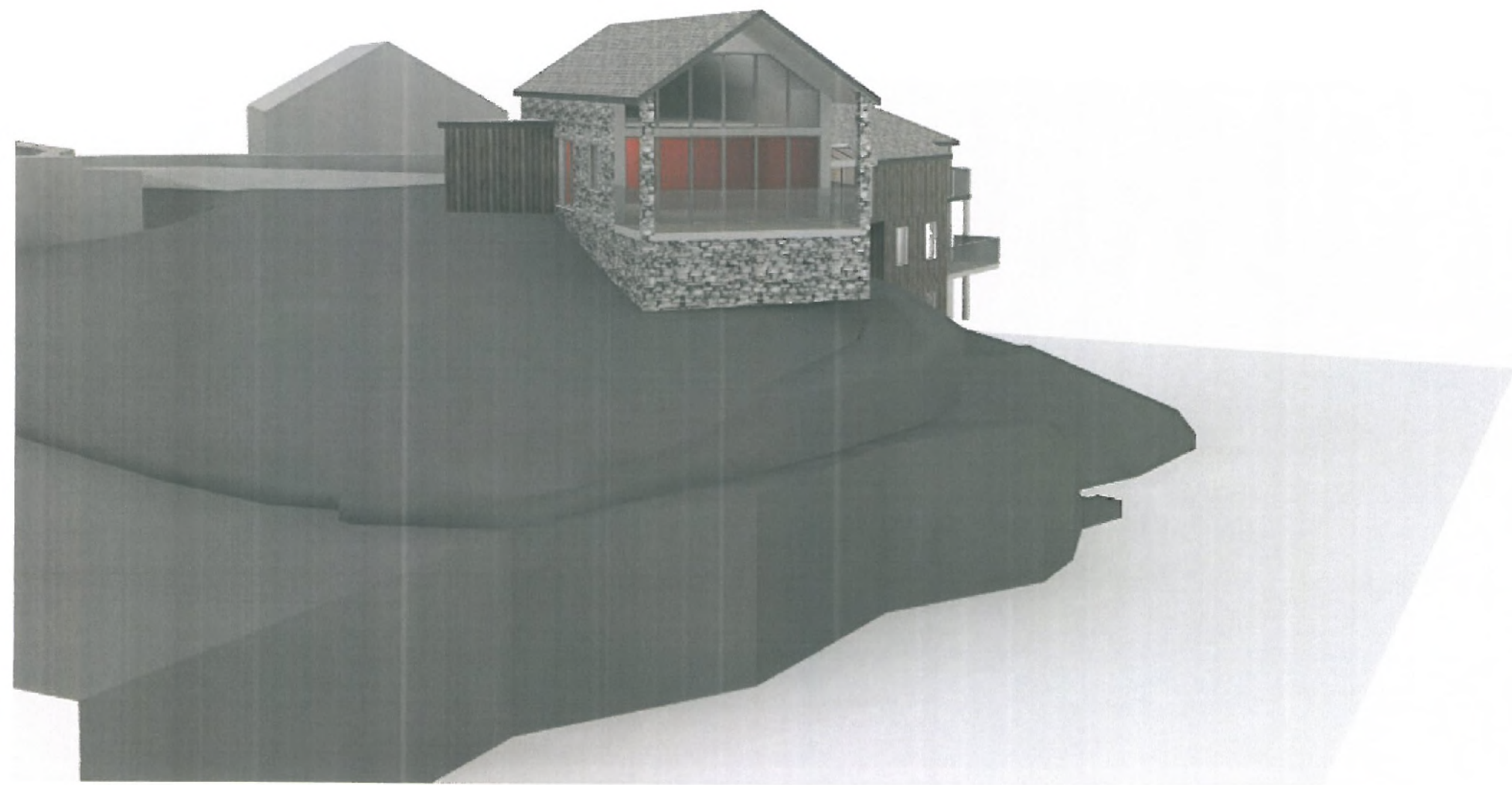
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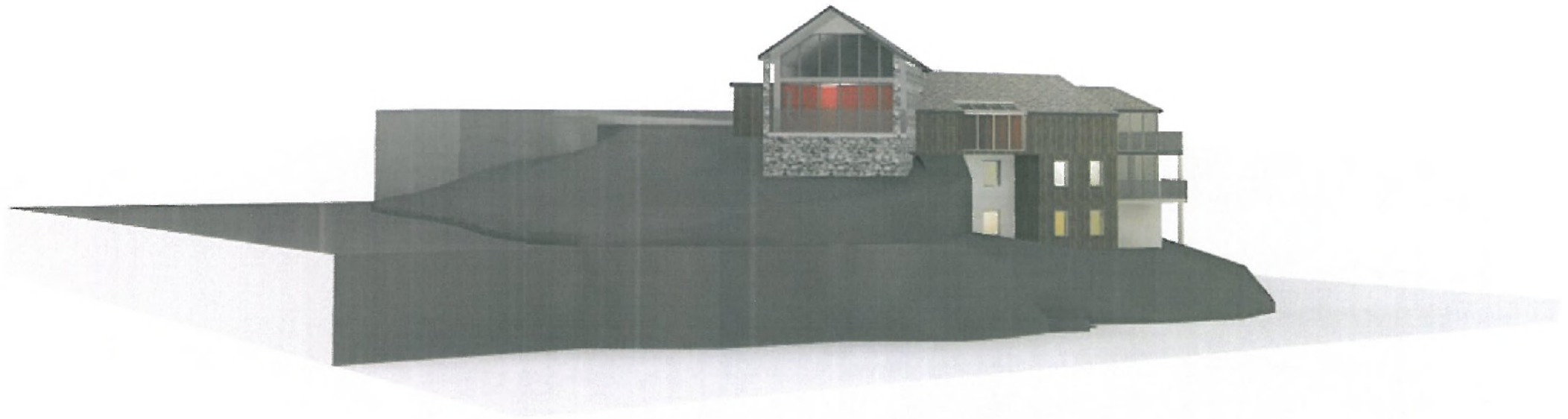
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BRON Y GARTH,
PORTHMADOG
 Gwladfa
PARKING LAYOUT

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 NOV 2013

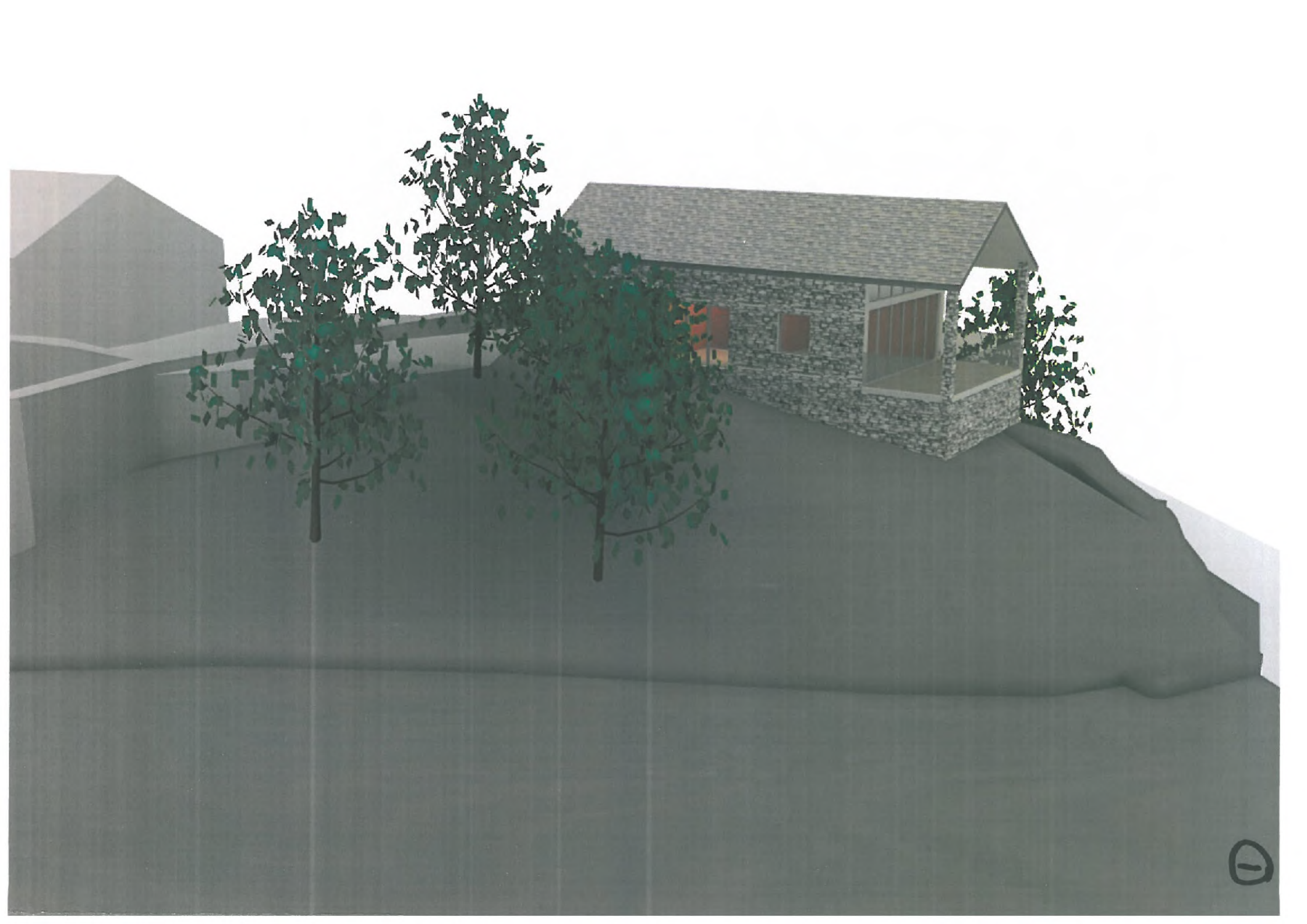
russell-hughes cyf
 58 Bwylyt Sarnen,
 Llangynidr,
 Powys,
 SA17 9BA
 Tel: 01248 221315
 Ffôn Ffôn: 01248 250005
 E-bost: info@russell-hughes.co.uk



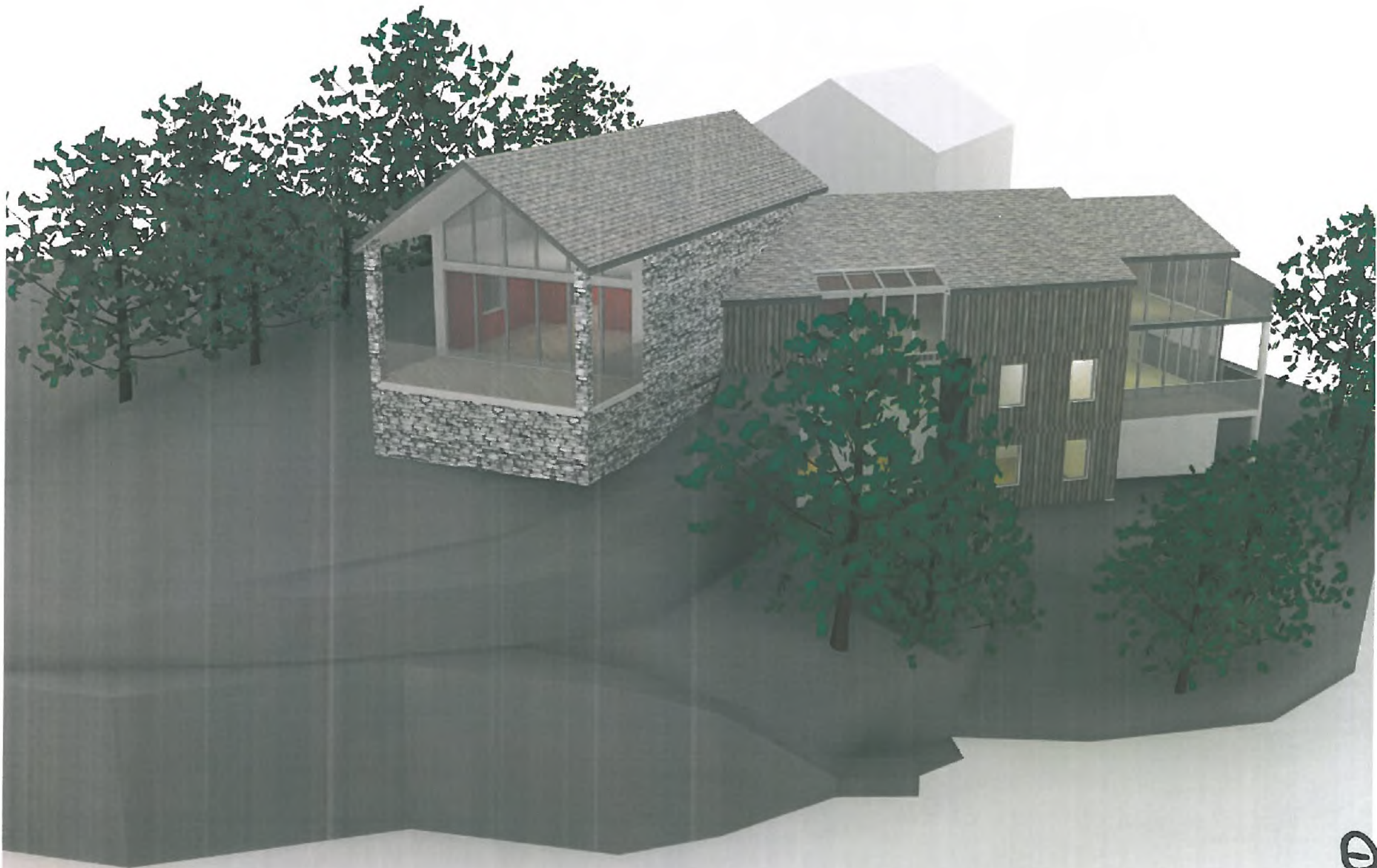


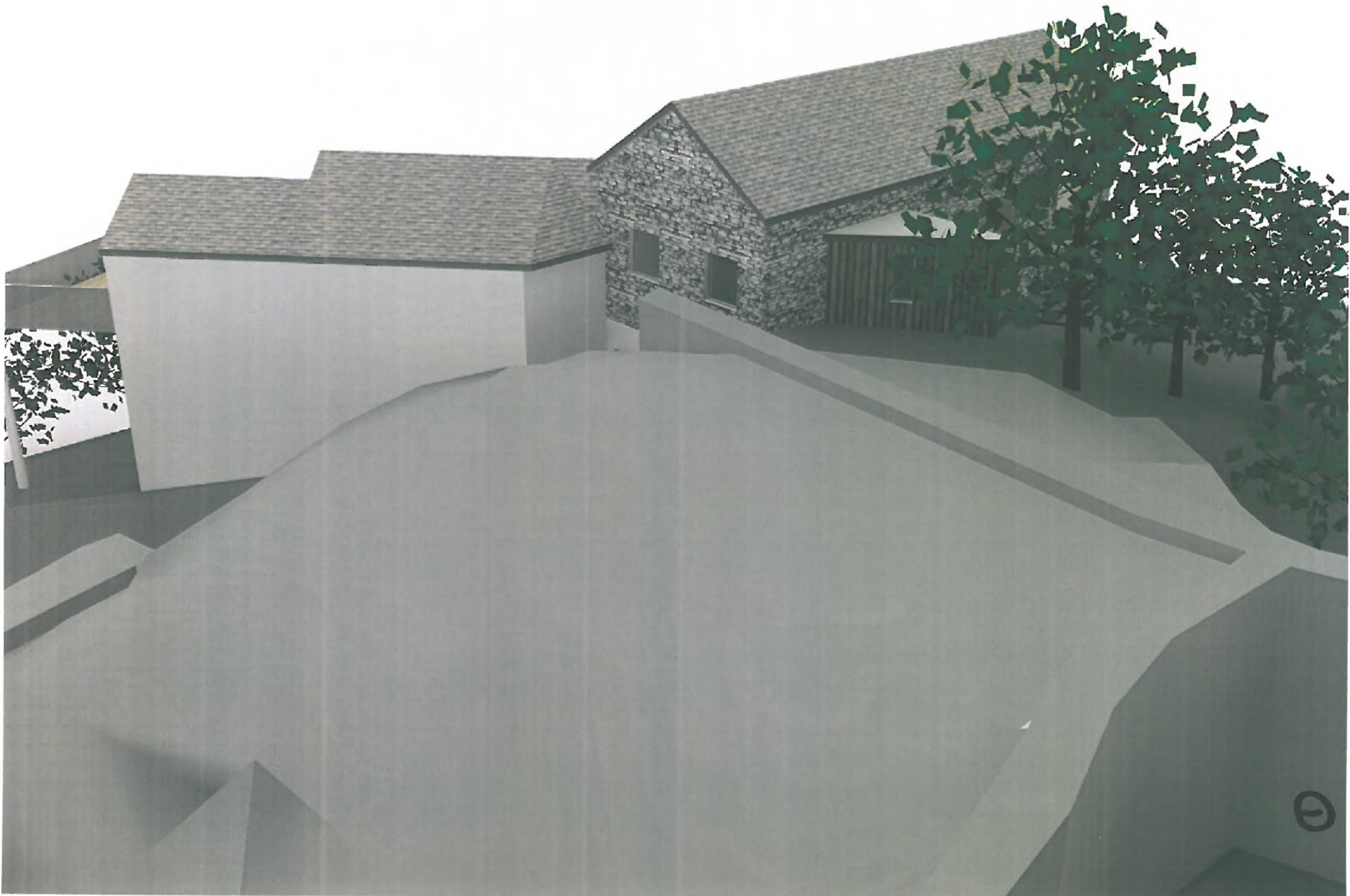













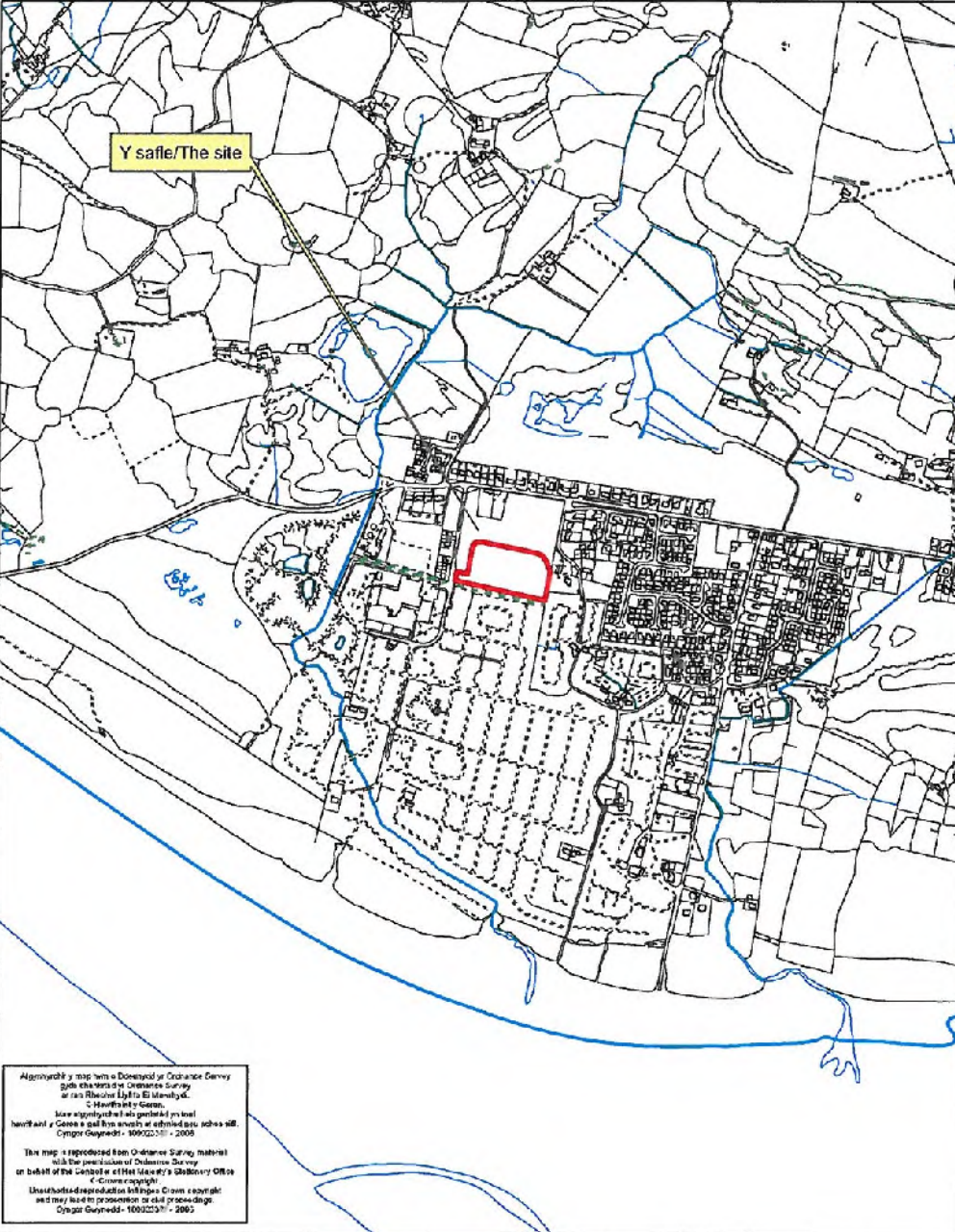
PWYLLGOR CYNLLUNIO ADRODDIAD PENNAETH ADRAN RHEOLEIDDIO (CYNLLUNIO, TRAFNIDIAETH A GWARCHOD Y CYHOEDD)	DYDDIAD: 03/03/2014 DOLGELLAU
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Number 2



Rhif y Cais / Application Number : C13/0873/44/LL

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



*Allynwydd y map hon o Ddwygod yr Ordinance Survey
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Number: 2

Application Number: C13/0873/44/LL
Date Registered: 02/09/2013
Application Type: Full - Planning
Community: Porthmadog
Ward: Porthmadog West

Proposal: RELOCATE THE SITE OF 45 TOURING UNITS ON THE EXISTING 'PITCH AND PUTT' SITE AND ERECT TOILET ACCOMMODATION BUILDING, LAY SERVICE ROAD AND LANDSCAPING.

Location: GREENACRES CARAVAN SITE, MORFA BYCHAN, PORTHMADOG, LL49 9YF

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

1. Description:

- 1.1 It was decided to postpone a decision on the application at the Committee meeting on 13 January 2014 in order for members of the committee to visit the site. The application is a full planning application relating to relocating 45 touring units / caravans which are currently located within the Greenacres caravan site to a section of land which is also part of the Greenacres site and forms part of a current 'pitch and putt' site. The site is located near the site's access from the county road and there are residential houses nearby. The new touring site would be surrounded by open pasture and this is also owned by Greenacres.
- 1.2 The proposal involves erecting a toilet block to include facilities of showers and toilets; a laundry with access for parents, children and the disabled; an office, a storeroom and space for dishwashing. It is intended to locate the toilet block on the south eastern side of the site and it would measure approximately 9.4 x 15.7 metres in length and 4.8 metres high with a cedar shingle roof covering and the external walls finished with timber cladding and softwood windows and doors.
- 1.3 The proposal also includes improving the existing access to the field to which the application applies; creating a service road that will lead around the touring site, siting 45 hard standing pitches and installing electricity / water / television points for the individual pitches. It is intended to upgrade the open land / recreational area referred to above by creating footpaths and installing information boards within the area. A landscaping plan was submitted for landscaping the touring caravan site and improving the area's appearance.
- 1.4 Planning permission already exists for siting up to 1036 caravans on the site as a whole and currently this includes 48 touring units / caravans. The applicant states that it is unsuitable to redevelop the current location of the touring units for the use of touring caravans and this site will be part of an upgrading programme in the future and the intention at that time will be to relocate 33 static caravans from areas within the existing site and locate them on this land. The application involves a reduction in the total of touring units / caravans from 48 to 45; however the overall total number of units on the site will remain 1036.
- 1.5 The site is a relatively level Greenfield site and includes vegetation such as heather, gorse, trees and hedges and to the north there are three houses and a county road with

residential homes located beyond it. To the east the road leads to the Carreg Goch caravan park and a residential area lies beyond this. To the west lies the main access to the Greenacres caravan park and a row of houses and to the south there is a static and touring caravan site with open fields and dunes leading to the beach.

- 1.6 The site is located near (but outside) the village development boundary on land that was previously used for recreational purposes. This land is part of the prospective local designation of the Carreg Goch wildlife site.

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 B7 – Sites of Archaeological Importance – Refuse proposals which will damage or destroy archaeological remains which are of national importance (whether they are registered or not) or their setting. Also refuse any development that will affect other archaeological remains unless the need for the development overrides the significance of the archaeological remains.

Policy B17 – Protecting Sites of Regional or Local Significance - Refuse proposals which are likely to cause significant damage to sites of regional or local significance unless they conform to a series of criteria aimed at the management, enjoyment and protection of recognised features within the sites.

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

Policy B29 – Developments on Land at Risk From Flooding – Manage specific developments in 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 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 relating to the vehicular access, the standard of the existing roads network and traffic calming measures.

Policy CH36 – Private Car Parking Facilities – Proposals for new developments, extension of 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 D20 – Sites for Touring Caravans, Camping and Touring Units – Extensions, Additional Pitches, Relocation and Exchange - Proposals for increasing the number of pitches, extensions to sites, relocation or exchange of sites will be approved if the proposal includes a plan to ensure environmental and visual improvements, and meets other criteria regarding the impact of the development on the local area.

Supplementary Planning Guidance – Holiday accommodation
Supplementary Planning Guidance – Planning for sustainable building
Gwynedd Design Guidance

2.3 National Policies:

Planning Policy Wales, Fifth Edition, November 2012.

Technical Advice Note 12: Design (2009)

Technical Advice Note 13: Tourism (1997)

3. Relevant Planning History:

2/24/849B – Extension to club, new foyer, extension to amusement arcade, café near the swimming pool, store, shop, administrative and sales office, extension of car park and landscaping – Morfa Bychan Caravan Site – Approved 16 February 1994.

2/24/849D – Café/bar including changes to swimming pool – Greenacres Caravan Site, Morfa Bychan – Approved 1 June 1994.

2/24/849E – Single story extension to a family room and lounge bar - Greenacres Caravan Site, Morfa Bychan – Approved 16 February 1995.

C97D/0398/24/CL – Construction of club room and new access and extension to kiosk - Greenacres Caravan Site, Morfa Bychan – Approved 5 February 1998.

C99D/0041/24/LL – Amend layout and extension of a static caravan site (Total of 1036 caravans) - Greenacres Caravan Site, Morfa Bychan – Approved 1 November 1999.

C99D/0042/24/LL – Construction of outdoor rope course - Greenacres Caravan Site, Morfa Bychan – Approved 7 April 1999.

C99D/0309/44/LL – Establish a boat parking site - Greenacres Caravan Site, Morfa Bychan – refused 18 November 1999.

C99D/0435/44/LL – New building to replace existing building, relocation of caravan sales site, two additional tennis courts and improvements to car park - Greenacres Caravan Site, Morfa Bychan – Approved 14 January 2000.

C99D/0526/44/LL – Develop a boat storage facility - Greenacres Caravan Site, Morfa Bychan – Approved 31 March 2000.

C03D/0488/44/LL – Provide outdoor water play area for children - Greenacres Caravan Site, Morfa Bychan – Approved 17 November 2003.

C06D/0542/44/LL – Change of use of touring caravan field to static caravans and change use of the touring caravan field to static caravans with landscaping and roads - Greenacres Caravan Site, Morfa Bychan – Refused 20 November 2006.

C07D/0668/44/LL – Extend toilets - Greenacres Caravan Site, Morfa Bychan – Approved 13 February 2008.

C08D/0391/44/LL – Demolish existing kitchen and construct a single-storey extension and a crazy golf site - Greenacres Caravan Site, Morfa Bychan – Approved 21 October 2008.

C10D/0227/44/RP – Installation of LPG Gas Tanks - Greenacres Caravan Site, Morfa Bychan – Approved 17 August 2010.

C10D/0378/44/LL – Construct new open swimming pool and extension for spa, toilets and gym - Greenacres Caravan Site, Morfa Bychan – Approved 12 November 2010.

C12/1082/44/LL – New swimming pool roof - Greenacres Caravan Site, Morfa Bychan – Approved 13 September 2012.

4. Consultations:

Town Council:	Object as the development would set an unacceptable precedent and would extend nearer to nearby housing. Also, the development would be intrusive in land that has been earmarked on the original plans for Greenacres as open space between the caravan site and nearby houses.
Transportation Unit:	I refer to the above application and wish to state that I do not intend to submit a recommendation as it is supposed that the proposed development would not have a detrimental impact on any road or proposed road.
Natural Resources Wales:	No objection and note that the application could affect reptiles and the Garreg-goch wildlife site.
Biodiversity Unit:	Following the submittal of an ecological study and report by Aberystwyth University on grassland fungi, we are satisfied that there is no objection subject to including conditions of mitigating measures. The mitigating measures are recommended in the report and a condition will be needed to ensure that the applicant submits a detailed management plan including no paint balling or golf in the buffer / earmarked area near the houses which is part of the proposed wildlife site of Cefn Coch and an area which remains undeveloped and rich in species including grassland fungi.
Trees Officer:	No concerns regarding trees.
Welsh Water:	Propose standard conditions.
Gwynedd Archaeological Service:	It is not considered that further archaeological work is needed on the site.

Caravans Officer:

In terms of licence conditions there is an improvement in layout and the distance between touring units and the toilet provision is to be welcomed as the existing toilets are in portacabins.

Public Consultation:

A notice was posted on the site and nearby residents were informed. The consultation period ended on 27 September 2013 and 53 letters / items of correspondence were received objecting to the application on the following grounds:

- Concern regarding noise, barbeque odours, litter and disturbing the residents of the houses and static caravans.
- Concern regarding the control of Japanese knotweed.
- It is believed that the open land and the established mature *clawdd* / bund have been an effective buffer to prevent any encroachment with the houses and the nearby village and there is concern regarding losing this.
- Concern regarding the loss of the wildlife site that needs to be protected.
- Concern regarding the impact of traffic on the village's narrow roads.
- The green lawn of the pitch and putt site is attractive.
- Question whether the planting in the landscaping plan is credible for a windy site.
- It is deemed that there are too many caravans in the village.
- It would be better to redevelop the existing site for mobile caravans.
- Concern regarding the impact on the area's Welsh language and culture should the holiday park be extended.
- It is recognised locally that there is a history of surface water drainage problems on site and therefore concerns of flooding impact.
- The proposal is visually unacceptable.
- Question whether there would be a need to consider relocating the security checks kiosk near the site access.
- State that the sewage system will not be able to accommodate the new development.
- The plans of the development are not considered to be factually correct as the 'Heulwen' property on the eastern side is not shown and therefore it is not possible to consider the impact on the nearby properties.
- Negative impact on the environment leading to a change in the fragile balance with the village.

Additionally, a petition has been received with 194 signatories objecting to the development on grounds of the loss of the buffer and loss of the wildlife conservation site.

One letter/correspondence was received which supported the application / submitted observations on the grounds of:

- There is a need to provide quality holiday sites in north Wales in order to be able to compete with others in the industry.
- Refer to the findings of the North Wales Tourism Partnership review relating to touring caravan owners who call for a guarantee of sites and provision of high quality to include an European 'Euro pitch' premium standard pitch.

5. Assessment of the material planning considerations:

Principle of the development

- 5.1 The proposal is to relocate 45 touring caravans on an area located in the centre of the existing caravan site to a site which is currently used as a pitch and putt site and is located near the main access to the Greenacres site. Policy D20 of the GUDP applies in this context as it relates to extensions, additional pitches, relocation and exchange of touring units. The Policy approves proposals to relocate pitches provided the proposal forms part of a plan that will secure environmental and visual improvements in terms of the location, layout, design and appearance of the site, and its position in the surrounding landscape...The Council recognises the importance of high quality touring facilities and their role in providing a variety of high standard visitor accommodation. The purpose of the policy is partially to promote and improve the quality of touring caravan sites.
- 5.2 There is currently permission for a total of 1036 caravans in the site known as Greenacres and this includes 48 touring caravans. The application therefore involves relocating 45 of these touring units leading to a small reduction in the number of touring caravans on the site, namely a reduction of three touring units. However, there will be no reduction in the total of 1036 units on the site as the existing conditions do not state what type of units these 1036 should be. It is considered that the reduction in the number of touring units and the potential increase in the number of static units is acceptable as there is no increase in the actual number of units. Therefore, the proposal is to be considered in terms of the appropriateness of extending the current site rather than any increase in numbers. It is possible to manage the use of the site that would form the extensions by means of appropriate conditions relating to the number of touring units and the siting of touring units only. To summarise, there would be no more than 1036 units on the Greenacres site in total (including the extension subject to the application) and only 45 touring units would be located on the extension that is subject to this application and for a period from 1 March to 31 October in any given year.
- 5.3 It should be noted that Policy D20 does not refer to the size of an extension that would be considered acceptable (in terms of surface area or numbers), rather it states that each application will be considered on its own merit. In the context of Policy

D20 along with the relevant planning history (and existing conditions) of the site, it is not believed that the principle of the application is contrary to Policy D20.

Visual amenities

- 5.4 The landscaping plan demonstrates a proposal to create a new bund made from a stone wall and hedging in an arched shape located to the west of the Heulwen dwelling, and the bund would separate the development from the heathland (the Garreg Goch prospective wildlife site local designation) and the residential area. We acknowledge the concerns of the residents that the existing static caravans are hidden by the features of the existing bund and that the new development on the southern part of the exiting recreational land will be nearer to the residential area. However, it is considered that the stone wall bund and the hedging would create an effective buffer area of approximately 50 metres between the site and the gardens of the nearby houses and approximately 100 metres between the site and the public road to the north. There would be approximately 20 metres between the site boundary and the Heulwen garden to the east. However, a landscaping plan forms part of the application and includes *cloddiau* / bunds and substantial planting work in order to mitigate the proposal's visual impact on the landscape and it is considered that this is a method of successfully integrating the touring units with the landscape. It is considered that this landscaping work would also improve the appearance of the site as a whole and would strengthen the landscaping along its boundaries.
- 5.5 It is believed that the landscaping plan reflects a noted attempt to improve the site environmentally and to ensure that neither the development nor the new proposed caravans would be intrusive in the landscape and would comply with the requirements of policy D20 in terms of environmental and visual improvements as it is considered that the site would be concealed effectively by the landscaping without compromising or causing significant harm to the visual quality of the landscape. This would also mean that the proposal accords with Policy B27 of the UDP relating to landscaping.
- 5.6 It is also intended, as part of the application, to erect a building for toilets / showers in order to improve the facilities that would be available to the touring unit users on the new site. It is considered that the new building has a suitable and appropriate design given its location and proposed use. Additionally, it is considered that the refuse storage area, the service roads, the utility points, the information board, paths and hard standings are all acceptable in terms of their location, design, materials and that they are in keeping with the appearance of the area and in accordance with policies B22 and B25 of the GUDP.
- 5.7 The Caravan Site Inspection Officer's observations refer amongst other things to the low quality of the existing site and draws attention to the fact that the scheme proposes an improvement to the layout and the distance between touring units and the improvement is welcomed.

General and residential amenities

- 5.8 There are residential dwellings in the vicinity of the site that are located to the west, the north and the east. The pitch of the nearest touring caravan is located approximately 45 metres from the Heulwen dwelling which is to the east; 55 metres from the new house to the north and 38 metres from the terraced houses on the western side. A screen of hedging and trees lies between the site and the properties to

the west and east and the land which extends to the north is currently open towards the pitch and putt course.

- 5.9 Some of the site would be visible from these dwellings especially during the winter months. However, should the application be approved; the visual impact and any potential disturbance can be reduced by ensuring that the occupancy / siting period of the touring caravans on the site is restricted to holiday use between 1 March and 1 October in any given year. The landscaping plan would also be a means of reducing these impacts. It should also be remembered that the site is currently used as a pitch and putt course and therefore does have some degree of impact in terms of the general amenities of nearby dwellings. It is believed that with relevant conditions to manage the season and implementing a suitable landscaping plan that the proposal to use the site for touring caravans would not cause any unacceptable impact. Consequently, it is believed that the proposal complies with policies B23 and D20 of the GUDP.

Transport and access matters

- 5.10 The road that leads to the village is a third class road and is currently used by the touring caravans when leaving the site. The proposal would not involve an increase in the numbers of units on the site and the Transportation Unit has stated that it has no objection to the proposal. In the Planning Statement, the applicant states that relocating the touring caravan site to land near the main access would be a way of reducing the movement of caravans through the remainder of the park which would be an internal improvement to the site and existing arrangements. It is therefore believed that the proposal is acceptable on grounds of the requirements of Policies CH33, CH36, B23 and D20 of the GUDP.

Biodiversity matters

- 5.11 As this site is part of the proposed local designation of the Carreg Goch wildlife site, ecological and species surveys have been completed. Additionally, the Biodiversity Unit asked for a specialist report on the site's grassland fungi. The study shows that there is a variety of grassland fungi on the site and therefore it is considered that the site is of local importance to grassland fungi. The Biodiversity Unit states that most of the fungi are located outside the area that is to be developed as a caravan site.
- 5.12 The survey recognises that the development will lead to losing a part of the wildlife site (which is a proposed local designation) however; the survey findings and the observations of the Biodiversity Unit agree that the likely impact would be reduced with mitigating measures that could provide a new habitat i.e. not using the land for pitch and putt uses; installing footpaths and interpretation panels and creating a nature reserve.
- 5.13 The survey includes clear methods of mitigating any impact on the species and any permission can be bound to comply with relevant conditions relating to adhering to the mitigating methods / recommendations of the survey, including Japanese Knotweed. Additionally, the Biodiversity Unit proposes a condition that the developer should submit a detailed management plan for the wildlife site in the interest of biodiversity. Policy B17 of the UDP relates to protecting sites of regional or local significance and it is considered through adhering to the recommendations included in the survey and the advice provided by the Biodiversity Unit the proposal is not likely to cause significant harm either directly or indirectly to the wildlife site. It is therefore considered that the proposal complies with policy B17 of the GUDP.

Archaeological Matters

- 5.14 An archaeological Assessment was submitted with the application and the Archaeological Service is satisfied with the outcomes of the report and states that the site does not merit further archaeological intervention. Therefore, it appears that the site does not have substantial archaeological potential and therefore it is not considered that there is a need to impose an archaeological condition on any planning permission. It is therefore considered that the proposal is acceptable in terms of Policy B7 of the GUDP.

Flooding matters

- 5.15 In reading the above report it can be seen that a number of local residents object to the application on grounds of flooding concerns. Natural Resources Wales were consulted and in terms of flood risk they confirm that the land is not located within a flood zone. The majority of the site would continue to have a permeable surface enabling the land to be drained as it does at the moment. Consequently, it is not considered that the proposal is contrary to policy B29 of the GUDP.

The Economy

- 5.16 A letter of support was received by the North Wales Tourism Partnership stating that the development is of an exceptionally high standard and one that is likely to improve the environment and make a feasible contribution to the local economy. The applicant says that they contribute positively to the local economy by employing a mix of approximately 200 permanent / seasonal jobs during peak holiday seasons. It is considered that the development is likely to contribute positively to upgrading touring caravan facilities in the area and this is consistent with Policy D20 of the UDP.

Response to the public consultation

- 5.17 Full consideration has been given to the objections and concerns received in relation to this application and it is considered that there are no matters that outweigh the relevant policy considerations and that the application is acceptable in terms of local and national policies and guidelines (subject to including relevant conditions).

6. Conclusions:

- 6.1 It is considered that the proposal to relocate 45 touring caravans that are currently located within the Greenacres caravan site to a piece of land that is also located within Greenacres and which forms an existing pitch and putt site is acceptable in terms of the abovementioned policies and it is not considered that there would be any unacceptable or detrimental impact on the amenities of the area, nearby residents or the wildlife site.

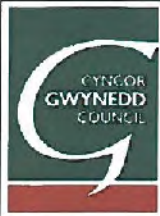
- 6.2 Furthermore, it is considered that the location, design, finish and form of the development, including the track, hard standings and new amenity block is acceptable and corresponds with the context of its location. In light of the above assessment with regard to all relevant planning matters including observations made in objection and in support of the proposal and the site's relevant planning history (including existing conditions) it is considered that the proposal is acceptable for the site and complies with local and national policies and guidance.

7. Recommendation:

- 7.1 To approve – conditions

1. 5 years

2. Work in accordance with the plans
3. Materials
4. Conditions to restrict occupancy / holiday season (1 March – 31 October)
5. Holiday only condition
6. Limit the total number of caravans on the site to 1036 to include the 45 touring caravans that are the subject of this application.
7. Only touring units to be sited on the pitches shown.
8. External lighting details.
9. Landscaping.
- 10 Biodiversity Conditions – ecological management plan, Japanese knotweed, mitigating measures etc.



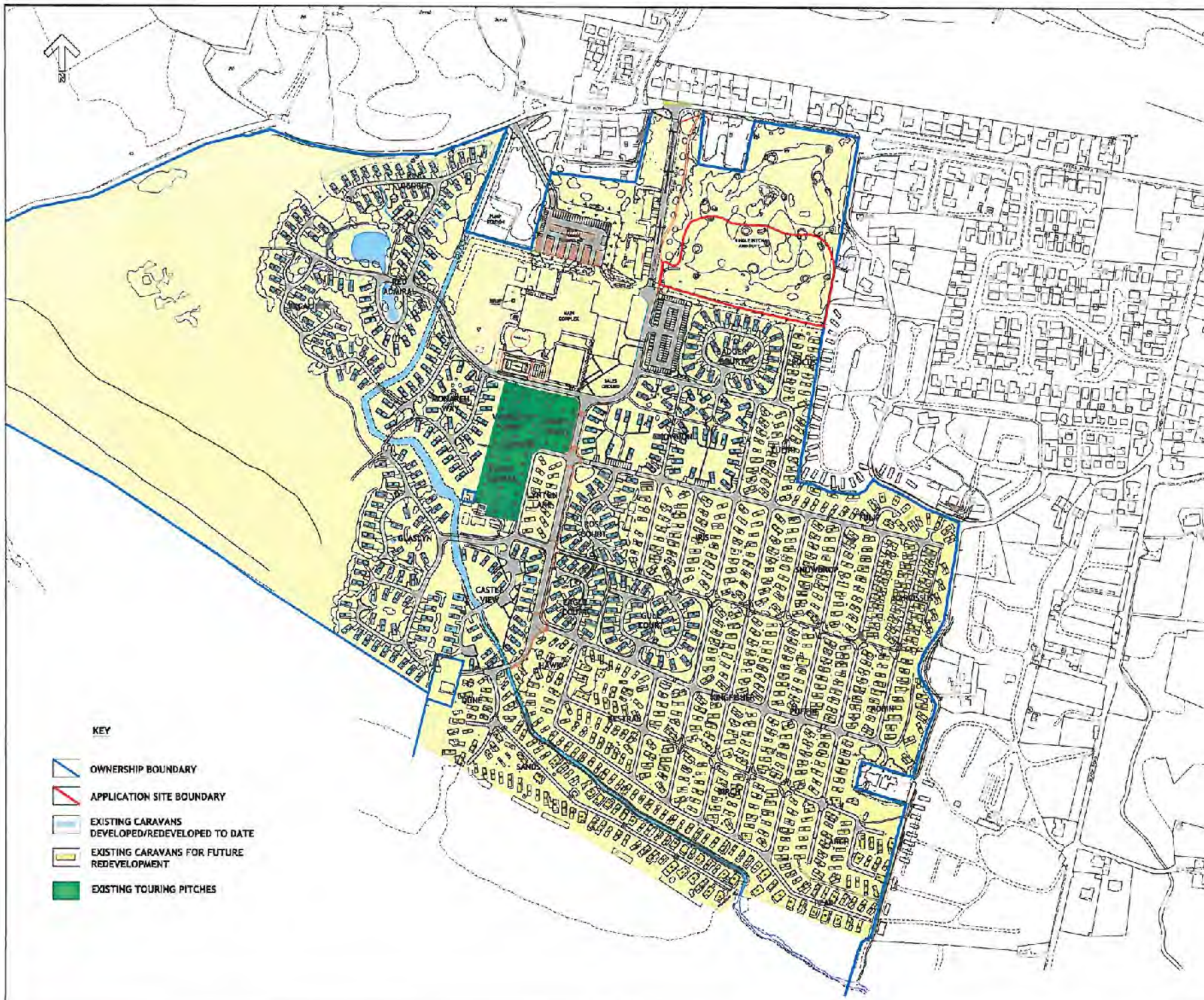
Rhif y Cais / Application Number : C13/0873/44/LL

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 Ddwyddyn yr Ordnance Survey gyda chaniellid yr Ordnance Survey ar fon Rheolwr Llywodraethol Llywodraethol. Hwyliaid y Goron.
Mae atgynhyrchu heb ganiellid yn torri hawlfraint y Goron a gall hyn arwain at achysiad neu achos sifil.
Cynllun Gwynedd - 100023387 - 2006

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Cynllun Gwynedd - 100023387 - 2006



KEY

-  OWNERSHIP BOUNDARY
-  APPLICATION SITE BOUNDARY
-  EXISTING CARAVANS DEVELOPED/REDEVELOPED TO DATE
-  EXISTING CARAVANS FOR FUTURE REDEVELOPMENT
-  EXISTING TOURING PITCHES

APPROVAL BOUNDARY (M302)	20/08/13
APPROVAL BOUNDARY (M303)	23/07/13
DESCRIPTION	DATE

Bratherton

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 T. 01244 832 000 - F. 01244 832 827
 E. parkdesign@bratherton.co.uk - www.bratherton.co.uk

GREENACRES HOLIDAY PARK

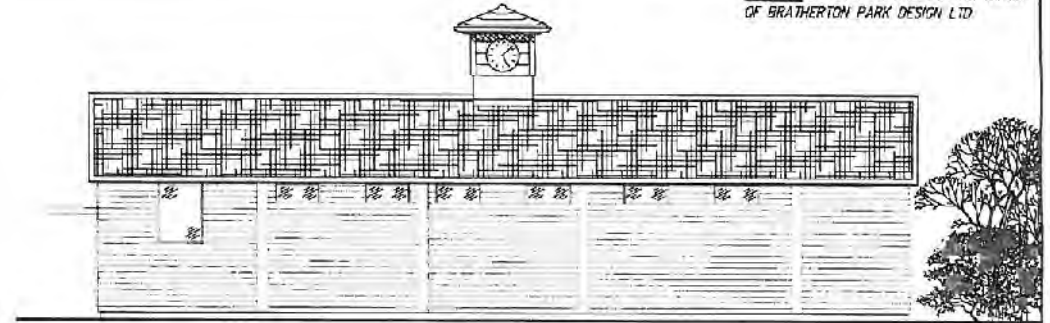
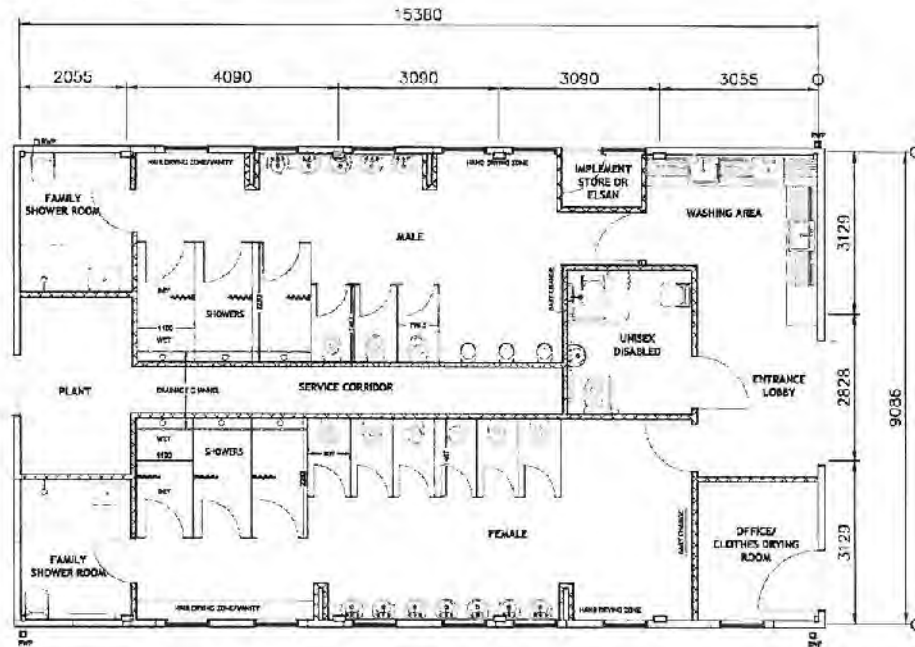
EXISTING PARK PLAN
 SHOWING APPLICATION SITE
 BOUNDARY

DATE: FEB 2013	SCALE: 1:1250 @ A0
DRAWN: JG	CHECKED: JG
DATE: 28/02/14	

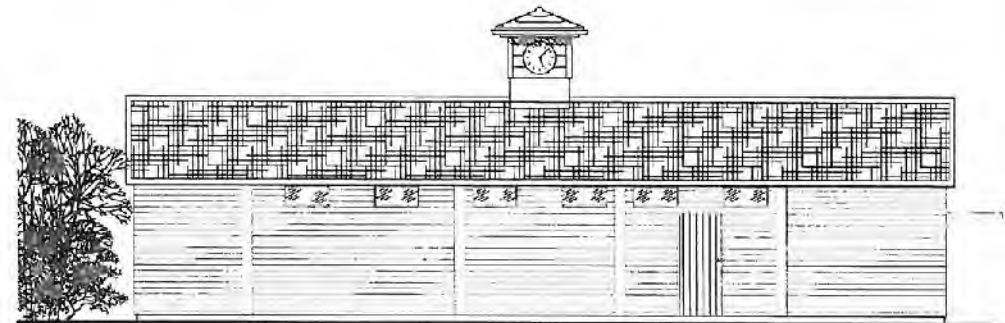


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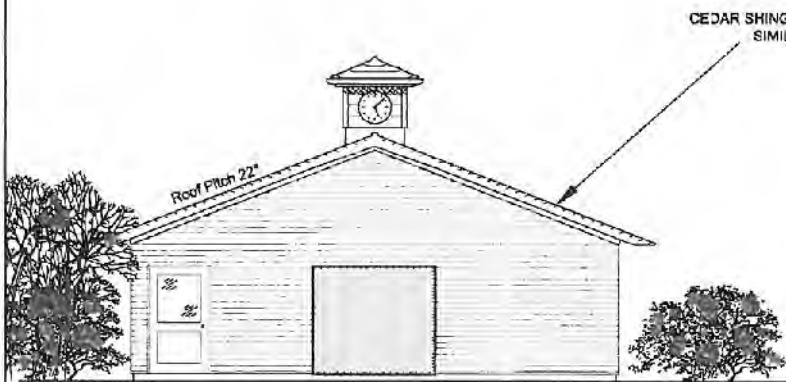
FLOOR PLAN (1:50)



SIDE ELEVATION - SCALE: 1:50

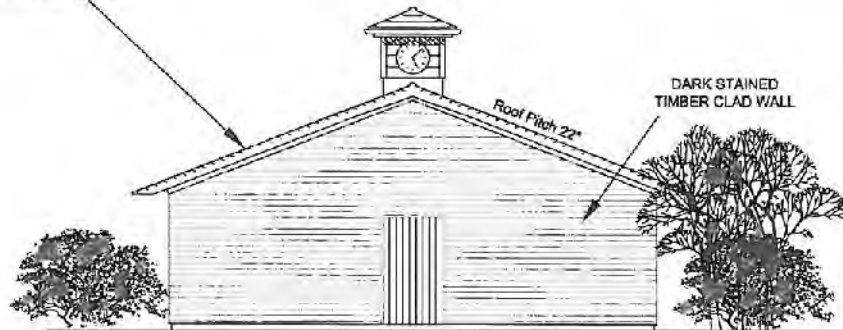


SIDE ELEVATION - SCALE: 1:50



FRONT ELEVATION - SCALE: 1:50

CEJAR SHINGLE ROOF COVERING OR SIMILAR APPROVED



REAR ELEVATION - SCALE: 1:50

REV	DESCRIPTION	DATE	INT

Bratherton
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 Mollington Grange - Parkgate Road - Mollington
 Chester - CH1 6NP
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GREENACRES HOLIDAY PARK




**TOILET/SHOWER BLOCK
 FLOOR PLAN AND ELEVATIONS**

DATE: 28/07/13	SCALE: 1:50 @ A1
DRAWN + LD (CHECKED)	REVA JOB# 781/33/8



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- KEY**
-  OWNERSHIP BOUNDARY
 -  APPLICATION SITE BOUNDARY
 -  EXISTING VEGETATION

REV	DESCRIPTION	DATE	INT
1	APPLICATION BOUNDARY AMENDED	25/07/13	JD

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GREENACRES HOLIDAY PARK

**PLAN AS EXISTING
 SHOWING APPLICATION SITE
 BOUNDARY**

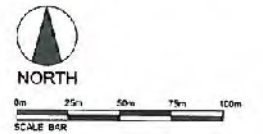
DATE: FEB 2013	SCALE: 1:500 @ A1
DRAWN: LD	CHECKED: REV: A
	JOB: 781/03/05



GREENACRES HOLIDAY PARK

LANDSCAPE MASTERPLAN

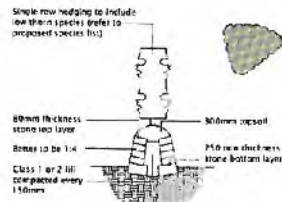
- ### LEGEND
- Ownership Boundary
 - Proposed Buildings
 - Existing Vegetation
 - Existing Vegetation Removed
 - Proposed Native Tree Planting
 - Proposed Native Structure Shrub Planting
 - Proposed Amenity Shrub Planting
 - Proposed Feature Rocks
 - Proposed Cloddiu
 - Proposed Grass Areas
 - Existing Grassland to be Retained
 - Existing Grass Heathland to be Retained
 - Proposed Heathland
 - Proposed Units
 - Proposed Pedestrian Footpaths
 - Proposed Pedestrian Link with Interpretation Boards



PLANTING MATERIAL TO BE SELECTED FROM

Tree Planting (Extra Heavy Standards)

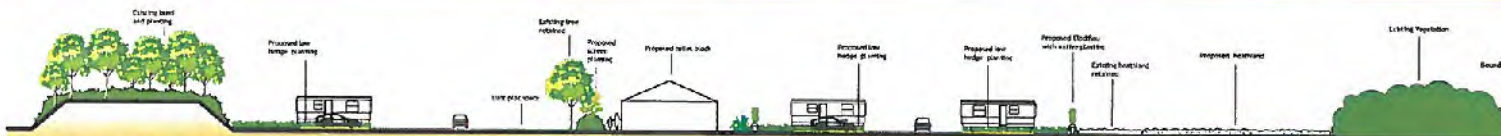
<i>Betula pendula</i>	Silver Birch
<i>Cercus pinnata</i>	Sessile Oak
<i>Sorbus aucuparia</i>	Rowan
<i>Ficus sylvatica</i>	Scots Pine
Cloddiu Wall Planting	
<i>Cyatopus monocyma</i>	Hawthorn
<i>Prunus spinosa</i>	Blackthorn
<i>Rosa canina</i>	Dog Rose
<i>Lonicera periclymenum</i>	Honeysuckle
Shrub Planting	
<i>Corylus avellana</i>	Hazel
<i>Ilex aquifolium</i>	Holly
<i>Prunus spinosa</i>	Blackthorn
<i>Rosa canina</i>	Dog Rose
<i>Sambucus nigra</i>	Elder
<i>Ulmus europaeus</i>	Corse
<i>Viburnum opulus</i>	Guelder-Rose
Ornamental Shrub Planting	
<i>Cholysia ternata</i>	
<i>Hydrangea paniculata</i>	
<i>Rosa 'White Meiland'</i>	



Indicative Cloddiu Detail Scale 1:50



Indicative Section A-AA Scale 1:250



Indicative Section B-BB Scale 1:250

Rev A: Issued for comment in line with NPS and landscape scheme. 01/10/13



Greenacres Holiday Park

Landscape Masterplan

DATE	01/10/13
SCALE	1:500@A1 SU
DATE	01/10/13
DATE	JUNE 2013 AD
PROJECT NUMBER	W1697
SCALE	MP01
REVISION	A



GREENACRES HOLIDAY PARK

SOFT LANDSCAPE PROPOSALS

GENERAL NOTES

- The landscape design is based on the existing site conditions and the proposed soft landscape proposals.
- The design is based on the existing site conditions and the proposed soft landscape proposals.
- The design is based on the existing site conditions and the proposed soft landscape proposals.

PLANTING

- Planting is to be carried out in accordance with the proposed soft landscape proposals.
- Planting is to be carried out in accordance with the proposed soft landscape proposals.
- Planting is to be carried out in accordance with the proposed soft landscape proposals.

VEGETATION

- Existing vegetation to be retained is shown in green.
- Existing vegetation to be removed is shown in red.
- Proposed tree planting is shown in green circles.

HEATHLAND

- Retained heathland is shown in light green.
- Proposed heathland is shown in yellow.
- Existing grassland to be retained is shown in light green.

PROPOSED BUILDING

- Proposed building is shown in red.
- Proposed unit is shown in white.
- Proposed pedestrian footpaths are shown in grey.

PROPOSED PEDESTRIAN LINK WITH INTERPRETATION BOARDS

- Proposed pedestrian link with interpretation boards is shown in yellow.
- Proposed pedestrian link with interpretation boards is shown in yellow.
- Proposed pedestrian link with interpretation boards is shown in yellow.

PROPOSED TURFED AREAS

- Proposed turfed areas are shown in light green.
- Proposed turfed areas are shown in light green.
- Proposed turfed areas are shown in light green.

PROPOSED TRANSLOCATED HEATHLAND (TO ECOLOGIST'S SPECIFICATION)

- Proposed translocated heathland (to ecologist's specification) is shown in light green.
- Proposed translocated heathland (to ecologist's specification) is shown in light green.
- Proposed translocated heathland (to ecologist's specification) is shown in light green.

PROPOSED AMENITY SHRUB PLANTING

- Proposed amenity shrub planting is shown in green.
- Proposed amenity shrub planting is shown in green.
- Proposed amenity shrub planting is shown in green.

PROPOSED FEATURE ROCKS

- Proposed feature rocks are shown in grey.
- Proposed feature rocks are shown in grey.
- Proposed feature rocks are shown in grey.

PROPOSED 'CLODDIAU' NATIVE HEDGE MIX

- Proposed 'cloddiau' native hedge mix is shown in green.
- Proposed 'cloddiau' native hedge mix is shown in green.
- Proposed 'cloddiau' native hedge mix is shown in green.

PROPOSED NATIVE STRUCTURE SHRUB PLANTING

- Proposed native structure shrub planting is shown in green.
- Proposed native structure shrub planting is shown in green.
- Proposed native structure shrub planting is shown in green.

PROPOSED TREE PLANTING

- Proposed tree planting is shown in green circles.
- Proposed tree planting is shown in green circles.
- Proposed tree planting is shown in green circles.

PROPOSED AMENITY SHRUB PLANTING

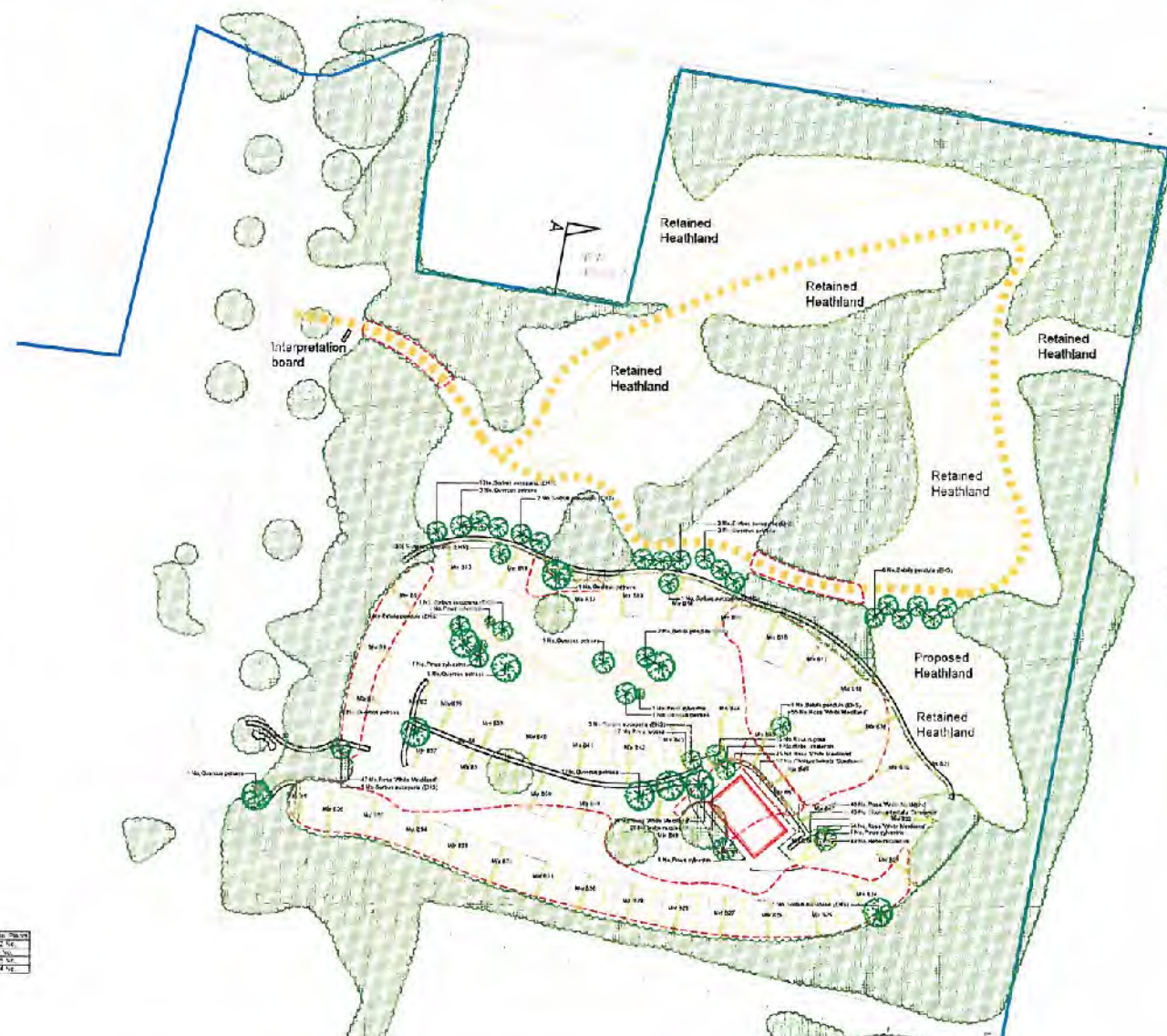
- Proposed amenity shrub planting is shown in green.
- Proposed amenity shrub planting is shown in green.
- Proposed amenity shrub planting is shown in green.

PROPOSED FEATURE ROCKS

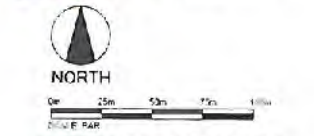
- Proposed feature rocks are shown in grey.
- Proposed feature rocks are shown in grey.
- Proposed feature rocks are shown in grey.

PROPOSED 'CLODDIAU' NATIVE HEDGE MIX

- Proposed 'cloddiau' native hedge mix is shown in green.
- Proposed 'cloddiau' native hedge mix is shown in green.
- Proposed 'cloddiau' native hedge mix is shown in green.



- Ownership Boundary
- Existing Vegetation Retained
- Existing Vegetation to be Remove
- Proposed Tree Planting
- Proposed Amenity Shrub Planting
- Proposed Native Structure Shrub Planting
- Proposed Feature Rocks
- Proposed 'Cloddiau' Native Hedge Mix
- Proposed Turfed Areas
- Existing Grassland to be retained
- Existing Grass Heathland to be retained
- Proposed Translocated Heathland (to Ecologist's Specification)
- Proposed Building
- Proposed Unit
- Proposed Pedestrian Footpaths
- Proposed Pedestrian Link with Interpretation Boards



LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS

DAVIS

100, The Quadrant, Exeter, Devon, EX1 1HQ, UK

01392 264444

www.davis-landscapes.co.uk

Greenacres Holiday Park

Soft Landscape Proposals

1:500@A1 SU





JUNE 2013 AD

W1697 1001



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KEY

-  OWNERSHIP BOUNDARY
-  APPLICATION SITE BOUNDARY 1.51 HA.
-  EXISTING VEGETATION
-  EXISTING VEGETATION TO BE REMOVED
-  EXISTING HEATHLAND TO BE RETAINED
-  PROPOSED INTERNAL LANDSCAPING
-  PROPOSED TREES
-  PROPOSED FOOTPATHS
-  ROUTE FOR PEDESTRIAN LINK WITH INTERPRETATION BOARDS
-  PROPOSED HEATHLAND
-  PROPOSED CLADDIAL
-  GRASS
-  PROPOSED TOURING PITCH 45 No. CONCRETE BASES WITH GRAVEL AWNING SPACE



LANDSCAPING AMENDMENTS ADDED	25/01/23	LD
LAYOUT REVISED TO COMPLY	15/01/23	LD
LAYOUT REVISED TO SURVIV	08/01/23	LD
TOURING LAYOUT AMENDED	20/01/23	LD
ROAD AND ENTRANCE AMENDED	26/01/23	LD
LAYOUT AND LANDSCAPING AMENDED	10/01/23	LD

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



GREENACRES HOLIDAY PARK

45 PROPOSED/RELOCATED TOURING PITCHES

DATE: FEB 2024	SCALE: 1:500 @ A1
DRAWN BY: CHRE/PLD	PLANT: JRM/PLD/PLD

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KEY

-  DEVELOPMENT BOUNDARY
-  PROPOSED LANDSCAPING
-  4m LINE TO ALLOW FOR SITING OF UNITS
-  PROPOSED BASES 30 No. 38x13ft
-  12 NO. BASES TO BE OMITTED TO BEGIN WITH UNTIL EXISTING 16 BASES ARE REMOVED
-  EXISTING BASES ON LYNTON LANE 16No.

STATICS

EXISTING STATICS	16 NO.
PROPOSED STATICS	33 NO.
GAIN	17 NO.
TOURING	
EXISTING TOURING PITCHES	48 NO.
TOURING PITCHES TO BE RELOCATED TO NEW TOURING FIELD	45 NO.
LOSS	3 NO.
ACTUAL OVERALL GAIN	14 NO.

EXISTING 16 STATICS

GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION

Dorbylwyd/Received
04/11/13
by/initials/signature

DESCRIPTION	DATE	INIT

Bratherton
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GREENACRES HOLIDAY PARK

PROPOSED 33 STATICS ON EXISTING TOURING FIELD

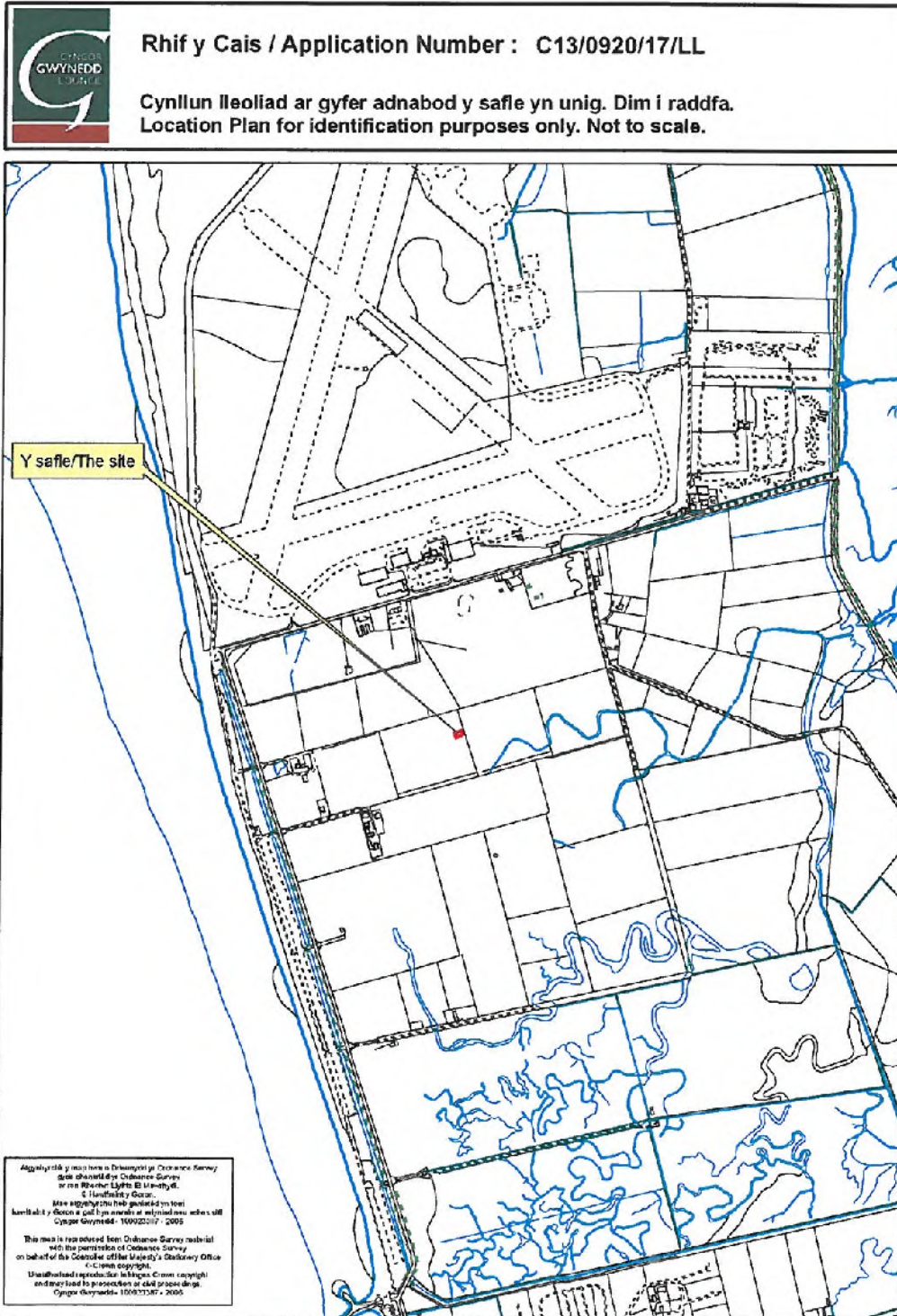
DATE: August 2013	SCALE: 1:500 @ A1
DRAWN: LD	CHECKED: REV: JOB: 701/13/SK3



EXISTING ACCESS TO PUMP STATION AND GAS COMPRESSOR REMAIN

PWYLLGOR CYNLLUNIO	DYDDIAD: 03/03/2014
ADRODDIAD PENNAETH ADRAN RHEOLEIDDIO (CYNLLUNIO, TRAFNIDIAETH A GWARCHOD Y CYHOEDD)	DOI.GELLAU

Number 3



Number 3

Application Number: C13/0920/17/LL
Date Registered: 21/11/2013
Application Type: Full - Planning
Community: Llandwrog
Ward: Groeslon

Proposal: ERECTION OF A WIND TURBINE 20.5M TO HUB, TOTAL HEIGHT OF 27.1M TO THE TIP OF THE BLADES.

Location: PARC LLANFAIR, DINAS DINLLE, CAERNARFON, LL54 5TW

Summary of the Recommendation:

TO APPROVE SUBJECT TO CONDITIONS

1. Description:

1.1 The aim of this application is to erect a wind turbine that will measure 20.5m to the hub and 27.1m to the tip of the blades. It would be set on a concrete foundation measuring 5.5m x 5.5m and the mast would have a width of 0.88m at its base and 0.37m at the top. It is proposed to paint the turbine in a matt grey colour and there will be 1.2m high wire and post fencing surrounding the base. An underground cable would run from the turbine to the Parc Llanfair house, approximately 300m away.

1.2 The turbine would have the potential to generate a power output of up to 15kW and it would be located on agricultural land just under 1km to the south from the two existing turbines located at Caernarfon airport. The village of Dinas Dinlle is approximately 1.1km to the south of the site and the following land designations are operational in the area:

- Llŷn AONB and Heritage Coast approximately 7km to the south;
- Anglesey AONB approximately 4km to the north-west;
- The Foryd Local Nature Reserve and SSSI approximately 1.4km to the north-west;
- The Menai Straits and Conwy Bay Special Area of Conservation (SAC) within 3.5km;
- Abermenai/Aberffraw SAC (including a Newborough Warren National Nature Reserve and SSSI) which is 3.5km to the north-west;
- Glynllifon SAC, 3km to the south-east;
- Fort Belan Grade 1 Listed Building, 2.8km to the north;
- Morfa Dinlle Geological SSSI 2.5km to the west.

1.3 The applicant has submitted the following documents to support the application:

- Design and Access Statement
- Site Survey
- Acoustic report
- Noise impact assessment
- Ecological report
- Bird report
- Landscape and visual impact assessment
- Flood consequence assessment

- 1.4 LANDMAP information gives the landscape a moderate value and describes it as quite insignificant landscape between undulating agricultural land and the coast but with a high visual value because of the views towards the coast, the mountains and Anglesey.
- 1.5 The application has been screened for an Environmental Impact Assessment under the Town and Country Planning (Environmental Impact Assessment) (Wales and England) Regulations 1999 (as amended). The proposal does not fall within any development criteria in Schedule 1 but it does fall within the development description under Part 3(I) to Schedule 2, Installations to use wind energy in order to generate energy (wind farms), in that the development includes the installation of more than two wind turbines; or that the height of any wind turbine or the height of any other structure is greater than 15 metres.
- 1.6 Having assessed the likely impact of the proposal on the environment using the selected criteria in Schedule 3 as well as the guidelines in the Welsh Office Circular 11/99, it is considered that the impact of the development on the environment is insufficient to justify submitting an environmental statement with the planning application.

2. Relevant Policies:

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

2.2 Gwynedd Unitary Development Plan 2009:

STRATEGIC POLICY 2 – THE NATURAL ENVIRONMENT

The natural environment and the landscape character of the area and views in and out of the Snowdonia National Park and the Anglesey and Llŷn Areas of Outstanding Natural Beauty, will be maintained or enhanced by refusing development proposals that will significantly harm them.

STRATEGIC POLICY 3 – BUILT AND HISTORIC HERITAGE

The area's built and historic heritage will be protected from development that would significantly harm it, and new developments in historic areas will be expected to conform to particularly high design standards which will maintain or improve their special character.

STRATEGIC POLICY 9 – ENERGY

Development proposals to provide energy from renewable sources will be approved provided they do not significantly harm the environment or the amenities of nearby residents.

POLICY B3 – DEVELOPMENTS AFFECTING THE SETTING OF LISTED BUILDINGS

Ensure that proposals have no impact on the setting of Listed Buildings and that they conform to a series of criteria aimed at safeguarding the special character of the Listed Building and the local environment.

POLICY B7 – SITES OF ARCHAEOLOGICAL IMPORTANCE

Refuse proposals which will damage or destroy archaeological remains of national importance (whether scheduled or not) or their setting. Also refuse any development that will affect other archaeological remains unless the need for the development overrides the significance of the archaeological remains.

POLICY B8 – THE LLŶN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY

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 recognised features.

POLICY B13 – PROTECT THE OPEN COASTLINE

Protect the open coastline by ensuring that proposals are not permitted unless they conform to a series of criteria aimed at avoiding significant damage to the natural features of the coast.

POLICY B15 – PROTECTION OF INTERNATIONAL NATURE CONSERVATION SITES

Proposals that are likely to cause significant damage to nature conservation sites of national importance will be refused unless they conform to a series of criteria aimed at protecting, enhancing and managing recognised features within the sites.

POLICY B16 – PROTECTING NATIONALLY IMPORTANT NATURE CONSERVATION SITES

Proposals that are likely to cause significant damage to nature conservation sites of regional importance will be refused unless they conform to a series of criteria aimed at protecting, enhancing and managing recognised features within the sites.

POLICY B17 - PROTECTING SITES OF REGIONAL OR LOCAL SIGNIFICANCE

Proposals that are likely to cause significant damage to nature conservation sites of national importance will be refused unless they conform to a series of criteria aimed at protecting, enhancing and managing recognised features within the sites.

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 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 B29 – DEVELOPMENTS ON LAND AT RISK FROM FLOODING

Manage specific developments in the C1 and C2 Flood Zones and direct such developments towards suitable land in Zone A unless they conform to a schedule of criteria aimed at safeguarding the recognised features of the site.

POLICY B33 – DEVELOPMENT THAT CREATES POLLUTION OR NUISANCE

Protect public health, safety or amenities, or the quality of the built or natural environment as a result of higher levels of pollution.

POLICY C26 – WIND TURBINE DEVELOPMENTS

Proposals for wind turbine developments on sites within the Llŷn AONB will be refused. In other locations, only proposals for small-scale or community or domestic based wind turbine developments will be approved provided that a series of criteria can be met that relate to the effect on the visual quality of the landscape and environmental and social factors.

POLICY CH27 – CAERNARFON AIRFIELD

Proposals which would be likely to have an unacceptable impact on the ability of Caernarfon Airfield to operate safely and effectively will be refused. Proposals to improve the existing facilities for Airfield users will be approved provided they conform to a series of criteria regarding the scale and design of the development, together with visual, environmental, highway and amenity considerations and the fact that unused buildings should be used if practical.

POLICY CH33 – SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they can conform to specific criteria relating to a safe vehicular entrance, the standard of the existing roads network to cope with the traffic flow from the development and traffic calming measures.

Supplementary Planning Guidance – Onshore Wind Energy (Consultation Draft, December 2012)

2.3 National Policies:

Planning Policy Wales, Welsh Assembly Government (Fifth edition, November 2012)

Technical Advice Note (Wales) 5, Welsh Assembly Government: Nature Conservation and Planning (September 2009)

Technical Advice Note (Wales) 8, Welsh Assembly Government: Renewable Energy (July 2005)

Technical Advice Note (Wales) 11, Welsh Assembly Government: Noise (1997)

Technical Advice Note (Wales) 12, Welsh Assembly Government: Design and Access Statements (2009)

Technical Advice Note (Wales) 15, Welsh Assembly Government: Development and Flood Risk (2004)

Landmap Information Advice Note, Countryside Council for Wales, Number 3 - *Landscape and Visual Assessment of Onshore Wind Turbines* (June 2010).

3. Relevant Planning History: None

4. Consultations:

Atkins Global on behalf of Welsh Water Telecoms	No objection
Civil Aviation Authority	No specific observations – emphasise the importance of consultation with the Ministry of Defence, NATS and the Airport.
BBC Spectrum Planning	Not received
CADW	No objection
Crown Castle	Not received
Defence Infrastructure Organisation	No objection - Observations for the developer
Welsh Water	Not received
Natural Resources Wales	No objection Flood Consequence Assessment was acceptable to them. They accept the ecological report but emphasise that there is a need to ensure that the recommendations are realised. Observations provided for the developers. No objection based on the effects on landscape features of national importance but emphasise that full consideration must be given to local impacts, impacts on the Anglesey AONB and cumulative impacts.
Community Council	To refuse Turbines should be restricted to the land of the airport. Concern regarding the impact of the decision to re-locate the Air Rescue Service.
Isle of Anglesey County Council	Observations provided that full consideration should be given to the impact on the Anglesey AONB, including the cumulative impact.
Gwynedd Archaeological Planning Service	Awaiting a response
JRC on behalf of Scottish Power	No objection
Caernarfon Airport	To refuse A danger to aeroplanes and helicopters because of a change in the

bird swarm pattern.

NATS Safeguarding	No objection - Observations for the developer
Snowdonia National Park	Not received
RSPB	No observations
Spectrum Licensing on behalf of Ofcom	No observations
Conservation Officer	No objection – due to its distance from the Fort Belan listed building, it is not considered that the proposal would affect its setting.
AONB Unit	There will be no negative impact on the Llŷn AONB.
Biodiversity Unit	The turbine is of a comparatively small size and the location is not close to habitats that are important to bats or birds. No Biodiversity concerns.
Transportation Unit	No objection
Public Protection Unit	An original objection due to an insufficient noise report but as a result of receiving more information, they confirm that the development would be acceptable and they propose appropriate conditions.
Public Consultation	A notice was placed in the press and on the site and nearby residents were informed. The consultation period ended on 17 October 2013.

18 items of correspondence were received during the consultation period. Two offered observations on the plan and 16 objected to the application:

Objections

Health issues

- Too close to houses and the turbine should be located closer to the Airport and further away from houses.
- It would be harmful to health as a result of low frequency noise.
- Negative impacts on health and the tranquillity of neighbouring residents because of noise.
- TAN 8 states that turbines should be 500m away from houses – the turbine would be 200m away from the nearest house.
- A danger to pilots, Air and Sea Rescue service crews and other users of Caernarfon Airport.

- A concern regarding the health impacts of shadow flicker.

Noise

- The validity of the Acoustic Report is questioned as the figures were very similar to those in a report by the same company about another location.
- The noise will impair on the tranquillity of those who use the coastal path.
- A concern regarding the health impacts as a result of noise.
- The noise report is not independent and it does not use the appropriate assessment.
- The noise assessment does not refer to the right type of turbine.

Visual Amenities

- Harmful to the visual amenities of neighbouring properties.
- Harmful to the visual amenities of the area, in particular the views of Snowdonia from the beaches in Anglesey such as Llanddwyn. It would destroy a special landscape.
- The turbine is too high for the site.
- The visual impact study is insufficient.
- There would be a cumulative visual impact as a result of the existing turbines nearby.
- The visibility report does not comply with TAN 8.
- The amenities of the area would be dominated by wind turbines.
- A concern that the study of visual impacts had been completed before the two turbines were erected on the airport.

Ecological impacts

- A danger to birds and bats.
- Close to the RSPB's nature reserve.
- A general danger to wildlife.
- The validity of the ecological report is questioned, the ecological report is not suitable, accurate or independent.
- A concern that some results of the ecological report are confidential.
- A concern regarding the change in bird swarm patterns because of the turbine and the danger that this will cause to aeroplanes and helicopters.

Policy

- That wind turbines on the land is contrary to national policy.
- The risk of setting a precedent meaning that there will be more similar developments in future.

- The two turbines which are in the Airport should not set a precedent for further such developments.
- There would be no benefit to the local community.
- There are six additional dwellings within 1km of the site to what is suggested in the DAS (which mentions 8).
- The site is on a flood plain.

Other

- A concern regarding impacts on the signals of televisions and mobile phones.

Observations that are not planning considerations

- Approving the development would reduce the value of neighbouring properties.
- Land ownership as indicated on the plans is incorrect.
- The development would only be for the benefit of a holiday home owner.
- The development would be detrimental to the tourism industry and therefore have a negative impact on employment.

5. Assessment of the material planning considerations:

Principle of the development

- 5.1 Technical Advice Note 8: Renewable Energy (2005) considers the contribution of wind turbines for generating electricity to be a national requirement and is one of the principal aims of the Welsh Government's energy policy. The Welsh Government is of the opinion that wind power offers the greatest potential, in the short term, to increase electricity generated from renewable sources.
- 5.2 TAN 8 also notes that there is a need to ensure that developments do not affect AONBs or National Parks. However, it also notes that small-scale or community or domestic based developments could be acceptable dependent on all other material planning considerations.
- 5.3 The draft version of the Supplementary Planning Guidance "Onshore Wind Energy" was subject to a public consultation last year, but as the Council had received observations regarding key parts of it and as changes have been proposed (that have been the subject of another public consultation) we cannot lend much weight to this document at present.
- 5.4 No Strategic Search Areas have been identified within Gwynedd due to the proximity of national designated areas such as Snowdonia National Park and the AONB. Therefore, any development must be assessed on the basis of policy C26 which deals specifically with wind turbine developments, as well as the other relevant planning policies of the Unitary Development Plan. Policy C26 restricts wind turbine developments to small-scale, community or domestic based schemes. The policy explanation describes community or small-scale wind turbine developments as developments with the capacity to generate less than 5MW.

- 5.5 In accordance with Strategic Policy 9 of the UDP, the local planning authority is supportive in principle of plans to generate renewable energy with wind turbines, subject to consideration of all relevant planning issues. As noted above, a number of policies within the Gwynedd Unitary Development Plan are relevant when determining an individual application. The main policy to consider in assessing the principle of this development, which is an application for one wind turbine measuring 27.1m to the tip of the blade, is policy C26 of the UDP which is discussed below.
- 5.6 Policy C26 of the Development Plan relates to ‘Wind Turbine Developments’ and states that ‘proposals for wind turbine developments within the Llŷn AONB will be refused. In other locations, only proposals for small-scale or community or domestic based wind turbine developments will be approved, provided that all of the noted criteria are met.’ The criteria state:
- 1) that the development would not have a significant detrimental impact on the setting of the Llŷn or Anglesey AONBs or the Snowdonia National Park;
 - 2) that any associated ancillary developments...are designed and, where possible, sited so as to alleviate their potential visual impact;
 - 3) that the development (either individually or combined with other wind turbine developments) will not have a significant detrimental impact on the landscape or nature conservation features;
 - 4) that there are no unacceptable potential environmental impacts or effects on amenity arising from the wind turbines including noise, light reflection and shadow flicker;
 - 5) that the development will not create significant electromagnetic interference to existing transmitting or receiving systems that cannot be adequately mitigated;
 - 6) that adequate provision has been included in the scheme regarding the decommissioning..., restoration and after-care of the land...;
 - 7) that the development will not cause significant harm to areas of archaeological importance, particularly within or near designated areas.
- 5.7 In this context, it is considered that all the criteria of policy C26 are relevant and they are addressed below, along with other relevant planning policies in this report.

The main matters of this application are the impact of the proposed development on:

Visual Amenities and the Landscape

- 5.8 The character and nature of the landscape is defined by LANDMAP work (Countryside Council for Wales). From a LANDMAP visual and sensory landscape aspect, the site of the application is located within the Menai Coastal Landscape Character Area. This area is the narrow belt of land near the coast between Dinas Dinlle and Bangor outside the urban area of Caernarfon and its main features are identified as:
- a range of various landscape types – woodland, educational, historical, nature conservation, commercial airport;
 - a diverse pattern of landscape reflecting the land use;

- the main feature is the visual and sensory influence of the sea – the tide, winds, movement patterns;
 - there is a range of boundary features.
- 5.9 The site itself is not subject to any statutory or local landscape restrictions. The proposed wind turbine would be located approximately 7km to the north of the Llŷn AONB and 4km south of the Anglesey AONB. Policies B8 and C26 of the Unitary Development Plan are relevant to wind turbine developments near AONB designations, along with aim NA2 of the Llŷn AONB Management Plan which seeks to protect, maintain, enhance and monitor important elements in the landscape, the landscape in its entirety and associated views.
- 5.10 The applicant has submitted a landscape and visual assessment in order to assess the impact of the proposal from different perspectives around the area and on views in and out of the Llŷn and Anglesey AONBs along with the impact on the historic landscape including the setting of the Fort Belan Grade 1 listed building.
- 5.11 The visual assessment includes LANDMAP records of visual and sensory information for Morfa Dinlle, the beach and surrounding sand dunes and for the Foryd estuary. The assessment includes consideration of the visual impact and the effects on the landscape which is supported by montage images. This provides a valuable tool to assess the impacts of the development on local receptors, along with the impacts on the surrounding landscape within the broader context. The assessment was completed prior to erecting the two existing turbines on the Airport site, which measure 45m to the tip of the blades, however, the report gives consideration to the potential cumulative impact of those turbines with others that exist, or that are proposed within approximately 10km to the site.
- 5.12 The assessment suggests that the erection of one medium sized turbine within the landscape would have the potential to be detrimental in local terms but, given that the landscape quality is moderate in the Character Area recognised by LANDMAP and that negative features are already in existence, it is not considered that the site is sensitive compared with the more notable areas of the county. The assessment concludes that the development would not substantially affect the local landscape and that the impact on the broader landscape would be small.
- 5.13 In this case, NRW states that, although there will be various scales of visual impacts from several perspectives, they do not consider that the magnitude of the impact in question is sufficiently large to justify an objection based on the visual impact and the impact on the landscape.
- 5.14 In response to the consultation on the application, having considered the type and scale of the wind turbine under consideration and its distance from the boundary of the designation, Gwynedd Council's AONB officer noted that the proposal would not have a detrimental impact on the Llŷn AONB or on views into or out of the designation. The visual assessment shows that the turbine would be visible from the Anglesey AONB but, due to the relatively small size of the turbine and the extent of the scenery, no substantial negative impact would derive from the development. The Isle of Anglesey County

Council has offered an observation on the proposal but they do not object on the grounds of any negative impact on the Anglesey AONB.

- 5.15 The cumulative impact is also a consideration as two, substantially larger (45m to the tip of the blades) turbines are within a kilometre of the site. Having said that, due to the relatively small size of the turbine under consideration, its presence would not lead to an unacceptable cumulative impact or substantially add to the impact that already exists on the wider landscape.
- 5.16 In terms of the visual impact and the impact on the landscape, it is considered that the proposed development is unlikely to have a substantial detrimental impact on the setting of the Llŷn and Anglesey AONBs or have a substantial harmful effect on the wider landscape, including the open coast. Therefore, the proposal complies with Strategic Policy 2, Policy B8, B13 and clauses 1 and 3 of policy C26 of the Unitary Development Plan.
- 5.17 The impacts of associated developments will be very small. The fence surrounding the base of the turbine will be agricultural in form and wires connecting to the network will be installed underground. It is therefore considered that the proposal complies with criterion 2 of policy C26.

Cultural Heritage

- 5.18 The site is located in an area that is rife with Scheduled Ancient Monuments but due to the relatively small size of the turbine, CADW does not consider that the development will have a detrimental impact on notable views of these monuments. None of the Scheduled Monuments are within 1km of the proposed site, and given the small footprint of the development, no unacceptable impact on the historical landscape is anticipated. The observations of the Gwynedd Archaeological Planning Service are awaited and it is hoped that they will have been received before the date of the Committee in order to submit the findings verbally. Based on the development's footprint and the observations of CADW, it is considered that the proposal is in accordance with Policy B7 of the UDP.
- 5.19 The Fort Belan Grade 1 listed building is located less than 3km north of the proposed wind turbine but given the distance between the turbine and the listed building, and also taking into account the scale of the existing infrastructure in the airport, it is not considered that there would be a detrimental impact on the setting of Fort Belan. The Conservation Officer has confirmed that the proposal would not have any unacceptable impact on the setting of Fort Belan.
- 5.20 As a result of the above, it is considered that the proposal complies with Strategic Policy 3, Policy B3 and clause 7 of Policy C26 of the UDP.

Highway safety

- 5.21 The Transportation Unit is satisfied that traffic and transport in light of operations on the site will not have a detrimental impact on the safety of local roads. Therefore, it is considered that the plan complies with Policy CH33.

Noise, Moving Shadows and Residential Amenities

- 5.22 TAN 8 suggests that a distance of 500m between a wind turbine and a residential property is the norm but court cases have confirmed that a distance restriction should not be set in advance when considering such developments and the impact of every application should be considered individually. The next closest residential property to the proposed development is Brynford, which is located approximately 226m to the south-east, and there are five other residential properties within approximately 300m to the site.
- 5.23 TAN 8 suggests using the standards included in the British Government's Department of Industry and Trade's document, "ETSU-R-97 - Assessment and Rating of Noise from Wind Farms", which notes that noise level should be under 35dB(A) (or 5dB(A) louder than the background noise level if the level exceeds 35dB(A)) in order to safeguard the neighbouring residents from any significant interference in their day to day lives. The Noise Impact Assessment shows that 34.5dB L_{A90} would be the loudest noise to reach the nearest house and that levels would be low in the other residential properties. The noise report concludes that the noise level would not exceed 35dB L_{A90} in any of the neighbouring residential properties that have no financial interest in the scheme.
- 5.24 In order to mitigate any impact, the Public Protection Unit has confirmed that planning permission for a wind turbine development in this location should be subject to specific noise control and noise monitoring conditions.
- 5.25 No correspondence was received from the appropriate agencies to suggest that there will be any interference with electronic communication signals or other television and radio services in the area.
- 5.26 It is not considered that the proposal would have a detrimental impact on the amenities of neighbouring residential properties or on the amenities of the nearby caravan site; therefore, the development complies with policies B23 and B33 of the UDP and clauses 4 and 5 of Policy C26 of the UDP.
- 5.27 It is suggested that a condition be included on any planning permission in order to limit the duration of the permission and ensure that the site is restored when the wind turbine ceases to be operational. This will ensure that there will be no long-term impact on the land in accordance with the objectives of clause 6 of Policy C26.

Impact on the use of Caernarfon Airfield

- 5.28 Policy CH27 of the Unitary Development Plan states that proposals which would be likely to have an unacceptable impact on the ability of Caernarfon Airfield to operate safely and effectively will be refused. In response to the statutory publicity on the application, a number of letters drew attention to the potential to create a danger to aeroplanes and helicopters that use the site, which could possibly risk the decision to bring the Air and Sea Rescue Service to the Airport.

- 5.29 In addition, an objection was received to the application from the owner of Caernarfon Airport. He was expressing concern because a turbine at this site would cause danger for air vehicles, particularly helicopters, that travel to the airport from a southerly direction. In addition, a concern was noted regarding the alleged change in bird flying patterns and that it could propel the bird flying route from the area of the proposed turbine to the final landing path for landing strips 02 and 07 in the airport. Having said that, when examining the 'Protecting Safeguarded Surfaces' document produced by the Airport as part of their registration process with the Civil Aviation Authority, the site of the wind turbine is in a location known as an 'internal horizontal surface' where it is not a requirement for the LPA to consult with the Airport regarding any structure below 45m high. The purpose of this document is to ensure that aeroplanes using the airport are safeguarded. Copies of the observations of the Airport's owner were sent to NRW, the Biodiversity Unit and the RSPB and none of them had observations to make regarding the matter.
- 5.30 NATS Safeguarding and the Defence Infrastructure Organisation on behalf of the Ministry of Defence stated that they had no objection to the development and that the Civil Aviation Authority had no specific observation about the development, and therefore, despite the objection of the owner and some members of the public, it is considered that the development complies with the requirements of policy CH27 of the Unitary Development Plan.

Flood Impact Assessment

- 5.31 The development is contained within a C2 Zone as noted in Flood Advice Maps in TAN 15. However, this type of development has not been listed as one of those that are more at risk of the impact of flooding. As a result of NRW's response, a Flood Consequence Assessment was submitted that was acceptable by NRW subject to imposing a condition that the level of the electrical switch mechanism was at least 5.00m Above Ordnance Datum. In terms of flood risk, it is considered that this proposal would not have a detrimental impact and it therefore complies with the requirements of Policy B29 of the UDP and TAN 15.

Ecology and Biodiversity

- 5.32 There are many important nature sites in the area (within approximately 3km) including designated protected areas of local, national and international importance. Having said this, the site is not located within, or adjacent to, any wildlife designation and it is not considered that the impact of transportation or construction work associated with the wind turbine on the site will have a direct impact on the features of any protected site.
- 5.33 An Ecological Evaluation of the development was submitted with the application and the individual impacts deriving from it are considered below:

The impact on birds:

- 5.34 One of the main issues to be considered when looking at the landscape surrounding the site is the impact of the proposed development on birds. The Foryd is a SSSI of national importance for wild birds and waders that hibernate.

It is recognised that wind farms can have four main detrimental impacts on birds, namely:

- colliding into moving blades;
- displaced from the area surrounding the wind turbines or kept away from their favoured habitats when no other suitable location is available;
- disturbance due to the presence of the wind turbines, maintenance and construction work, movement obstruction and disturbing ecological connections such as feeding, breeding, flying routes, and;
- change or loss of habitat.

A Birds Study Report was submitted and some of its main conclusions are as follows:

- there is no evidence to suggest that the development will affect birds that dwell on designated sites;
- the value of the site itself for hibernating birds is low;
- it is considered that the danger to birds colliding with the blades is low;
- it is considered that the risk of the development disturbing the birds is low;
- there will be some increased risk for the lapwings as they use the nearby fields;
- there will be no significant cumulative impact on birds as a result of the presence of three turbines in the area.

5.35 The report concludes that no significant ornithological impacts would derive from the wind turbine that is the subject of this application.

5.36 The contents and conclusions of the report are acceptable to NRW and the Biodiversity Unit has no concerns regarding impacts on biodiversity.

Impact on bats:

5.37 The Ecological Evaluation includes a bat survey which concluded that there is a low/moderate risk of collision to one species of bats, namely the least common bat (*Pipistrellus pipistrellus*), and a low risk of collision to another four species, and the Evaluation includes mitigating measures to alleviate those concerns. The report concludes that, if mitigation measures are completed, there will be no long-term negative impacts on the features of the area for bat species. No concerns were raised by NRW or the Biodiversity Unit in terms of the potential impacts the proposal could have on the local bat population.

5.38 As a result, and based on the evidence submitted with the application and the observations of NRW and the Biodiversity Unit, it is not considered that the proposal would have any detrimental impact on nearby national and international nature reserve designations or on any protected species or their habitats. Therefore, it is considered that the development complies with Strategic Policy 2, policies B15, B16, B17, B20 and clause 3 of Policy C26 of the UDP, as well as the requirements of national planning policy.

Response to the public consultation

5.39 It is considered that the above assessment gives full consideration to the objections noted and it is considered that no matter outweighs the relevant policy considerations.

6.0 Conclusions

6.1 The proposed development is located on rough agricultural land that is not within the AONB or any other designated area.

6.2 As noted in the above assessment, the main matters involve ecological/ornithological matters, the impact on the amenities of neighbouring dwellings, the safety of the Airport, visual impacts, particularly on views into and out of the Llŷn and Anglesey AONBs. To summarise:

- It is considered that the proposed development is acceptable in principle and in accordance with all the criteria of Policy C26 of the UDP.
- There would be no unacceptable impact on visual amenities or on the broader landscape.
- There would be no unacceptable detrimental impact on the setting of a listed building or on any archaeological designation.
- There would be no detrimental impact on road safety.
- There would be no unacceptable significant detrimental impact on residential amenities.
- No evidence has been submitted to confirm/prove that the proposed development would have a detrimental impact on the ability of Caernarfon Airfield to operate safely and effectively.
- There would be no unacceptable significant detrimental impact on biodiversity matters.

7. Recommendation

7.1 To approve - conditions:

1. Commence within two years;
2. Limited term planning permission of 25 years;
3. Disposal works and site restoration condition;
4. Matt grey colour;
5. All cables to be underground;
6. Details regarding all the temporary work to be approved before commencing the work;
7. To remove the wind turbine if it has been redundant for nine months;
8. Noise conditions;
9. Complete the mitigation measures in accordance with the Ecological Evaluation and the Bird Surveys Report;
10. Flood conditions.



Rhif y Cais / Application Number : C13/0920/17/LL

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



Atgynhyrchu y map hwn o Ddeunyddi y: Ordnance Survey syda charniedd y: Ordnance Survey ar ran Rheolwr: Llyso Eil Mewrhyd.
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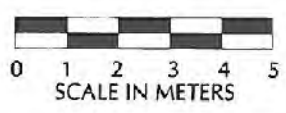
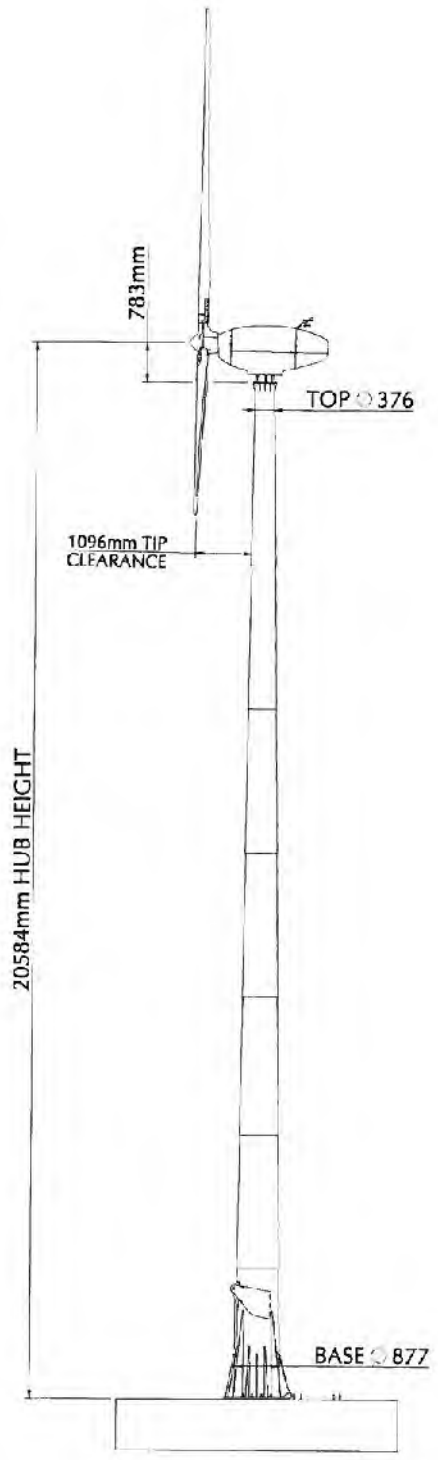
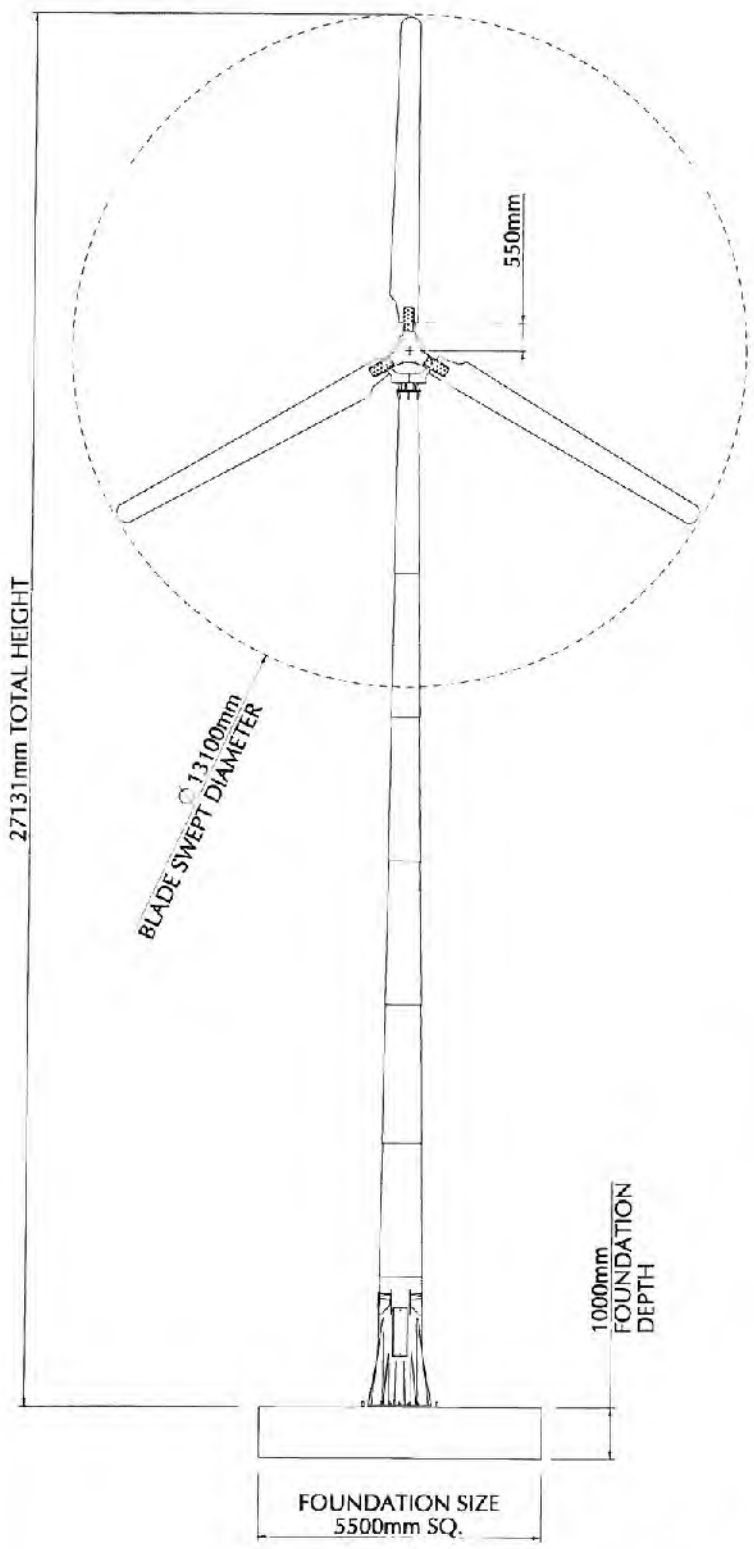
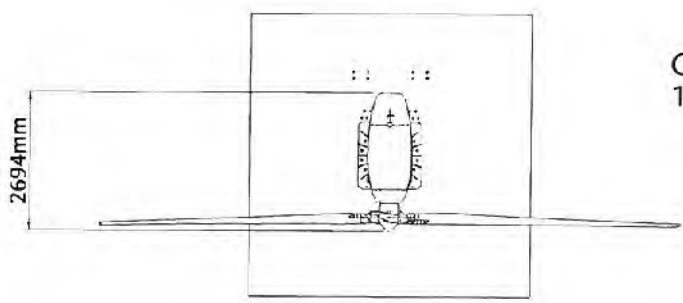
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Location of Proposed Wind Turbine. Location Plan ERW/04.09.13
ERWCONSULTING | CHARTERED SURVEYORS

OVERALL DIMENSIONS FOR CF15e TURBINE:
15kW GENERATOR / 20m MAST / 6m BLADES



C&F Green-Energy		CF15E	
DESCRIPTION: OVERALLS / PLANNING		All Dimensions in mm	
MATERIAL: Mast: S275 Galv	QTY PER UNIT: -	SCALE: 1:100	DWG SIZE: A3
DRAWN: C O'Neill	PAINT: -	REVISIONS	
CHECKED: -	FINIS: -	DATE: 17-Feb-11 SHEET: 1 OF 1	

Number: 4

Application Number: C13/0955/33/LL
Date Registered: 20/11/2013
Application Type: Full - Planning
Community: Buan
Ward: Efailnewydd/Buan

Proposal: CONSTRUCTION OF SHED FOR STORING TOOLS AND NON-
HAZARDOUS AGRICULTURAL MATERIAL AND STORING OF
EQUIPMENT FOR STRONGEST MAN COMPETITION

Location: LAND BY, TU HWNT I'R AFON FARM, RHYDYCLAFDY, PWLLHELLI, GWYNEDD,
LL537YH

**Summary of the
Recommendation:**

TO REFUSE

1. Description:

- 1.1 This is a proposal to construct a shed for storing training equipment for a strongest man competitor and storing tools and agricultural materials. The shed would measure 12 metres by 15 metres. The shed would have a floor surface area of 180 square metres, with 140 square metres of the floor area for storing the training equipment and the other 40 square metres for storing agricultural tools. The principal use of the shed would therefore be for storing training equipment. The height of the shed would be approximately 4.2 metres at its highest. It is intended to finish the external walls of the proposed shed with timber and the roof from corrugated sheets. It is also intended to make adaptations to the vehicular entrance to the site as part of the application. These adaptations include forming an access where the gate would be set back approximately 6 metres from the road with visibility splays.
- 1.2 From the information submitted with the application it is understood that the element of storing training equipment is for the applicant's son who competes in weight-lifting and strongest man competitions. It is noted because of the nature of his sport that they need plenty of space to store and use the type of equipment that is used in these competitions e.g. tyres. It is also stated that he has looked very promising in recent competitions and that he could do well in the future with the appropriate facilities and support. As part of the application a letter of support was submitted from a former winner of the UK's Strongest Man competition, referring to the need to train with similar equipment to what is used in the competitions.
- 1.3 The site lies in open countryside and within a Landscape Conservation Area. To the east of the site is the class 2 road, the B4415, and the development boundary of Rhydyclafdy village is approximately 290 metres to the south-west. The site is surrounded by fields that are not owned by the applicant. There are the remains of old stables on the site and a static caravan is located on the field. A substantial number of stones have been collected in the middle of the field and the applicant has started building a stone wall around the field.
- 1.4 The application is submitted to the Committee at the request of the local member.

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 must conform to a series of criteria aimed at avoiding significant harm to recognised features.

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

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

C1 – LOCATING NEW DEVELOPMENTS – Land within town and village 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.

C3 – RE-USING PREVIOUSLY DEVELOPED SITES – Proposals which give priority to re-using previously developed land or buildings that are located within or near development boundaries will be approved provided that the site or building and the use are appropriate.

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.

CH44 – PROVISION OF COMMUNITY SPORTS OR RECREATIONAL 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 all the criteria that relate to the location of the development, the possibility of satisfying the need through the dual use or the conversion of existing buildings, and the scale and nature of the development.

CH46 – SPORTS AND RECREATIONAL FACILITIES IN THE COUNTRYSIDE – Developments which genuinely require a rural setting will be permitted provided they conform with all the relevant criteria relating to the scale and nature of the development, conversion and re-use of an existing building, location and design of new buildings and a criterion specifically for riding/pony trekking centres relating to access to bridle paths and excessive use of those paths.

D5 – SPECIAL LOCATION NEEDS – In exceptional cases, permit the location of industrial or business developments on sites not allocated or safeguarded for

business/industry if there are true 'special location needs' which cannot be met on a High Quality Employment or Industrial Site.

D7 – RURAL WORKSHOPS OR SMALL SCALE INDUSTRIAL/BUSINESS UNITS OUTSIDE DEVELOPMENT BOUNDARIES – Permit proposals if it can be shown that the site for the development is the most suitable location to fulfil the need and if the proposal can comply with criteria relating to using existing buildings, the location of the site, the scale, type and design of the development and that a new dwelling is not necessary to serve the development.

D9 – FARM BUILDINGS AND STRUCTURES – The erection of buildings and structures for agricultural purposes will be approved if they are reasonably necessary for agricultural purposes and if they can comply with specific criteria involving the location of the development, damage to a protected building, biodiversity and environmental mitigation measures.

2.3 National Policies:

Planning Policy Wales, Fifth Edition, November 2012.

TAN 6 – Planning for Sustainable Rural Communities (2010)

TAN 12 – Design (2009)

TAN 18 – Transport (2007)

3. Relevant Planning History:

3.1 2/20/209 – A horse riding establishment – Tu Hwnt i'r Afon Farm – Approved 23 October 1979.

3.2 The Enforcement Unit has recently been looking into matters on the site. It is understood that turf have been stripped and stone and rubble placed on the land which is tantamount to an engineering operation that requires planning permission. There are also mounds of stones on the site and it is understood that the intention is to use the stones to build a 1.5 metre dry stone wall around the boundary. Work on building the wall has started and it was confirmed to the applicant that the element of building the wall did not require planning permission. The applicant was asked about the static caravan on the site. It was confirmed by the previous owner that the caravan had been used for agricultural use. It was confirmed to the applicant that should he intend to use the caravan for permanent residential use, planning permission would be required. The enforcement file remains open.

4. Consultations:

Community/Town Council: Not received.

Transportation Unit: No objection to the amended plan. Suggest conditions for building the access.

Public Consultation: A notice was placed on the site. The advertising period ended on 19 December 2013 and no observations were received on the application.

5. Assessment of the material planning considerations:

Principle of the development

- 5.1 Policy C1 of the GUDP states that land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new developments, and that new structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy in the Plan. The policy also states that new buildings, structures and ancillary facilities in the countryside will be strictly controlled and should be spatially well related to existing development whenever possible. The proposal in question is located in the countryside, therefore the proposal must be considered under the relevant policies of the GUDP in order to assess whether it can be permitted under a policy contained in the GUDP.
- 5.2 Policy C3 relates to reusing previously developed sites. The policy notes that proposals that give priority 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. Paragraph 4.2.7 of policy C3 also states that not all previously developed land or buildings are suitable for development, for example, because of its location, the presence of protected species or due to its archaeological value, and that proposals to develop on previously developed land or buildings will be considered against all other relevant policies in the Plan. Paragraph 4.9.1 of Planning Policy Wales endorses this and states that preference should be given to previously developed land, wherever possible, rather than greenfield sites, but it also acknowledges that not all previously developed land is suitable for development, e.g. because of its location, the presence of protected species or precious habitats or industrial heritage, or because it is badly contaminated. In the case of such sites, it may be appropriate to restore them in the interest of nature conservation, their amenity value or in order to reduce the dangers to public health. It can be seen from the site's planning history that permission was granted in 1979 for a horse riding establishment on the site and the remains of old timber stables have started to collapse and fall to pieces on the application site. It is obvious from the condition of the stables that the use made of the site as a horse riding establishment has ended for some years now and only remains of this use can be seen in the form of stables that are in a very vulnerable condition. It was also noted on the application form that the existing use of the site was for the storage of stones and agricultural bales. Due to its location in the countryside, it is not considered that the site is suitable to be reused and the proposal of constructing a shed that would mainly be used to store training equipment is unsuitable for the site. Therefore, it is considered that the proposal is contrary to Policy C3 of the GUDP.
- 5.3 Policy D9 of the GUDP supports proposals to erect buildings and constructions for agricultural purposes if they are reasonably necessary for agricultural purposes. It is noted that the applicant has expressed his intention to use a small part of the building for the purpose of storing agricultural materials; however, the main purpose of the shed would be for storing the training equipment of the applicant's son. Therefore, it is questioned whether or not the shed is truly required for agricultural purposes and it is obvious from the percentage of the shed that has been earmarked for agricultural use that a smaller sized shed would have been sufficient to satisfy the agricultural needs of the site. Also, only the field (approximately 0.2 hectares) where it is intended to locate the shed is owned by the applicant; therefore, it is questioned whether the applicant has a real need for an agricultural shed of any type especially if you bear in mind that the site is full of

stones and that there is no signs of any agricultural use, except for the presence of big bales on the field. It is considered that the proposal is contrary to Policy D9 of the GUDP.

- 5.4 Policy D5 states that in exceptional cases permission can be granted for locating industrial or business developments on sites not allocated or safeguarded for business/industry if there are true 'special location needs' which cannot be met on an existing designated High Quality Employment or Industrial Site. It is not considered that the proposal is an industrial or business one; rather it is for personal benefit from the perspective of the applicant's son who competes in weightlifting and strongest man competitions. Also, it is not considered that there are true exceptional location needs as these refer to the need to locate near a crude material source or the requirement for a regular supply of natural resources in order to maintain their activities only, and not to the fact that a shed is required to store relatively large training equipment. Therefore, it is not considered that the proposal complies with Policy D5.
- 5.5 Policy D7 states that proposals will be approved for small scale workshops/industrial units/business units if it can be shown that the development site is the most suitable location to supply the need and if they suit the area. The policy encourages the use of sites near a group of buildings or sites that have been developed previously. In addition they should be in keeping with the rural background. In this case, as previously explained, it is not considered that the proposal is an industrial or business one; rather it is for personal benefit from the perspective of the applicant's son who competes in weightlifting and strongest man competitions. Therefore, it is not considered that workshop/industrial/business use will be made of the shed and it is not considered that it complies with Policy D7 of the GUDP.
- 5.6 Policy CH44 is supportive of providing new sports and/or leisure facilities or improving existing facilities in order to meet the needs of the local community if the criteria within the policy are complied with. The first criterion requests that developments are located on an appropriate site within development boundaries or in the built form of Rural Villages, or near them, and their purpose will be to satisfy the need of the local community. The site is located in the countryside and is located far away from the village boundary. Also, the proposal would meet the need of one person and not the needs of the local community. Therefore, it is not considered that the proposal in terms of its location or use will comply with Policy CH44 of the GUDP.
- 5.7 Policy CH46 approves proposals for sports and leisure facilities in the countryside where there is an actual need for a rural location, provided that the criteria included in the policy are complied with. Paragraph 5.6.12 of the policy states that the applicant must satisfy the local planning authority that the rural location is necessary because of the nature of the proposed activity. It is considered that sports / leisure facilities that are similar to horse riding / pony trekking centres would fall into this policy where there is a need for land and/or access to paths in order to undertake the activity. It is not considered that a shed to store training equipment would comply with the policy as it is not considered that there is a real need for a rural location for the sport in question. It is therefore considered that the proposal is contrary to policy CH46 of the GUDP.

Visual amenities

- 5.8 The proposal would be located in open countryside and within a Landscape Conservation Area. The application site is located on a lower level than the adjacent county road that

lies to the east and a *clawdd* is located on the boundary with the county road. Due to the difference in levels and the presence of the *clawdd*, it is not considered that the shed would stand out in the landscape when travelling on the county road. It is also considered that as the shed would have a *clawdd* as a backdrop that it would not stand out prominently in the landscape. Also, as it is proposed to have an appearance that is similar to an agricultural building with a timber and corrugated sheet finish, it is considered that the proposal in terms of its design would not stand out in the countryside and that it would be reasonable to expect a building of this type in the area. Therefore, it is not considered that the proposal would have a detrimental impact on the area's visual amenities which is also a Landscape Conservation Area. It is considered that the proposal is acceptable in terms of Policy B10, B22 and B25 of the GUDP.

Transport and access matters

- 5.9 The proposal includes changes to the existing access and some work has already been done on the access. It is proposed to set the gate to the site back by 6 metres from the side of the county road and install a gate measuring 3.6 metres wide. Also, it is intended to create visibility splays from the gate towards the road and these visibility splays would open out to 12.4 metres near the county road. A consultation was undertaken with the Transportation Unit and it did not have an objection to the proposal but conditions would have to be imposed on any planning permission. It is considered that the proposal is acceptable in terms of Policy CH33 of the GUDP.

6. Conclusions:

- 6.1 On the basis of the above assessment, it is believed that the proposed use of the building is unsuitable for this location in open countryside and the proposal is contrary to the fundamental principles of the policies listed above in paragraphs 5.1-5.7. Therefore, the proposal is contrary to policies C1, C3, CH44, CH46, D5, D7 and D9 of the Gwynedd Unitary Development Plan.

7. Recommendation:

7.1 To refuse – reasons

1. It is considered that the proposal is tantamount to erecting a new building in the countryside without justification for locating it in open countryside and where there are no exceptional location needs. Therefore, the proposal is contrary to policies C1, C3, CH44, CH46, D5, D7 and D9 of the Gwynedd Unitary Development Plan (July 2009).



Rhif y Cais / Application Number : C13/0955/33/LL

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



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Mae atgynhyrchu heb ganiatâd yn torri
hawliaint y Goron a gall llyn arwain at erlysiad neu echos ddi.
Cyngor Gwynedd - 100023387 - 2008

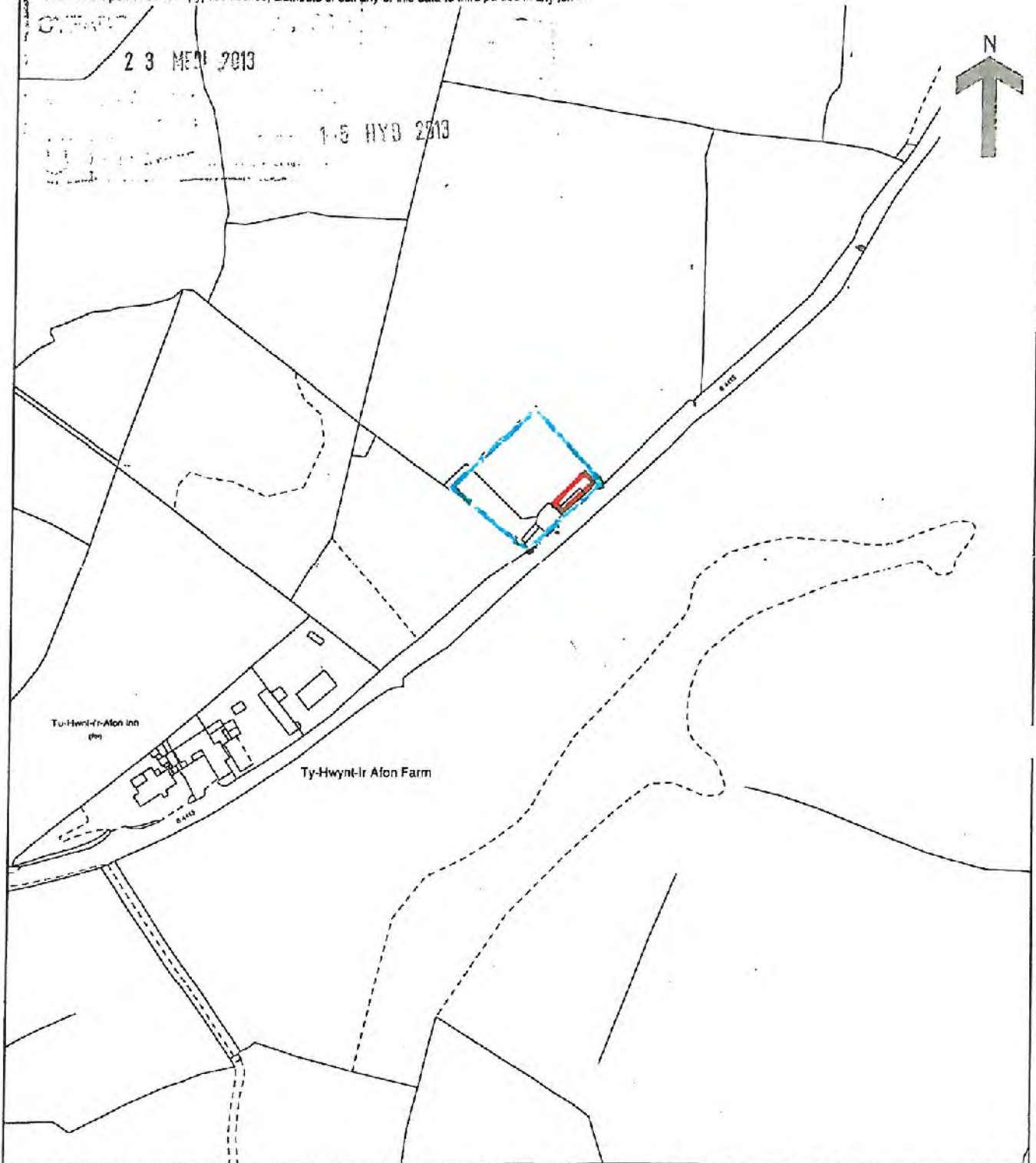
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Land Registry Official copy of title plan

Title number **CYM558375**
Ordnance Survey map reference **SH3334NW**
Scale **1:2500**
Administrative area **Gwynedd**



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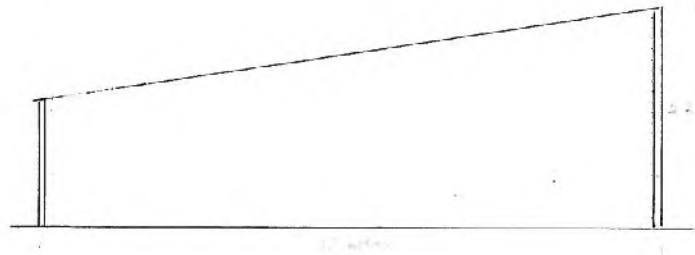
This official copy issued on 11 May 2012 shows the state of this title plan on 11 May 2012 at 15:07:37. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

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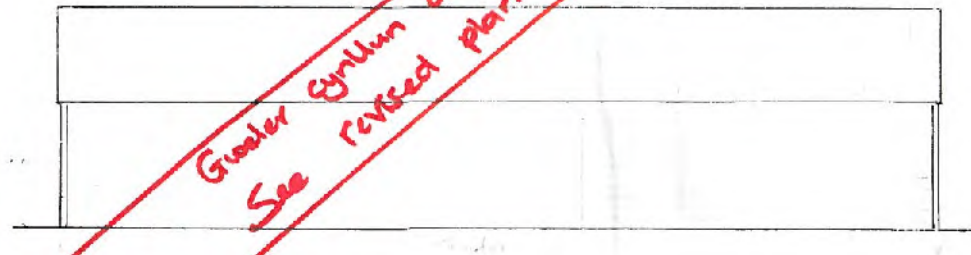
East elevation



*Edyehiad dehevol sedi ei ddisodli.
Southern elevation superseded.*

*Greater Gynllun diwydiol ddalymigol 6/2/14.
See revised plan received 6/2/14.*

South facing elevation



2 of 2
Scale 1:5



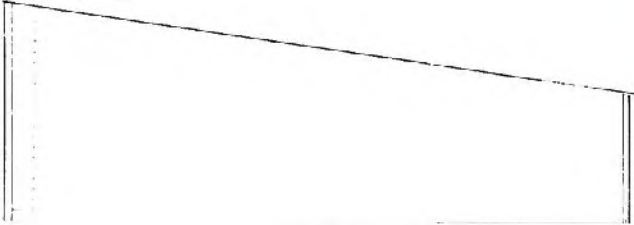
23 NOV 2012

Proposed shed
Nr. Rhydyclafdy, LL53 7YH

*Eithriad gogleddol wedi
ei ddalio ati.
Normau elevation superseded.*

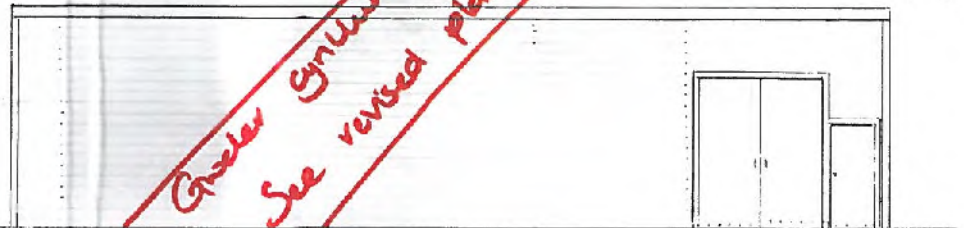
*Gweler cynllun dirgjedig addysgiad 6/2/14
See revised plan received 6/2/14.*

Side elevation
West facing



2 metres

Front elevation
North facing



17 metres

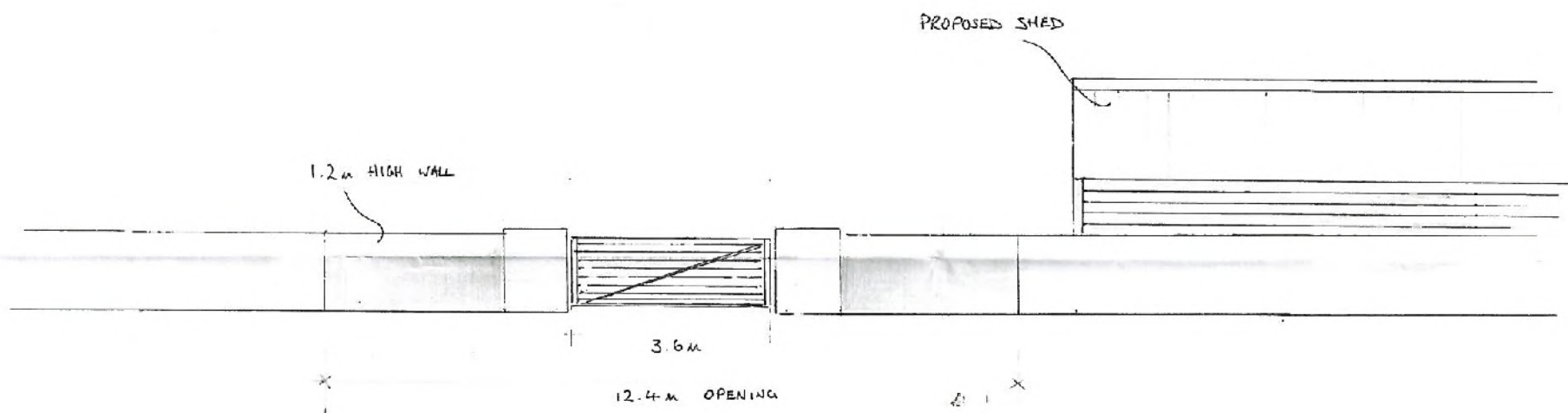
1 of 2
Scale 1:5



Proposed entrance to site
Land Registry Number: CYM558375
Rhydyclafdy.



DISODLI CYNLLUN / PLAN SUPERVISED
Gweler Cynllun Ddwygledig / See Printed Plan
Derbywyd Received..... 6/1/14.....
Llwyddol Signature..... [Signature].....



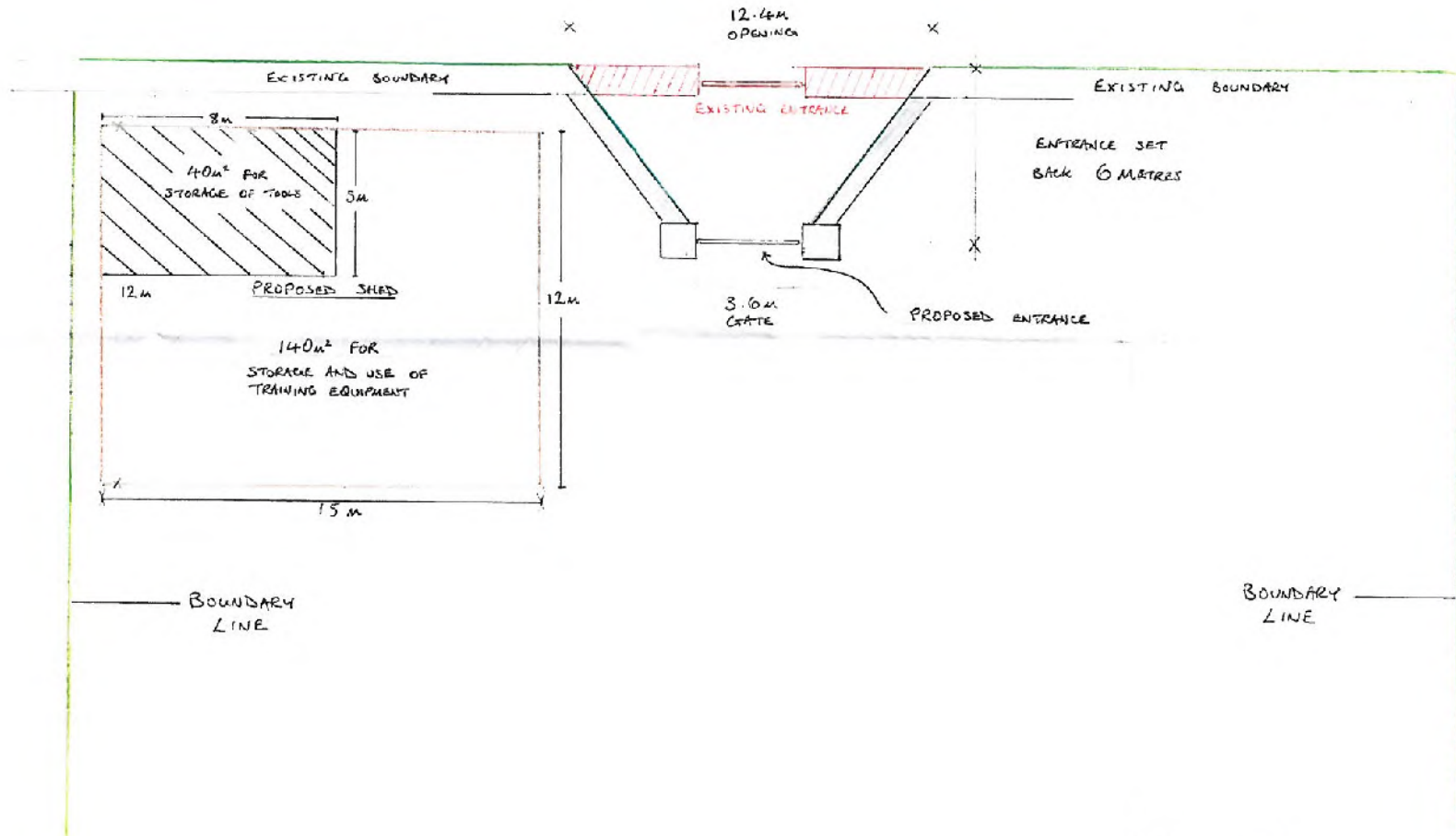
Scale 1:50



Plan view of proposed entrance
Land Registry Number: CYM558375
Rhydyclafdy.

24 HYD 2003

15 HYD 2003



Scale 1:100



PROPOSED ENTRANCE TO SITE
LAND BY TO HUNT THE AFON FARM
RHYNDYGLAFY PŵLHELI, GWYBODAETH
LL53 7YH.

PROPOSED SHED

1.0m HIGH WALL

3.6m GATE

12.4m SPACED OPENING

CYLLUN DIMYGIEDIG
REVISED PLAN
Deddfenwyl/Revised Plan 6/1/11
Gwybodaeth/af 02

Scale 1:20

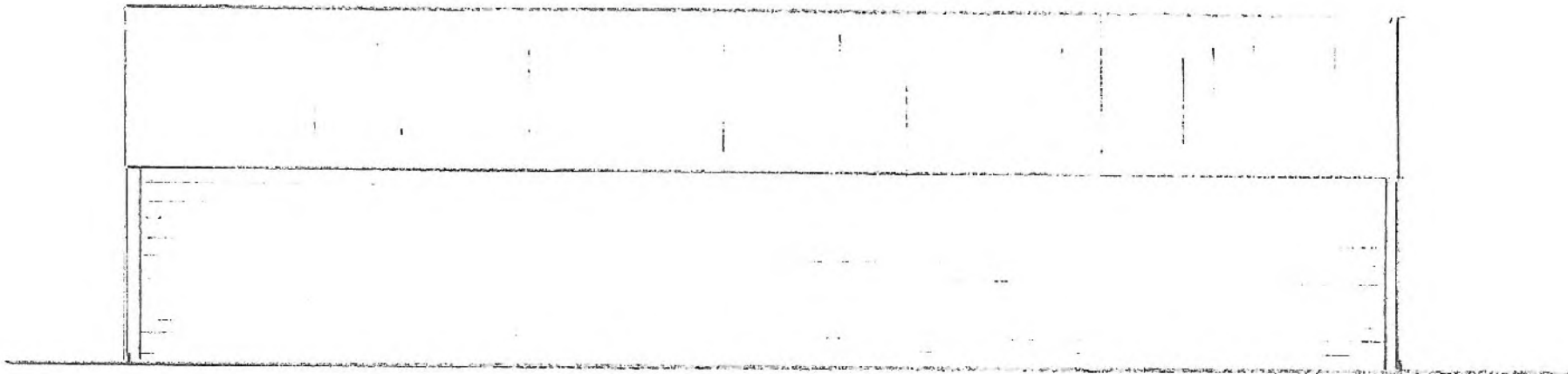



Proposed shed
Nr Rhydyclafdy LL53 7YH

Rear elevation
(South facing)

**CYNLLUN DIWYBODAETH
REVISED PLAN**
Derbyniwyd/Received 6/2/14
Llofnod/signature GS

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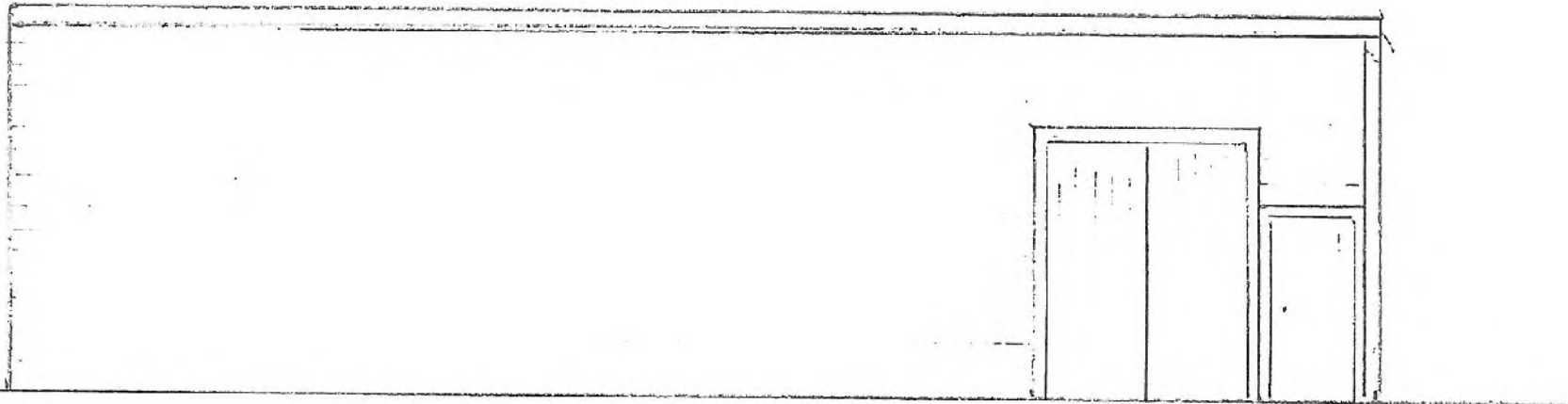
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Proposed shed
Nr. Rhydyclafdy, LL53 7YH

Front elevation
(North facing)

CYNLLUN DIWYBODAETH
REVISED PLAN
Derbyniwyd/Received 6/2/14
Llofnod/signature GJ

CYNGOR BRYCHEL
CYFADDP
06 CHW 2014
CIVIL ENGINEER
D. PHILLIPS




Scale 1:75



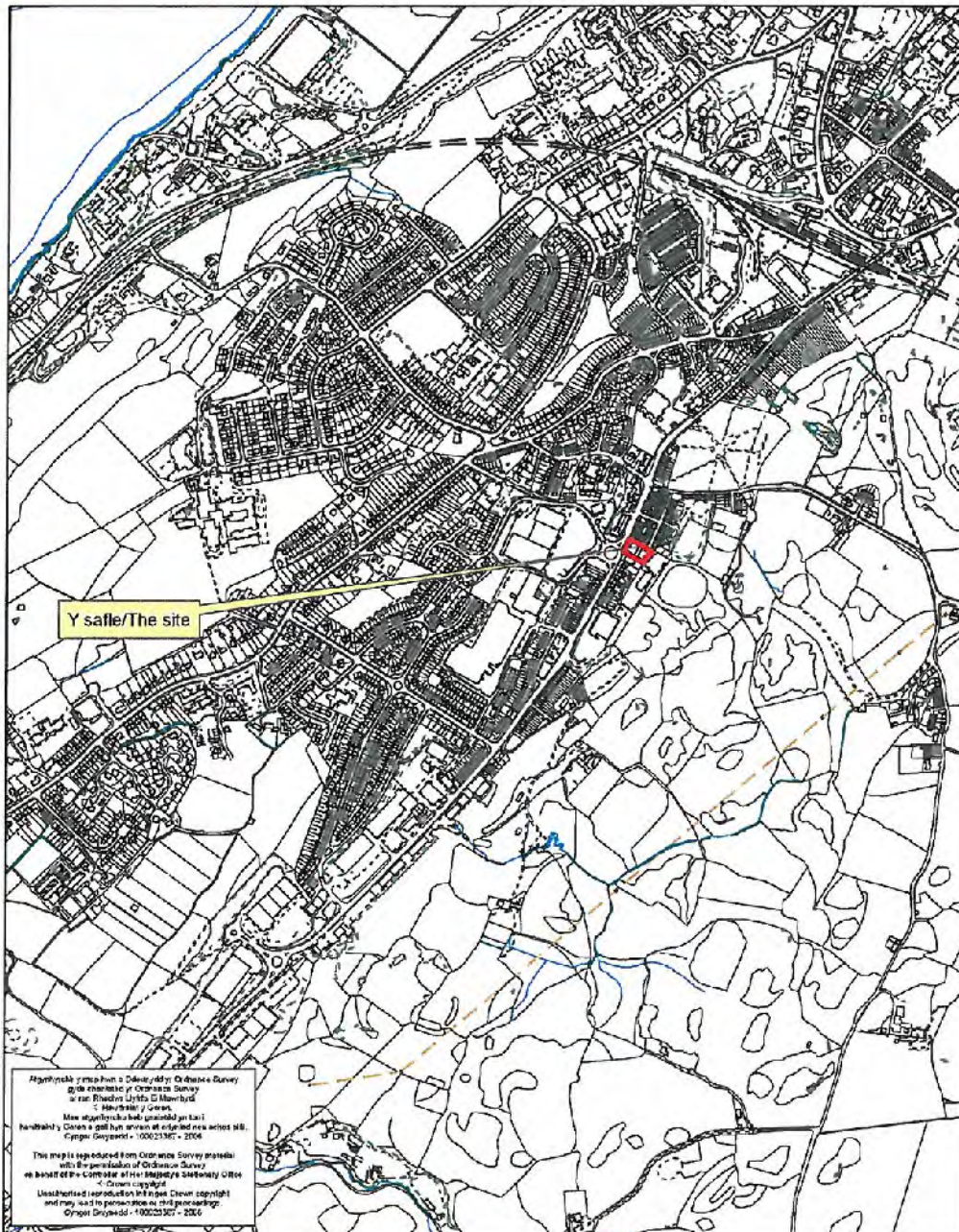
PWYLLGOR CYNLLUNIO	DYDDIAD: 03/03/2014
ADRODDIAD PENNAETH ADRAN RHEOLEIDDIO (CYNLLUNIO, TRAFNIDIAETH A GWARCHOD Y CYHOEDD)	DOLGELLAU

Number 5



Rhif y Cais / Application Number : C14/0041/11/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: 03/03/2014
REPORT OF HEAD OF REGULATORY DEPARTMENT (PLANNING, TRANSPORTATION AND PUBLIC PROTECTION)	DOLGELLAU

Number: 5

Application Number: C14/0041/11/LL
Date Registered: 22/01/2014
Application Type: Full - Planning
Community: Bangor
Ward: Dewi

Proposal: ERECTION OF 2 BLOCKS OF FLATS CONTAINING TOTAL OF 8 LIVING UNITS
Location: FORMER YSGOL GLANADDA, CAERNARFON ROAD, BANGOR, GWYNEDD, LL574SG

Summary of the Recommendation:

TO APPROVE SUBJECT TO CONDITIONS

1. Description:
 - 1.1 This is an application to erect two blocks of flats offering 8 living units on the site of the former Ysgol Glanadda near Caernarfon Road in Bangor. The flats will comprise 6 two-bedroom units for 3 persons and 2 one-bedroom units for 2 persons. The floor area of the two-bedroom flats will be 66.3m² and the floor area of the one-bedroom flats will be 57m².
 - 1.2 The flats will be divided into 2 two-storey blocks set-out so that one block (Block 2) runs parallel with the nearby main road (Caernarfon Road) and the other block (Block 1) will be located adjacent to the southern boundary of the site, running upwards and next door to the rear of the nearby hairdressing salon. Both blocks will be located on the site in an "L-shape". A disabled parking bay will be located between both blocks along with a plot of landscaped land and a recycling and refuse bin point screened by a timber fence measuring 1.8m high. Also, a similar recycling and refuse bin point will be located between the northern gable end of Block 2 and the northern boundary of the site again has been screened by a 1.8m high fence.
 - 1.3 Externally, the construction would have natural slate roofs, walls in a mixture of clean red coloured brick, fibre cement render in a light and dark grey together with UPVc windows and doors in dark grey, timber fascia painted dark grey and galvanised rainwater goods.
 - 1.4 The height of Block 2 will vary from 7.6m-8.3m above ground level with Block 1 measuring 7.4m-8.6m above ground level by following the lay of the land. The land falls approximately 1m from the rear to the front of the site and is located 1m above the level of the nearby main road.
 - 1.5 The elevations of the proposed construction would be of a design and scale of domestic residential units along with some nearby non-residential with the elevations broken up by using different materials and by using various architectural features and numerous openings.
 - 1.6 A concrete surfaced footpath will surround the construction which links the parking spaces with the flats themselves. The parking facility will be located adjacent to the northern boundary of the site with the footpath (School's Path) connecting Ysgol Glanadda and Tan y Graig with the main road located beneath. There will be a total of 9 parking spaces that have been divided by the existing entrance into the site. The

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

access that will serve the flats will be located in the exact location of the existing access but will be widened to include a pedestrian access that will run adjacent to the existing driveway for vehicles. This arrangement means that two new retaining walls will have to be erected along the sides of the entrance on the basis that the driveway is in the form of a ramp that connects the site with Tan y Graig because of the difference in land levels.

- 1.7 North of the site are traditional terraced two-storey residential dwellings (excluding the property known as Moranedd that faces the site and which is located between Caernarfon Road and Tan y Graig), east is Ysgol Glanadda school yard, to the south there is a plot of open land located behind the commercial use (of the former chapel) in the form of a hairdressing salon and west is Caernarfon Road main road with a junction leading to the North Wales Housing Association flats and shopping park located on the opposite side of the main road. The site is located within the development boundary of Bangor as noted in the GUDP.
- 1.8 In accordance with TAN 12 on “Design” (June 2009), a design and access statement was submitted with the application, and its contents reflected the scale and nature of the proposal. Also a pre-assessment for the code for sustainable homes was submitted which states that the aim of achieving code level 3 including at least 1 credit. In addition, details regarding the design of the site’s drainage system were submitted. In accordance with the requirements of the Supplementary Planning Guidance: Planning and the Welsh Language (November 2009), a community and linguistic statement was submitted (as the proposal offers more than 5 living units).

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 A3 – PRECAUTIONARY PRINCIPLE

Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless it can be shown conclusively at the end of an appropriate impact assessment that the impact can be negated or mitigated.

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.

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

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 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 open countryside will be refused with the exception of a development which is permitted under another policy within 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 CH3 – NEW HOUSES ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND URBAN CENTRES

Approve the construction of houses on appropriate unallocated sites within the development boundaries of the Sub-regional Centre and the Urban Centres.

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.

The form of the dwelling.

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.

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

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.

Supplementary Planning Guidance (SPG): Affordable Housing (November 2009).

SPG: Planning and the Welsh Language (November 2009).

SPG: Planning for Sustainable Building (2009)

Gwynedd Design Guidelines (April 2003).

2.3 National Policies:

Planning Policy Wales (Fifth edition, November 2012)

Technical Advice Note (TAN 2) 'Planning and Affordable Homes' (2006).

TAN 12 – Design (2009)

TAN 20 - Planning and the Welsh Language (2000).

TAN 22 – Sustainable Buildings (2010)

3. Relevant Planning History:

3.1 Application number C13/0017/11/R3 – prior notice from the Council's Consultancy Service for the demolition of a building that has been damaged by fire – approved in March 2013.

4. Consultations:

Community/Town Council: No objection in principle to a residential development on the site despite concerns regarding the conflict between the road leading to the site and the ramp that crosses the main pedestrian right of way to Ysgol Glanadda. It is believed that the design should be amended to take these concerns into consideration.

Transportation Unit: No objection but propose conditions relating to the creation of parking spaces, safeguarding the nearby main road from surface water and a note regarding informing the applicant of the need to contact the Council's Street Care Manager. Plans have been amended at the request of the Unit to ensure that there is no collision between pedestrians and vehicles adjacent to the access to the site itself.

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

Natural Resources Wales:	No objection to the development and has noted that the applicant has already been in discussions with Welsh Water regarding the drainage of surface water emanating from the site.
Welsh Water:	Not received.
Public Protection Unit:	Not received.
Public Consultation:	<p>A notice was posted on the site and nearby residents were informed. The consultation period ended on 17.02.14 and two letters were received objecting to the application on the following grounds:</p> <ul style="list-style-type: none"> • The proposal is tantamount to an overdevelopment of the site, bearing in mind that a large block of flats is located across the road. • Object gaining access to the site from the direction of Tan y Graig as the street itself is too narrow with cars passing on either side and school pupils walking to Ysgol Glanadda nearby. • It is believed that there is an insufficient number of parking spaces within the application site and cars will have to park in Tan y Graig. • Access can be gained to the site off the nearby main road where a part of the road has been closed up near the roundabout.

5. Assessment of the material planning considerations:

Principle of the development

5.1 The principle of developing houses on unallocated sites within development boundaries is based on Policy CH3 which states that proposals to construct houses on suitable sites that have not been allocated within the development boundaries of the Sub-regional Centre and Urban Centres will be approved and if the proposal includes the construction of more than 5 houses, it will be expected to comply with Policy CH6 of the GUDP. Policy CH6 states that proposals to develop houses that become available at random will be refused unless a percentage of the units provided meet the need for affordable housing. Policy C1 states that land within town and village development boundaries will be the main focus for new developments. Policy C3 notes that proposals will be approved if they give priority, wherever possible, to re-using previously developed land or buildings that are located within or near development boundaries, rather than utilising greenfield sites, provided that the site or building and the proposed use are suitable and conform to the Plan's objectives and development strategy. Therefore, it is believed that the development is acceptable in principle.

Visual amenities

5.2 The site is located in a prominent position in the adjacent streetscene and on the main road that serves the city. It is located in an area of mixed uses (residential dwellings, school and shops), which also includes an eclectic mixture in terms of form (modern and traditional) and the external materials of local constructions which includes

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

natural slate, roof tiles, clean brickwork, coloured steel cladding, painted render and natural stone. The design and scale of the proposed dwellings have been influenced by the local construction and by using similar materials it is believed that the proposal will create consistency in the context of its setting in the townscape. The design of the front of Block 2 will reflect the appearance of the former school before it was damaged by fire by creating a gable end facing the main road and a traditional slate pitched roof. The proposed construction will be located on the site in a form that ensures that it will not dominate the streetscene. A landscaping plan forms part of the development and includes plots of grassland along with plots of low hedges located around the two blocks and parking spaces. Considering the above, it is not believed that the proposal will have a substantial impact on the character of the townscape in this part of the city and thus, it complies with the requirements of Policy B22, B23, B25 and B27 of the GUDP.

General and residential amenities

5.3 As referred to above, residential dwellings have been located adjacent to the application site. Cartrefi Cymunedol Gwynedd flats are situated 21m north-west of the site, there are house gable-ends along Caernarfon Road 6.5m north of Block 2, a residential dwelling faces the site and is situated 11.5m away from Block 2 with the gable-ends of Tan y Graig dwellings located between 24.5m and 25.5m north of Block 1. East of the site is Ysgol Glanadda, situated on higher land and immediately south of a building with a hairdressing salon and located 6.8m from Block 2 and 5m from Block 1. Along the northern boundary of the site are parking and turning areas for residents and visitors. On the grounds of over-looking and loss of privacy, we believe that the proposal will not have a detrimental impact on the residential amenities of the nearby dwellings because of the design of the proposed building work and its setting in relation to the existing houses. We are also of the view that some community over-looking already exists between the existing houses along Caernarfon Road and along Tan y Graig as they face each other. It is referred to above that the building situated immediately south of the site is used for commercial use and although there is approximately 7m from the rear of Block 1 and the rear of the shop the view is that residential amenities will not be undermined here taking into consideration the commercial use made of the building itself. To this end, the view is that the proposal will not have a significant nor unacceptable impact on the general and residential amenities of the houses and the nearby commercial use. It is therefore believed that the proposal is acceptable in terms of the requirements of Policy B23 of the GUDP.

Transport and access matters

5.4 The applicant has submitted further details following discussions with the Highways Unit that indicate the measures to avoid collision between pedestrians (including school children and their parents) and vehicles that visit or leave the application site. These measures include painting the surface of the metalled area in front of the entrance in red, installing safety rails on the footpath (School path) that links Caernarfon road and Ysgol Glanadda (although this has not been adopted by the Transportation Unit), reducing the height of the boundary wall near the entrance in order to improve visibility along the footpath together with installing an edge in the front of the ramp that serves the site. It is also believed that the adjacent roads serving the site together with the number of parking bays at the site are acceptable on the grounds of road and street safety. To this end it is believed that the proposal is acceptable based on the requirements of Policy CH30, CH33 and CH36 of the GUDP.

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

Sustainability matters

- 5.5** As has been referred to already in the assessment to this application, a pre-assessment code level 3 for sustainable housing was submitted and the statement has come to the conclusion that it is possible to attain the minimum target of code level 3 on all the residential units. Therefore the view is that the proposal is acceptable in terms of the requirements of Policy C7 of the GUDP.

Infrastructure matters

- 5.6** Natural Resources Wales have no objection to the application as they are not aware that this specific site has any history of flooding, however, they have stated that it will be necessary to conform to the requirements of Welsh Water regarding surface water drainage and connection to the public sewer. The applicant has conducted a detailed drainage assessment of the site prepared by engineering experts prior to the submission of the application to ensure that the development of the site will not impair in any way of the nearby public sewer system. To this end it is believed that the proposal is acceptable based on the requirements of Policy A3 of the GUDP.

Affordable housing /Section 106 issues

- 5.7** Policy CH3 states that housing is permitted on appropriate unallocated sites within the development boundaries of the Sub-regional Centre (Bangor) and the urban Centres on condition that a percentage of housing are affordable as supported in Policy CH6. However, taking into consideration that the applicant (Tai Eryri) are preparing new social housing on rent for local residents under their statutory responsibilities the view in this particular case is that the planning application can be dealt with as an exception to these policies. In addition, affordability of the residential units is controlled and reflected in the size of the units themselves.

Linguistic matters

- 5.8** In accordance with the requirements of the Supplementary Planning Guidance: Planning and the Welsh Language (November 2009), a community and linguistic statement was submitted (as the proposal offers more than 5 living units). The statement's conclusion is that there is a clear and increasing need for affordable community residential units in Bangor for the local population (small 1-2 bedroom units); it satisfies the local needs of the community; it will support community facilities (e.g. local school); it may negate out-migration from the area and the applicant hopes to develop other possible small scale sites in Bangor and other areas of Gwynedd for social housing. The Policy and Performance Unit on Joint Planning was consulted in order to receive their views on the statement itself, however, no response has been received thus far. However, bearing in mind the type of application in question it is anticipated that the proposal would not have a significant impact on the Welsh language and the community and it would be acceptable in terms of Policy A2, SPG Planning and the Welsh Language, (2009) or on TAN 20 on Planning and the Welsh Language (2000).

Response to the public consultation

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

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

6. Conclusions:

- 6.1 Having considered the above mentioned assessment, it is believed that the proposal as submitted is acceptable based on its location, scale, design, materials, road safety, visual amenities and residential amenities as it complies with relevant local and national planning policies and guidance.

7. Recommendation:

7.1 To approve – with conditions:-

1. Five years
 2. In accordance with the plans
 3. Natural slate.
 4. Highways
 5. Welsh Water
 6. Level 3 Code conditions,
 7. External materials
 8. Landscaping
-



Rhif y Cais / Application Number : C14/0041/11/LL



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



Algyhyrchrir y map hwn o Ddauydyd yr Ordnance Survey
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 Cynllun Gwynedd - 100023387 - 2008

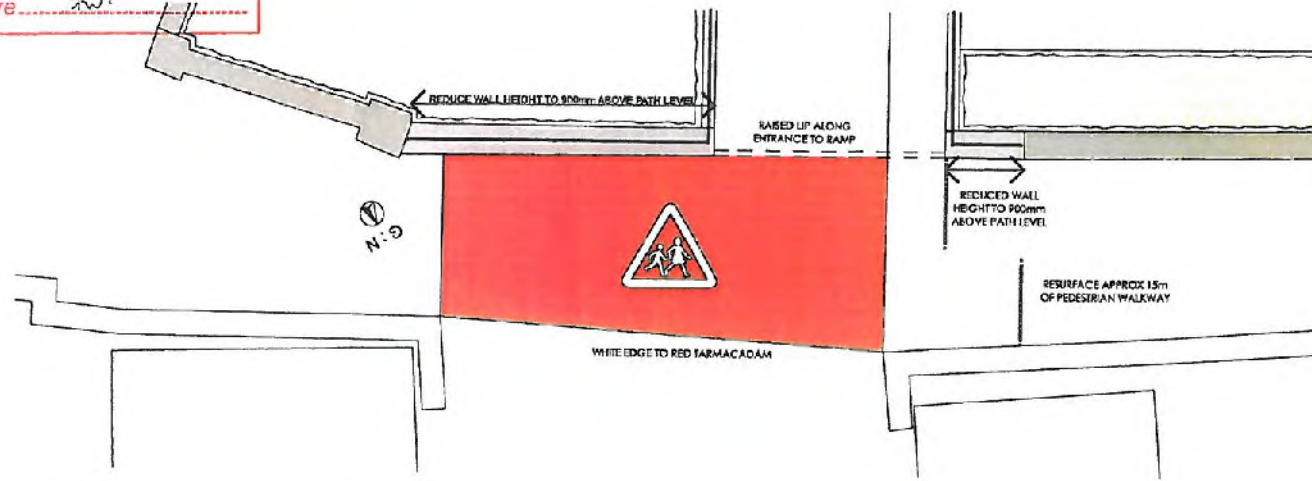
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GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION

Derbynwyd/Received 31.01.14
 Llofnod/signature *JWC*

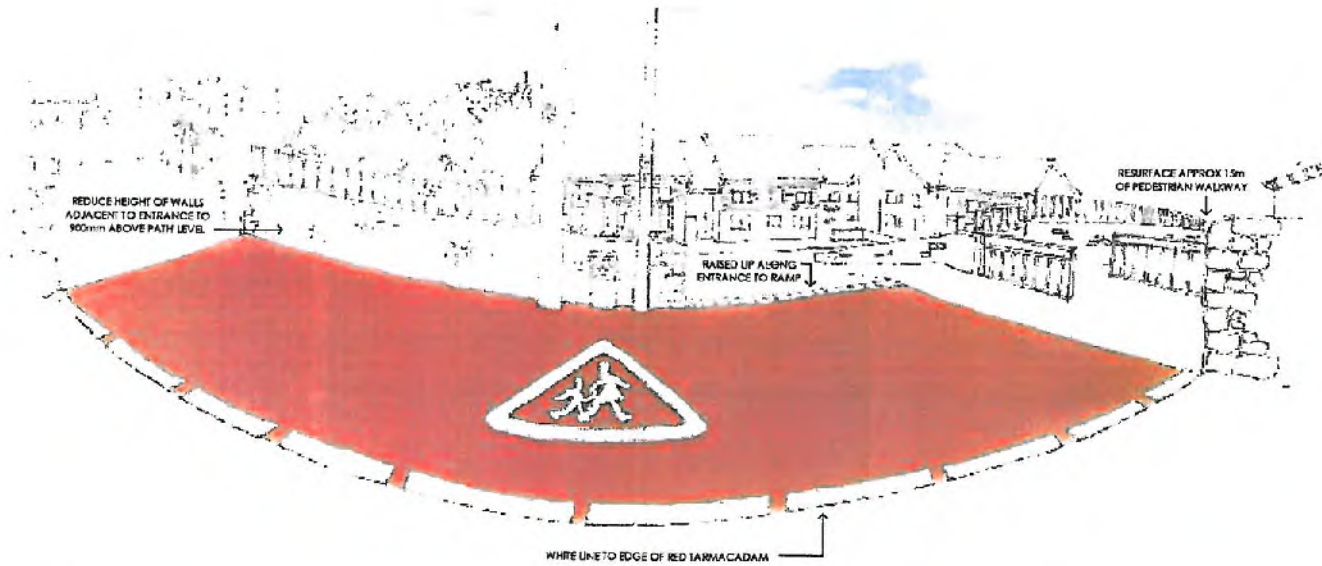
C14/0041/11/12

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Traffic Calming

1:100



3D Panoramic

NTS

Rev Date Details

1/164



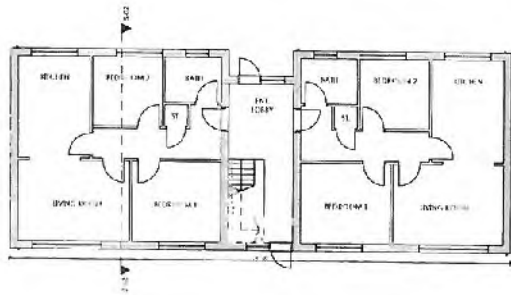
DESIGN
ARCHITECTURE

+44 (0) 1248 712200
 +44 (0) 1248 754832
 a.office@wandaesign.co.uk
 www.wandaesign.co.uk

Project Title Site Layout Proposal
Location Old Glascoed School Site Bangor
Client Cymdeithas Tai Eryi
Drawing Title TRAFFIC CALMING

Scale 1:100
Paper Size A3
Date 31/01/2014
Issue Type PLANNING
Drawn By KC
Drawing Details Job No. SH1322 Drawing No. A.04 Revisions





Ground Floor 1:100

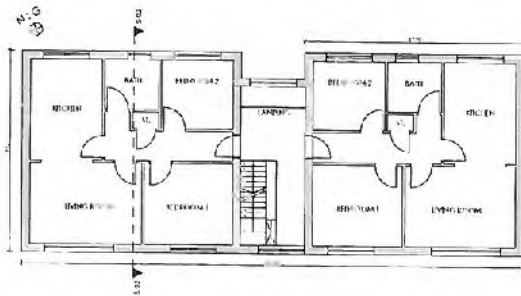


South Facing Elevation (TH1) 1:100



West Facing Elevation (Caernarfon Rd) 1:100

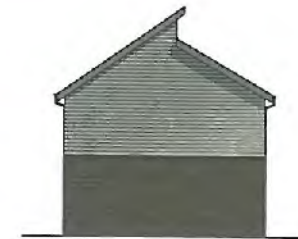
WALLS
 1. 1st Floor Walls: 100mm brick
 2. 2nd Floor Walls: 100mm brick
 3. External Walls: 100mm brick with external leaf
 4. Internal Walls: 100mm brick
 5. Windows: 100mm brick with external leaf
 6. External Doors: 100mm brick with external leaf



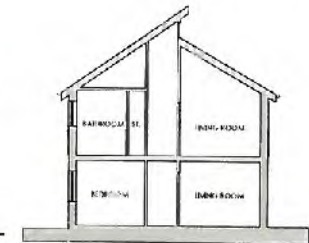
First Floor 1:100



North Facing Elevation (Tan Y Crain) 1:100



East Facing Elevation 1:100



Building Section 1:100



3D View



3D View



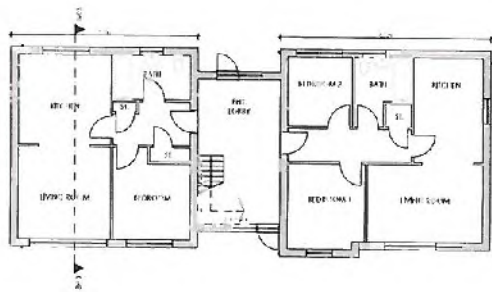
DESIGN ARCHITECTURE
 1234567890
 1234567890
 1234567890

Project Title: Site Layout Plans
 Location: 1234567890
 Client: 1234567890
 Drawing Title: BLOCK 01

Scale: 1:100
 Paper Size: A1
 Date: 12/12/2024
 Issue Type: Planning
 Drawn By: KD
 Drawing Details: Job No. D1222 Drawing No. AL101 Revisions



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Ground Floor

1:100



West Facing Elevation (Caerleon Rd)

1:100

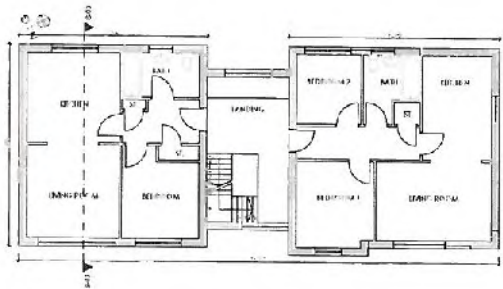


South Facing Elevation (FH1)

1:100

MATERIALS

- Roof: White Gable
- Walls: Dark Grey, Light Grey
- Windows: White, Dark Grey
- Doors: White, Dark Grey
- Stairs: White, Dark Grey
- Stairs: White, Dark Grey
- Stairs: White, Dark Grey
- Stairs: White, Dark Grey
- Stairs: White, Dark Grey
- Stairs: White, Dark Grey



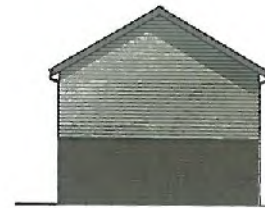
First Floor

1:100



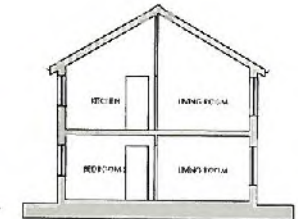
East Facing Elevation

1:100



North Facing Elevation

1:100



Building Section

1:100



3D View



3D View

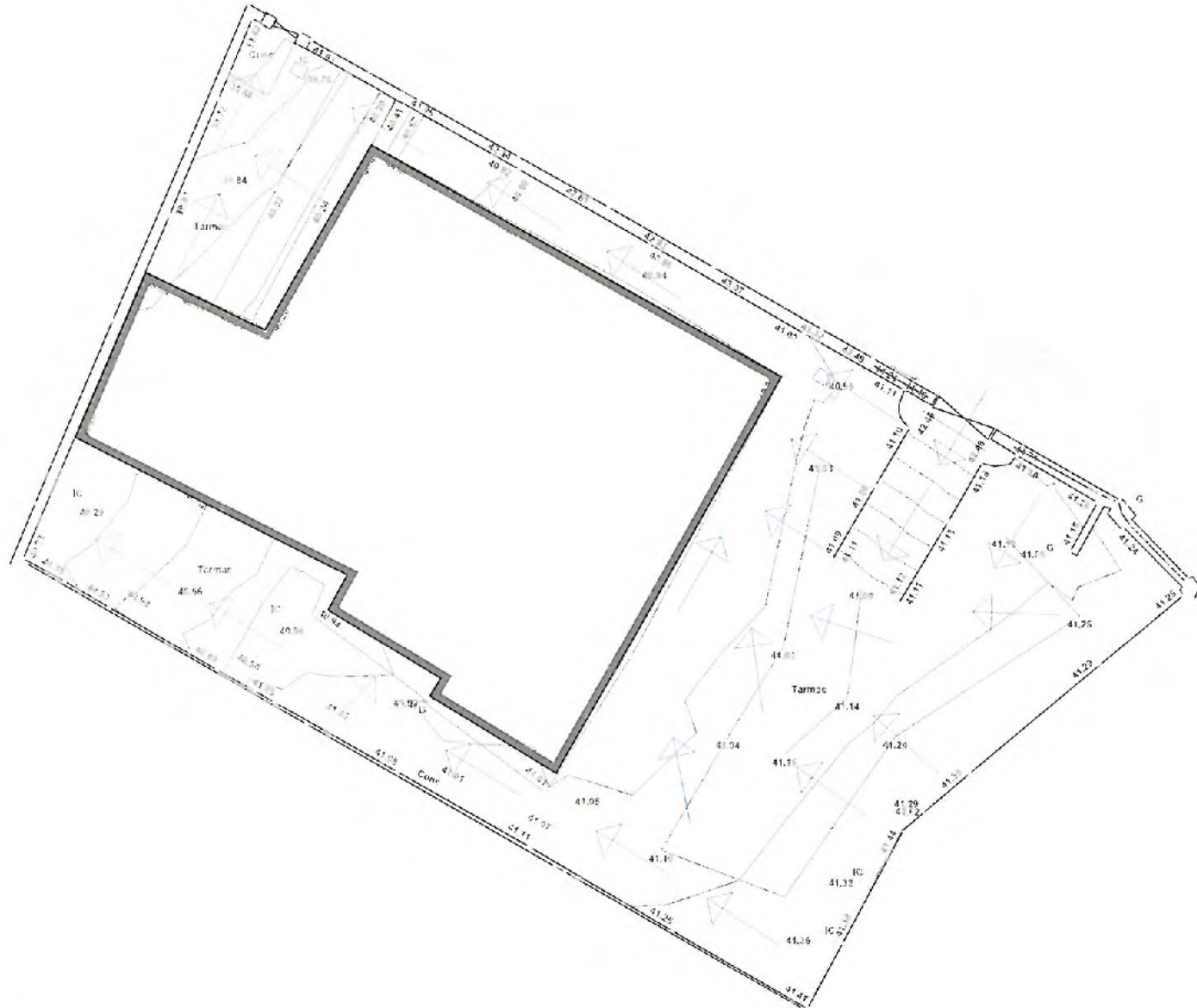


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 Location: Old Clonilla School Site, Newport
 Client: Conducatas Top East
 Drawing Title: BLOCK 01

Scale: 1:100
 Paper Size: A1
 Date: 12/09/2016
 Issue Type: PLANNING
 Drawn By: MC
 Drawing Details: J&R No: 201532

Drawing No: 44.1.17 Revisions





NOTES
 THE EXISTING SURFACE WATER FLOW ACROSS THE DEVELOPMENT SITE IS DEMONSTRATED VIA A SERIES OF BLUE ARROWS DETERMINED BY AN ON-SITE SURVEY.

KEY:
 BLUE ARROWS DENOTE SURFACE WATER FLOW ACROSS SITE.

REV.	DATE	DESCRIPTION	BY	CHK	APP

REVISIONS

Cymdeithas Tai Eryri

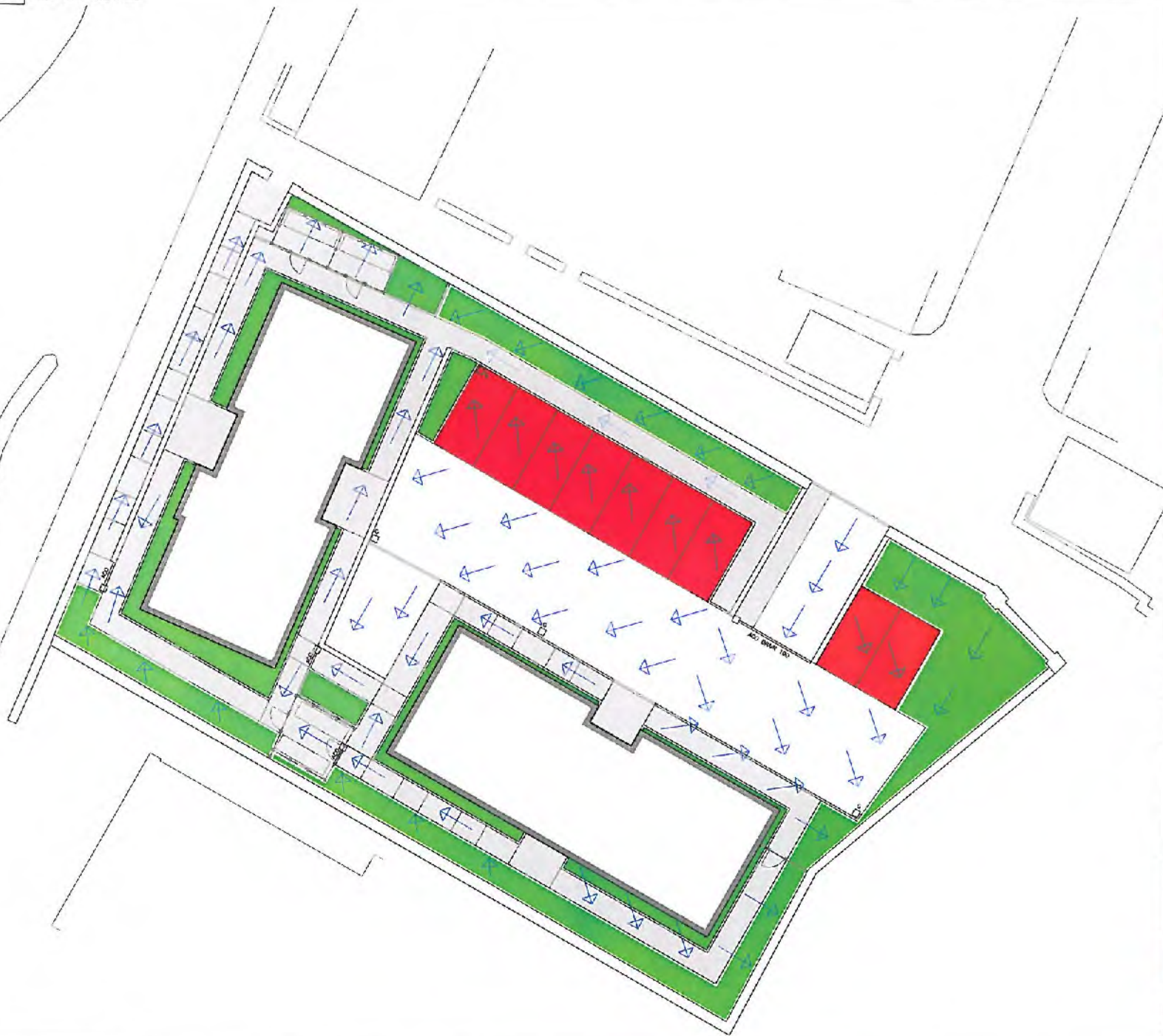
Glanodda (Hen Ysgol), Bangor

TITLE
 Existing Above Ground Flood Routing



DESIGN: DJ	CHECKED: CJ	ISSUED: AC
DATE: 17.12.13	CUSTOMER REF:	
SCALE AT A1: 1:100	ALLOCATION REF: 13314/5006	
DRAMA No:	13314/5006	





NOTES

- KEY:
- BLUE ARROWS DENOTE SURFACE WATER FLOW ACROSS SITE
 - DENOTES PROPOSED GRASSED OR SHURUBBED AREAS
 - DENOTES PROPOSED FOOTWAY AREAS
 - DENOTES PROPOSED PARKING AREAS
 - DENOTES PROPOSED GULLY

REV	DATE	DESCRIPTION	BY	CHK	APP

REVISIONS
Cyrndeithas Tai Eryri

FOR APPROVAL

Glanodda (Hen Ysgol), Bangor

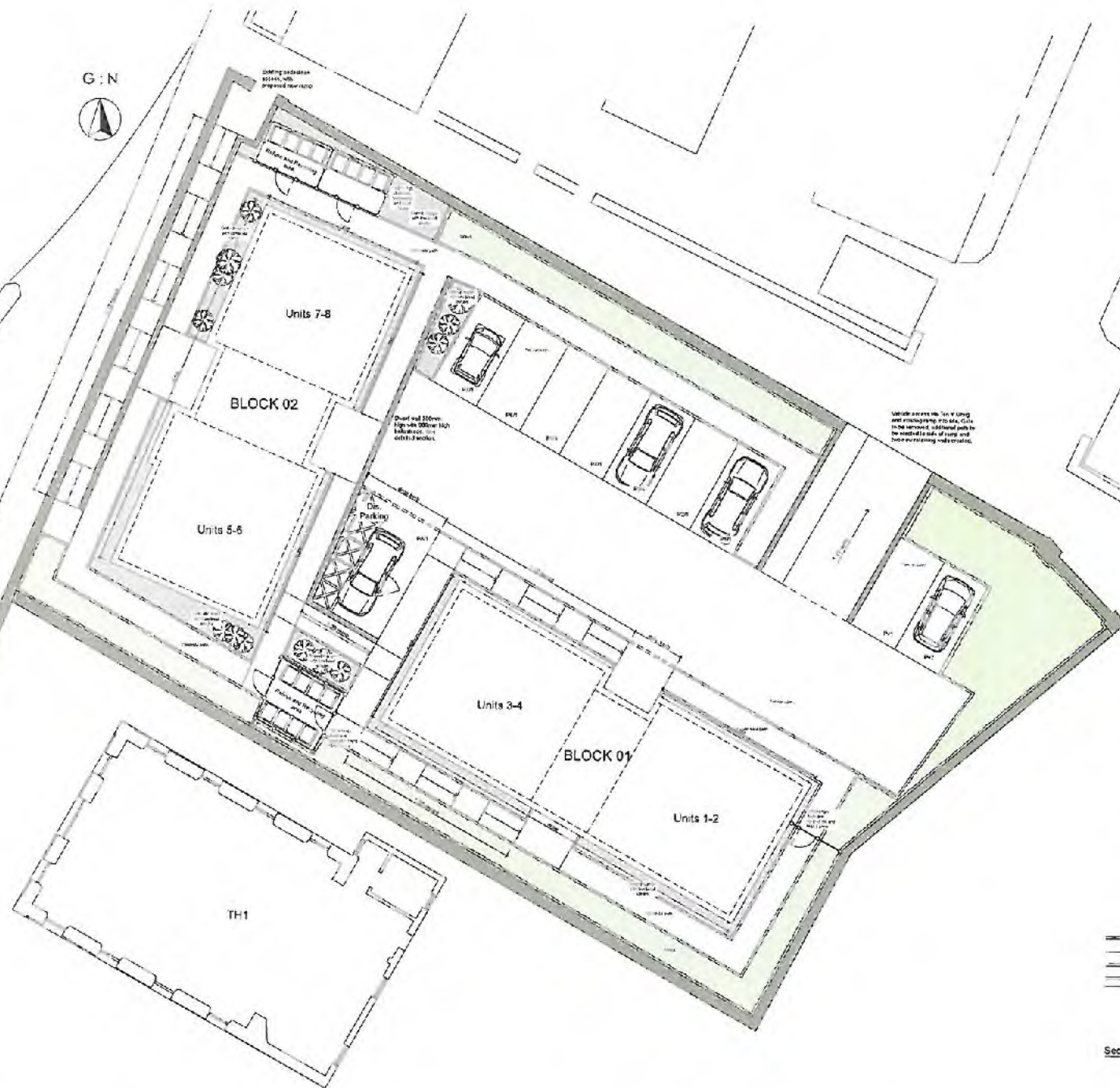
TITLE
Proposed Above Ground Flood Routing



DRAWN: GJ	CHECKED: CJ	PASSER: JR
DATE: 17.12.13	CUSTOMER: RCL	
SCALE AT A1: 1:100	AUTOCAD REF: 13314/5007	
DRAWING No. 13314/5007		



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FOR DETAILS OF FINISHES AND REVISIONS REFER TO THE DRAWING SET AND TO THE ARCHITECT'S OFFICE.

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EACH UNIT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FINISHES AND REVISIONS.

REVISIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY UPON RECEIPT OF ANY REQUEST FOR CHANGE.

It is the contractor's responsibility to ensure that all construction is in accordance with the approved plans and specifications. The contractor shall be responsible for obtaining all necessary permits and for ensuring that all work is completed in a timely and efficient manner.

Energy & CO2 Emissions: The building shall be designed to achieve a minimum energy consumption of 100 kWh/m²/year. The contractor shall be responsible for ensuring that all energy-efficient measures are implemented in accordance with the approved plans and specifications.

Water: All water supply and other services shall be provided in accordance with the approved plans and specifications. The contractor shall be responsible for ensuring that all water services are installed in accordance with the approved plans and specifications.

Materials: The building shall be constructed using high-quality materials. The contractor shall be responsible for ensuring that all materials are of the highest quality and are installed in accordance with the approved plans and specifications.

Access and Egress: The building shall be designed to provide easy access and egress for all users. The contractor shall be responsible for ensuring that all access and egress routes are clear and unobstructed.

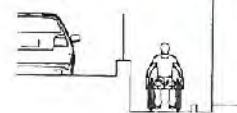
Water, sewer and gas: The building shall be designed to provide water, sewer and gas services in accordance with the approved plans and specifications. The contractor shall be responsible for ensuring that all water, sewer and gas services are installed in accordance with the approved plans and specifications.

Structure: All structural elements shall be designed and constructed in accordance with the approved plans and specifications. The contractor shall be responsible for ensuring that all structural elements are of the highest quality and are installed in accordance with the approved plans and specifications.

Roofing: The building shall be designed to provide a high-quality roof. The contractor shall be responsible for ensuring that all roofing materials are of the highest quality and are installed in accordance with the approved plans and specifications.

Management: A management plan shall be developed for the building. The contractor shall be responsible for ensuring that all management measures are implemented in accordance with the approved plans and specifications.

Energy: The building shall be designed to provide a high-quality energy system. The contractor shall be responsible for ensuring that all energy-efficient measures are implemented in accordance with the approved plans and specifications.



Section Through Dwarf Wall 1:50



DESIGN
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Fax: +1 212 333 3334
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Project Title: Midtown Park
Location: 100 St. James Street, New York, NY
Client: City of New York
Drawing Title: BLOCK PLAN
Scale: 1:100 (1:10)
Paper Size: A1
Date: 10/10/14
Block Type: PLANNING
Drawn By: KC
Drawing Details: Job No. 141011
Drawing No. 01/01

