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Gwasanaeth Democraidd
Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Cyfarfod / Meeting

**PWYLLGOR CYNLLUNIO
PLANNING COMMITTEE**

Dyddiad ac Amser / Date and Time

1.00pm DYDD LLUN, 7 GORFFENNAF, 2014

1.00pm MONDAY, 7 JULY, 2014

Lleoliad / Location

**YSTAFELL GYFARFOD, FRONDEG, PWLLHELI
MEETING ROOM, FRONDEG, PWLLHELI**

D.S. Rhagflaenir gan ymweliad safle mewn cysylltiad â cais rhif C13/1137/42/LL - Clannad, Y Fron, Nefyn, LL53 6HU.

Aelodau'r Pwyllgor i gyfarfod yn Frondeg, Pwllheli am **10.45am**

N.B. To be preceded by a site visit in relation to application number C13/1137/42/LL - Clannad, Y Fron, Nefyn, LL53 6HU.

Committee members to meet at Frondeg, Pwllheli at **10.45am**

Pwynt Cyswllt / Contact Point

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Dosbarthwyd/Distributed 27-06-14

**PWYLLGOR CYNLLUNIO
PLANNING COMMITTEE**

Aelodaeth / Membership (15)

Plaid Cymru (7)

Y Cynghorwyr/Councillors

Elwyn Edwards
Dafydd Meurig
Tudor Owen

Dyfrig Jones
Michael Sol Owen
Hefin Williams

Eurig Wyn

Annibynnol/Independent (3)

Y Cynghorwyr/Councillors

Anne T. Lloyd Jones

John Pughe Roberts

Eirwyn Williams

Llais Gwynedd (3)

Y Cynghorwyr/Councillors

Endaf Cooke

Owain Williams

Sedd Wag / Vacant Seat

Llafur/Labour (1)

Y Cynghorydd/Councillor

Gwen Griffith

Rhyddfrydwyr Democrataidd / Liberal Democrats (1)

Y Cynghorydd/Councillor

June Marshall

Eilyddion / Substitutes

Y Cynghorwyr / Councillors

Craig ab Iago

(Plaid Cymru)

Eric Merfyn Jones

(Annibynnol / Independent)

Gruffydd Williams

(Llais Gwynedd)

Gwynfor Edwards

(Llafur / Labour)

Stephen Churchman

(Rhyddfrydwyr Democrataidd / Liberal Democrats)

AELODAU LLEOL A WAHODDIR/ LOCAL MEMBERS INVITED

(Cynghorydd/Councillor + Rhif Cais/ Application Number)

1.	Cyng/Coun Gruffydd Williams	C13/1137/42/LL
2.	Cyng/Coun Michael Sol Owen	C14/0290/45/LL
3.	Cyng/Coun W. Gareth Roberts	C14/0309/30/LL
4.	Cyng/Coun Anwen J. Davies	C14/0353/33/LL
5.	Cyng/Coun Huw Edwards	C14/0372/14/LL
6.	Cyng/Coun June Marshall Cyng/Coun Mair Rowlands	C14/0384/11/LL
7.	Cyng/Coun Gwen Griffith	C14/0414/16/LL
8.	Cyng/Coun Dilwyn Lloyd	C14/0518/17/LL

TREFN SIARAD YN Y PWYLLGOR CYNLLUNIO

Mae'r Cyngor wedi penderfynu rhoddi'r hawl i 3ydd parti siarad yn y Pwyllgor Cynllunio. Mae'r daflen hon yn amlinellu'r trefniadau gweithredol arferol ar gyfer siarad yn y pwyllgor.

1.	Adroddiad y Gwasanaeth Cynllunio ar y cais cynllunio yn cynnwys argymhelliad.	
2.	Os oes cais wedi ei dderbyn gan 3ydd parti i siarad, bydd y Cadeirydd yn gwahodd y siaradwr ymlaen	
3.	Gwrthwynebydd, neu gynrychiolydd o'r gwrthwynebwyr yn cael annerch y pwyllgor	3 munud
4.	Ymgeisydd, gynrychiolydd yr ymgeisydd(wyr) neu Asiant yn cael annerch y pwyllgor	3 munud
5.	Aelod(au) Lleol yn cael annerch y pwyllgor	10 munud
6.	Cadeirydd y pwyllgor yn gofyn am gynigydd ac eilydd i'r cais cynllunio	
7.	Y pwyllgor yn trafod y cais cynllunio.	

PROCEDURE FOR SPEAKING IN THE PLANNING COMMITTEE

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

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

AGENDA

1. APOLOGIES

To accept any apologies for absence.

2. DECLARATION OF PERSONAL INTEREST

To receive any declaration of financial interest or personal connection.

3. URGENT ITEMS

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

4. MINUTES

The Chairman shall propose that the minutes of the last meeting of this committee, held on, 16 June, 2014, be signed as a true record (copy herewith - **yellow** enclosure).

5. PLANNING APPLICATIONS

To submit the report of the Head of Regulatory Department (copy herewith – **white** enclosure).

PLANNING COMMITTEE 16/06/14

1. WELCOME AND APOLOGIES

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

Councillors: Councillors Gwen Griffith, Louise Hughes, Dyfrig Wynn Jones (left the Committee at 2:30pm), June Marshall, Dafydd Meurig, William Tudor Owen, John Pughe Roberts, Eirwyn Williams, Hefin Williams, Owain Williams, Eurig Wyn and Gruffydd Williams (Substitute).

Others invited: Councillors R. H. Wyn Williams, Eric Merfyn Jones, Charles Wyn Jones, Aled Evans, Angela Russell, Gweno Glyn and John Wyn Williams (Local Members).

Also present: Aled Davies (Head of Regulatory Department), Gareth Jones (Senior Planning Service Manager), Cara Owen (Development Control Manager), Gareth Roberts (Senior Transportation Development Control Officer), D. Gareth Jones (Senior Planning Officer – Minerals and Waste), Idwal Williams (Senior Development Control Officer), Iwan Evans (Senior Solicitor) and Lowri Haf Evans (Member Support and Scrutiny Officer).

Apologies: Councillors Endaf Cooke, Elwyn Edwards, Siân Gwenllïan (Local Member).

2. DECLARATION OF PERSONAL INTEREST

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

- Councillor Dafydd Meurig, in item 5 on the agenda (planning application number C14/0002/16/LL), because the applicant was a friend of his.
- Councillor Gweno Glyn (Local Member), in item 5 on the agenda (planning application number C13/0786/32/MW), because her parents' home was located within 500m of the development.

The members were of the opinion that it was a prejudicial interest, and they withdrew from the Chamber during the discussion on the application noted.

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

- Councillor Dyfrig Jones (a member of this Planning Committee), in relation to item 5 on the agenda (planning application number C13/0036/13/AM);
- Councillor R. H. Wyn Williams (not a member of this Planning Committee) in relation to item 5 on the agenda, (planning application number C13/0403/39/LL and C14/0306/39/LL);
- Councillor Eric Merfyn Jones (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application number C13/0920/17/LL);
- Councillor Gwen Griffith (a member of this Planning Committee) in relation to item 5 on the agenda (planning application C14/0002/16/LL);
- Councillor Charles Wyn Jones (not a member of this Planning Committee) in relation to item 5 on the agenda, (planning application number C14/0100/23/LL);
- Councillor John Wyn Williams (Boundary Member), (not a member of this Planning Committee), in relation to item 5 on the agenda (planning application number C14/0106/20/LL);
- Councillor Aled Evans (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application C14/0210/41/AM);

- Councillor Angela Russell (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application number C14/0304/38/LL);

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

3. URGENT ITEMS

Nothing to note

4. MINUTES

The Chair signed the minutes of the previous meeting of this committee held on 19 May 2014, as a true record.

5. PLANNING APPLICATIONS

The Committee considered the following applications for development.

Details of the applications were expanded upon and questions were answered in relation to the plans and aspects of the policies.

Application number C13/0036/13/AM - Austin Taylor Communications Ltd, High Street, Bethesda

Outline application to demolish existing buildings and erect 37 dwellings and create an estate road.

- (a) The Senior Planning Service Manager elaborated on the background of the application and noted that the application had been submitted to the Planning Committee on 28.4.2014. The application had been refused contrary to the recommendation on the grounds of the lack of local need for housing, no specific statistics regarding the local need, that the site had not been on the open market for a sufficient amount of time to justify the loss of an industrial site and the detrimental impact on the Welsh language. The matter had been referred to a cooling off period in accordance with the Committee's standard orders.
- (b) It was explained that the application was being resubmitted in order to highlight the planning policy issues, potential risks to the Council and potential options for the Committee before it reached its final decision. Attention was drawn to the National Planning Policy and Local Policies and the reasons for refusal were elaborated upon in detail and it was noted that the cooling off report included all the evidence which showed that there was no justification to refuse the application for the reasons noted.

The Committee was reminded that there should be strong reasons and evidence to reverse the recommendation on an application that corresponds with the Unitary Development Plan and the Welsh Government's specified planning policies.

The Senior Manager emphasised that no evidence had been submitted which supported any of the reasons for refusal proposed by the Planning Committee. Consequently, refusing the application created substantial financial risks to the Council. If the application would be refused for the reasons proposed, in all likelihood the applicant would lodge an appeal. The appeal would be likely to be approved and the appellant would make a request for costs against the Council for acting unreasonably as there would be no evidence to support the reasons for refusal.

Once again, the Senior Manager emphasised that refusing the application would very likely lead to costs amounting to tens of thousands of pounds against the Council and in order to avoid this risk, as the evidence showed that the application complied with the UDP and

national policies, the recommendation to the Council was to delegate powers to recommend to the Welsh Ministers to approve the application subject to a 106 agreement (affordable housing) and relevant planning conditions.

- (c) The local member (a member of this Planning Committee) expressed support for the application and made the following main points:-
- That he supported the principle in general as the location of the development was acceptable and it reused brownfield land that had been dormant for considerable time;
 - That he accepted that the development responded to the need in the Bangor Catchment Area, rather than in the Ogwen Valley specifically.
 - That there was a lack of quality housing available in the area – a development like this would address that issue.
 - That he would wish for more affordable housing to be included in the plan; however, taking the substantial costs associated with the plan into account, he appreciated that seven affordable houses was acceptable.
 - That there was potential for the development to make a positive contribution to the Welsh language and to the area.
- (ch) Proposed and seconded – to approve the application.
- (d) The following observations were noted in favour of the recommendation:
- That the language and community assessment that had been submitted stated that the development would have a positive impact on the use and the promotion of the Welsh language;
 - That the development was in accordance with the policies;
 - A good opportunity to obtain quality housing for local people – quality housing for Bethesda and the Ogwen Valley to be welcomed.
- (dd) The following observations were noted contrary to the recommendation:
- Concerns relating to the impact on the Welsh language;
 - The development would respond to the need for housing in the Bangor Catchment Area, not that of the Ogwen Valley.
 - Approving the application would mean the loss of an industrial resource.
 - That the percentage of affordable housing within the development would be low. Would it be possible to ensure that the Affordable Housing were rented housing / offered a deposit plan?
- (e) The Senior Planning Service Manager responded to the observations as follows:
- That policy CH4 noted that having an acceptable number of affordable housing allocated within a development was dependent on matters and evidence such as the suitability of the site and viability issues. There were substantial costs associated with raising the land level to protect against flooding and demolishing and disposing of asbestos, therefore; allocating seven of the 37 dwellings as affordable housing (equating to around 20% rather than the usual 30%) was acceptable to the Council and had been verified by means of the 3 Dragons software;
 - That the language and community assessment submitted with the application stated that there would be no detrimental impact on the community or on the language;
 - The Planning Department would not be able to ensure that the Affordable Housing were rented housing, but it was possible that housing associations would be responsible for the Affordable Housing.
 - That protected industrial land sites were already included in the Unitary Development Plan and that there was no need to allocate further industrial land. The land had not been protected for this use in the UDP and it would not be protected in the Joint UDP either.

- (f) Proposed and seconded to accept the recommendation to delegate powers to the Senior Planning Manager to approve the application. In accordance with Procedural Rule 22(6), the following vote was recorded:

In favour of the proposal to approve the application, (8) Councillors: Gwen Griffith, Louise Hughes, Anne Lloyd Jones, June Marshall, Dafydd Meurig, Michael Sol Owen, John Pughe Roberts, Eirwyn Williams

Against the proposal to approve, (2) Councillors: Gruffydd Williams, Owain Williams

Abstaining (2) Councillors Hefin Williams and Eurig Wyn

RESOLVED to delegate the right to the Senior Planning Manager to recommend that the Welsh Ministers approve the application subject to the applicant signing a Section 106 legal agreement for the provision of an element of affordable housing and planning condition relating to:-

1. **Time**
2. **Time (three years reserved matters)**
3. **Reserved matters to be submitted**
4. **Slates on the roof**
5. **Agree on external materials**
6. **Sustainable homes code**
7. **Parking areas**
8. **A buffer area must be provided in accordance with the ecological report**
9. **Landscaping Scheme**
10. **Welsh Water conditions**
11. **The finished floor levels to be agreed with the LPA**
12. **The flooding swale to be maintained in order that it works effectively.**
13. **The access details between the site and the highways to be agreed prior to commencement of the work and no property to be occupied until the work on the access has been completed.**
14. **A safety inspection to be provided and agree on any safety measures with the Council's transportation unit.**
15. **Size of the estate road**
16. **It will be ensured that surface water will be prevented from running from the site curtilage to the highway.**
17. **No vegetation/plants to be cleared from the site during the nesting season.**
18. **Removal of permitted delegated rights from the affordable units**
19. **Boundaries**
20. **Complete the development in accordance with the ecological report.**

2. Application number C13/0403/39/LL – White House Hotel, Abersoch

Demolition of existing hotel, construction of a mixed-use structure incorporating a spa facility and a 42 bedroom hotel, a restaurant/bar and 18 residential apartments with associated car parking, servicing areas and landscaping.

The Senior Planning Service Manager elaborated on the background of the application. It was noted that the decision had been deferred at the Planning Committee held on 19.5.2014, in order to provide an opportunity to negotiate with the applicant in order to obtain a larger contribution towards affordable housing.

Attention was drawn to the additional observations received through a letter dated 6.6.2014 by the agent, noting that the applicant was keeping to his stance that any type of contribution towards affordable housing would have a detrimental impact on the viability of the plan to the

extent that it would not go ahead. The agent considered that evidence to reinforce this had been submitted and that considering policy CH4 allowed for flexibility in terms of the affordable proportion. It was confirmed that an offer of £150,000 was the maximum that the applicant could afford to offer and that this would be the final offer.

The Senior Manager noted that a number of planning considerations were relevant to the application; however, it was likely that matters relating to the economy and affordable housing were the main considerations.

- (a) In relation to the economy, there was no doubt that the plan would create a number of direct jobs during the construction phase and the implementation phase; but it would also create indirect jobs by using local suppliers and produce. Also, the plan would make a substantial contribution towards regenerating the area and would contribute towards realising the Council's broader strategic objectives in terms of the tourism economy. The Senior Manager noted that the Economy and Community Department was fully supportive of the application and he confirmed, based on the evidence submitted by the applicant, that the development would have a positive economic impact on Abersoch and the area.

In terms of affordable housing matters, the Senior Manager noted that the proposed plan included 18 open market living units, with a final contribution of £150,000 towards affordable housing off the site. He emphasised that there was undoubtedly a problem in the Abersoch area in terms of housing affordability and that there was a need for affordable housing in the area. He noted that the applicant had not proven his case in terms of the viability argument, and based on a contribution of only £150,000, the application did not comply with the UDP's policies that related to affordable housing.

- (b) The Senior Manager explained that there was a need to weigh up the economic benefit deriving from the development against the lack of affordable housing provision. Despite the economic benefit, he noted that the provision of affordable housing was a priority for the Council, in particular in an area such as Abersoch, and it was considered that the provision for affordable housing as part of the development was unacceptable, and thus, this outweighed the economic benefit. Consequently, the development would not comply with the Gwynedd Unitary Development Plan.
- (c) The local member (not a member of this Planning Committee) expressed support for the application and he made the following main points:-
- That the applicant did not have additional money to offer as he was contributing £1.5 million to the local economy already.
 - The investment of £7.8 million and 65 jobs in the area could not be disregarded.
 - The Hotel would:
 - promote the Welsh language by appointing local staff and installing Welsh signs within the development
 - introduce an apprenticeship scheme and offer training in the catering field
 - use local produce
 - Refusing the application would deprive the community – local support to the venture was increasing.
 - The broader advantages of the application had to be considered.
- (ch) Proposed and seconded to refuse the officers' recommendation and approve the application.
- (d) The following observations were noted in favour of the application:
- Employment and investment to the area to be welcomed – a good opportunity to attract tourists to the area and strengthen the economy
 - The opportunity was too good to miss as such opportunities did not come up often in Gwynedd in terms of a quality and grand provision.

- The site, as it stood, deteriorated on a daily basis in terms of its appearance.
- A condition needed to be imposed to develop the hotel first, rather than the houses.

(dd) The following observations were submitted against the application:

- Very disappointed with the low contribution of £150,000 towards affordable housing, considering the value of the plan and the likely prices of the 18 open market living units.
- The offer of £150,000 was insulting. The applicant needed to provide robust evidence to support his views relating to viability. The contribution was insufficient.
- Concern that the jobs would not be ones for local people – seasonal jobs on minimum wage.

(e) Proposed and seconded to approve the application contrary to the officers' recommendation. In accordance with Procedural Rule 22(6), the following vote was recorded:

In favour of the proposal to approve the application, (6) Councillors: Louise Hughes, Anne T. Lloyd Jones, June Marshall, Dafydd Meurig, Michael Sol Owen, Hefin Williams

Against the proposal to approve, (8) Councillors: Gwen Griffith, Dyfrig Wynn Jones, William Tudor Owen, John Pughe Roberts, Eirwyn Williams, Gruffydd Williams, Owain Williams, Eurig Wyn

Abstaining, (0)

The proposal fell.

(e) Proposed and seconded to approve the officers' recommendation to refuse the application. In accordance with Procedural Rule 22(6), the following vote was recorded:

In favour of the proposal to approve the officers' recommendation, (9) Councillors: Gwen Griffith, Dyfrig Wynn Jones, W Tudor Owen, John Pughe Roberts, Eirwyn Williams, Gruffydd Williams, Hefin Williams, Owain Williams, Eurig Wyn

Against the proposal to approve the officers' recommendation, (5) Councillors: Louise Hughes, Anne T. Lloyd Jones, June Marshall, Dafydd Meurig, Michael Sol Owen

Abstaining, (0)

RESOLVED to refuse the application in accordance with the officers' recommendation.

Reason:

There is no evidence that proves that it would not be viable for the plan to include an element of a contribution towards affordable housing and the financial contribution offered is not sufficient; therefore, the proposal is contrary to Policy CH4 of the GUDP and the Supplementary Planning Guidance: Affordable Housing (November 2009).

3. Application no. C13/0920/17/LL – Parc Llanfair, Dinas Dinlle, Caernarfon

Erection of a wind turbine measuring 20.5m to the hub, total height of 27.1m to blade tip.

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

(a) The Development Control Manager elaborated on the background of the application and drew attention to the fact that this was a proposal to erect a wind turbine (20.5m to the hub, maximum of 27.1m to the blade tip), located on agricultural land less than 1km to the south of the existing two turbines located on Caernarfon Airfield. It was noted that the application was acceptable in principle and in accordance with the criteria of policy C26 of the Unitary Development Plan.

However, members' attention was drawn to policy CH27 which was a specific policy that protected the amenities of Caernarfon Airfield. The policy stated that proposals that were likely to have an unacceptable impact on the ability of Caernarfon Airfield to operate safely and effectively would be refused.

- (b) It was acknowledged that the evidence provided by the Manager of Caernarfon Airfield to object to the application based on policy CH27 was weak; however, in a statement from the Civil Aviation Authority it was confirmed that the Airfield Manager was the competent person to provide specialist observations on the application.
- (c) Taking advantage of the right to speak, the objector noted the following main points:-
- That the size of the turbine needed to reflect the demand. That the application was one for domestic use; however, the size of the turbine was more suitable for commercial use.
 - Health and Safety was paramount to the Airfield.
 - The turbine was likely to cause danger to the aeroplanes and helicopters using the site and could place the decision to bring the Air and Sea Rescue Service there in jeopardy.
 - It was anticipated that the turbine would be a distraction to pilots.
- (ch) Taking advantage of the right to speak, the applicant's representative noted the following main points:-
- That there was insufficient evidence to prove the claims that the turbine was likely to pose a risk to aircraft – only suspicions.
 - That the officers were responding to concern rather than analysing robust evidence.
- (d) The local member (not a member of this Planning Committee) objected to the application and he made the following main points:-
- Several sites were located within 500m of the turbine (including the Airfield's boundary fence)
 - Consideration had to be given to health and safety.
 - It was a domestic use application; however, the size of the turbine generated a commercial use output.
 - The existing wind turbines near the airfield could be controlled in emergency situations.
 - The turbine's location in open countryside.
- (dd) It was proposed and seconded to refuse the application.
- (e) The following observations were noted in favour of the application:
- Further observations / definitive evidence were required from the Airfield.
 - The Airfield had wind turbines already and it seemed as if they were objecting to other applications.
- (f) The following observations were noted in favour of refusing the application:
- The duty on the Committee to protect the AONB.
 - A popular beach nearby – the turbine likely to have a detrimental impact.
 - Consideration must be given to policy CH27 – protection of the amenities of Caernarfon Airfield.

RESOLVED to refuse the application.

Reason:

Adequate information has not been submitted to prove beyond doubt that the proposed development would not have a harmful effect on the ability of Caernarfon Airfield to operate safely and effectively, therefore the proposal is contrary to policy A3 and CH27 of the UDP.

4. Application No. C14/0002/16/LL – Ysgubor y Gelli, Lôn y Wern, Tregarth, Bangor.

Application for the change of use of existing outbuildings which are used as an office and photography studio to a residential dwelling, along with the erection of extensions and creating external alterations.

- (a) The Senior Development Control Manager elaborated on the background of the application and drew attention to the fact that insufficient evidence had been submitted as part of the application to prove beyond all doubt that there was no suitable economic use for the buildings that were the subject of the application. It was not considered that a local community need for an affordable house has been proved and the proposal did not reflect the floor area of an affordable house. It was also noted that the protected species report had been prepared during the wrong season; therefore, there was insufficient evidence to assess the impact. It was highlighted that the proposal was contrary to policies C1, CH12, B4, B22, B23, B24, C4 and B20 of the Gwynedd Unitary Development Plan.
- (b) Attention was drawn to the additional observations received.
- The Community Council had now questioned the size of the development
- (c) Taking advantage of the right to speak, the applicant noted the following points:-
- That he had no objection to re-conducting the species survey.
 - The intention was to provide a home for his family.
 - Relevant adaptations had been implemented (in line with the previous permission).
- (ch) The local member (a member of this Planning Committee) supported the application and she noted the following main points:-
- Important to restore the buildings
 - Requested that the officers collaborated with the applicant to rectify the situation and discuss conditions
 - She encouraged a site visit.
- (d) Proposed and seconded to approve the application (contrary to the recommendation), because:
- A former ruin had been restored and the work was in keeping with the area.
 - That a discussion needed to be held with officers to discuss the size of the development.
- (dd) The proposal to approve the application was withdrawn.
- (e) It was re-proposed to refuse the application with a condition that discussions were to be held between the officers and the applicant in an attempt to rectify the situation.

RESOLVED to refuse the application.**Reasons:**

1. **The proposal is contrary to policy C1 and CH12 of the Gwynedd Unitary Development Plan as well as the Supplementary Planning Guidance: Affordable Housing (2009) and Technical Advice Note 2: Planning and Affordable Housing (2006) because the site is located in open countryside, insufficient evidence has been submitted as part of the application to prove firstly, that an appropriate economic use cannot be secured for the buildings intended to be converted and no evidence at all has been submitted to prove the need in the local community for an affordable house or to prove that the applicant is in need of an affordable house. The proposed unit would offer a floor area which is substantially larger than the thresholds recommended in the Supplementary Planning Guidance - Affordable Housing for a four bedroom affordable house and, therefore, the size of the**

conversion does not reflect the size of an affordable house or ensures that the house continues to be affordable in perpetuity.

- 2. The proposal is contrary to the requirements of policies B4, B22, B23, B24 and C4 of the Gwynedd Unitary Development Plan, Gwynedd Design Guidance and Technical Advice Note 12: Design (2009), because the extensions and the new ancillary building are substantial, excessive and of a modern design that is not in-keeping with the character of the existing buildings and conservation area, and is of an unsuitable size for a proposal to convert traditional outbuildings and which is tantamount to overdevelopment of the site that is located within a conservation area and open countryside.**
- 3. The proposal is contrary to policy B20 of the Gwynedd Unitary Development Plan because no suitable and acceptable protected species report has been submitted as part of the application.**

5. Application no. C14/0100/23/LL – 7 Minffordd Estate, Llanrug

Erection of new two bedroom dwelling and parking accommodation.

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

Attention was drawn to the additional observations received.

- (a) The Senior Development Control Officer elaborated on the background of the application and noted that the proposal involved erecting a two-storey house on a plot of land adjacent to the county road (Glanmoelyn Road) and on the Minffordd Estate within the development boundaries of Llanrug. The design was striking and suited the area. It was reiterated that an application to erect a two-storey dwelling had been refused in 2006 on the grounds of overdevelopment and visual amenities and it was believed that the current proposal was more acceptable based on its design. It was acknowledged that objections had been received on the grounds of overdevelopment and an increase in traffic on the Minffordd Estate.
- (b) Taking advantage of the right to speak, the applicant noted the following main points:-
 - That continuous collaboration with the Council would ensure the success of the application.
 - That the house was an extension of the existing estate.
 - It was an opportunity to create a home for her young family in a Welsh-speaking area.
- (c) The local member (not a member of this Planning Committee) objected to the application and he made the following main points:-
 - This was a plot of land, and not number 7 Minffordd as it had been referred to in the application.
 - A similar application had been refused in 2006 – inconsistent decisions if the application would be approved.
 - Too much risk of having a car reversing past five houses before having space to turn.
 - The residents of Minffordd Estate were concerned about the safety of children at play and a footpath used by school children – the proposal would lead to motorists driving over the footpath.
 - A petition had been signed by 74 people who objected to the application.
- (ch) It was proposed and seconded to approve the application.
- (d) The following observations were noted in favour of the application:

- It appeared that transportation issues constituted the main content of the objections and it could be seen from the report that the Transportation Unit did not object – the expertise of the officers had to be accepted.
- The design and location of the house on the site was different to the previous application made in 2006 and thus it was more acceptable.

(dd) The following observations were submitted against the application:

- Concern regarding the lack of parking space considering the public footpath

(e) It was proposed and seconded to approve the application.

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

In favour of the proposal to approve the application, (10) Councillors: Gwen Griffith, , Anne T. Lloyd Jones, June Marshall, Dafydd Meurig, Michael Sol Owen, W Tudor Owen, John Pughe Roberts, Eirwyn Williams, Gruffydd Williams, Hefin Williams

Against the proposal to approve, (3) Councillors: Louise Hughes, Owain Williams, Eurig Wyn

Abstaining, (0)

RESOLVED to approve the application.

Conditions:

Five years

In accordance with the plans

Natural slate

External materials

Withdrawal of permitted development rights

Sustainable homes conditions

Road safety conditions

Welsh Water standard conditions

6. Application no. C14/0106/20/LL – 27 Brynffynnon, Y Felinheli

Amended plan to erect a partially-constructed, but unfinished, house.

The members of the Committee had visited the site prior to the meeting and had been given an opportunity to gain access to the adjacent property and its garden in order to consider the impact of any overlooking.

- (a) The Development Control Manager elaborated on the background of the application and noted that it was a full application to erect a three-storey house that had been constructed without complying in full with plans approved for a two-storey house on the site of a previous two-storey cottage. The site formed a long plot of land on a steep slope adjacent to a public footpath. It was noted that objections had been received based on the impact on the amenities of nearby residents.
- (b) The local member (who was not a member of this Planning Committee) made the following observations:
- That the application was in relation to a retrospective application and enforcement steps.
 - That the house was not located along the same line as nearby houses.
 - That the house was of a substantial size and was different to its surroundings.
 - Agreed with the conditions, if approval was given, that the windows along the north-eastern gable end could not be opened, on the first floor and above.
 - There was a need to ensure that the applicant adhered to the conditions.

Proposed and seconded to approve the application subject to the conditions noted in the report but with one of the conditions amended to ensure that the windows on the south-western gable end remained closed and not to install any windows on that gable end.

RESOLVED to approve the application.

Conditions:

1. **Withdrawal of permitted development rights;**
2. **No windows in the north-eastern gable end on first floor or higher level;
To close the windows on the south-western gable end and not to subsequently install any windows on that gable end;**
3. **The pedestrian access on the ground floor level of the north-eastern gable end to be closed up permanently with blocks, and the external elevation to be finished in a material and colour that is in keeping with the remaining external walls of the property within 1 month of the date of occupying the dwelling house.**

7. Application no. C14/0210/41/AM – Former Afonwen Laundry Site, Afonwen, Pwllheli

Outline application to demolish existing buildings and erect 13 houses (re-submission following the refusal of application C13/0599/41/AM). It was noted that an appeal had been lodged against the decision to refuse application C13/0599/41/AM.

- (a) The Development Control Manager expanded on the background of the application. It was outlined that there were no changes to the plans that had been previously refused; however, it was noted that there were some changes to the background documents. It was considered that the application proposal did not comply with the requirements of policies C1, C3, C5, CH9, B23 or B29 of the Unitary Development Plan because of its location in the countryside and because it was not located within any development boundary. It was noted also that a Development Brief had been prepared for the site and that this did not refer to redevelopment for housing.
- (b) Taking advantage of the right to speak, the applicant's representative noted the following points:-
- Attention was drawn to the fact that Policies C1 and C5 were consistent with the brief.
 - That the application should be accepted because of exceptional circumstances.
 - The site needed to be developed – the condition of the site was very poor.
- (c) The local member (not a member of this Planning Committee) objected to the application and he made the following main points:-
- A similar development had already been approved in Chwilog.
 - It would create an urban feature – no capacity to maintain it.
- (ch) It was proposed and seconded to refuse the application.
- (d) The following observations were noted in favour of the recommendation to refuse the application:
- It would create an urban feature – no facilities such as a shop, school to serve the development.
 - The site should be redeveloped in accordance with the Brief for employment purposes, not housing.

RESOLVED to refuse the application.

Reasons:

1. **The proposal is contrary to the requirements of Policy C1, C3, C5, CH7 and CH9 of the Gwynedd Unitary Development Plan along with Planning Policy Wales, Chapter 9**

– Housing as it involves erecting new housing in open countryside without any justification.

2. The proposal is contrary to the requirements of Policy B23 and CH9 of the Gwynedd Unitary Development Plan as the development would create a standalone urban feature, that would be disconnected from any village or development patterns and unsympathetic to its countryside location and harmful to the area's visual amenities.
3. The proposal is contrary to the requirements of Policy B29 of the Gwynedd Unitary Development Plan and Technical Advice Note 15 as part of the site is located within a C2 flood zone and there is no justification for the development in this location.

8. Application no. C14/0304/38/LL – Crugan Holiday Park, Llanbedrog

Amend condition 5 of planning permission C06D/0117/38/LL in order to use the site for holiday use throughout the year.

- (a) The Development Control Manager elaborated on the background of the application and noted that there was no intention to add to the number of caravans on the site, only to extend the occupation period for holiday use only. There would be no alterations or additions to the existing facilities on the site. It was noted that the owners / operators of the caravan park would keep an up-to-date register, record and licence agreements with the names of all owners / occupiers of the caravans on the site and the addresses of their main residences. The information would be available at all reasonable times to the Local Planning Authority. Attention was drawn to a recent appeal that had been approved (Ocean Heights), which related to the same principle.
- (b) The local member (not a member of this Planning Committee) objected to the application and she noted the following main points:-
 - The Community Council strongly opposed the application.
 - The Local Planning Authority did not have sufficient resources to monitor the situation.
 - What would be the penalty if rules were breached?
 - Proposed a public inquiry into the matter – the Welsh Government's policy undermined the culture and language of the communities of Wales.
- (c) It was proposed and seconded to approve the application.
- (ch) The following observations were noted in favour of the recommendation to approve the application:
 - It needed to be ensured that the Planning Committee was consistent in its decisions.
 - Concerns were appreciated – monitoring issues were obvious; however, conditions could ensure more control over the existing situation.

RESOLVED to approve the application.

Conditions:

The caravans will be used for holiday purposes only and they will not be occupied as the sole or main residence of an individual. The owners/operators of the caravan park will keep an up-to-date register, record and licence agreements of all the names of owners/occupiers of the caravans on the site and the addresses of their main residences and they will ensure that the information is available at all reasonable times to the Local Planning Authority.

9. Application no. C14/0306/39/LL – Haulfryn Talyfan, Abersoch

Amend condition 3 of planning permission C06D/0116/39/LL in order to use the site for holiday use throughout the year.

- (a) The Development Control Manager elaborated on the background of the application and noted that this was an application to extend the occupation period for holiday use only. There would be no alterations or additions to the existing facilities on the site. It was highlighted that the agent had enclosed documents in the application to explain the measures which the applicant had in place to ensure holiday use only. Attention was drawn to a recent appeal that had been approved (Ocean Heights), which related to the same principle.
- (b) The local member (not a member of this Planning Committee) objected to the application and he made the following main points:-
- The response to the consultation was incomplete and thus, these types of applications should be deferred.
 - The occupiers of the caravans should pay the full Council tax rates.
 - Relevant rules needed to be put in place.
 - Concern regarding the Local Authority's ability to monitor the situation. Proposed that introducing a fee for a licence that lasted for one year should be considered as a management tool.

In response to the observations, the Senior Planning Service Manager noted that the Council had responded to the consultation on the Holiday Caravan Bill and that he had attended a Welsh Government Committee to provide evidence and highlight the concerns of some members about the misuse of caravan parks. He noted that the application had to be dealt with in accordance with the relevant legislation and policies in force and that there was no justification to defer the decision in anticipation of the Bill becoming legislation. He explained that he agreed with the observations in terms of the Council's lack of resources to monitor all caravan sites; however, the Service did monitor on a sample basis and investigated all complaints in relation to caravan parks. Nevertheless, he emphasised that lack of resources was not a planning reason and that there would be no justification for refusing on those grounds. Furthermore, he emphasised that based on the number of decisions on similar applications, in particular the application in Ocean Heights, Chwillog, that the principle had been established and that there was no planning justification to refuse the application. He would have no option but to refer the matter to a cooling off period if the Committee would resolve to refuse the application.

- (c) It was proposed and seconded to approve the application.
- (ch) The following observations were noted in favour of the recommendation to approve the application:
- It needed to be ensured that the Planning Committee was consistent in its decisions.
 - There was a need to ensure that these places were being monitored.
 - There would be no increase in the number of units that would lead to having an impact on the AONB.
- (c) The following observations were noted in favour of refusing the application:
- The Planning Committee should make a strong stance regarding its feelings about the Welsh Government's Planning Bill. The language and culture of Wales should be Planning elements.
 - Approving the application would set a precedent.
 - No need for caravan parks to be open for 12 months a year.

RESOLVED to approve the application.

Conditions:

The caravans will be used for holiday purposes only and they will not be occupied as the sole or main residence of an individual. The owners/operators of the caravan park will keep an up-to-date register, record and licence agreements of all the names of owners/occupiers of the caravans on the site and the addresses of their main residences and they will ensure that the information is available at all reasonable times to the Local Planning Authority.

10. Application no. C13/0786/32/MW – Nanhoron Granite Quarry, Nanhoron, Pwllheli

Reactivation of granite quarry together with a change of use of the former Nanhoron block yard to a mineral processing facility and waste transfer station for the importation, processing and storage of construction and demolition waste/recycled aggregate.

- (a) The Senior Planning Officer – Minerals and Waste elaborated on the background of the application and referred to the need to give full consideration to the application that was located within the AONB. It was noted that the minerals policy stated that applications to extend current quarries in the AONB would only be approved in exceptional circumstances. However, granite products from Nanhoron Quarry had served the community for a long period of time and had provided aggregates, walling stone and dimension stone in accordance with Policy 20 of the Unitary Development Plan and had retained the character of communities near the AONB with a unique product that was in keeping with traditional materials so that local buildings and features could be retained.
- (b) It was proposed and seconded to approve the application.
- (c) The following observations were noted in favour of the recommendation to approve the application:
- Retention of local minerals that were innate to the area
 - The quarry was not visibly prominent

RESOLVED to authorise delegated powers to the Planning Manager to grant Planning Permission subject to resolving the outstanding matters relating to noise, with the following conditions:

- **Duration of working, 25 years from the commencement date, 31 December 2039;**
- **Relocation of the site access of the former brick and block plant within three years from the permission date;**
- **Permitted operations and compliance with submitted Details / Plans;**
- **Method of working, blast limitations and notice of blast events;**
- **Restriction of blasting during the bird nesting season;**
- **Monitoring of a building for the presence of the Lesser Horseshoe Bat;**
- **Mark out the extraction area and the alignment of the *clawdd* wall;**
- **Restoration of traditional Pen Llŷn *clawdd* wall specifications and drawings to be submitted for the approval of the MPA;**
- **Confirmation of final face positions and benching by reference to scale plans and sections;**
- **Scheme of restoration blasting, tree planting and a detailed habitat creation and restoration plan;**
- **Five yearly review of operations;**
- **Soil conservation, location and quantity of soil/restoration media held in storage areas;**
- **Maintain natural screen of mature trees and shrub along the eastern side of the brick and block site;**
- **Limitation on the height of stockpiles within the former brick and block site to 5m;**

- **Five year aftercare plan to be agreed with the mineral planning authority;**
- **Surface water drainage infrastructure to be installed with the agreement of the planning authority;**
- **No extraction below the water table in the absence of a Hydro geological Impact Assessment;**
- **Scheme of archaeological recording and mitigation to be agreed and implemented;**
- **Restriction of working Monday to Friday from 7:30am to 4:30pm and 7:30am to 12:30pm on a Saturday, with no working on Sunday or Bank Holidays;**
- **Restriction on blast limits and blasting times;**
- **Restriction on daily haulage movements to five loads per day (total of 10 movements), 18,000tpa mineral and throughput of 10,000tpa C&D Waste;**
- **Dust controls and noise limitations;**
- **Inclusion of specific noise limitations for noise-sensitive properties;**
- **All plant and machinery to be in good working order and fitted with appropriate silencers;**
- **All equipment fitted with white noise reversing alarms;**
- **Noise monitoring undertaken by the operator in agreement with the local planning authority;**
- **Notification of noise levels for emergency working for a specific period within a twelve-month cycle;**
- **Measures for the control of Japanese Knotweed to be submitted for the approval of the MPA;**
- **Provision for the diversion of footpath No. 61;**
- **Note to applicant concerning the additional remit of NRW and Public Protection;**
- **Archaeological mitigation and recording of the existing industrial remains.**

The meeting commenced at 1pm and concluded at 5:35pm

PWYLLGOR CYNLLUNIO
PLANNING COMMITTEE

DYDDIAD: 07/07/2014
DATE:

YSTAFELL GYFARFOD
FRONDEG MEETING
ROOM PWLLHELI

EITEM ITEM	CAIS RHIF APPLICATION NUMBER	CYMUNED COMMUNITY	LLEOLIAD LOCATION
1	C13/1137/42/LL	Nefyn	Clannad, Y Fron, Nefyn
2	C14/0290/45/LL	Pwllheli	Ysgubor Wen, Penrallt, Pwllheli
3	C14/0309/30/LL	Aberdaron	Plas yn Rhiw, Rhiw
4	C14/0353/33/LL	Buan	Tir ger / Land by, Ty Hwnt i'r Afon Farm, Rhydyclafdy
5	C14/0372/14/LL	Caernarfon	Maes Gwynedd, Caernarfon,
6	C14/0384/11/LL	Bangor	52 Ffordd Caergybi/Holyhead Road, Bangor Uchaf /Upper Bangor, Bangor
7	C14/0414/16/LL	Llandygai	Hafodty Barn, Lon Hafodty, Tregarth, Bangor
8	C14/0518/17/LL	Llandwrog	Llecyn Parcio - Parking Area, Y Sgwar, Y Fron, Caernarfon

Number: 1

Application Number: C13/1137/42/LL
Date Registered: 13/02/2014
Application Type: Full - Planning
Community: Nefyn
Ward: Nefyn

Proposal: CONVERT OUTBUILDING TO A RESIDENTIAL DWELLING TOGETHER WITH CONSTRUCTION OF DOUBLE GARAGE, CREATE NEW ACCESS AND SITTING OF TEMPORARY CARAVAN

Location: CLANNAD, Y FRON, NEFYN, PWLLHELI, GWYNEDD, LL536HU

Summary of the Recommendation:

TO APPROVE SUBJECT TO CONDITIONS

1. Description:

1.1 A decision on this application was deferred at the meeting of the Planning Committee on 28 April, 2014, to undertake a site visit.

1.2 This is an application to convert an outbuilding into a (four bedroom) residential dwelling together with the construction of a double garage, creating a new vehicular access and siting a static caravan on the land on a temporary basis. The outbuilding is an L-shaped traditional stone building with a slate roof. It was once part of the tenure of Y Dderwen property. The building's northern and eastern gable ends are close to the boundary of the gardens and sheds of the Bryn Glas road residential dwellings. The double garage would be located on a level area to the west of the building and the front elevation would be faced with stone and a slate roof. There is an agricultural field to the south-east of the building that slopes upwards to higher ground and here it is proposed to provide an access track down to the property and a curtilage area. It is intended to form a vehicular access to serve the property from the existing access of Y Rhiw property, located on the slope of Bryn Glas, providing a relatively steep road down to the building. A static caravan is already sited on the field and it is intended to retain the caravan on a temporary basis to be used during the construction work.

1.2 The building lies behind the residential dwellings in the Bryn Glas area and behind the Y Fron area on the outskirts of Nefyn. The building and the proposed curtilage is located within the development boundary of Nefyn as indicated on the Gwynedd Unitary Development Plan proposals maps. The proposed access to the site will be located off the Bryn Glas unclassified road. At present, an existing informal agricultural access is used to the building, which is located below the access of Y Rhiw and runs parallel with the boundary walls of 1 and 2 Trem y Don. The designation of Area of Outstanding Natural Beauty is approximately 300m to the east of the site.

1.3 A Design and Access Statement, Structural Report and an Ecological Report were submitted as part of the application.

1.4 The amended plan dated 13 February 2014 is the one discussed here as they were asked to change some of the details in relation to the design, reduce the size of the curtilage and gain better clarity in relation to the access.

- 1.5 The proposal is submitted to Committee at the Local Member's request.
- 1.6 Following the Committee, the applicant submitted further information, along with photographs of the access.

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

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

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

POLICY B23 – AMENITIES - Safeguard the amenities of the local area 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 the building materials are of high standard and in keeping with the character and appearance of the local area.

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

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

Policy C4 – ADAPTING BUILDINGS FOR RE-USE – Proposals to adapt buildings for re-use rather than demolish them will be approved provided they conform to specific

criteria regarding the aptness of the building, visual considerations, design and the effect on the vitality of neighbouring towns and villages.

POLICY CH11 – CONVERSION OF BUILDINGS WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES FOR RESIDENTIAL USE - Proposals to convert buildings for residential use within the development boundaries of villages and local centres will be approved provided they conform to criteria relating to local need, impact on holiday accommodation and community services and occupancy of the dwelling.

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

POLICY CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new 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. Consideration will be given to the accessibility of public transport services, the possibility of walking or cycling from the site and the proximity of the site to a public car park. In circumstances where there is an assessed need for off-street parking and where the developer does not offer parking facilities on the site, or where it is not possible to take advantage of the existing parking provisions, proposals will be approved provided the developer contributes to the cost of improving the accessibility of the site or providing the number of necessary parking spaces on another site nearby.

2.3 National Policies:

Planning Policy Wales (Edition 6, February 2013)
Technical Advice Note 12: Design
Technical Advice Note 18: Transport

3. Relevant Planning History:

3.1 Y13/001754 - A pre-application enquiry regarding the design of the conversion.

4. Consultations:

Community/Town Council: Not received.

Transportation Unit: No objection to the proposal to convert a building and construct a garage but I am concerned about the intention to use the access as indicated in the amended plans. This access serves another property located on ground that is much higher than the application site. Therefore a new access road must be provided from the access, down a steep slope and across another access road to reach the site. It would be much easier to provide an access along the existing road that serves the water reservoir (with the owner’s consent of course) or provide direct access from Y Dderwen.

Biodiversity Unit: The Ecologist has found that bats use the existing building. As part of the mitigation measures he has proposed to include a bat roost above the new garage. Happy with the plans proposed and

offer relevant conditions.

Natural Resources Wales: NRW has no objection to the proposal. They are happy that a bat survey has been undertaken to an acceptable standard and the proposed recommendations should be adhered to, ensuring that any planning permission includes the mitigation measures proposed in the report. A permit from NRW will also be required.

Welsh Water: Suggest standard Water conditions.

Public Consultation: A notice was placed on the site and nearby residents were informed of the original plan. One letter was received, containing the names of three neighbouring residents stating that they do not object to converting the building, but that they object as it would increase the use of the site's informal access track near two of the Trem y Don properties. It later became apparent that there had been a misunderstanding in relation to the location of the access.

An amended plan was received, dated 13 February 2014 outlining the access more clearly and the neighbours and complainants were re-consulted. The consultation period came to an end on 3 March 2014. One letter was received from one of the previous complainants who was happy that the access from Y Rhiw was safer with no further observations.

One letter was received from one of the original objectors who continued to be concerned on the grounds of:

- The existing informal track has already caused a lot of trouble in terms of water flowing into their gardens and boundary walls are bulging due to the heavy traffic.
- A static caravan is already on the site and is often used.
- Difficult to obtain safe visibility from the access as several vehicles park on the side of the Bryn Glas road.
- The original access to the building was through Y Dderwen, the side of Y Fron, there is no formal permission for the existing track only rights of way by three houses and the Water Board.

5. Assessment of the material planning considerations:

Principle of the development

5.1 Relevant to the principle of the development are policies C3 'Re-using Previously Developed Sites', C4 'Adapting Buildings for Re-use' and CH11 'Conversion of buildings within the development boundaries of local centres and villages for residential use'.

- 5.2 The site in question is located to the rear of residential dwellings in the Bryn Glas area of Nefyn within the development boundary of the local centre, as indicated on the Gwynedd Unitary Development Plan proposals maps. Policy C3 of the GUDP gives priority, where possible, to re-using previously developed land or buildings, provided that the site or building and the proposed use is suitable and is in keeping with the objectives of the Plan's development strategy. As the application is located near a residential area, it is considered that the use as a residential dwelling would be appropriate on the site.
- 5.4 Policy C4 of the GUDP states that proposals to adapt buildings for re-use rather than for demolition will be approved provided that relevant criteria can be complied with. The buildings must be suitable for the use and design, including any necessary changes/adaptations, and respect the structure, form and character of the original building. Traditional architectural features should be retained and no associated external works should cause significant harm to the visual quality and character of the surrounding area. In the case of the application, it is considered that the building's architectural features are retained on the whole, using existing door and window openings. Due to the nature of the building's location, behind houses with higher land to the rear, the proposal would not stand out substantially neither would it have a visual impact on the neighbouring area.
- 5.5 Proposals to convert buildings for residential use within development boundaries will be approved under policy CH11 of the GUDP, if they comply with three criteria. The policy requests that a percentage of the units converted within the boundary are affordable units, but as there is only one unit here, this is not a requirement. It is a dormant outbuilding, not holiday accommodation or a community service building, therefore, criteria two and three are not relevant. Therefore, the existing proposal meets the requirements of policy CH11, conversion of buildings for residential use within a development boundary. The policy states that in appropriate cases general permitted development rights on conversions should be removed in order to ensure complete planning control over developments that involve the building in question and the surrounding curtilage. In this case, it is considered that such a condition could be justified, in order to protect the building's traditional features and prevent overdevelopment of the curtilage.
- 5.6 Therefore, the proposal meets the requirements of the main policies, namely C3, C4 and CH11 of the GUDP that deal with the principle of converting buildings into residential units.

Design, Materials and Visual amenities

- 5.7 Consideration is given to the design, finish and visual impact of the proposal under policies B22 and B25 of the GUDP.
- 5.8 The design of the conversion was amended slightly from the original proposal as it was considered that some details on the main front elevation required minor changes. Therefore, the plan dated 13 February 2014 is the one discussed here. It is proposed to demolish the building's existing northern gable end that is close to the boundary and re-erect it approximately 90cm inwards, in order to enable the applicant to have a narrow path around the rear of the building to undertake maintenance work. As a result of the demolition work, one window opening on the front will be lost. The remainder of the front openings will remain as they are, and two cat slide dormer windows will be added

along with two roof lights and a porch. A lean-to with a slate roof is located to the east of the main building that was used as a storage space and is open on one side. It is proposed to construct a lounge and a bedroom on the site of this lean-to with French doors and a Juliette balcony which will be sheltered and hidden to all intents and purposes due to its proximity to the boundary and the higher ground.

- 5.9 A Structural Report was submitted as part of the application, stating that the majority of the building was structurally sound and was to be retained and converted, but that sections needed to be demolished and re-erected. Although demolition work in relation to conversions is not encouraged, it must be borne in mind that the site is within the town's development boundary where new housing developments can be considered. It could be argued that retaining and protecting the use of an existing traditional building is an improvement and retains the historical character of the area. It is considered that the design of the conversion retains the character and features of the original building and is acceptable in the context of policies involving design and materials, B22 and B25 of the GUDP.
- 5.10 The agent was asked to reduce the size of the curtilage for the development as it was considered that it encroached too far into the field, therefore, an amended plan was submitted, dated 13 February 2014. This plan shows a static caravan that is already sited on the land and it is proposed to retain the caravan on a temporary basis during the conversion and construction work. The size of the curtilage is now more reasonable and abuts the proposed access track. The plan also indicates an intention to undertake landscaping work, with hedges and trees along the western boundary that would improve the appearance of the area. The site is not within any land designations, but an Area of Outstanding Natural Beauty is located approximately 300m away on Nefyn Mountain to the east of the site. Given the distance, it is not considered that the conversion or the associated work would have any detrimental visual impact on the vicinity or the landscape of the AONB in the distance.
- 5.11 The proposal also includes constructing a double garage in the north-western corner of the site, with a slate roof and the front elevation finished with stone. This will also provide a roost for bats. It is considered that the size, scale and location of the garage is acceptable and the design and materials are in keeping with the building that is to be converted and therefore complies with policies B22 and B25 of the GUDP.

General and residential amenities

- 5.12 The development's main window and door openings are compiled on the building's front elevation and the southern elevation, and there will be no overlooking implications due to the angle of the building's setting. There will only be roof lights on the rear of the building, therefore, there is no substantial concern about significant overlooking from such windows. It is not considered that the development is an overdevelopment of the site, neither is it likely to have a significant impact on the general and residential amenities of the residents of the neighbouring houses. It is therefore considered that the proposal is acceptable in terms of the requirements of Policy B23 of the GUDP.

Biodiversity

- 5.13 An Ecological Report was submitted as part of the application that confirms that bats are present in the building. The survey notes a number of recommendations that should be

implemented in order to make the development acceptable in relation to bats. It is noted that a licence is needed to undertake the work and a special bat roost should be provided in the garage's roof space. The Council's Biodiversity Officer is happy with the report and added that measures should be taken to undertake landscaping work as shown later in the amended plan dated 13 February 2014. The officer also recommends conditions, in accordance with the recommendations of the bat survey. It is considered that with the appropriate mitigation measures that are controlled with planning conditions, the proposal is acceptable in the context of Policy B20 of the GUDP.

Transport and access matters

- 5.14 It is proposed to provide access to the proposed development from the existing access of Y Rhiw, located on the Bryn Glas unclassified county steep road. This existing access is within a 30mph speed restriction zone and is relatively open. There is a bend in the road just above the access and below the access near the Trem y Don property and Penbrynglas terrace. required to form a relatively steep road, from the land of Y Rhiw down to the field towards the building.
- 5.15 Originally, there would have been access to the building in question through one of the two accesses to Y Dderwen which previously owned the building. As the building was no longer under the same ownership and had been and sold, the applicants wished to have an independent access to the building.
- 5.16 There was some confusion when the application was originally submitted and consulted upon as the local neighbours were under the impression that the existing agricultural track, that runs parallel with the boundary wall of 1 and 2 Trem y Don would be used to gain access to the site. It is understood that this was originally an informal track to the field and water works site and some houses had rights of way. A letter of objection was submitted, with three names expressing dissatisfaction to using this track as an access as it was considered to be too narrow and unsuitable on a hill near a bend in the road. Residents tend to park along the road below and adjacent to the track and one of the residents has experienced damage to their property in the past as lorries tried to turn in and out of the road. The objectors state that work to widen the track and access was undertaken without permission in 2007 and the enforcement unit was informed. Widening an access to an unclassified road would not require planning permission, therefore enforcement action was not necessary.
- 5.17 Another consultation was held regarding the amended plan dated 13 February 2014, showing the proposed access more clearly. One letter was received from one of the previous objectors, stating that they were happy with the access from Y Rhiw. A letter was received from another of the previous objectors, who continued to be concerned about the new access in terms of water flowing down the road to the houses and the objector also questioned if there was a real need for the access given that there were existing accesses from Y Dderwen.
- 5.18 It is noted that the Transportation Officer does not object to the conversion but he does express some concern about using the access of another property on land that is much higher than the application site and the need for a steep access road to it. He states that it would be easier to provide an access from the existing track below or from Y Dderwen. The agent has confirmed that using the accesses of Y Dderwen is not an option as the building is not under the same ownership. In terms of the existing track, visibility up the

hill is acceptable but visibility is obstructed significantly to the direction of the village. The high boundary wall of 1 Trem y Don and the services cabinet obstructs the visibility entirely and the situation is made worse by cars parking on both sides of the road. As the applicant does not own the wall, he has no control over it. It is noted that objectors are also very concerned about using this track.

- 5.19 It is considered that the visibility from the existing access of Y Rhiw is much more acceptable as it is located on the inside of the bend and on higher ground and the visibility splays are more open on both sides. An access gate has been set back and it is possible to turn in from the road safely. Although the visibility is not ideal, it is considered to be satisfactory for the low level of traffic that is produced by one house. It is believed that vehicles travelling at 30mph along the road would be much more likely to see cars using the proposed access, as opposed to the access track that is concealed below the slope and behind a wall. The use of the existing sub-standard agricultural access would continue if the application was refused. When comparing both accesses, it is considered that the proposed access, that already serves one property, would be much more suitable and safer in terms of road safety and would be acceptable for the traffic level of one house. It would be possible to impose a condition to agree on the surface materials of the track to ensure that it blends in with the landscape and to reduce the impact of surface water. Therefore, it is believed that the proposed access is acceptable for one house in terms of road safety and is in accordance with Policy CH33 of the GUDP.

6. Conclusions:

- 6.1 The proposal complies with the principles of the Council's main policies regarding re-using and converting buildings within the development boundaries of centres. It is considered that the proposal has been designed in a way that respects the building's features without substantial changes visually. The garage element is acceptable in terms of its scale, form and is reasonable in terms of its size. The proposal is unlikely to have any significant impact on the amenities of neighbouring residents or on the area's visual amenities. Adequate measures have been taken to ensure that protected species are safeguarded and this could be controlled with relevant conditions. Whilst concerns regarding the access and the need to provide an access road to the building are appreciated it is not considered that an independent access is unreasonable. It is believed that the proposed access is suitable, relatively open and provides satisfactory visibility splays in both directions, compared with the option of the existing track. Although not ideal, it is not considered bad enough to refuse the application given that it would be an access for one house and that it is within a 30mph speed restriction zone and on a hill. Having assessed the application against the policies noted above, it is considered that the proposal to convert an outbuilding, construct a garage and create an access is acceptable and complies with the policies discussed above.

7. Recommendation:

7.1 To approve – conditions

1. Time
2. Comply with the plans dated 12 November 2014 and the amended plans dated 13 February 2014
3. Slates to be agreed

4. The materials for the garage to be agreed
5. Conservation roof lights
6. Withdrawal of permitted development rights
7. Landscaping as noted in the plan dated 13 February 2014
8. Agree on the materials of the road
9. Welsh Water conditions
10. Caravan on temporary basis only
11. Implement the recommendations of the Bat Survey / provide a bat roost prior to commencing the work.



Rhif y Cais / Application Number : C13/1137/42/LL

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

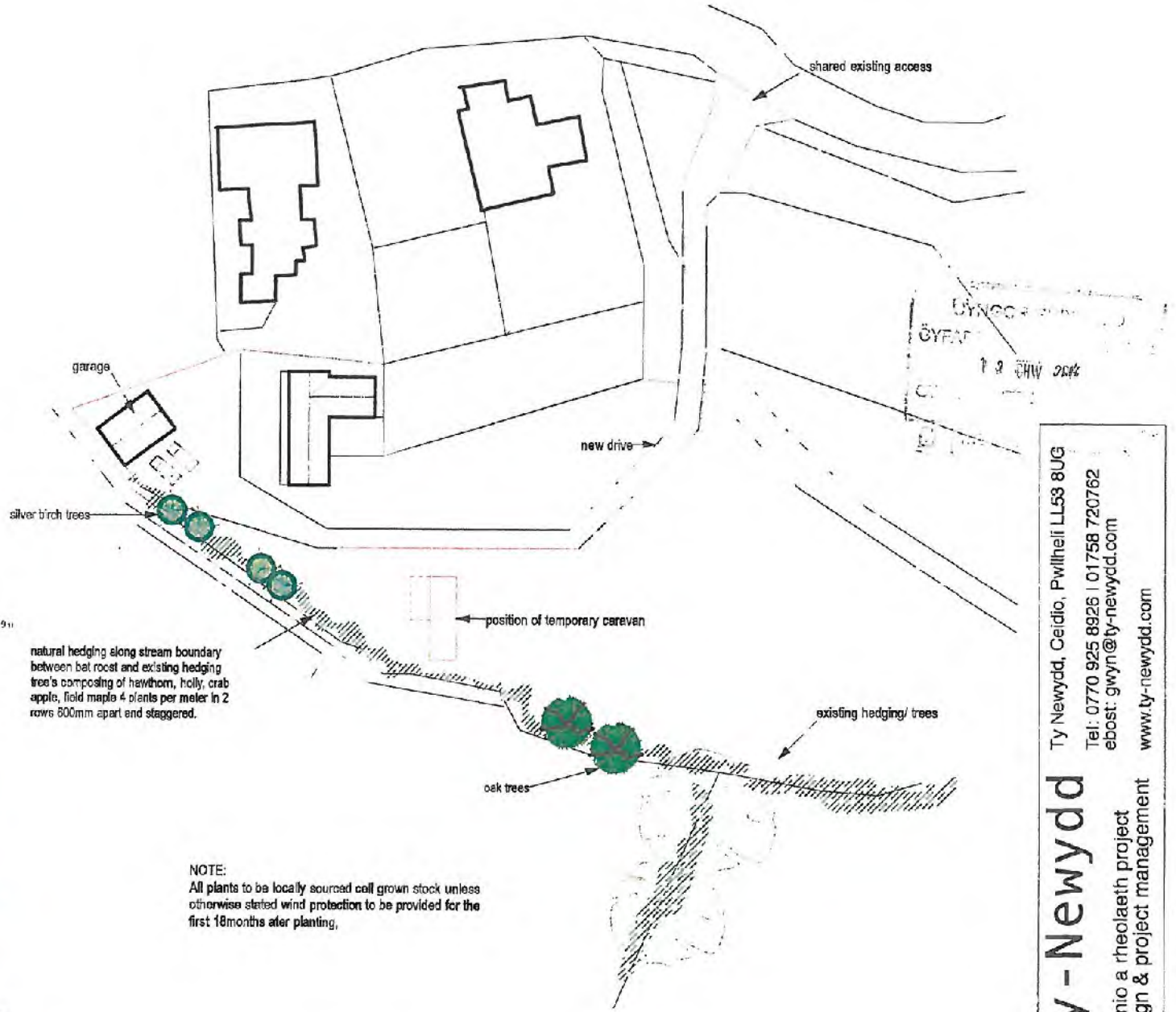
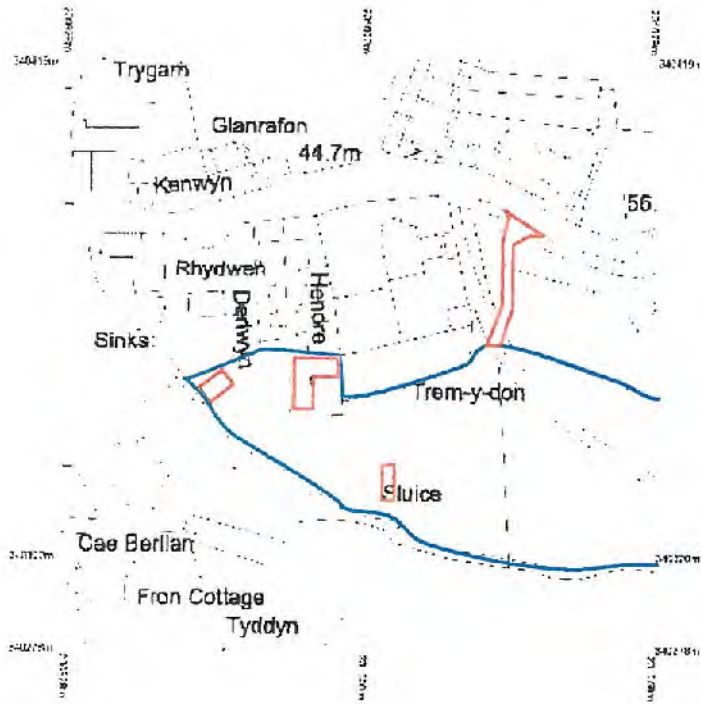


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**CYNLLUN DIWYGIEDIG
REVISED PLAN**

Derbynwyd/Received 13/2/14
Llofnod/signature MEO
11-02-14



natural hedging along stream boundary between bat roost and existing hedging tree's composing of hawthorn, holly, crab apple, field maple 4 plants per meter in 2 rows 800mm apart end staggered.

NOTE:
All plants to be locally sourced cell grown stock unless otherwise stated wind protection to be provided for the first 18 months after planting.

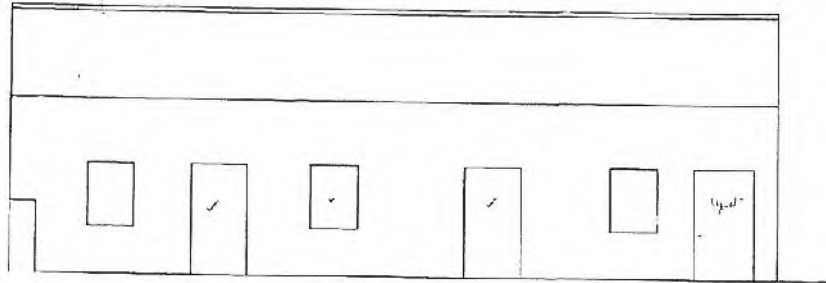
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Dylunio a rheolaeth project
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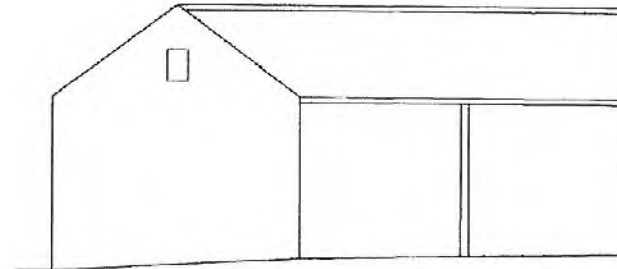
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CLANNAD, Y Fron, Nefyn
SITE & LOCATION PLAN

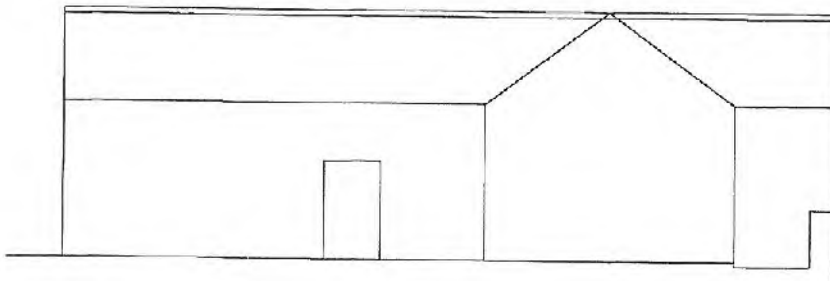




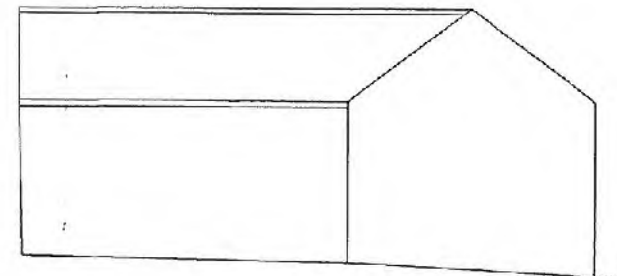
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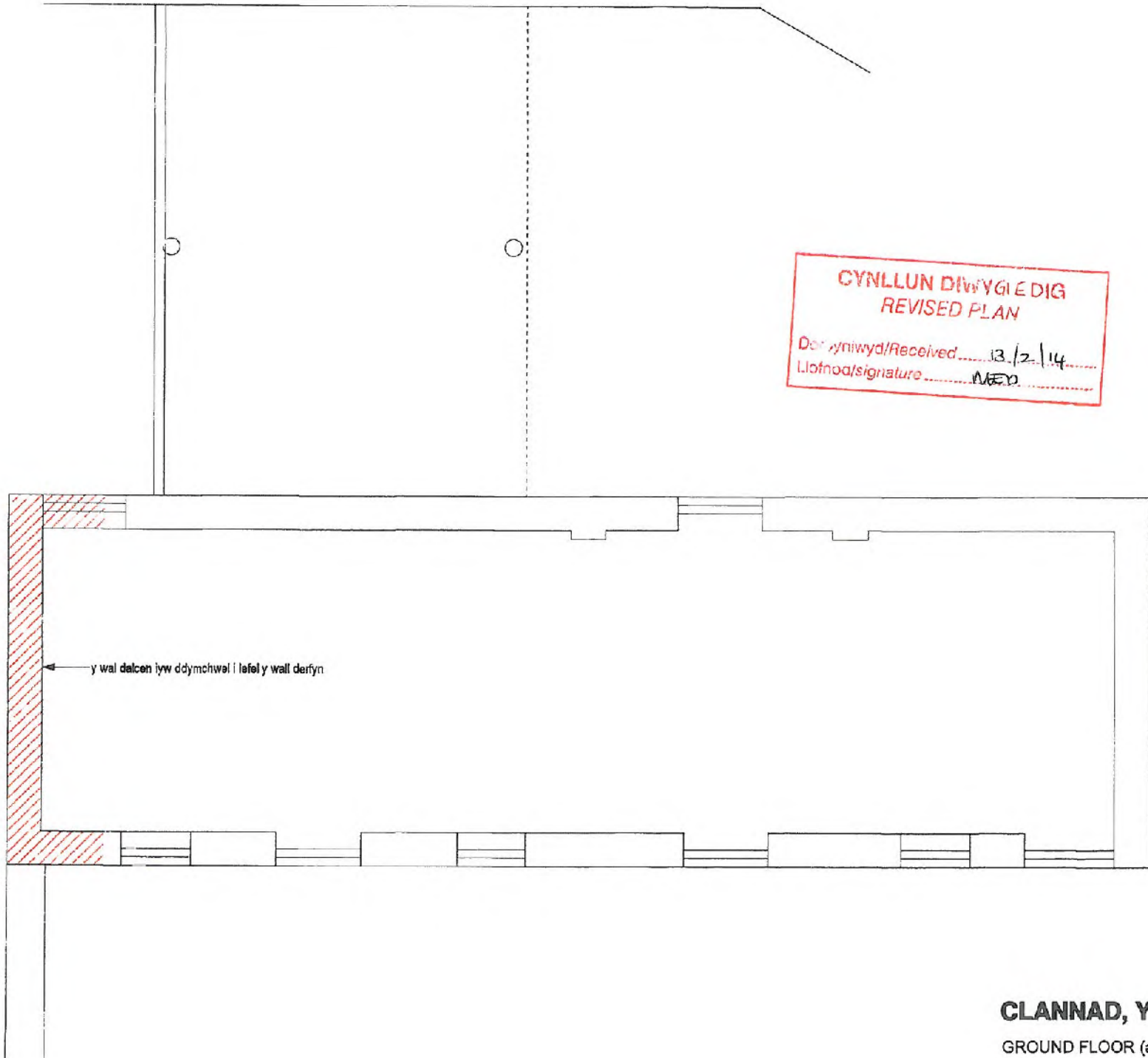
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CLANNAD, Y Fron, Nefyn
ELEVATIONS (as existing)

1153/ 02
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**CYNLLUN DIWYGLIEDIG
REVISED PLAN**
 Derbynwyd/Received... 13/2/14
 Llofnod/signature... MED

CYNLLUN
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 13-01W-2614

← y wal dalcen i'w ddymchwel i lefel y wall derfyn

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CLANNAD, Y Fron, Nefyn
 GROUND FLOOR (as existing)

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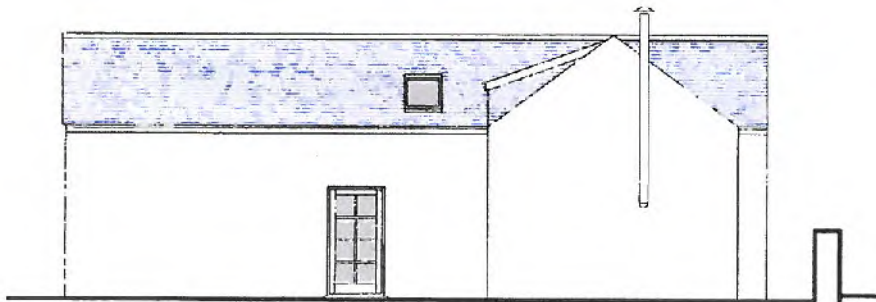
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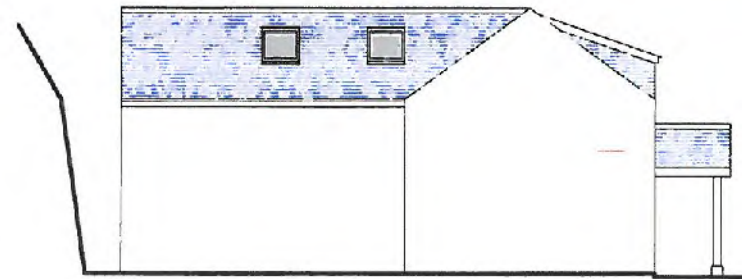
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13 JAN 2014

**CYNLLUN DIWYGIEDIG
REVISED PLAN**
Derbyniwyd/Received 13/2/14
Llofnod/signature MEB



east



North

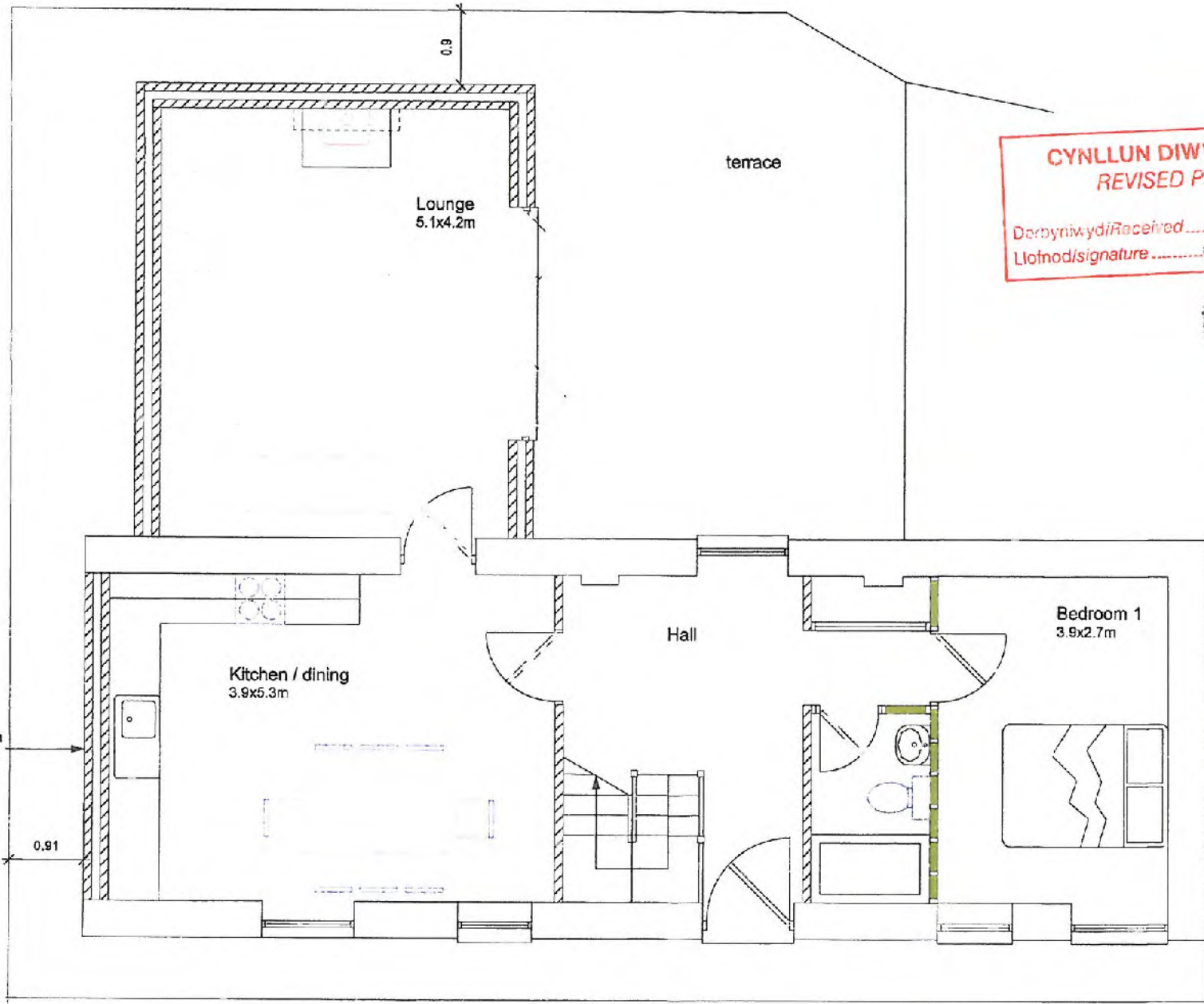
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CLANNAD, Y Fron, Nefyn
ELEVATIONS (proposed)

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11-02-14





CYNLLUN DIWYBODAIG
REVISED PLAN
 Derbyniwyd/Received 13/2/14
 Llofnod/signature *NEW*

TY NEWYDD
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wel dalben newydd o waith bloc 900mm o'r wal deryn er mwyn cadw llwybr o'r o amgylch yr eiddo.

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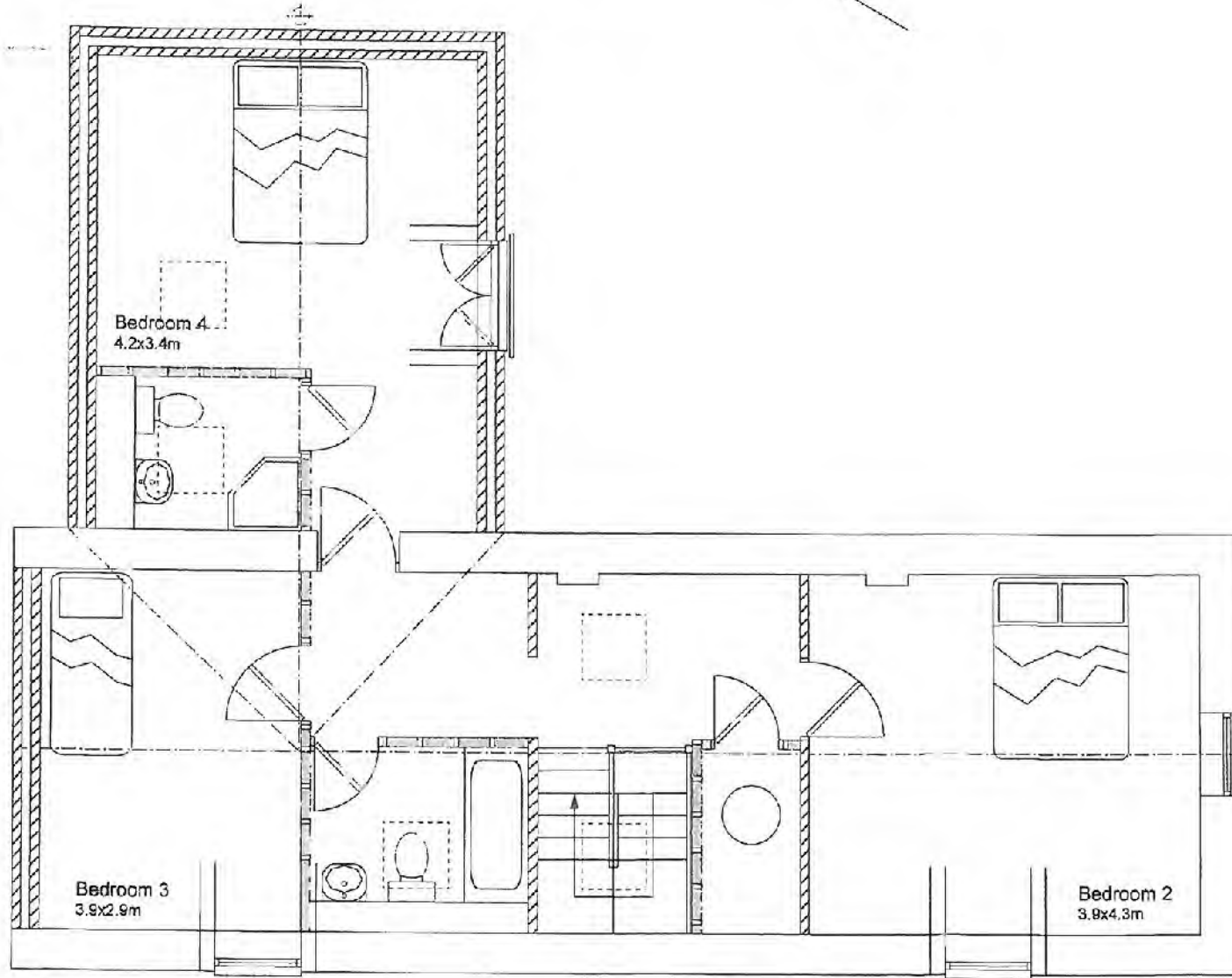
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CLANNAD, Y Fron, Nefyn
 GROUND FLOOR (proposed)

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FIRST FLOOR (proposed)

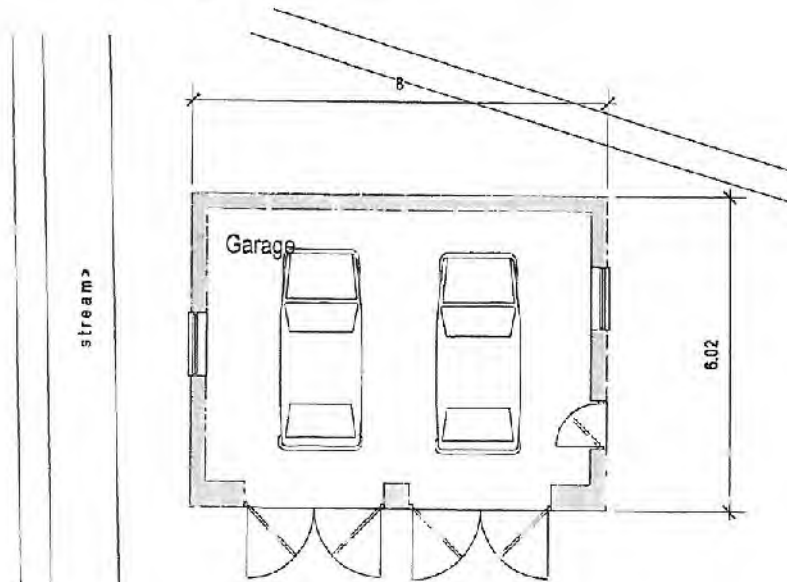
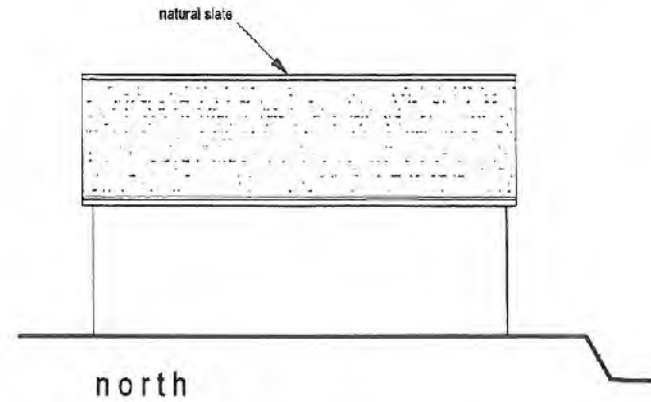
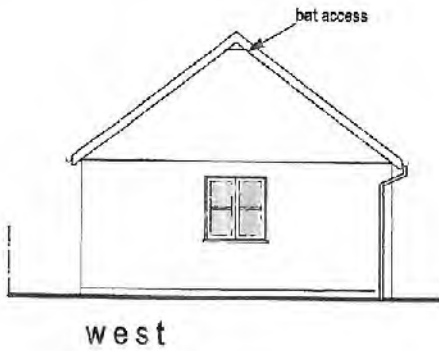
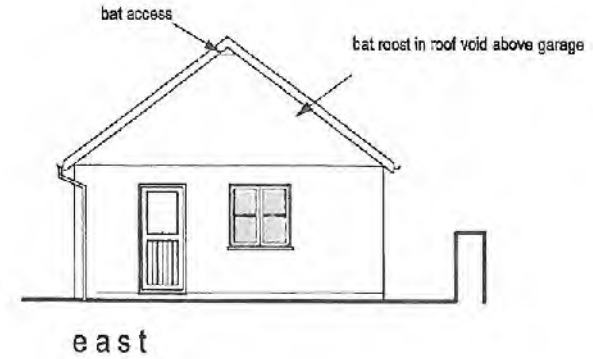
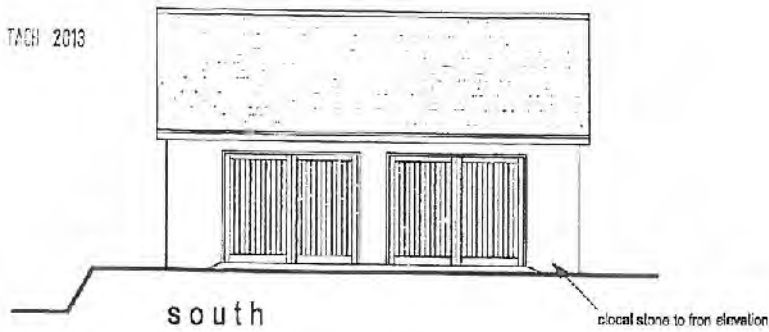
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CLANNAD, Y Fron, Nefyn
 GARAGE (proposed)

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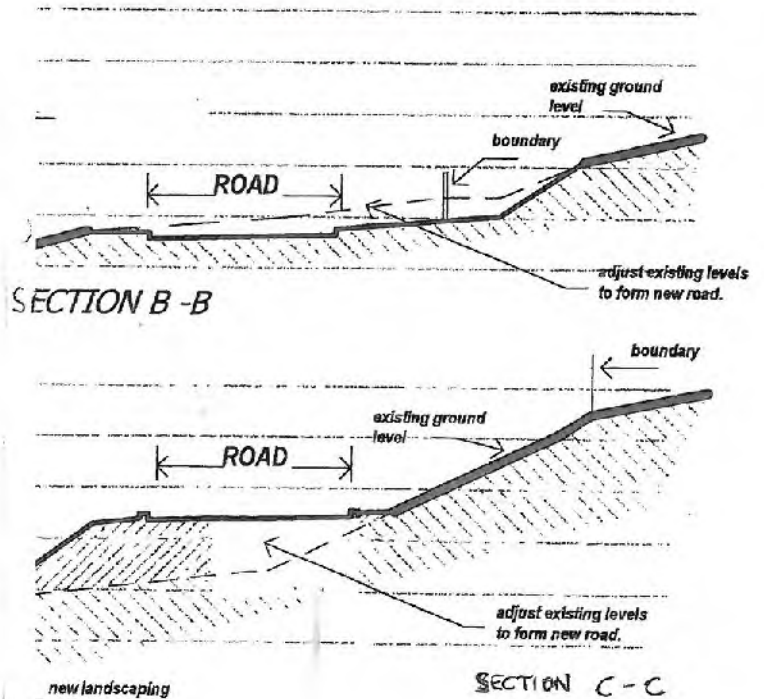
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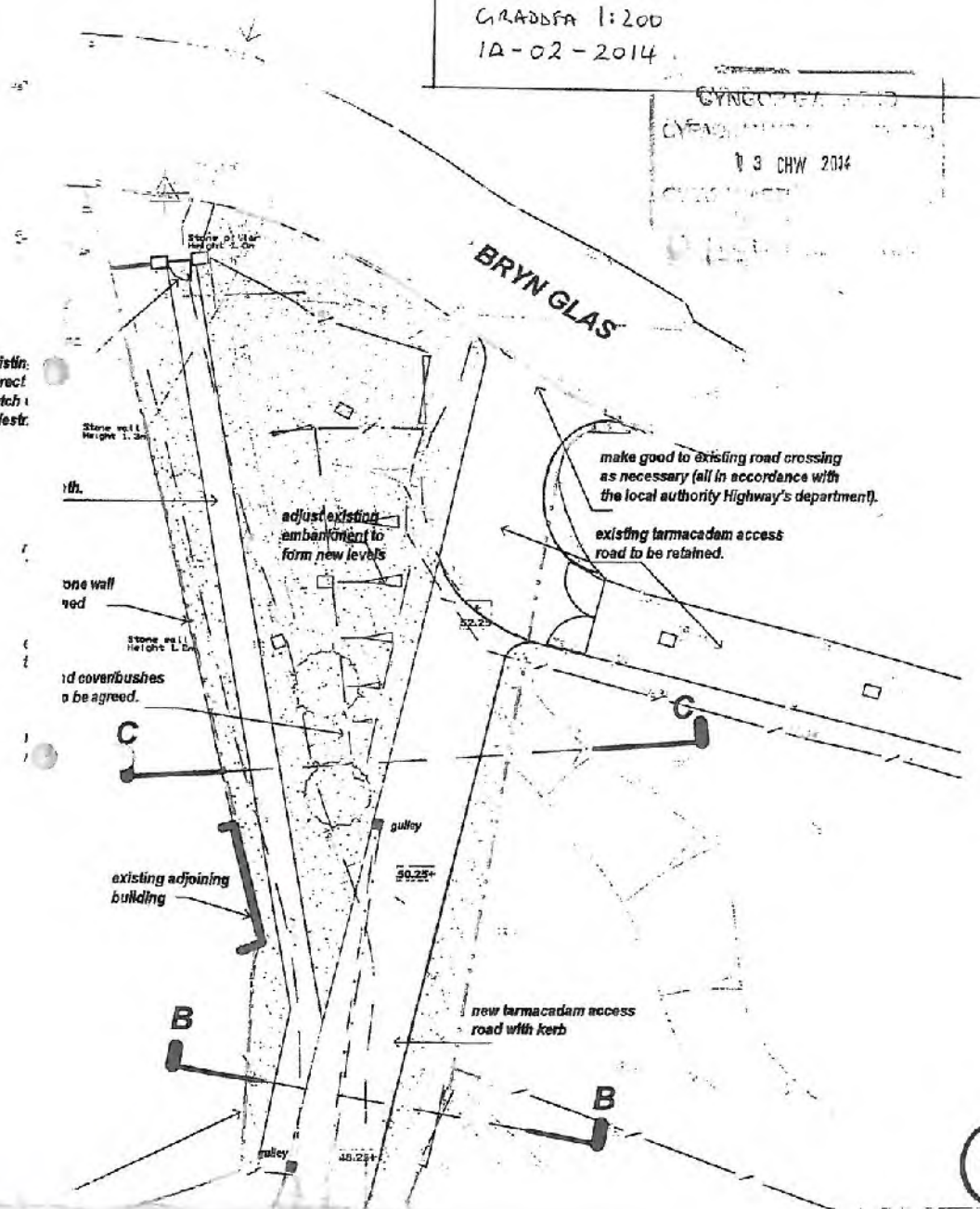
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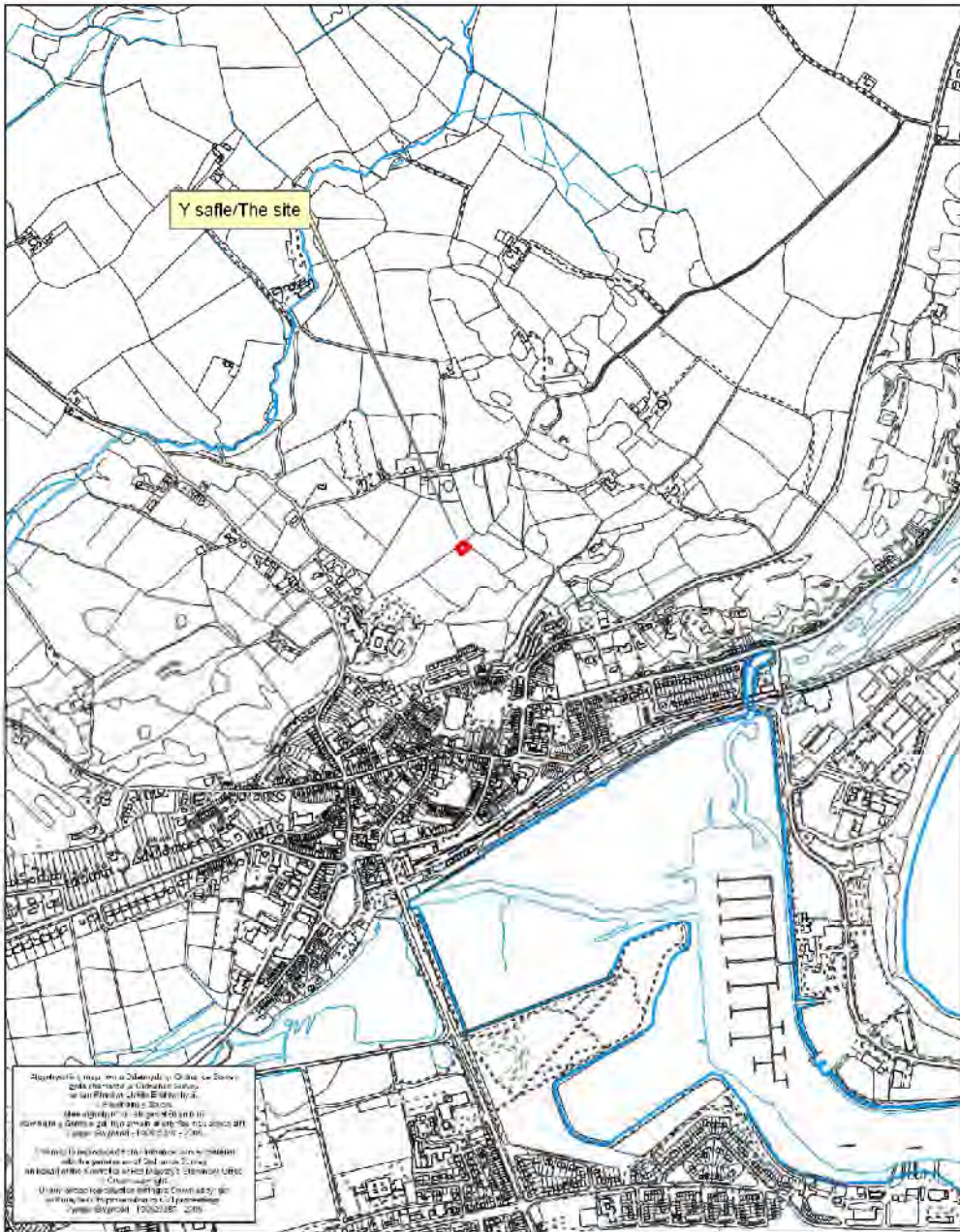


Number: 2



Rhif y Cais / Application Number : C14/0290/45/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: 07/07/2014
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Application Number: C14/0290/45/LL
Date Registered: 23 April 2014
Application Type: Full - Planning
Community: Pwllheli
Ward: Pwllheli North

Proposal: NEW HOUSE FOR AN AGRICULTURAL WORKER
Location: YSGUBOR WEN, PENRALLT, PWLLHELI, GWYNEDD, LL535UB

Summary of the Recommendation: TO REFUSE

1. Description:

1.1 This is a full application to erect a new house for an agricultural worker. This is a two-storey dormer house which includes four bedrooms with an internal floor area over two-storeys of approximately 200m². The house would be finished with a slate roof, sections of render, stone gable ends and glass. The proposal also includes the installation of a private water treatment system. The house would be located on an elevated level plot, approximately 190m from the nearest county road, located along a steep agricultural track that runs across two fields. The existing standard agricultural access to the fields is located adjacent to Capel Deugorn cemetery off the unclassified road. It is a countryside site, with buildings dispersed to the north-west and the development boundary of Pwllheli approximately 150m across two fields to the south-west which abuts the Coleg Meirion Dwyfor site and the gardens of a small cluster of bungalows in Penrallt, Pwllheli.

1.2 A number of applications have been submitted in the past (by the applicant) for various developments on his 19 acre holding in Ysgubor Wen and they are listed below. It is understood that the applicant is a sheep farmer, and from the information submitted with the application, it does not appear that he is a part of any other rural enterprise. The land in question is currently used as sheep grazing land. A retrospective application was approved in 2012 to retain an agricultural track that led up to the highest fields and it is intended to use this track to serve the proposed house. An agricultural shed for livestock has also been erected since the planning permission was granted for the track in 2012.

1.3 A Design and Access Statement, Sustainable Homes Code Assessment, Evaluation of Agricultural Activity submitted by the FUW, the details of a private treatment track and a Business Outlook Report were all submitted with the application.

1.4 The application is submitted to committee at the Local Councillor's request.

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:

PLANNING COMMITTEE	DATE: 07/07/2014
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

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

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

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

Policy C1 – LOCATING NEW DEVELOPMENT – Land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a 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 CH9 – NEW DWELLINGS IN OPEN COUNTRYSIDE – Refuse proposals for new dwellings in rural areas unless they are for individuals who must live on the site due to their work and a series of other criteria relating to the location and type of the dwelling, and restrictions on ownership of the dwelling.

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

Supplementary Planning Guidance - Building new houses in the countryside (November 2009).

2.3 National Policies:

Planning Policy Wales Edition 6, (2014) – Chapter 9, Housing

Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)

Technical Advice Note 12: Design (2009)

3. Relevant Planning History:

3.1 C12/1075/45/LL Erection of a shed to keep livestock: Approved 8 November 2012.

C11/1142/45/LL – Retention of agricultural track: Approved 5 July 2012

C11/0368/45/LL – Location of temporary chalet for residential use associated with an agricultural enterprise: Refused 16 September 2011 (on a section of land nearby)

PLANNING COMMITTEE	DATE: 07/07/2014
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

C06D/0214/45/AM – Construction of dwelling house with associated granny flat on a section of field no. 4165: Refused 6 June 2006 (on a section of land nearby)

4. Consultations:

- Community/Town Council: At a meeting of the Town Council, objections were expressed for the following reasons:
1. Outside the development boundary
 2. There is insufficient justification to construct a house for agricultural purposes on this open land.
 3. There are houses for sale in the town in proximity to the site.
- Transportation Unit: No objection to the proposal. It is proposed to provide two parking spaces within the curtilage and I confirm that this is sufficient for the proposal.
- Natural Resources Wales: Low risk to the environment. Recommend standard conditions.
- Welsh Water: As a private treatment system is being installed, I suggest that they contact Natural Resources Wales.
- Public Protection Unit: Not received.
- Public Consultation: A notice was posted on the site and nearby residents were informed. The advertising period ended on 28 May 2014 and no observations or objections were received on the application.

5. Assessment of the material planning considerations:

5.1 The principle of the proposal

The proposal relates to constructing a house for an agricultural worker on a 19 acre agricultural holding in Ysgubor Wen, Penrallt, Pwllheli which is located in open countryside. A report was submitted by the Farmers' Union of Wales, dated 29 November 2013, providing the background of the applicant, information about his land ownership and details of the stock of his existing farming venture and his future business expectations. He is a sheep farmer, and the report notes that the applicant currently has stock of approximately 240 sheep, with approximately 20 sheep being kept in Ysgubor Wen. The applicant is not a contractor and he does not undertake any other rural enterprise. It is understood that the applicant owns the 19 acres in Ysgubor Wen and that he rents an additional block of 100 acres of land in Bromiod, Llanaelhaearn where he has been offered a 15 year business tenancy. It is also noted in the report that an additional parcel of 80 acres of grazing land has been offered and is likely to be taken up in the spring, once again on a farm business tenancy. The applicant has already invested in an agricultural track and agricultural building on the land of Ysgubor Wen, and intends to develop the venture in the future by obtaining more stock and also keep calves. Based on the information in the report, the applicant is applying for a new agricultural dwelling.

- 5.2 Policy C1, 'Locating New Developments' in the Gwynedd Unitary Development Plan 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,

PLANNING COMMITTEE	DATE: 07/07/2014
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

separate to development approved by another policy in the Plan. As a result of the need to maintain and protect the countryside, special justification is needed to approve the construction of new houses in the countryside and this will only be approved in special circumstances. The types of developments that could be approved in the countryside, including developments associated with agriculture or forestry are listed, including houses for workers of agricultural or forestry industries or other land-based industries and where workers have to live where they work or near their workplace.

5.3 Policy CH9 of the GUDP specifically deals with the construction of new houses in the countryside and lists a series of criteria that should be met in order to be eligible for this type of house. The Supplementary Planning Guidance: Building New Houses in the Countryside, should also be used jointly with the policy and provides more detailed directions on the assessment of such applications. The criteria of policy CH9 include:

1. the dwelling is required as a home for:
 - a. a full-time worker mainly employed in agriculture, forestry or another rural land-based industry.
 - b. a person who earns their living through a full-time activity that provides an essential service to the agricultural or forestry sector within the County;
2. the person who requires the house must live on the site and the dwelling is necessary to manage and run the existing activities of the unit or agricultural or forestry unit or enterprise or, in the case of 1b), that the nature of the business means that it is essential to live on such a site;
3. that the business is well established;
4. that there is no existing house on, or near, the unit that could be used nor suitable buildings nearby that could be converted into a dwelling;
5. in the case of 1a) that the site is in a suitable location to accommodate the named working need and relates well to the existing buildings on the unit and is acceptable to the Planning Authority and, in the case of 1a) and 1b), that the Local Planning Authority are of the opinion that the location is suitable and that the justification for the location is acceptable;
6. that the size and type of dwelling proposed is consistent with the requirements of the existing business or enterprise and that it can be maintained;
7. that satisfactory arrangements are in place to restrict the occupancy of the house to those who make a full-time living or who are mainly employed from 1a) or 1b).

5.4 Based on the information submitted as part of the application, it is questioned whether or not the applicant has a genuine need for an agricultural house on the application site and there is doubt as to whether or not the size of his holding and current stock numbers are sufficient to maintain one full-time agricultural post to justify a new house. As has been noted already, the applicant currently has 240 sheep, with 20 Texel ewes being kept in Ysgubor Wen and the rest on the rented land in Llanaelhaearn. It is noted in the business report that further investment is anticipated in the venture, with the number of sheep increasing to 450 and an investment in 20 calves as well as renting more land. It is unclear as to when the applicant's stock levels will be likely to reach these figures. The assessment of the number of workers required for the development has been assessed on the basis of a stock level of 450 sheep and 20 calves, not on the current level of 240 sheep. The report states that 1.12 full-time units would be required when the stock target figures have been reached.

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REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

There is no assurance that the anticipated stock levels will be achieved or that the additional land in Llanaelhaearn will be likely to be farmed. Based on the number of full-time workers required for the current stock of 240, a full-time worker would not be required for the venture; thus, the applicant does not comply with the first criterion of policy CH9 of the GUDP. This is reiterated by the contents of Technical Advice Note 6: Planning for Sustainable Rural Communities also where there should be a clear functional need for a full-time worker, not a part-time worker, to justify a rural enterprise house.

- 5.5 For proposals for new rural venture dwellings, it is also required for applicants to show that there is an essential functional need to live on the site or in very close proximity to their workplace. An essential functional need relates to a specific management activity which means that a worker needs to be at hand for the majority of the time and where this cannot be justified in any other practical way such as electronic supervision. The need would be determined due to the character and management requirements of the venture and not because of the personal choice or circumstances of any individual. As noted already, 20 sheep are kept on the 19 acre holding in Ysgubor Wen at the moment, but it is understood that the shed is being used for indoor lambing and it is also noted that it is intended to purchase 20 calves and rear them under cover; however, it is not clear as to whether or not the calf rearing has commenced. The majority of his stock is on rented land in Llanaelhaearn. Therefore, it must be questioned why the applicant wishes to locate the house in Ysgubor Wen, when the majority of the stock is on other land in Llanaelhaearn. Considering the size of the holding and the current stock numbers in Ysgubor Wen, it is not considered that there is any functional need for an agricultural dwelling on this land and it is not considered that the size of the holding itself is sufficient to justify this agricultural house. The SPG elaborates that a genuine need should be proved that there is a necessity to live on the site to be available at short-notice, rather than living in a nearby centre or village. As it stands, and based on the information received, it is considered that it is possible to keep sheep and run the business effectively without having the worker living on the site on a permanent basis. Therefore it is not considered that the proposal complies with criterion 2 of policy CH9.
- 5.6 The remainder of the criteria are dependent on compliance with the first criterion which establishes the principle of the proposal. According to the information in the application, the applicant has only been farming since 2012 therefore this is a comparatively new venture and not a long-established venture. There is no dwelling house on the site at present, and only one agricultural shed was permitted for the applicant in 2013 to keep livestock and there are no buildings to be converted on the site either. It is not considered that the site is ideal for a dwelling house as it would be a fragmented feature in an isolated and elevated location, and it is a considerable distance from the county road. The proposed house is a four-bedroom two-storey dormer house which measures approximately 200m² internally across two floors. It is understood that the applicant has a wife and three children and that they currently live in Pencaenewydd. It is expected for new houses for agricultural purposes to be similar to the size of affordable dwellings or reflect the size of the venture. Nevertheless, it can be accepted that the floor area is slightly larger than the size of an affordable house in order to provide an office and shower/utility room for the farmer. The proposed house is substantially larger than 120m² that is recommended to be an acceptable size for a four-bedroom affordable house. It is not consistent with what the current business or venture needs or is able to maintain. Also, the proposal does not meet the rest of the criteria of policy CH9 of the GUDP or SPG: Building Rural Houses in the Countryside. If the application is approved, it would be required to

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impose an agricultural condition on the permission to restrict the occupancy of the house to persons who work in a rural enterprise.

5.7 Technical Advice Note 6: Planning for Sustainable Rural Communities also proposes a criterion to deal with applications to erect new rural enterprise dwellings which circumstantiates the above criteria. As the farming venture has only commenced since October 2012, this is considered to be a new rural venture. It is noted in TAN 6 that the business would need to have been established for at least three years, have made a profit for at least one of those years, and that the need for the post to be financially stable with clear prospects that it would continue, in order to be considered as an established venture. Therefore, it is considered that the application should be dealt with as a new dwelling on a new venture, and the requirements of paragraph 4.6 of TAN 6 notes that:

- Clear evidence of the solid intention and ability to develop the rural enterprise in question (substantial investment in new buildings and equipment is often a good sign of intent);
- Clear evidence showing the need to establish the new enterprise in the proposed location and that it cannot be located on another appropriate site where a dwelling is more likely to be available;
- Clear evidence indicating that the proposed enterprise has been designed on a firm financial foundation;
- That there is a clear functional need for a *full-time* not part-time employee;
 - The functional need could not be met by another dwelling or by converting an appropriate building that is already on the enterprise's site, or any other accommodation that exists in the area which is appropriate and available for the employees in question to obtain.

5.8 We have already established that no clear functional need for a full-time agricultural worker exists; therefore, it is contrary to criterion four of the policy. Although an investment has been made in the business in terms of building the track and the agricultural building, along with purchasing rams and ewes, this in itself is not sufficient to justify a new house. There is no certainty that the increase in stock noted in the business plan will be achieved. Details of the business and financial outlook over the next five years has been submitted as part of the application. The Council is not convinced that this information is sufficient or proves that the proposed rural venture is sustainable in the short-term. Planning permission cannot be granted for a new dwelling, based on the profit forecasts over the next five years only; it must be assessed whether or not there is a genuine functional need to accommodate a worker on-site at present.

5.9 As previously discussed, as there are only 19 acres of land in Ysgubor Wen, it is questioned whether or not the new venture should be established here, in particular as the majority of the land, although it is rented land, is located in Llanaelhaearn. Is there a genuine need to establish the venture in Ysgubor Wen bearing in mind that the development of the venture in future will be centred on land that could be available in Bromiod? Also, the Ysgubor Wen holding is in close proximity to the town of Pwllheli and thus it can be reasonably expected that accommodation in that town would be suitable in order to serve the venture on the land in question. No details have been submitted to show that efforts have been made to find suitable accommodation in Pwllheli or the vicinity and no explanation has been received as to why the houses for sale in the area are not suitable.

5.10 Therefore, to summarise, the proposal submitted does not comply with the main principles of policy C1 and CH9 of the GUDP, with SPG - Building Rural Houses in

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the Countryside or with the requirements of TAN 6 and thus the proposal would constitute building a new house in the countryside without clear justification. The size of the holding in the applicant's ownership is insufficient and the stock numbers are insufficient to justify a new house and despite the tenancy there is no certainty that this situation will continue in the future. It does not appear that the applicant himself is a rural contractor or that he works on a full-time basis in agriculture, or that there is a need for a house on this specific site. Therefore, based on the abovementioned information, the proposal is contrary to the main considerations of policies relating to new houses in the countryside.

5.11 Visual, general and residential amenities

As noted previously, it is not considered that the proposed location is suitable for such a development as it would be a fragmented feature in the countryside. A two-storey dormer house is proposed and it is acceptable enough in terms of its design and finish, but it requires a more suitable site. It has been questioned whether or not the size of the house reflects the size of the venture, bearing in mind that it is substantially larger than the size of a four-bedroom affordable house. A snapshot of the house would be visible near the electricity substation, and possibly from a distance near Pwllheli Marina. There would not be any significant impact on the amenities or privacy of nearby residents as the house would be located far away from any other property. Whilst there is no strong objection to the design, finish and impact of the proposal on the visual amenities of the area and of neighbours, this does not overcome the main planning concerns relating to the need and the agricultural justification for a new house in the countryside.

5.12 Sustainability matters

A pre-assessment report was submitted in relation to compliance with Level 3 of the Code for Sustainable Homes. This assessment shows that it is anticipated that the proposed house would reach Level 3 of the Code. Therefore, the proposed house would be acceptable in relation to Policy C7 of the GUDP which relates to building in a sustainable way; nevertheless, this does not overcome planning concerns relating to the principle and the need for an agricultural house.

5.13 Transport and access matters

It is proposed to use the existing standard agricultural access to provide access to the proposed house and this is located adjacent to the cemetery of Capel Deugorn off the unclassified county road, then following the steep private track that runs across two fields to the site of the house. Although there is a wide access with room to pull-in; concern must be expressed about visibility from the access in both directions as trees and vegetation prevents clear visibility from it. It is not considered that these visibility splays are ideal for a new house on the site. There is sufficient parking and turning provision within the site. Although the visibility splays are not ideal, the Highways Unit has not objected and thus it is considered that the proposal meets the requirements of policies CH33 and CH36 of the GUDP which relate to road safety and parking.

5.14 Relevant planning history

An outline application submitted by the applicant, number C06D/0214/45/AM, to build a dwelling house and associated granny flat on a corner of the 19 acre holding's land adjacent to Cae Llan, was refused in 2006 as the proposal was contrary to policies relating to new houses in the countryside.

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- 5.15 Subsequently, application number C11/0368/45/LL, for the applicant to locate a temporary chalet for residential use in association with a farming venture, was refused in 2011. That proposal noted the applicant's intention to establish a new pig farming venture on the site, and consequently, living accommodation would be needed on the site to serve and supervise the stock. That application was refused on the basis that the application was premature, as no firm evidence was submitted to show that an investment had already been made in the venture and no functional need was proven to show why a residential unit was required on the land.
- 5.16 The next two applications, namely application C11/1142/45/LL for the retention of an agricultural track, and application C12/19075/45/LL for the construction of a shed to keep livestock, were approved.

6. Conclusions:

- 6.1 Based on the information to hand and based on the abovementioned assessment, it is obvious that the proposal does not meet the main principles of local and national policies relating to new houses in the countryside. The existing stock numbers or size of the holding are not sufficient to maintain a full-time agricultural worker and there is no certainty regarding the viability of the farming venture to be able to justify an agricultural house. The functional need for a new house on this site is also questioned, bearing in mind that the majority of the stock and land farmed is located in Llanaelhaearn. Although the design and finish of the house is acceptable, there are concerns about the location and size of the house and doubt regarding the applicant's genuine need for an agricultural house. Concerns regarding the visibility of the access and its suitability to serve a dwelling house must also be noted. Having considered all abovementioned factors, we must conclude that the proposal is contrary to the main considerations of policy C1 relating to locating developments, CH9 relating to new houses in the countryside and TAN 6 relating to new rural enterprises, and that there is no choice but to refuse the application.

7. Recommendation:

- 7.1 To refuse:
The proposal would lead to building a new house in the countryside without justification that it is for a worker who is employed on a full-time basis in agriculture, forestry or a rural industry or that he earns his living through a full-time activity that provides an essential service for the agricultural sector. The size of the holding and stock numbers are insufficient to prove that it is necessary for an applicant to live on the site, bearing in mind that the majority of land being farmed is in another location. The Local Planning Authority has not been convinced that the applicant has a genuine agricultural need at present and there is no sufficient evidence to prove the certainty and viability of the farming venture in the future. It is therefore considered that the proposal is contrary to policies C1 and CH9 of the Gwynedd Unitary Development Plan, Supplementary Planning Guidance: Building Rural Houses in the Countryside, and Technical Advice Note 6: Planning for Sustainable Rural Communities.



Rhif y Cais / Application Number : C14/0290/45/LL

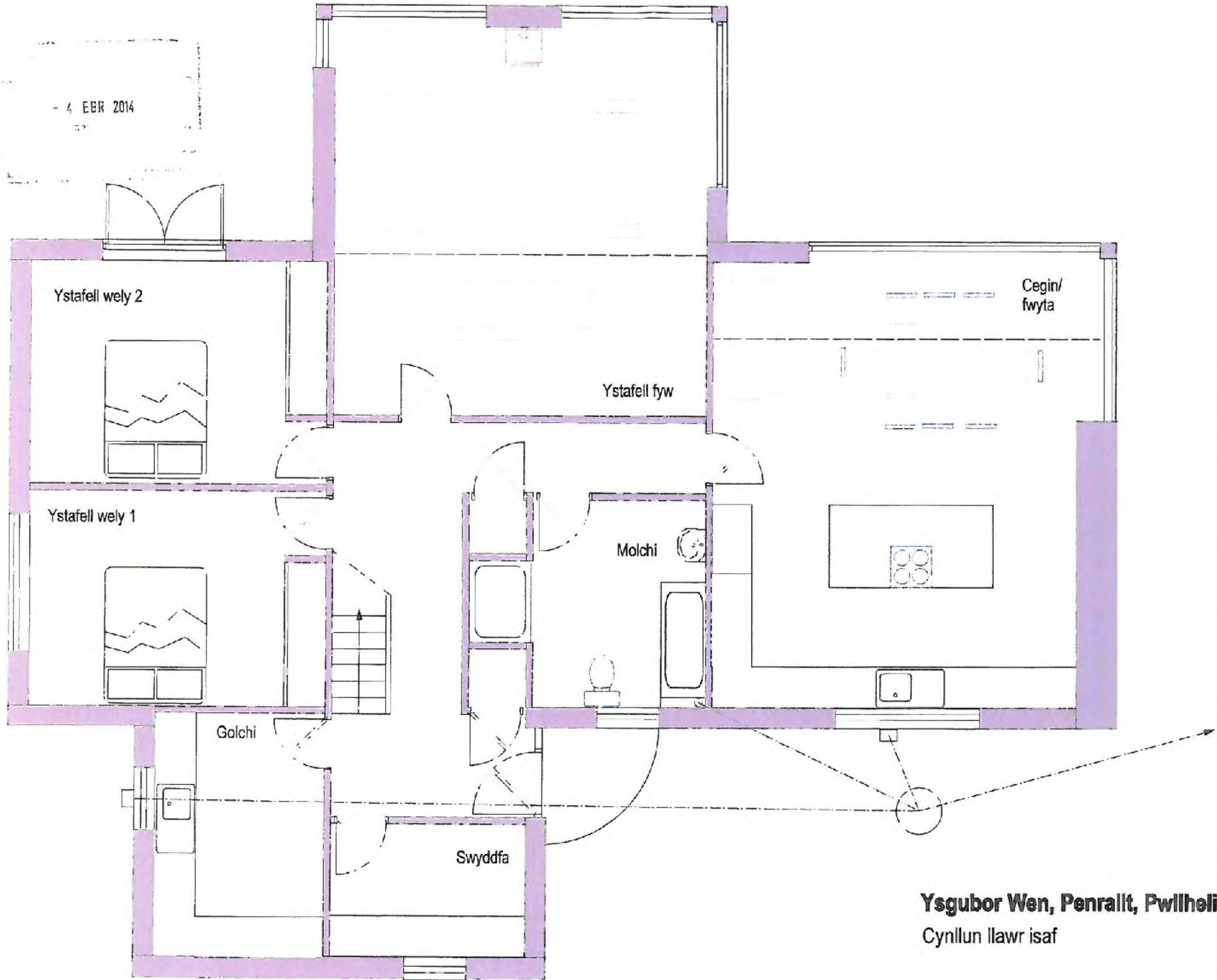
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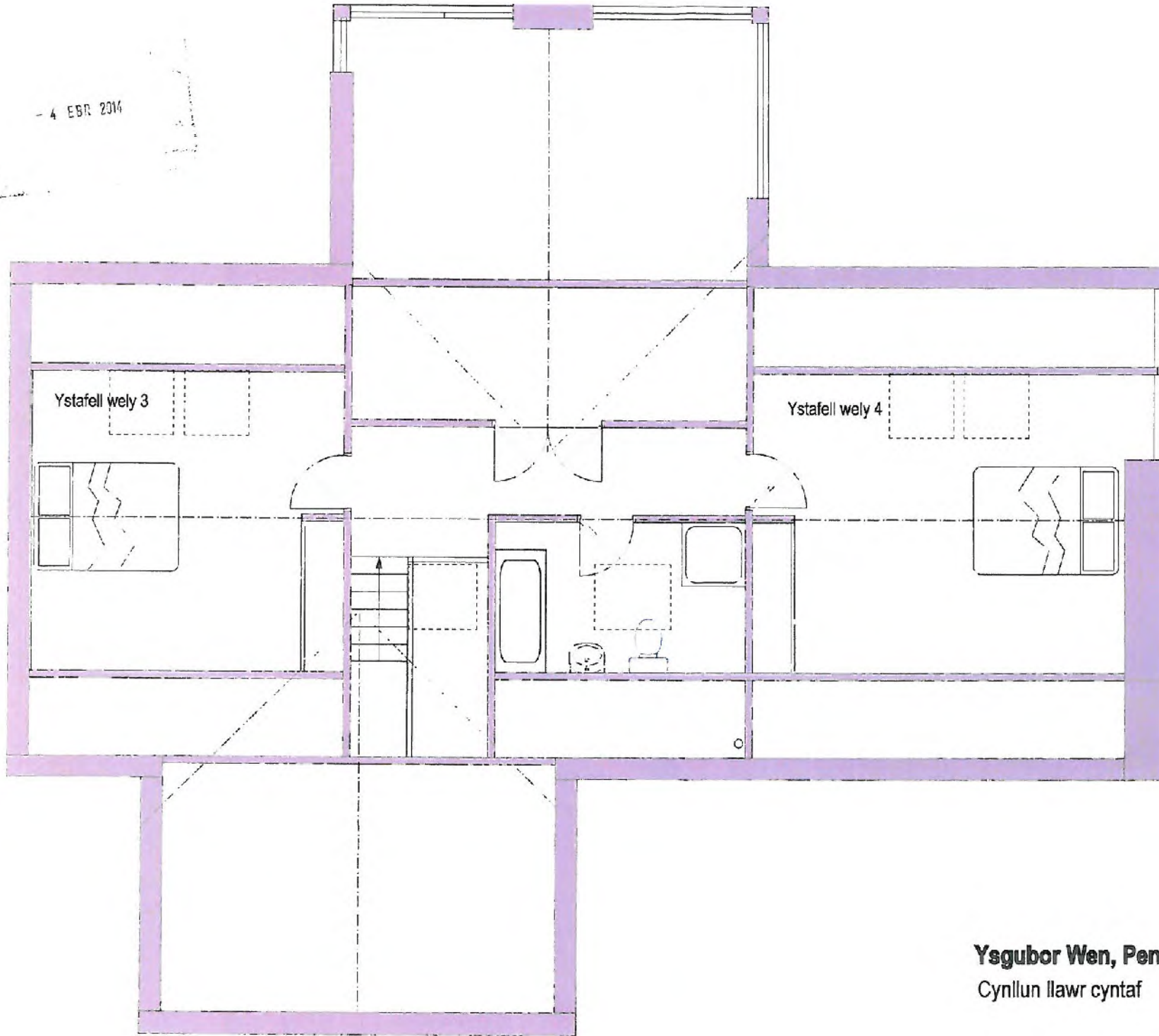
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Design & project management

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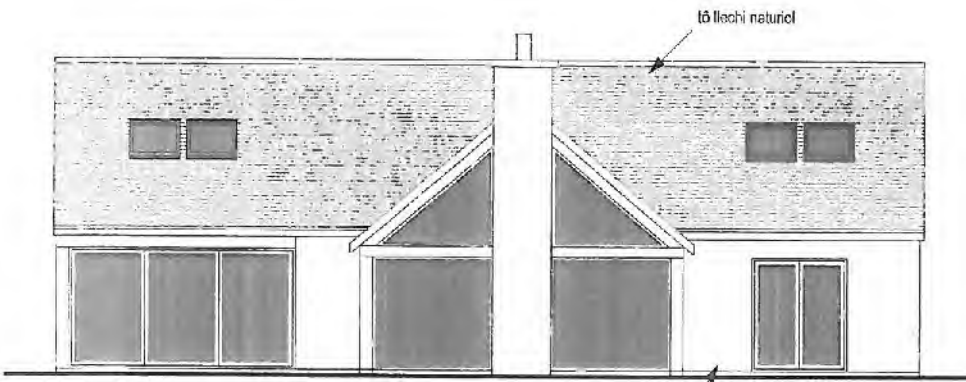
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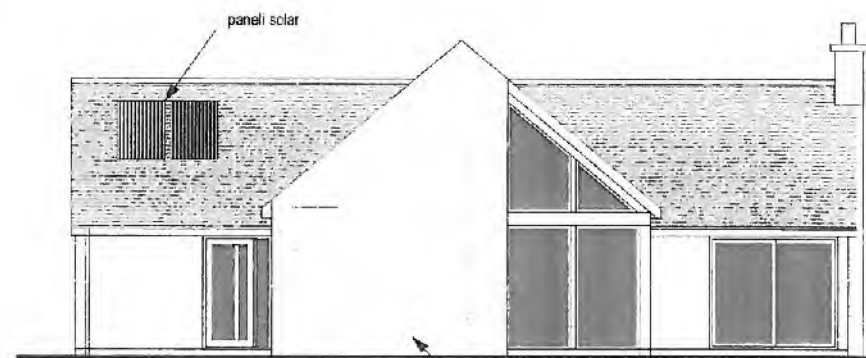
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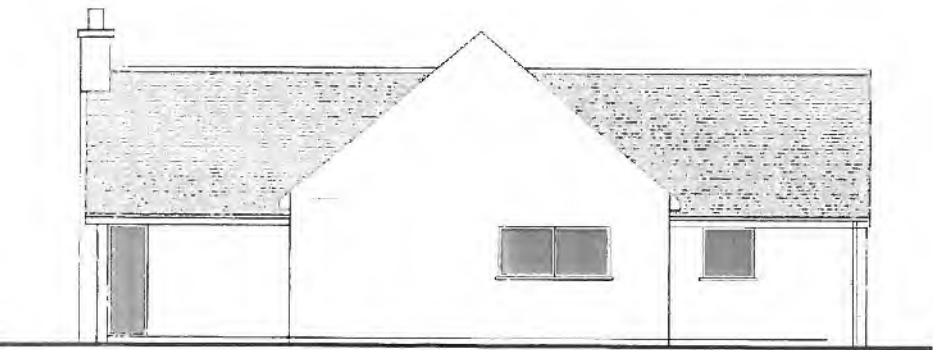
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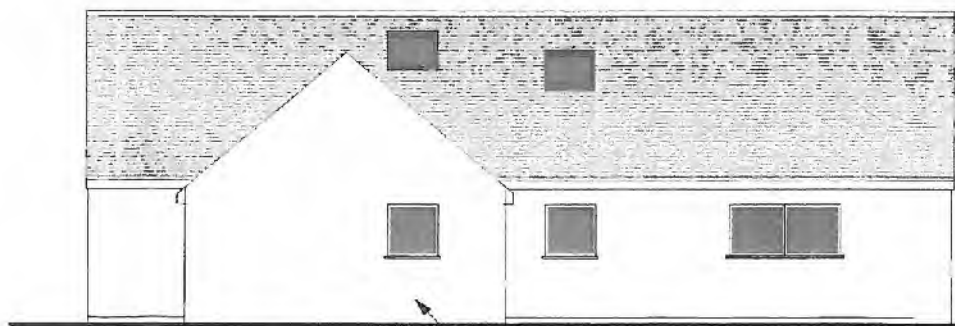
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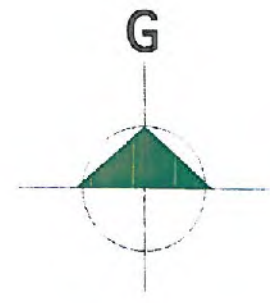
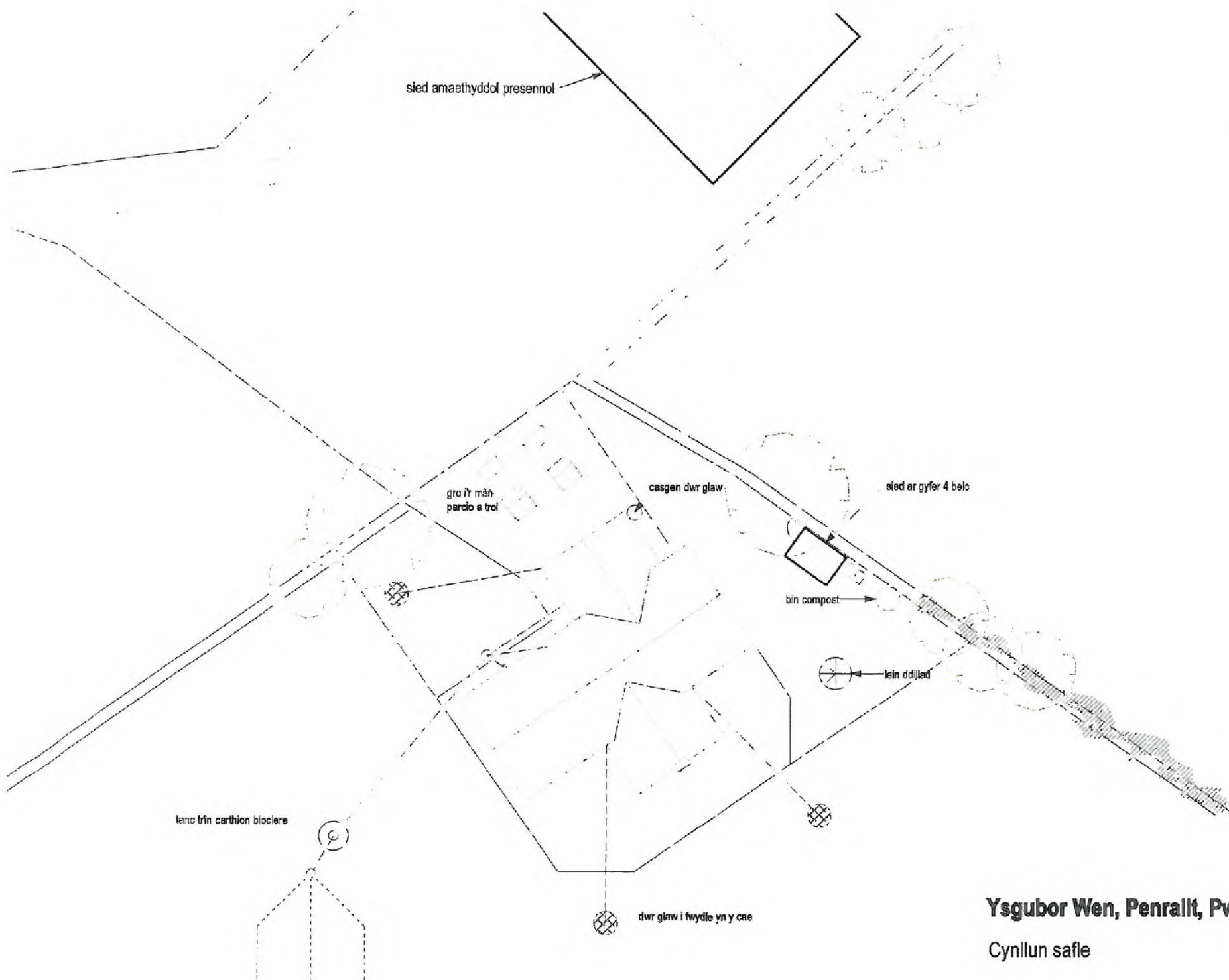
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Number 3:



Rhif y Cais / Application Number : C14/0309/30/LL

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Location Plan for identification purposes only. Not to scale.



Number: 3

Application Number: C14/0309/30/LL
Date Registered: 03/06/2014
Application Type: Full - Planning
Community: Aberdaron
Ward: Aberdaron

Proposal: CREATION OF NEW OVERFLOW CAR PARK AND NEW FOOTPATH FROM THE PROPOSED CAR PARK TO PLAS YN RHIW
Location: PLAS YN RHIW, RHIW, PWLLHELI, LL538AB

Summary of the Recommendation:

TO APPROVE SUBJECT TO CONDITIONS

1. Description:

- 1.1 The proposal involves creating an overflow car park and a footpath leading from the proposed car park to Plas yn Rhiw. The proposal would involve creating a car park for 24 cars on a section of an existing field. Two new accesses would be created for the car park – one for vehicles and one for pedestrians. It is intended to surface the car park and footpath with local Nanhoron stone. It is not intended to install a geo textile membrane beneath the stone and this will enable grass to grow through the surface of the stone over time. It is intended to plant a hawthorn hedge along the eastern boundary of the site of the proposed car park. Two trees will need to be felled in order to create the two vehicular accesses.
- 1.2 The site is situated in the countryside and lies within an Area of Outstanding Natural Beauty. A class 3 road runs along the north-western boundary of the proposed car park. The Plas yn Rhiw property is a Grade II* listed building and a section of the land surrounding the Plas has been designated as a historical park in the Register of Landscapes, Parks and Gardens of Special Historical Interest in Wales.

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:

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

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

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

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

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

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.

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. Consideration will be given to the accessibility of public transport services, the possibility of walking or cycling from the site and the proximity of the site to a public car park. In circumstances where off-street parking is needed and where the developer does not offer parking facilities on the site, or where it is not possible to take advantage of the existing parking provisions, proposals will be approved provided the developer contributes to the cost of improving the accessibility of the site or providing the necessary parking spaces on another nearby site.

D13 – ATTRACTIONS AND FACILITIES - Proposals for the development of new attractions and facilities for visitors, or to improve the standard of existing facilities, will be approved provided they conform to certain criteria. Where there are no suitable opportunities within the development boundary, only proposals that involve the re-use of an existing building(s) or a previously used site, or an existing building(s) or a site closely related to other existing buildings that form part of an existing tourist facility complex including one that provides visitor accommodation, or the development of an activity restricted to a specific location due to its use of a historical or natural resource, will be approved. Every proposal will be required to comply with the criteria relating to the development of 'niche' markets, or supporting the development of an identified theme in the Gwynedd Tourism Strategy, appropriateness to the urban/rural setting and the design, lay-out and appearance of the proposed development.

2.3 National Policies:

Planning Policy Wales (Sixth edition, February 2014)

TAN 18: Transport

TAN 13: Tourism

3. Relevant Planning History:

3.1 The site has no relevant planning history.

4. Consultations:

Community/Town Council: Not received.

Transportation Unit:	No objection to the proposal. Have already discussed the proposal with a representative from the Trust and I confirm that the access complies with what was agreed upon in principle. Standard conditions and notes recommended.
Biodiversity Unit:	The land along the northern side of the new car park is wet with a wet grassland habitat. The location of this land is very obvious due to the vegetation. I would like to see this land being protected (except where the road and the new access road crosses this land). Therefore, it should not be drained and no spoil should be poured on it during the work of creating the car park.
Trees Unit:	I have no concerns after changes were made to the plan.
Welsh Historic Gardens Trust:	Not received.
AONB Unit:	The site in question is for a car park on the side of the road and within the AONB which is a national protected landscape. Many mature trees are on the site and guidance will be required from the Biodiversity Unit in relation to those. Also, the access could be a problem; however, the Highways Department can present its views to that end. The development will not be prominent in the landscape because it is not intended to erect any building and the trees would assist to conceal the car park. Therefore, the development would not disrupt the AONB; however, the signage associated with the development should be restricted.
Public Consultation:	A notice was posted on the site and nearby residents were informed. The advertising period ended on 7 May 2014 and four letters / items of correspondence (two of which are anonymous) were received objecting to the application on the following grounds: <ul style="list-style-type: none"> • The impact on the AONB • Dangerous access • Displacing water from the site to nearby land • The size of the car park is substantially larger than what is defined or suggested as what is required for an overflow car park • Parking spaces available in a nearby lay-by and also in the nearby house • The existing car park is never full

5. Assessment of the material planning considerations:

Principle

- 5.1 Policy D13 relates to attractions and facilities and notes that proposals to improve the standard of existing facilities will be approved provided that they comply with relevant criteria. It is considered that the proposal is in accordance with these criteria as it develops an activity that is restricted to a specific location and as the proposal would improve the facilities available for visitors. It is considered that the proposal is suitable to its rural location in terms of its scale, type and character. It is also considered that its

design, setting and appearance are of a high quality. Consequently, the proposal is considered to be in accordance with Policy D13 and therefore the principle of the development is acceptable.

Transport and access matters

- 5.2 The proposal is for the creation of a new overflow car park for visitors to Plas yn Rhiw. The proposed car park would accommodate 24 vehicles. The existing car park can accommodate approximately 16 vehicles. It is understood that at busy periods, the existing car park is insufficient and that vehicles are then parked on the side of the road. The proposed site currently forms part of a field. It is intended to open a new vehicular access and pedestrian access leading to the nearby class 3 road. The Transportation Unit was consulted on the proposal and they had no objection to the proposal. The observations also confirm that the Transportation Unit has discussed the access with the applicant before the application was submitted and it agreed to the principle of the proposal. It is recommended to impose standard conditions and notes on any permission. It is realised that concerns have been voiced about the proposal by the objectors; however, as a result of the fact that the Transportation Unit does not object to the proposal, it is considered that the proposal is acceptable in terms of Policies CH33 and CH36 of the GUDP.

Visual amenities

- 5.3 The car park would be located on a part of an existing field. Trees and hedges are located along the western boundary and there is some vegetation along the southern and northern boundaries. The most open boundary visually is the eastern one where the car park will be closed off from the remainder of the field. It is intended to plant a hawthorn hedge along this boundary. The proposed footpath would run along land on the other side of the road, towards the west, from the car park. This footpath would allow for the proposed car park to be linked to the Plas yn Rhiw property. This footpath would run through a field and near trees. The exact location of the footpath has been diverted in order to avoid the nearby trees. It is intended to surface the car park and footpath in local Nanhoron stone and this would enable grass to grow back gradually through the stone which would reduce the proposal's visual impact on the landscape. Therefore, it is not considered that the proposal would be prominent in the landscape and as a landscaping scheme has been submitted which will serve as a method of mitigating the proposal's visual impact on the landscape. It is considered that this landscaping scheme is acceptable in terms of Policy B27 of the GUDP; however, a condition will be required to ensure that the landscaping scheme is implemented.

The site is located within the boundary of the AONB.

The AONB Unit's observations on the proposal were received and it did not consider that the proposal would be prominent in the landscape and thus that it would not disrupt the AONB. It is considered that the proposal is acceptable in terms of Policy B8 of the GUDP.

- 5.4 Plas yn Rhiw is a listed building and the land surrounding it is a registered historical park. The proposed car park is not located within the historical park. The footpath is located within the land of the registered historical park. However, considering the nature of the path and its location, it is not considered that it would have a detrimental impact on the appearance of the historical park or on the setting of Plas yn Rhiw as a listed

building. It is considered that the proposal is acceptable in terms of Policy B3 and B12 of the GUDP.

General and residential amenities

- 5.5 A few dwelling houses are located in the vicinity of the site. This is a proposal to create an overflow car park for the existing use of Plas yn Rhiw as a tourist attraction. Therefore, it is not considered that the proposal will cause a substantial increase in the traffic coming and going from the property and that having an overflow car park would facilitate the parking arrangements when the existing car park is full. Therefore, it is not considered that the proposal would have a detrimental impact on the amenities of nearby residents, and it is therefore acceptable as regards Policy B23 of the GUDP.

Biodiversity matters

- 5.6 The application site has not been designated in terms of biodiversity. The Biodiversity Unit was consulted on the application and it is generally satisfied with the proposal. However; they are eager to impose a condition to safeguard a part of the wet grassland habitat located between the proposed vehicular access and the proposed footpath. This condition would ask for no drainage to be undertaken on the land and for no spoil to be poured onto this wet grassland habitat during the work of creating the car park. It is considered that if such a condition is imposed then the proposal is unlikely to have a significant harm on biodiversity.
- 5.7 Since receiving the original application, the location of the proposed footpath has been diverted somewhat to ensure that it would not have an impact on the mature trees located nearby. After receiving an amended plan which avoids the crown of two substantial trees and obtaining further details about the footpath, the Trees Unit is satisfied with the proposal but there would be a need to ensure that the work is undertaken in accordance with the amended plan. Consequently, it is not considered that the proposal would have a detrimental impact on trees.

6. Conclusions:

- 6.1 It is considered that the proposal is acceptable and complies with the policies as highlighted above. It is not considered that the proposal would have a detrimental impact on road safety or on the visual amenities of the vicinity. It is also considered that it is acceptable in terms of biodiversity, trees and the amenities of nearby residents.

7. Recommendation:

- 7.1 To approve – conditions

1. Commencement within five years.
2. In accordance with plans.
3. Complete the car park in accordance with the requirements of the local planning authority prior to commencing use of the development.
4. Landscaping.
5. No drainage to be undertaken on the land and no spoil to be poured onto the wet grassland habitat between the proposed vehicular access and proposed pedestrian access.
6. Work to be completed in accordance with additional information received via e-mail on 27 May 2014.
7. Overflow car park only.



Rhif y Cais / Application Number : C14/0309/30/LL

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 an Llyfdd o Ddiweddol Hanesyddol aeth Eiddoeddau Nanesol
 for Places of Historic Interest or Natural Beauty

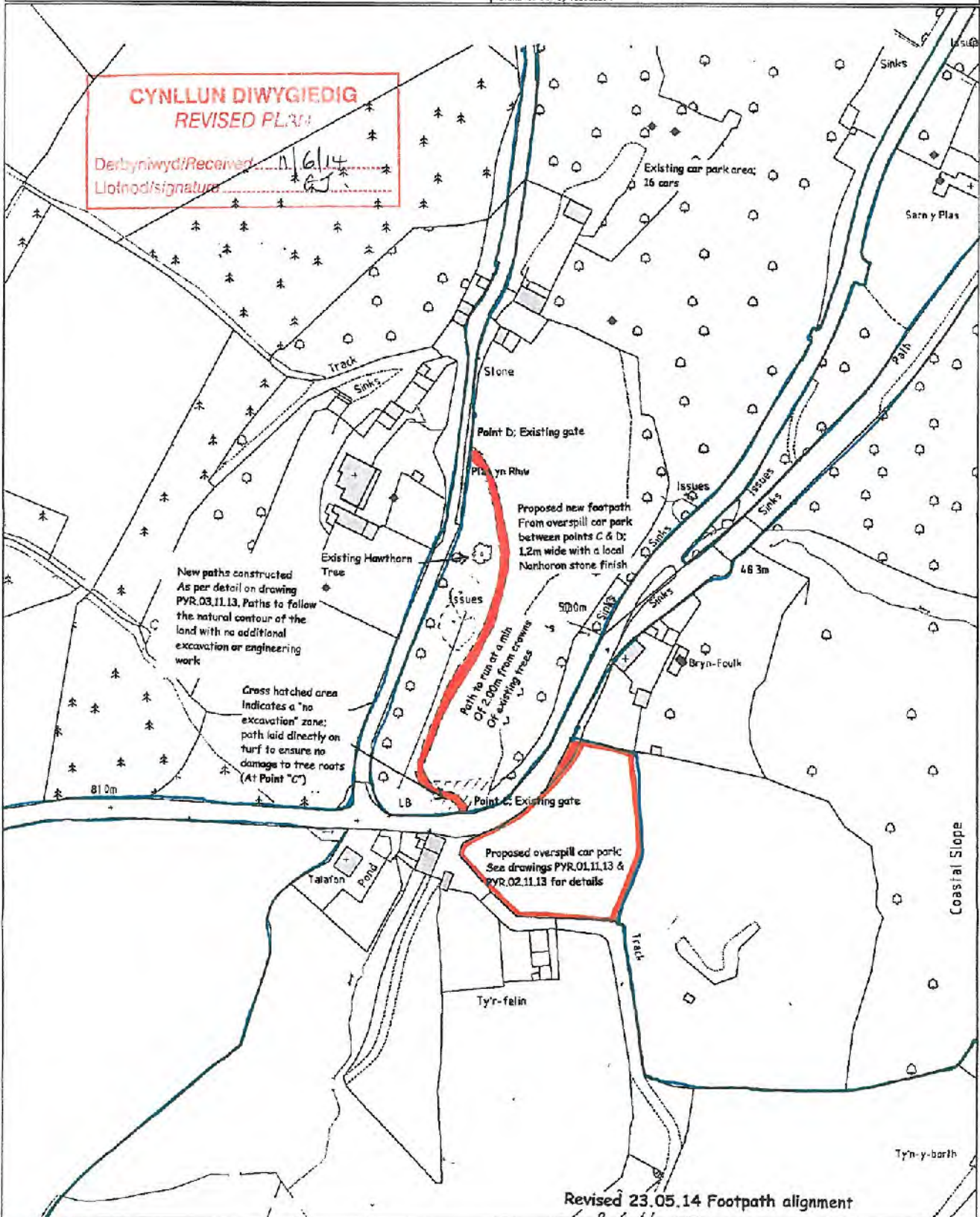
Teitl/Title: Plas yn Rhiw
 Proposed Footpaths
 PYR FP

Graddfa/Scale 1/1250
 Dyddiad/Data 5/4/2014

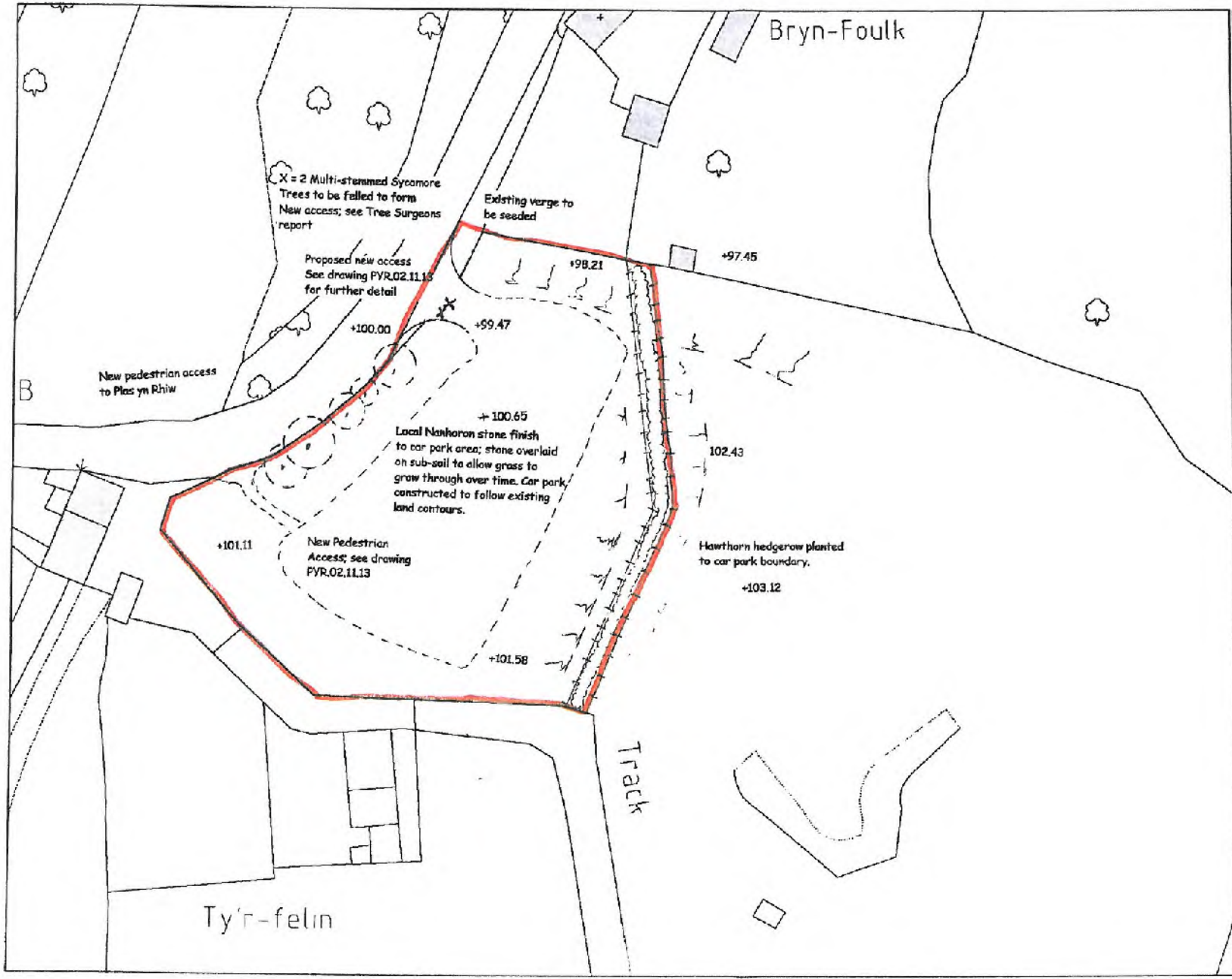
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CYNLLUN DIWYGIEDIG
REVISED PLAN
 Derbyniwyd/Received: 11.6.14
 Llofnod/signature: [Signature]



Revised 23.05.14 Footpath alignment



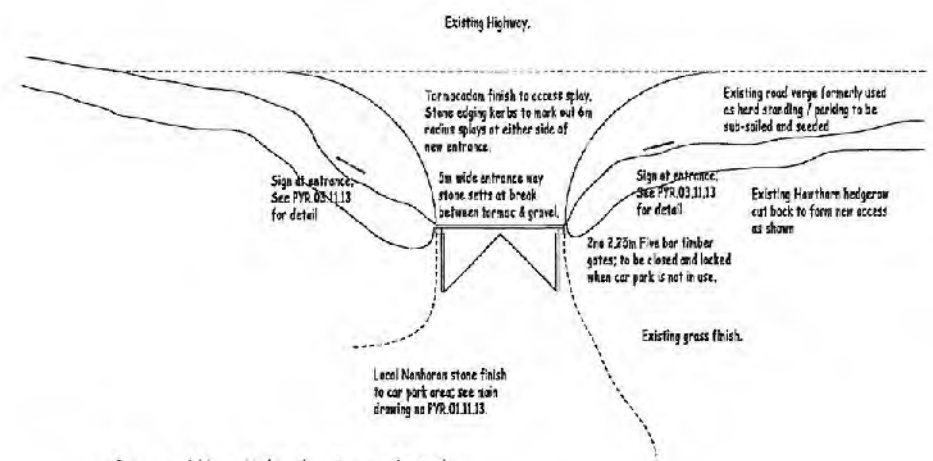

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 THE NATIONAL TRUST
*am Llywodraeth Cymru a de Cymru a'r Eiddoedd Hanesyddol a'r Brodyddol
 of Wales and Northern Ireland*

**Teitl/ Title: Plas yn Rhiw
 Proposed Overflow Car Park**
 PYR.01.11.13

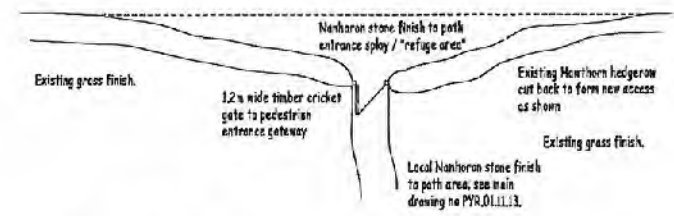
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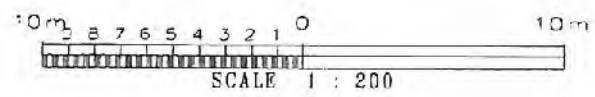
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Proposed New Vehicular Access Detail

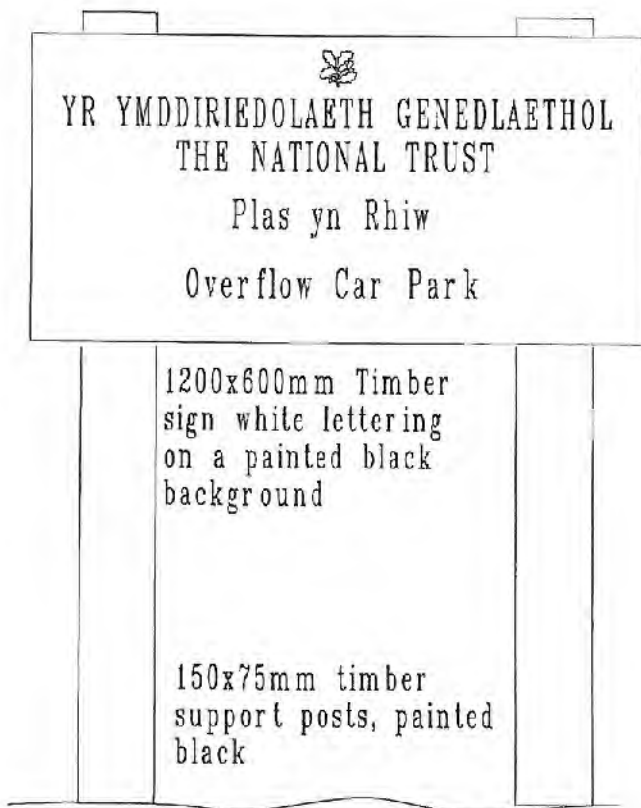


Proposed New Pedestrian Access Detail

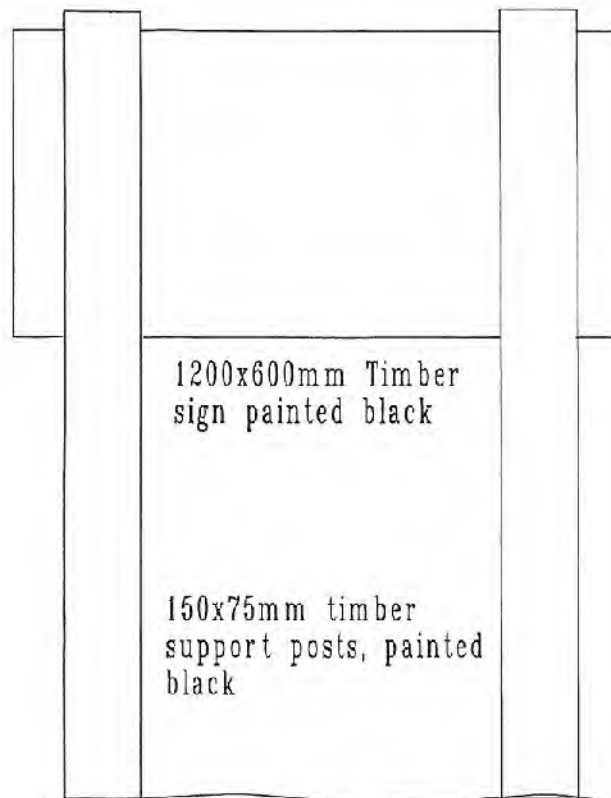


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SWYDDFA GOGLEDD ORLEWIN CYMRU NORTH WEST WALES AREA OFFICE DINAS, BETHS Y COED, CONWY, LL24 0HC Ffon 01690 713300		
DATE 12.13	SCALE 1:200	DRAWN Em
TITLE Plas yn Rhiw Car Park Details: Pedestrian & Vehicular Acceses.		
DRWG No. PYR.02.11.13		

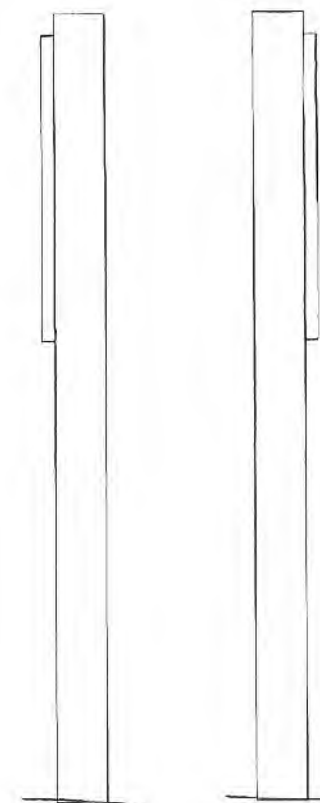




Front View



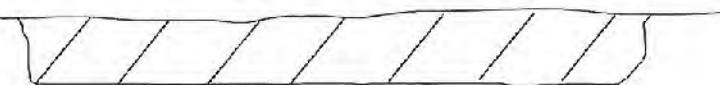
Rear View



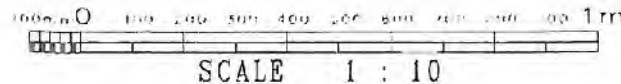
Side Views

*See Drawing PYR.02.11.13 for sign locations

1.2m wide path finished with 125mm Nonhoron quarry stone



Path Detail



 YR YMDDIRIEDOLAETH GENEDLAETHOL THE NATIONAL TRUST		
SWYDDFA GGGLEDD ORLEWIN CYMRU NORTH WEST WALES AREA OFFICE DINAS, BEIWS Y COED, COUWY, LL24 0HG Fon 01690 713317		
DATE 11.13	SCALE 1:10	DRAWN Em
TITLE Plas yn Rhiw; Car Park Signage & Footpath Detail.		
DRWG No PYR.03.11.13		



Number: 4

Application Number: C14/0353/33/LL
Date Registered: 13/05/2014
Application Type: Full - Planning
Community: Buan
Ward: Efailnewydd/Buan

Proposal: ADEILADU SIED STORIO DEUNYDDIAU AMAETHYDDOL NAD YDYNT YN BERYGLUS AC OFFER YMARFER I DDEFNYDD PERSONOL YN UNIG YNGHYD AG ADDASU MYNEDFA / BUILDING OF SHED FOR STORAGE OF NON-HAZARDOUS AGRICULTURAL MATERIAL AND TRAINING EQUIPMENT FOR PERSONAL USE ONLY AND ALTERATIONS TO ACCESS

Location: LAND BY, TU HWNT I'R AFON FARM, RHYDYCLAFDY, PWLLHELI, 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 personal use and non-hazardous agricultural materials. The applicant's son participates in strongest man competitions. The shed would measure 12 metres by 15 metres. The height of the shed would be approximately 4.2 metres at its highest. 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 materials / equipment. The principal use of the shed would therefore be for storing training equipment. 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 This application is a resubmission of application C13/0955/33/LL that was refused on 5 March 2014. 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 shown promise in recent competitions and that he could do well in the future with the appropriate facilities and support. As part of the previous application a letter of support was submitted by 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. The applicant has noted in his application form that it is intended for the training equipment to be used for personal use. It should also be noted, that although the application is to store training equipment, it would be inevitable that the building and the site would be used for training with the equipment that is to be stored.
- 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 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. It is understood that it is intended to use some of the stones to build and smarten the *cloddiau* around the field and that the remainder of the stones would go to customers that have already been identified.

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 a 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 C13/0955/33/LL - Construction of shed for storing tools and non-hazardous agricultural material and storing of equipment for strongest man competition – land near Tu Hwnt i'r Afon farm, Rhydyclafdy - Refused 5 March 2015.

3.3 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:

Support. The following observations were noted:-

- The applicant's young son represents Wales in strongest man competitions and should be encouraged.
- A considerable building is needed to store the equipment that is needed and to train.
- The building would be relatively hidden from the county road, especially if trees are planted on the boundaries.
- The access appears to be very safe.

Transportation Unit:

The observations remain as with the previous application and there is no objection only to suggest conditions relating to constructing the

access.

Public Consultation: A notice was placed on the site. The advertising period ended on 3 June 2014 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 structures 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, the applicant owns only the field (approximately 0.2 hectares) where it is intended to locate the shed; therefore, it is questioned whether the applicant has a real need for an agricultural shed of any type in particular if you bear in mind that the site is full of stones and that there are 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 actual 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 related to an industrial or business use; rather, it is for personal benefit from the perspective of the applicant's son who competes in weightlifting and strongest man competitions. Furthermore, it is not considered that there are truly exceptional location needs as the policy refers 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 related to an industrial or business use; 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 can be 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. Furthermore, 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 of 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 they did not object to the proposal although they did note that 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 The proposal has been submitted on the grounds of constructing a shed for storing non-hazardous materials and training equipment for personal use only. The personal use referred to would relate to the needs of the applicant's son who participates in weightlifting and strongest man competitions. The personal needs have been considered, however; 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, although the circumstances are acknowledged and appreciated; this does not outweigh policy considerations as outlined above. Consequently, the proposal is contrary to policies C1, C3, CH44, CH46, D5, D7 and D9 of the Gwynedd Unitary Development Plan.

7. Recommendation:

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 : C14/0353/33/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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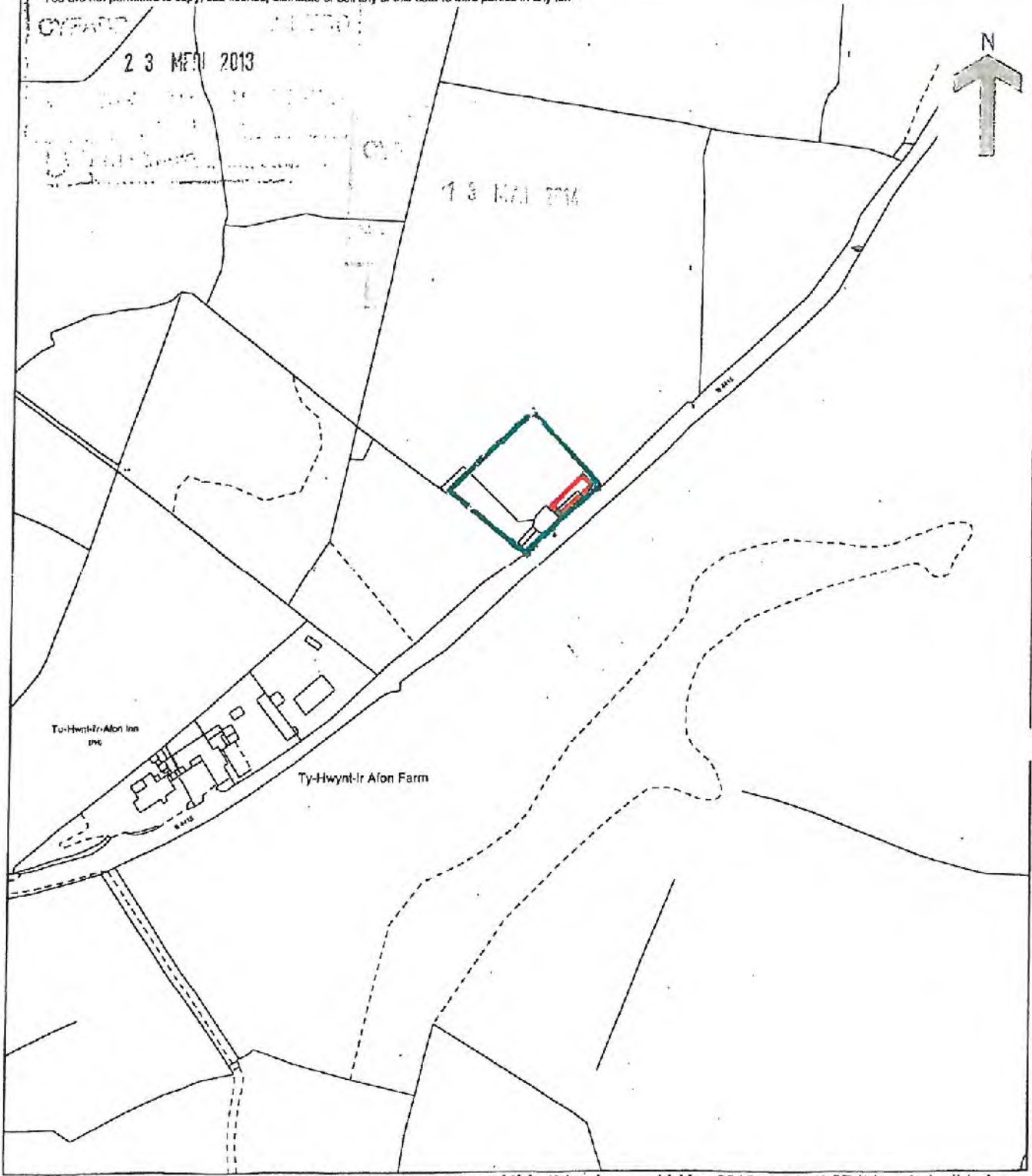
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Land Registry
Official copy of
title plan

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



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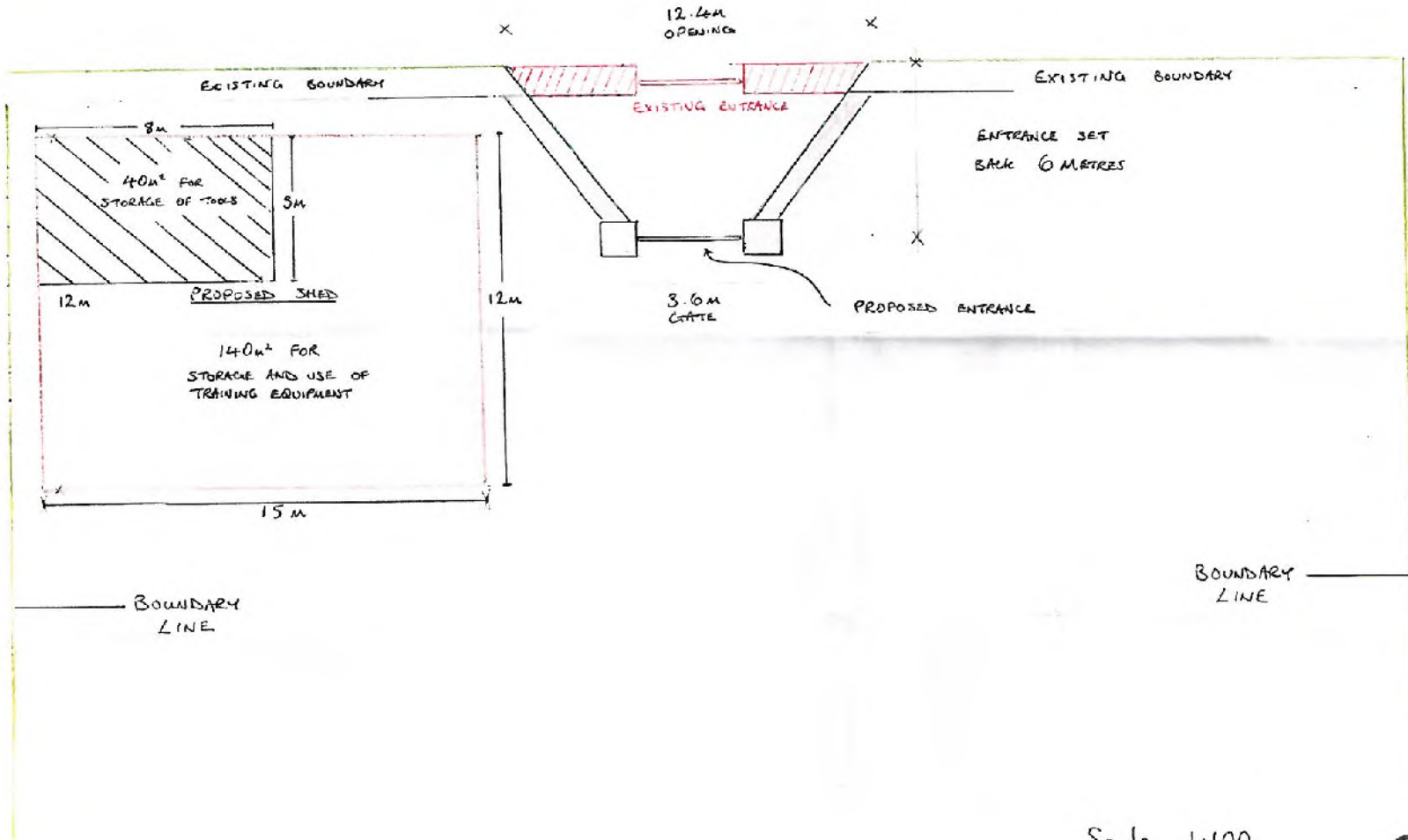
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This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Wales Office.

Plan view of proposed entrance
Land Registry Number: CVM558375
Rhydyfelfdy.

1.4 HYD 2013

1.3 HYD 2013

1.3 NAI 2014



Scale 1:100



12 000 000

PROPOSED ENTRANCE TO SITE
LAND BY TO WHAT IS AFOON FARM
RHINDYCLAFDY, PALLHELI, GWYNEDD
LLSS 74H.

PROPOSED SHED

1.0m HIGH WALL

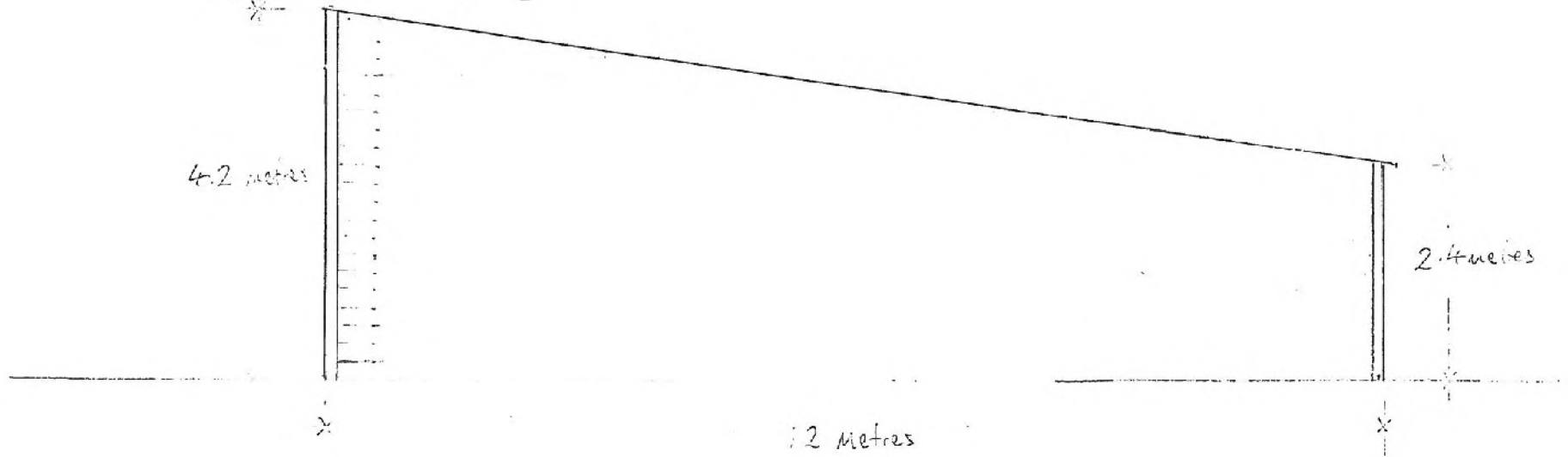
3.6m GATE

12.4m SPACED OPENING

Scale 1:20

7

Side elevations
EAST + West facing



1:5

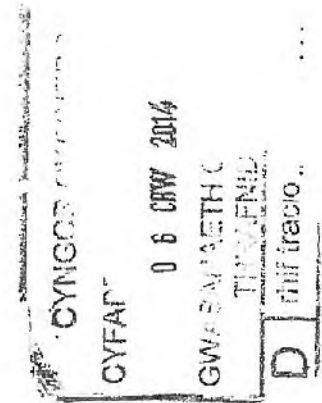
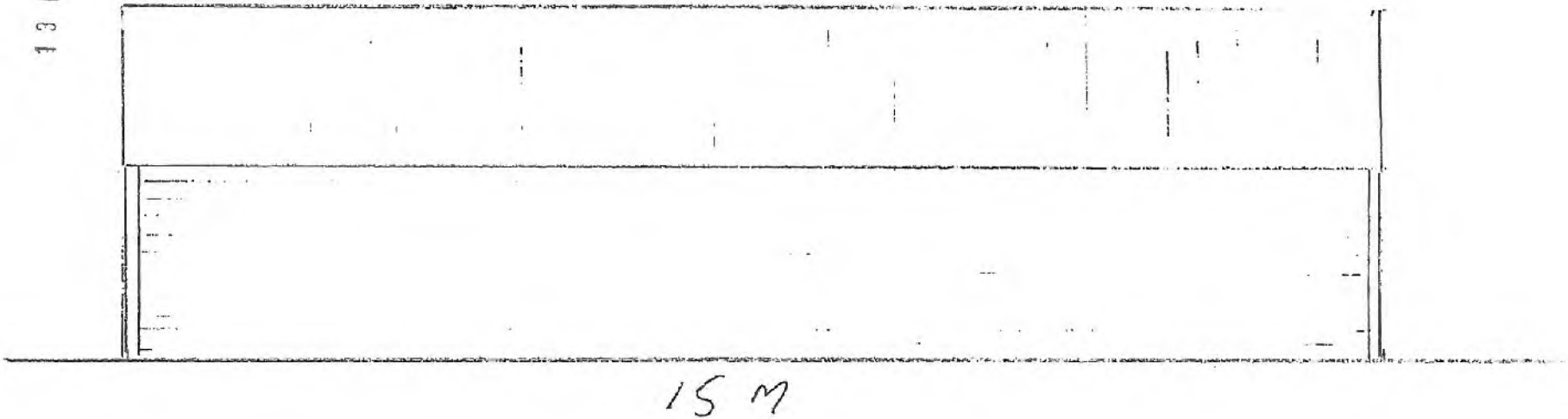
1:5

F

Proposed shed
Nr. Rhydyclafdy LL53 7YH

Rear elevation
(South facing)

13 MAY 2014



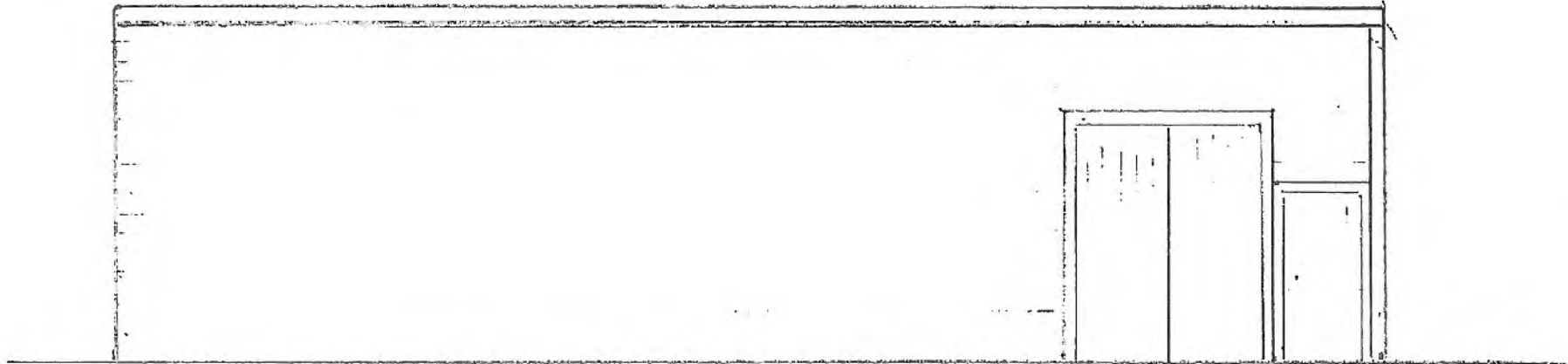
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Scale 1:75

Proposed shed
Nr Rhydyclafdy LL53 7YH

Front elevation
(North facing)

CYNGOR GŶYNGOR
CYFAR
D 6 CHW 2014
GWYBODAETH
TUDYBU
D rhif lacio



15M

Scale 1:75

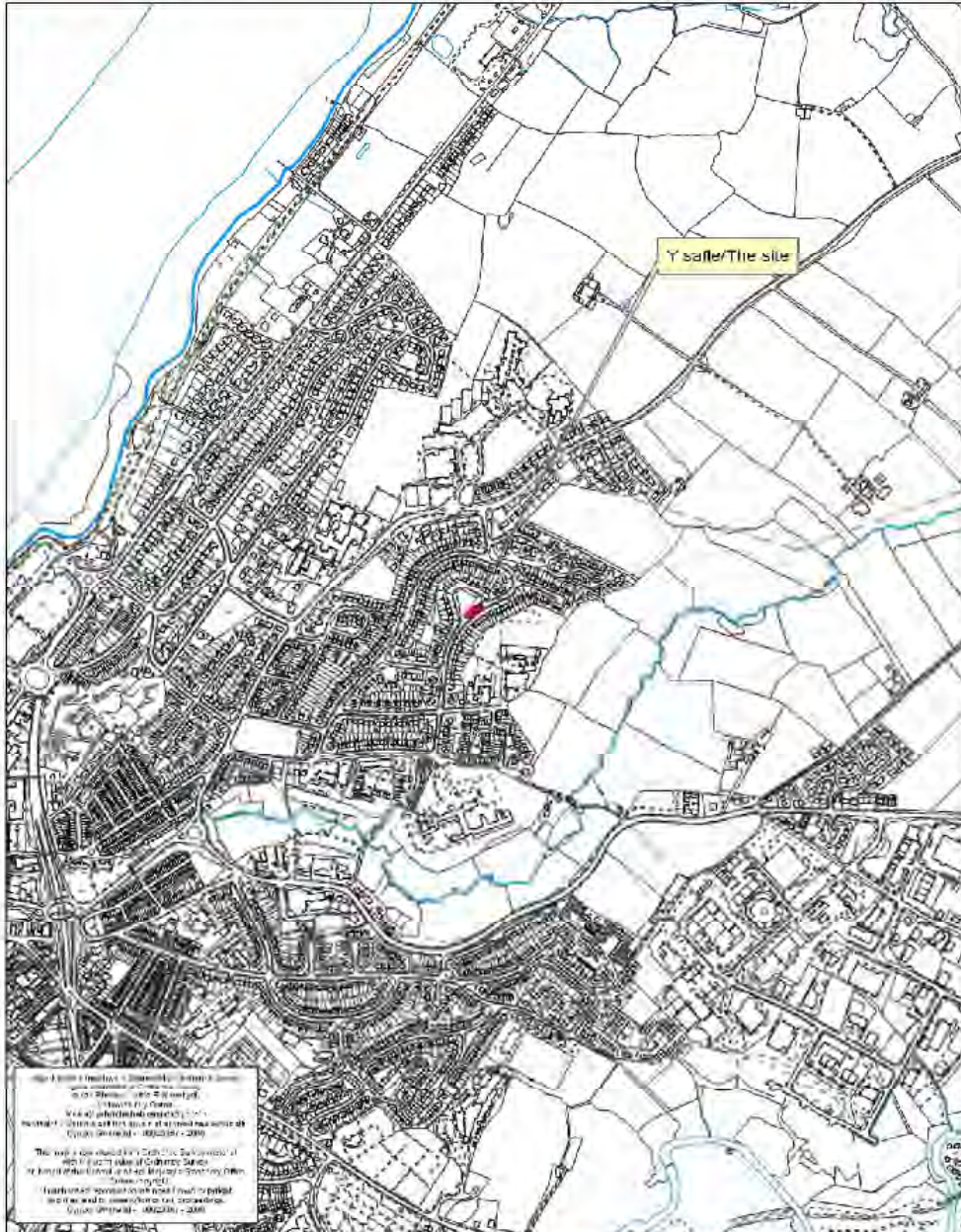
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Number 5:



Rhif y Cais / Application Number : C14/0372/14/LL

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



Number: 5

Application Number: C14/0372/14/LL
Date Registered: 30/04/2014
Application Type: Full - Planning
Community: Caernarfon
Ward: Cadnant

Proposal: CREATE PARKING SPACES
Location: MAES GWYNEDD, CAERNARFON, LL551DP

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 The original proposal submitted on behalf of Cartrefi Cymunedol Gwynedd was for the creation of additional parking spaces and to revamp the existing parking spaces within an established housing estate. However, after receiving objections from the occupants of neighbouring houses the application was amended so that it now includes four parking spaces in the form of a lay-by along Maes Gwynedd only and leaves the existing parking spaces along Ffordd Marchlyn as they are. The existing trees will remain as well as the vast majority of green land which is used as an open amenity communal area.
- 1.2 The above amendment will reduce the current problem where vehicles park on the road which in turn causes an obstruction to traffic flow along the nearby roads network. The site is located in the centre of an established estate of former Council houses which includes two-storey houses and bungalows for the elderly and this plan is part of a package of wider schemes throughout Gwynedd to improve parking facilities for tenants/residents and visitors to the housing estates themselves.
- 1.3 The application is submitted to the Committee following a vast number of objections referring to the original plan which has now been amended.

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 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 CH35 – PUBLIC CAR PARKING FACILITIES

Proposals which provide public parking facilities which fill obvious gaps in the existing provision will be approved if they conform to a series of criteria regarding visual, environmental, parking

and highways issues, as well as matters regarding the scale and design of the development and its impact on adjoining uses.

2.3 National Policies:

TAN 18 “Transport”, (March, 2007).

3. Relevant Planning History:

3.1 This particular site has no relevant planning history.

4. Consultations:

Community/Town Council: Support

Transportation Unit: No objection, but with conditions/notes.

Public Consultation: A notice was posted on site and neighbouring residents were notified. The notification period ended on 28 May, 2014 and objections and a petition signed by 13 residents of Ffordd Marchlyn were received which stated the following:-

- There are already plenty of parking spaces for Ffordd Marchlyn occupants with only four of them being car owners.
- If the parking spaces are full, it is non-residents who park there. Should the application be approved, it will be of benefit to non-residents rather than Ffordd Marchlyn occupants.
- By enticing non-residents to park in Ffordd Marchlyn this will subsequently change the character of the live environment by increasing noise and disturbance.
- Object to felling mature trees which is an important habitat for birds and wildlife. The new trees would take years to mature.
- The green space is currently a vital bird feeding area and is important on the basis of a public amenity space. Developing it would be a huge loss to wildlife and open spaces like these must be protected in the town.
- Complaints had been received from nearby Maes Gwynedd occupants regarding the narrowness of the road where two junctions meet with Ffordd Marchlyn but this is not always a problem.
- The proposal, if approved, would affect Ffordd Marchlyn residents emotionally on the basis of noise and nuisance and the loss of an important ‘green’ amenity space.

Public Consultation:

- It would be more beneficial to ask Ffordd Marchlyn occupants if they want parking spaces to be created within the curtilage of the houses themselves rather than using part of the green space for additional parking facilities.
- No objection should the application be changed to create parking spaces for Maes Gwynedd occupants only.

As a result of receiving the abovementioned objections, CCG recontacted local residents and consequently the plans were amended so that only a lay-by for four cars opposite Maes Gwynedd would be the subject of the planning application.

4.1 Following this, the application was re-advertised and the consultation period has now ended.

4.2 Although the Local Planning Authority has not received any additional correspondence from the objectors themselves, it is believed that the fact they have not responded after being reconsulted regarding the amended application shows that they no longer have any objection to the application. The new plan responds to the concerns.

5. Assessment of the material planning considerations:

5.1 Principle of the development - the principle of providing public parking facilities is based on Policy CH35 of the GUDP where such proposals are approved provided they can meet criteria which involve the proposal filling obvious gaps in the existing provision, that the scale and design of the development are suitable for the location, that the proposal will not cause significant harm to the landscape or nearby uses and that the development is acceptable in terms of traffic and road safety. Policy B23 requires that proposals be refused if they have a detrimental effect on the amenities of the local neighbourhood. The TAN 18 "Transport" document states in paragraph 4.16 that local planning authorities should "give greater weight to the potential adverse impacts likely to result from on-street parking when the design and layout of the street is unlikely to satisfactorily cope with additional residential parking pressures...." To this end, it is believed that the principle of creating additional public parking spaces and revamping the existing ones is acceptable on this site.

5.2 Visual amenities – it is believed that creating additional parking spaces along a fairly busy road will not have an unacceptable impact on this part of the streetscape as the lay-by will only be a small extension to the roads network and it will be made of similar materials – concrete and tarmac surface. The proposal therefore complies with the requirements of Policies B23 and CH35 of the GUDP.

5.3 General and residential amenities - as the nearby roads network, which includes Maes Gwynedd, is already a fairly busy road in traffic terms, it is not believed that increasing the amount of parking spaces will cause significant harm to the amenities of neighbouring residents on the basis of nuisance and noise as these elements already exist

in the area. On the contrary, this will facilitate off-road parking. To this end, it is believed that the proposal is acceptable based on the requirements of Policies B23 and CH35 of the GUDP.

- 5.4 **Transportation and access matters** – the objective of the application is to respond to off-road parking shortcomings that currently exist and reduce traffic flow obstructions that currently exist along Maes Gwynedd, and to this end it is believed that the proposal is acceptable and responds to the requirements of Policy CH35 of the GUDP.

6. Conclusions:

- 6.1 Taking the abovementioned assessment into consideration, it is believed that the proposal as submitted is acceptable based on its location, scale, design, visual amenities and road safety and that it complies with relevant local and national planning policies and guidance. It also responds positively to concerns raised by local residents.

7. Recommendation:

- 7.1 To approve - conditions:-

1. Five years
2. In accordance with the amended plans.



Rhif y Cais / Application Number : C14/0372/14/LL

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CYMLUN DIWYCHIEDIG
REVISED PLAN

Da-byniwyd/Received 18.06.14
Llofnod/signature



Cartrefi Cymunedol Gwynedd
Adeilad Manweb
Ffordd Santes Helen
Caernarfon
Gwynedd
LL55 2YB



-  CCG Land Ownership
-  Area not within CCG Ownership
-  Planning Application Boundary (412²)

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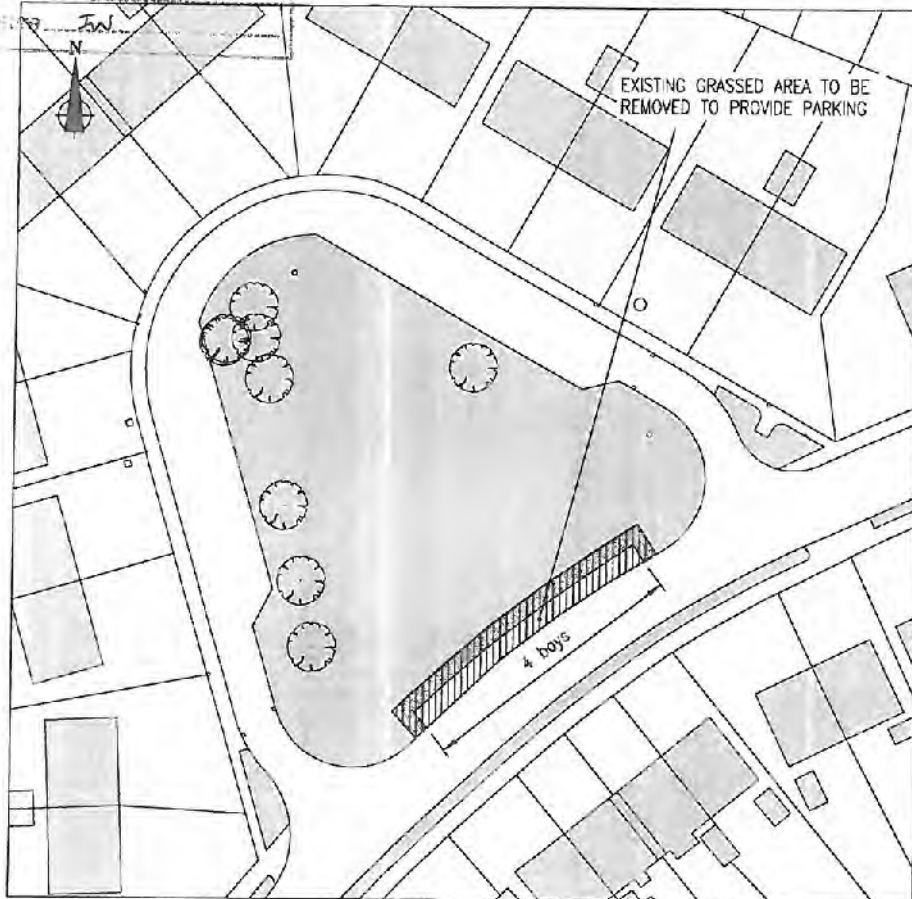
MAES GWYNEDD, CAERNARFON
PLANNING - SITE LOCATION PLAN
OS GRID REF: 248960, 363296

CAPITA
Property and infrastructure
Penrhos Manor, Oak Drive, Colwyn Bay,
North Wales, LL29 7YW
Tel: 01492 539200
Fax: 01492 531333

DRAWN BY LE	CHECKED BY LE	PASSED BY SG	DATE APR. 2014	SCALES @ A4 1:1000	ISSUING OFFICE COLWYN BAY	DRAWING NUMBER 70108/PL/50/01	REV P2
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FFYLLUN DIWYBLEDIG
REVISED PLAN

Diwybiedig 28.05.14



OPTION 2

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE ALL WALES ESTATE DEVELOPMENT HIGHWAYS GUIDE APPROVED BY GWYNEDD COUNCIL.
2. SITE CLEARANCE SHALL BE LIMITED TO THAT NECESSARY TO CONSTRUCT THE PERMANENT WORKS AND SHALL BE AGREED WITH THE PROJECT MANAGER.
3. THE CONTRACTOR SHALL VERIFY THE PRECISE LOCATION AND DEPTH OF SERVICES BY TRAIL PITTING AND TRACING PRIOR TO CARRYING OUT ANY WORKS.

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CCG ENVIRONMENTAL IMPROVEMENTS

FFORDD MARCHLYN, CAERNARFON
PLANNING
GENERAL ARRANGEMENT

CAPITA
PROPERTY AND INFRASTRUCTURE
Manor, Oak Drive, Colwyn Bay,
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Tel: 01492 539200
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DRAWN BY MH	CHECKED BY LE	PASSED BY SG	DATE APR 2014	SCALES @ A3 1:500	ISSUING OFFICE COLWYN BAY	DRAWING NUMBER 70108/PL/50/02	REV P2
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5

Number: 6

Application Number: C14/0384/11/LL
Date Registered: 25/04/2014
Application Type: Full - Planning
Community: Bangor
Ward: Menai

Proposal: APPLICATION FOR INTERNAL ALTERATIONS FOR THE PROVISION OF TWO ADDITIONAL BEDROOMS WITHIN AN EXISTING HOUSE OF MULTIPLE OCCUPATION.

Location: 52 HOLYHEAD ROAD, UPPER BANGOR, BANGOR, GWYNEDD LL57 2HE

Summary of the Recommendation:

TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 This application is for making internal alterations for creating two additional bedrooms and providing en-suite rooms in each bedroom within an existing house of multiple occupation. The application does not involve creating any extension to the existing building.
- 1.2 The property is a substantial four-storey property and is located along Holyhead Road within an area that typically provides accommodation for the students of Bangor University. The front of the building faces Holyhead Road, and the rear of the building faces a back yard and residential houses that are located opposite Craig y Don Road behind. The property was granted planning permission through a legal use certificate for use as a multiple-occupation accommodation under reference number 3/11/1274 in November 1991. The building currently provides a kitchen and two bedrooms on every floor, which provides a total of eight bedrooms and four kitchens at present, as well as two bathrooms, two separate toilets and one separate shower room to be shared between the residents.
- 1.3 The proposal involves replacing two of the kitchens and all the bathrooms, toilets and showers for two additional bedrooms which will give a total of 10 bedrooms and two kitchens. It is also intended to provide en-suite bathrooms in each of the 10 bedrooms. It is not intended to make any external alternations.
- 1.4 This application has been called to the Planning Committee by the local members for the area.

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

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

POLICY CH36 – PRIVATE CAR PARKING FACILITIES

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

2.3 National Policies:

Planning Policy Wales 2014 (Edition 6)

3. Relevant Planning History:

3/11/1274 – A lawful use certificate for its current use as a multiple-occupation accommodation – APPROVED – 12.11.2014

4. Consultations:

Community/Town Council: Refuse. The City Council is of the opinion that the proposal would lead to the site being overdeveloped and over-crowded, which would cause an adverse impact on the character and amenities of the local neighbourhood. The proposal is also contrary to the requirements of policy CH14 of the Gwynedd Unitary Development Plan which refers to houses in multiple occupation, and it notes that there is already an overprovision of this type of accommodation in the Upper Bangor area which affects the social character of the area and reduces its environmental value and adversely affects other residents' standard of living. Approving this application would exacerbate the situation and complicate problems for other residents in this area.

Welsh Water: No response

Transportation Unit: No objection to the proposal. A central location in the centre of Upper Bangor, and close to a number of local facilities. Also close to a regular public transport service, therefore it is not essential to provide parking spaces in this case.

Public Consultation: A notice was posted on site and in the press and nearby residents were informed. The advertising period ended on 12/06/14 and no letters of objection were received.

5. Assessment of the material planning considerations:

Principle of the development

- 5.1 There is no specific planning policy that deals directly with intensifying the use of multiple-occupation accommodation. Policy CH14 of the Unitary Development Plan which relates to converting houses into flats, bedsits or houses in multiple occupation is not relevant in this case, as the building is already being used as a multiple-occupation accommodation.
- 5.2 However, consideration must be given to the effect of the development on the area, ensuring that it is assessed appropriately under the policies of the Unitary Development Plan.

General and residential amenities

- 5.3 Policy B23 of the Gwynedd Unitary Development Plan relates to safeguarding the amenities of the local neighbourhood by ensuring that proposals must conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.
- 5.4 In this case the proposal involves replacing two kitchens and bathrooms for the provision of two additional bedrooms within the building, together with the provision of en-suite bathrooms for each of the existing and proposed bedrooms. This means that the development would contain 10 en-suite bedrooms which would share two kitchens (which means five bedrooms for each kitchen). The existing bedrooms are not reduced in size (other than to provide an en-suite) and it is considered that the facilities and the standard of living are likely to improve as a result of the proposal.
- 5.5 It is not considered that the proposal amounts to an overdevelopment of the site, as the 10 bedrooms are set within the current four-storey building. It is considered that the proposal ensures reasonable privacy for users and nearby properties, and that it improves the standard of living in the building that is the subject of the application. The proposal means that there will be two additional people residing in the building, and it is not considered that this increase is likely to add to traffic or to noise associated with traffic at a level that is likely to cause significant harm to local amenities compared with the current use. It is not considered that the plan presents additional opportunities for people to behave antisocially, and neither does it create an environment where people do not feel safe to walk, cycle and play compared with the current situation. The existing building is not suitable for disabled people, and it is not possible to make the building suitable for disabled people because there are steps leading from the pavement up to the front door of the building. Therefore, it is considered that the proposal complies with the requirements of policy B23 above.

Highways matters

- 5.6 Policy CH36 of the Unitary Development Plan deals with the provision of private car parking facilities and 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, giving 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.
- 5.7 In this case, the development is not completely new, and it is considered to be an application that intensifies the current use. The site is located in an area that is known for providing student accommodation, and which is within convenient walking distance to the City centre, the University and train and bus stations. The Transportation Unit has confirmed that it has no objection to the proposal, and that it is not essential to provide parking spaces in this case because of the central location of the site in the City, and the fact that it is close to local facilities and public transport. Therefore, it is considered that the proposal complies with the requirements of policy CH36 above.

6. Conclusions:

- 6.1 Based on the above assessment, it is not considered that the proposal is contrary to relevant policies, nor is there any other material planning consideration that states otherwise.

7. Recommendation:

To approve – with conditions

1. time
2. plans

Welsh Water Note



Rhif y Cais / Application Number : C14/0384/11/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
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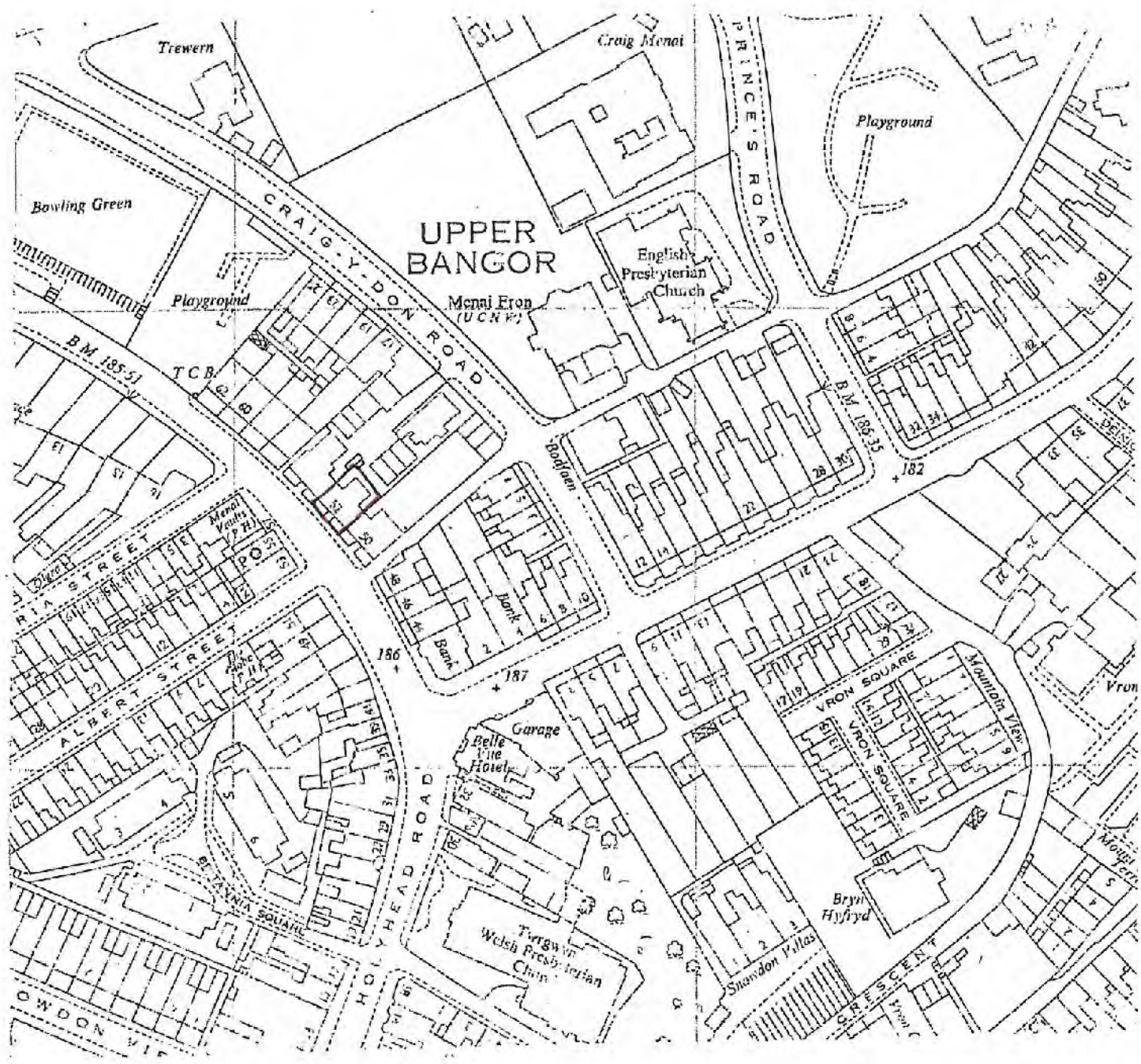


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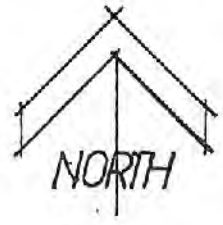
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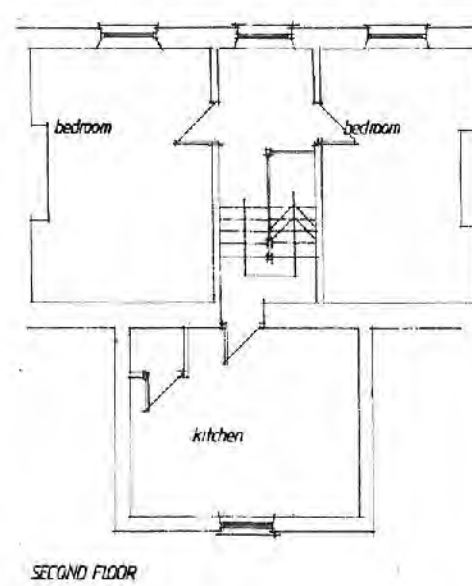
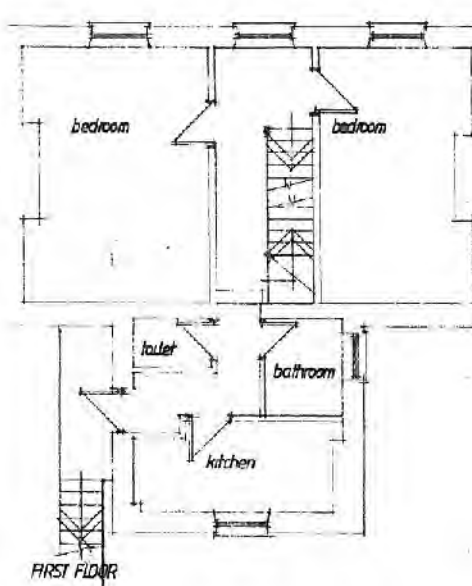
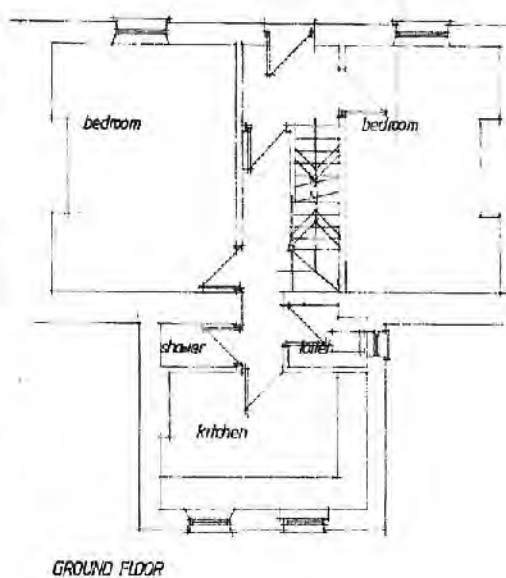
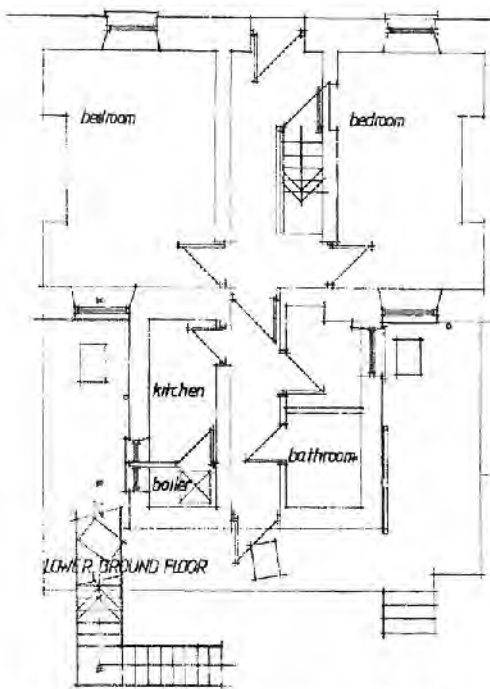
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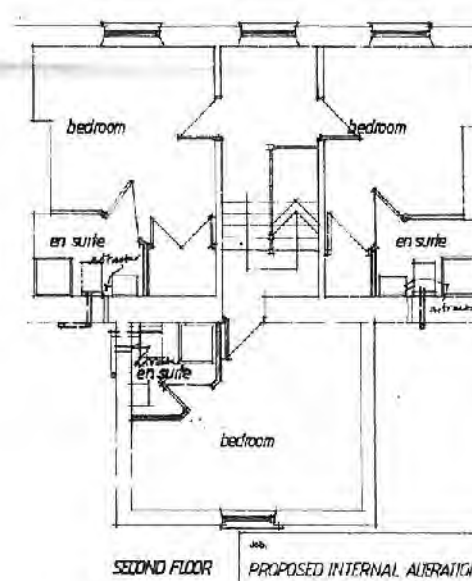
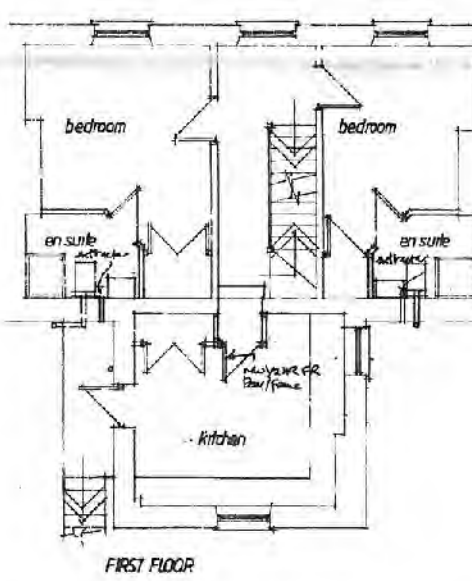
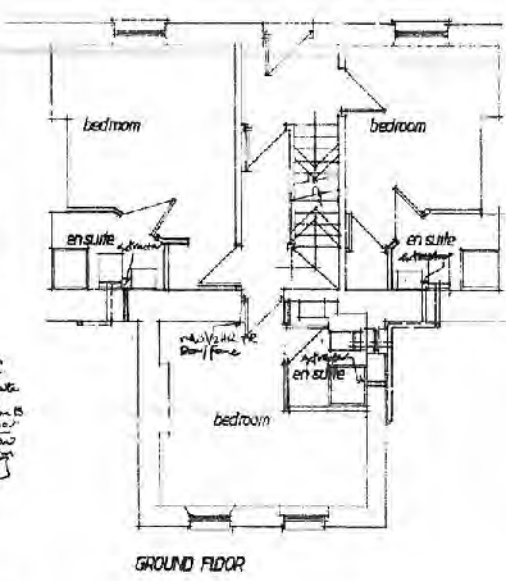
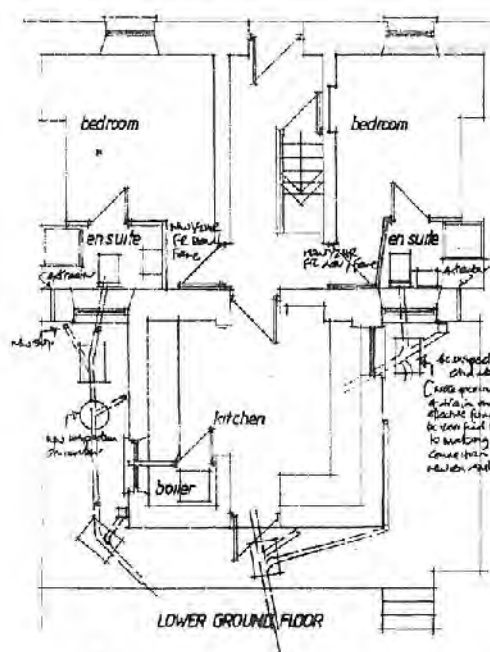


LOCATION PLAN 1:1250





EXISTING PLANS




PROPOSED PLANS

Job:
 PROPOSED INTERNAL ALTERATIONS
 AND IMPROVEMENTS AT NO. 52
 HOLYHEAD ROAD, UPPER BANGOR
 EXISTING and PROPOSED FLOOR PLANS
 Scale 1:50 Drawing No. 792
 Eric Hughes
 Building Design Services
 Swanborough, Cynllynau, Aleddau



Number 7:

 Rhif y Cais / Application Number : C14/0414/16/LL

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



Number: 7

Application Number: C14/0414/16/LL
Date Registered: 12/05/2014
Application Type: Full - Planning
Community: Llandygai
Ward: Tregarth and Mynydd Llandygai

Proposal: ERECTION OF A SINGLE STOREY EXTENSION ON THE SIDE OF THE PROPERTY TOGETHER WITH WIDENING OF EXISTING ACCESS TO THE SITE
Location: HAFODTY BARN, LÔN HAFODTY, TREGARTH, BANGOR, GWYNEDD, LL574NS

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

1. Description:

- 1.1 An application to erect a single-storey extension to the rear and side of the property and to widen the existing access to the site.
- 1.2 The property is a single-storey house which has been converted from an outbuilding under reference C05A/0743/16/LL into a two-bedroom house. The property is detached within its own curtilage. There is another residential property directly next door to the site. The current access opens out to an existing junction between Lôn Hafodty and Ffordd Braich Talog.
- 1.3 The proposal involves constructing a single-storey extension to the rear and side of the property. The extension measures approximately 11m by 5m and 2m high to the eaves and 4m high to the ridge. The extension provides an additional en-suite bedroom along with space to relocate the existing bathroom. It is intended to finish the extension in stone to be in keeping with the original dwelling as well as placing slates on the roof.
- 1.4 It is also proposed to widen the existing vehicular access to the site from 3.2m to 4m in width.

2. Relevant Policies:

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

2.2 Gwynedd Unitary Development Plan 2009:

POLICY B22 – BUILDING DESIGN

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

POLICY B23 – AMENITIES

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

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

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

POLICY 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 CH33 – SAFETY ON ROADS AND STREETS

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

Gwynedd Planning Guidance

2.3 National Policies:

Planning Policy Wales 2014 (Edition 6)

TAN 12: Design

3. Relevant Planning History:

C05A/0743/16/LL - CONVERT OUTBUILDING INTO ONE DWELLING - APPROVED - 22.11.2005

C06A/0358/16/LL - CREATE A NEW ACCESS FOR VEHICLES - APPROVED 07.09.2006

4. Consultations:

Community/Town Council: Support

Welsh Water: No response

Transportation Unit: No objection to the proposal including the intention to widen the access from 3.2m to 4.0m.

A licence will be required under section 171 of the highways act to widen the access. Suggest a note.

Biodiversity Unit: It is unlikely that bats use the building, therefore no survey will be required before determining the application. If bats are found during the work, the work should be stopped immediately and Natural Resources Wales contacted.

Public Consultation:

A notice was posted on site and in the press and nearby residents were informed. The notification period ended on 04/06/14 and three letters were received objecting to the application on the following grounds:

- It is proposed to provide two large bathrooms to replace the existing small bathroom. The owner of the land on which the septic tank is located is not prepared to approve any improvements to the septic tank and that the applicants should provide a system on their own land instead to deal with waste.

5. Assessment of the material planning considerations:

Principle of the development

- 5.1 General planning policies within the Gwynedd Unitary Development Plan support applications for the erection of extensions on residential houses provided they are appropriately assessed.
- 5.2 Policy B24 of the Gwynedd Unitary Development Plan relates to alterations to buildings. The proposal involves constructing a single-storey extension to the rear and side of the property. It is considered that the proposal is suitable in terms of its design and size and that it is in keeping with the existing property and the area. In this case, it is considered that the extension complies with the requirements of policy B24 above.

Visual, general and residential amenities

- 5.3 Policies B22, B23 and B25 of the Gwynedd Unitary Development Plan relate to assessing the design of the proposal, amenities and external materials.
- 5.4 The proposal involves constructing a single-storey extension to the rear and side of the property. The extension in terms of its size and design is suitable and it is in keeping with the existing building. It is not considered that the proposal causes any substantial or unacceptable overlooking over any private properties. Another property is located directly next door to the application site, but there is no intention to provide any additional windows facing this property. Therefore, it is considered that the size, design and materials of the proposal are suitable and that the proposal complies with the requirements of policies B22, B23 and B25 of the Unitary Development Plan.

Highways matters

- 5.5 Policy CH33 of the Unitary Development Plan relates to ensuring safety on roads and streets, and it approves proposals provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures. In this case, there is an intention to widen the existing vehicular access to the site from 3.2m to 4m in a direction which is opposite to the existing junction. The transportation unit deems that this proposal is suitable, and therefore it is considered that the proposal complies with the requirements of policy CH33 above.

Response to the public consultation

5.6 Following a period of public consultation, three letters were received objecting to the application on the following grounds:

- There is a proposal to provide two large bathrooms to replace the existing small bathroom. The owner of the land on which the septic tank is located is not prepared to approve any improvements to the septic tank and that the applicants should provide a system on their own land instead to deal with waste.

5.7 The above objection is not a planning matter and it is a matter between the applicant and the land owner to secure an agreement between them to improve the existing system. A planning permission is not required if the applicant decides to provide a new system within the curtilage of his own property.

5.8 Therefore, it is considered that the contents of the objections do not change the recommendation for the proposal.

6. Conclusions:

6.1 Based on the above assessment, it is not considered that the proposal is contrary to the relevant policies noted, nor is there any material planning consideration that states otherwise.

7. Recommendation:

To approve – with conditions

1. time
2. plans
3. agree on stone for the external elevations
4. slates on the roof

Welsh Water Note
Highways Note



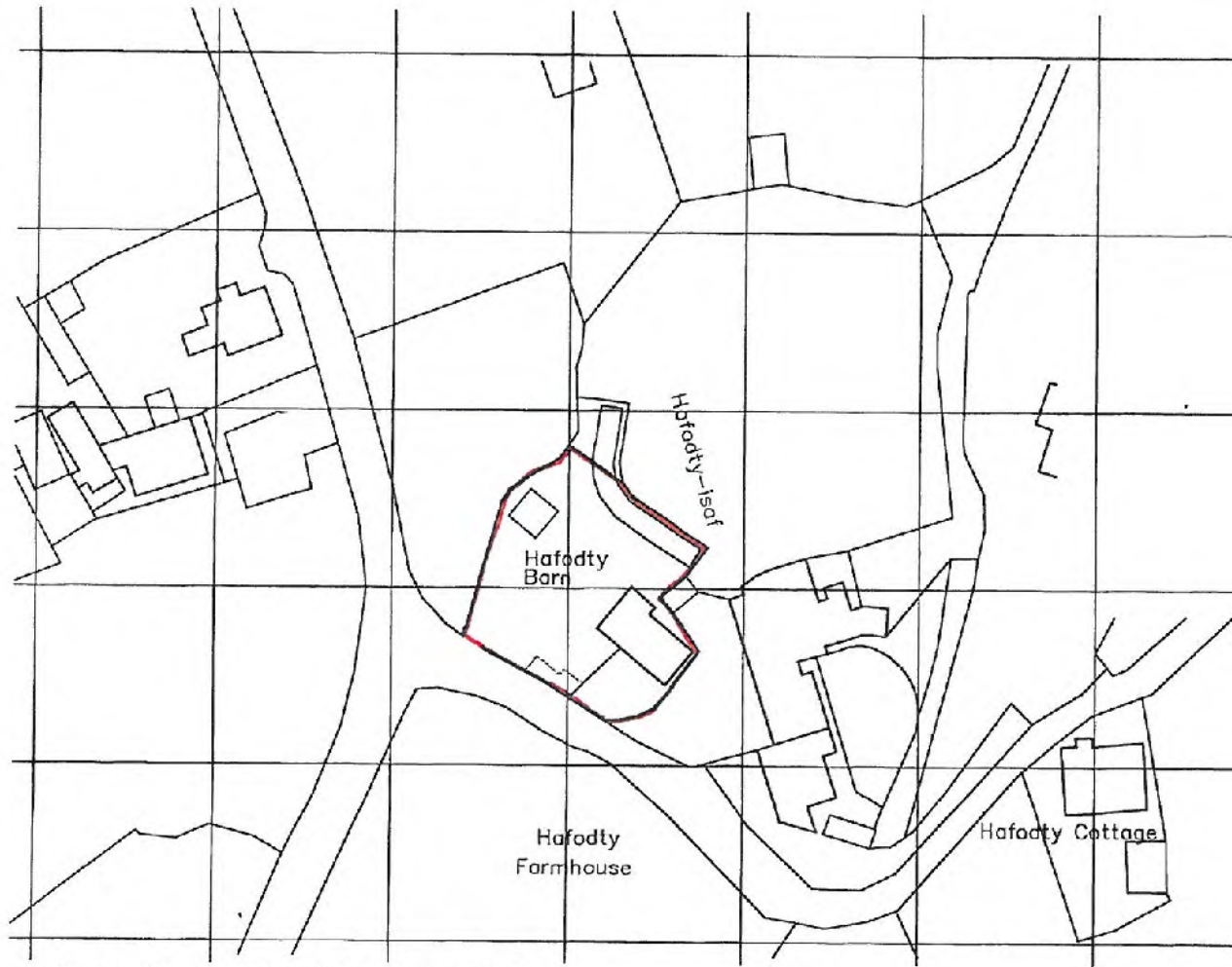
Rhif y Cais / Application Number : C14/0414/16/LL

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12 MAY 2014



PROJECT TITLE
 PROPOSED EXTENSION TO
 HAFODTY BARN,
 TREGARTH, BANGOR
 GWYNEDD. LL57 4NS

CLIENT
 Mr & Mrs D. Jones

DRAWING TITLE
 LOCATION PLAN

SCALE 1:1000	DRAWN SDB	DATE 20/02/2014
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PRITCHARD BOND ARCHITECTS
 12 HANES CAROL, LLANDRINDON JUNCTION
 CORNWY, LL31 9UX
 Tel: 01492 583051
 CHARTERED ARCHITECTS - PENSEIRI SIARTREDIG

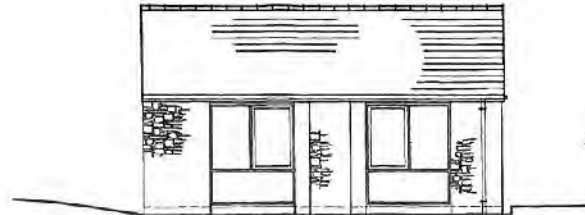
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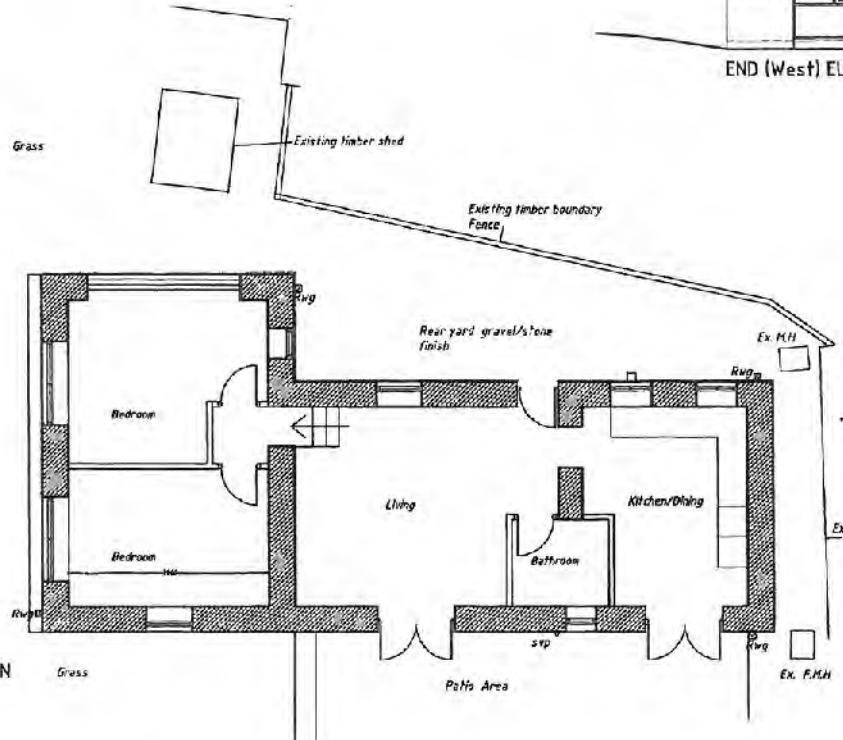
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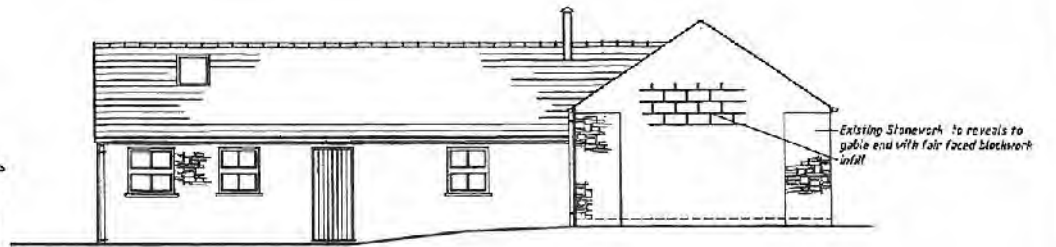
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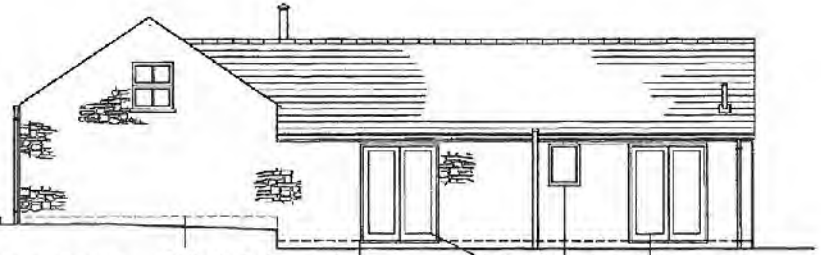
END (West) ELEVATION



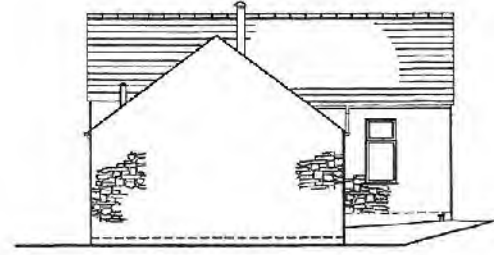
FLOOR PLAN



REAR (North) ELEVATION



FRONT (South) ELEVATION



END (East) ELEVATION

PROJECT TITLE
**PROPOSED EXTENSION TO
 HAFODY BARN, LON HAFODY
 TREGARTH, BANGOR
 GWYNEDD. LL57 4NS**

CLIENT
Mr & Mrs D. Jones

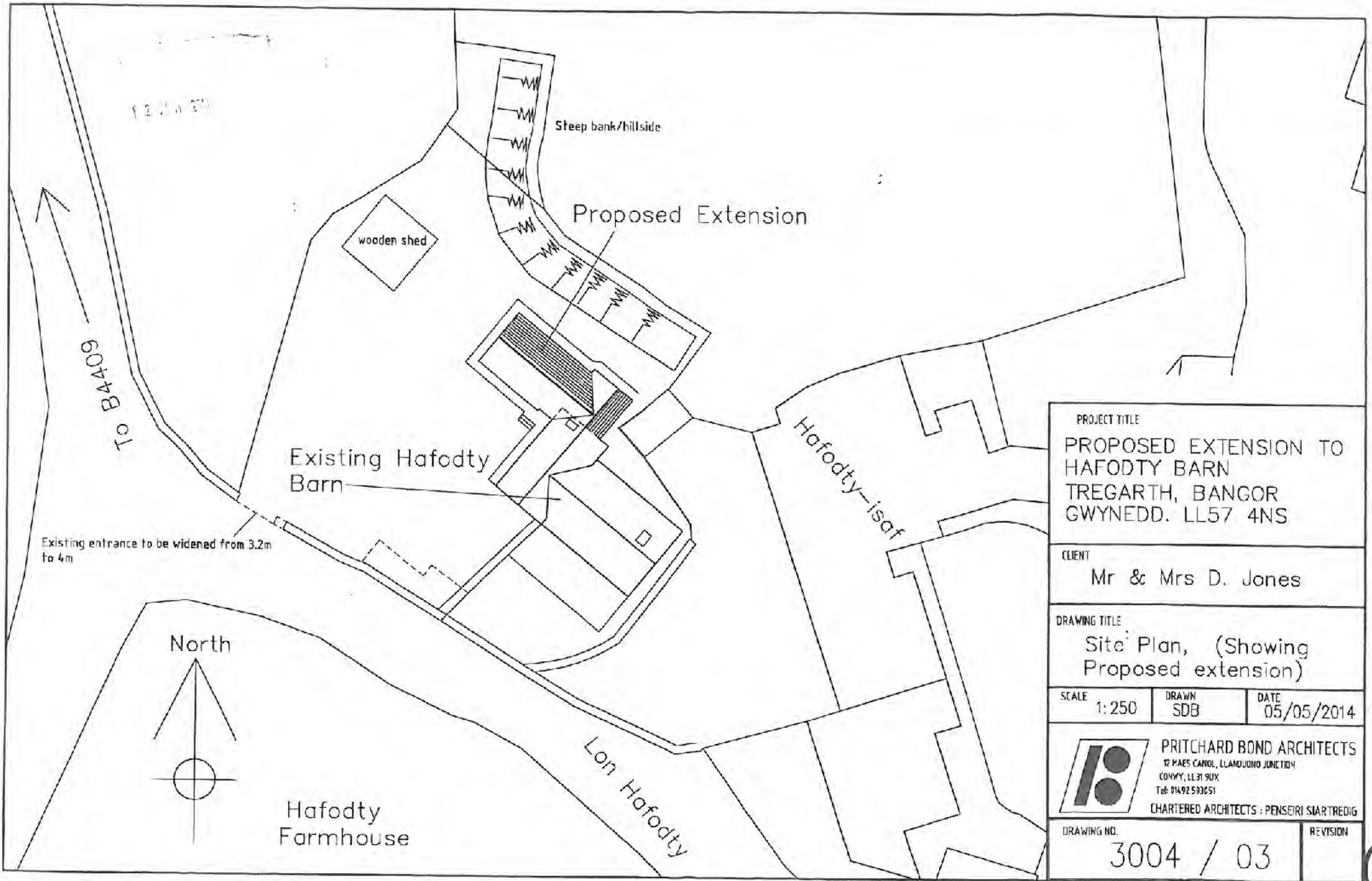
DRAWING TITLE
**EXISTING FLOOR PLAN
 & ELEVATIONS**


SCALE: 1:100 DRAWN: SCB DATE: 05/2014

PRITCHARD BOND ARCHITECTS
 12 MAES CAMEL, LLANRHOYD JUNCTION
 CONRY, LL24 0JN
 TEL: 01497 593451
 CHARTERED ARCHITECTS / PENSIUR SIARTREDIS

DRAWING NO: **3004 / 02** REVISION:





PROJECT TITLE		
PROPOSED EXTENSION TO HAFODTY BARN TREGARTH, BANGOR GWYNEDD. LL57 4NS		
CLIENT		
Mr & Mrs D. Jones		
DRAWING TITLE		
Site Plan, (Showing Proposed extension)		
SCALE	DRAWN	DATE
1:250	SDB	05/05/2014
 PRITCHARD BOND ARCHITECTS 12 MAES CAROL, LLANUDNO JUNCTION CONWY, LL31 9UX Tel: 01492 593651 CHARTERED ARCHITECTS : PENSEIRI SIARTREDIG		
DRAWING NO.	REVISION	
3004 / 03		

7

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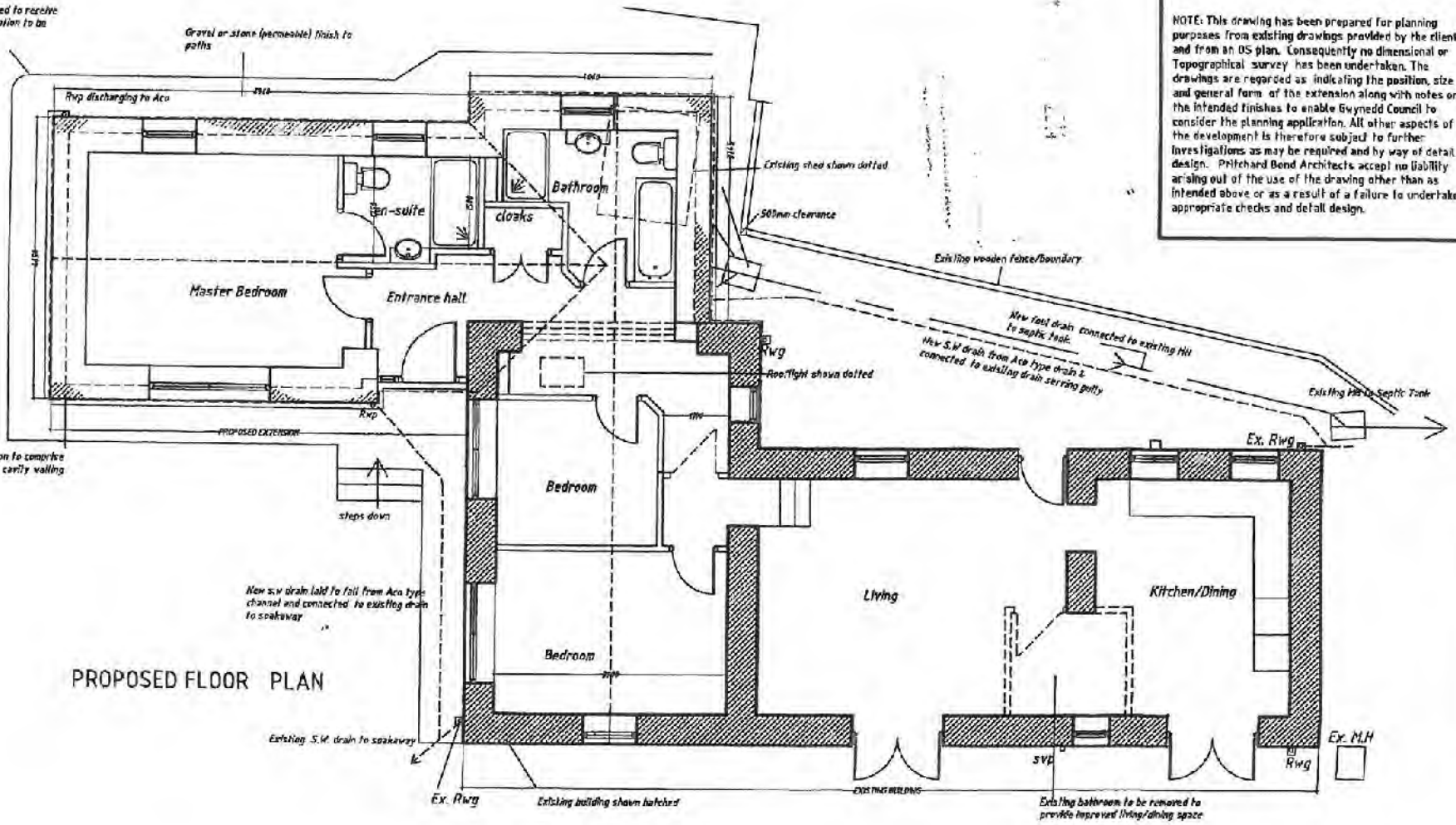
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Existing ground level reduced to receive Extension. Extent of excavation to be determined on site.

Gravel or stone (permeable) finish to paths

Rwp discharging to Aco



PROPOSED FLOOR PLAN

PROJECT TITLE
**PROPOSED EXTENSION TO
 HAFODTY BARN, LON HAFODTY
 TREGARTH, BANGOR
 GWYNEDD. LL57 4NS**

CLIENT
Mr & Mrs D. Jones

DRAWING TITLE
Proposed Floor plan

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 12 MAES CANOL, LLANDUDNO JUNCTION
 LONNY, LL31 9UX
 Tel: 01492 593051
 CHARTERED ARCHITECTS : PENSEIRI SIARTREDIG

SCALE: 1:100
 DRAWN: SOB
 DATE: 05/2014

DRAWING NO. **3004 / 04**
 REVISION



PLANNING COMMITTEE	DATE: 07/07/2014
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Number: 8

Application Number: C14/0518/17/LL
Date Registered: 30/05/2014
Application Type: Full - Planning
Community: Llandwrog
Ward: Talysarn

Proposal: CREU LLE PARCIO FFURFIOL YNGHYD A GOSOD BWRDD GWYBODAETH DEHONGLI A CHYMUNEDOL AR GYFER Y PENTREF / CREATION OF FORMAL PARKING AREA AND SITING OF NEW INTERPRETATION AND COMMUNITY VILLAGE NOTICE BOARD

Location: PARKING AREA, Y SGWAR, Y FRON, CAERNARFON, GWYNEDD

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

1. Description

- 1.1 This is a full application to create a formal parking area with a surface area of approximately 142m² to park six cars, along with the erection of a noticeboard for installing interpretation information and community information. The parking area will have a surface of crushed slate and will be surrounded by a low level soil bund. The noticeboard will be created by installing a slate structure in the ground with a steel frame to hold the information.
- 1.2 The scheme is one of a series of environmental improvements in the village proposed by the Fron Development Group.
- 1.3 This application is submitted to the Planning Committee at the request of the local member as the development will affect the amenities of nearby residents.

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 B10 – PROTECTING AND ENHANCING LANDSCAPE CONSERVATION AREAS

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

POLICY B23 – AMENITIES

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.

PLANNING COMMITTEE	DATE: 07/07/2014
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

POLICY CH35 – PUBLIC CAR PARKING FACILITIES

Proposals which provide public parking facilities which fill obvious gaps in the existing provision will be approved if they conform with a series of criteria regarding visual, environmental, parking and highways issues, as well as matters regarding the scale and design of the development and its impact on adjoining properties.

2.3 National Policies:

Planning Policy Wales - (Sixth edition, February 2014)

3. Relevant Planning History:

3.1 The site has no recent relevant planning history.

4. Consultations:

Town Council: Not received

Transportation Unit: No objections – Suggest standard conditions

Welsh Water: Not received

Footpaths Unit: Observations – there is a need to protect the nearby public footpath during and after the development.

Public Consultation: A notice was posted on the site and nearby residents were informed. The consultation period ended on 3 July 2014. One item of correspondence was received objecting on the following planning grounds:

- Creating a car park will not be suitable for the site.
- Local residents will be looking out onto cars rather than open land.
- A noticeboard should be in the centre of the village not on its peripheries.

Matters raised that are not planning considerations

- That the development is intended to benefit one private property.
- That the development is a waste of public money

5. Assessment of the material planning considerations

Principle of the development

5.1 The purpose of this development is to tidy up the parking arrangements on the site which is already in use for this purpose on an informal basis and to provide residents and visitors with information about the village and the area. The development would assist to formalise the parking arrangement and would secure specific spaces for cars. The site is part of the Uwchgwyrfai Common Land and at the moment the site has a surface of slate and poor quality pasture. Cars use it as a car park informally but on a regular basis. The development would form part of a broader scheme for the square (not included with this application) which includes work to improve the drainage of the site, to resurface roads and to install kerbs near the highway. The need for the work has been identified by the local community development group and the Transportation Unit is satisfied that the development is acceptable in terms of its scale

PLANNING COMMITTEE	DATE: 07/07/2014
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

and the impact on road safety. It is therefore considered that the scheme is acceptable in terms of Policy CH35 of the UDP.

Visual amenities and the impact on the Landscape Conservation Area

5.2 The proposed development site is located outside the development boundary and on the boundary of a Landscape Conservation Area. Nevertheless, the site is located within the built area of Fron and it is not considered that a parking area and noticeboard would be unusual on open sites in similar small villages. Given that the development would give the site a more urban feeling, the site is located within the village and is surrounded by buildings and therefore it is not considered that the development would cause a significant change to the character of the Landscape Conservation Area or the visual amenities of nearby residents. It is also considered that formalising parking would prevent unrestricted parking which in itself causes an unruly appearance in the landscape. There would be social advantages to the development, in terms of improving the parking provision and the information that is available to residents and visitors, and having considered these in the context of the impact on the landscape it is considered that the proposals are acceptable under Policies B10 and B23 of the Gwynedd UDP.

Transport and access matters

5.3 It is considered that the proposal would satisfy road safety requirements, and the Transportation Unit propose standard road conditions. The parking, turning and roads provision would be consistent with the objectives of policy CH35 which requires that road safety and amenity considerations are addressed.

Response to the public consultation

5.4 Full consideration has been given to the objections received in the assessment of 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 use, design and proposed materials are acceptable for this development and they will not have an adverse effect on the character or appearance of the area; rather, they will secure an improvement to the site's appearance. All material considerations have been addressed when determining this application; however, this has not changed the recommendation.

7. Recommendation

To approve – conditions

1. 5 years
 2. Work in accordance with the plans
 3. Materials
 4. Highway conditions
-



Rhif y Cais / Application Number : C14/0518/17/LL

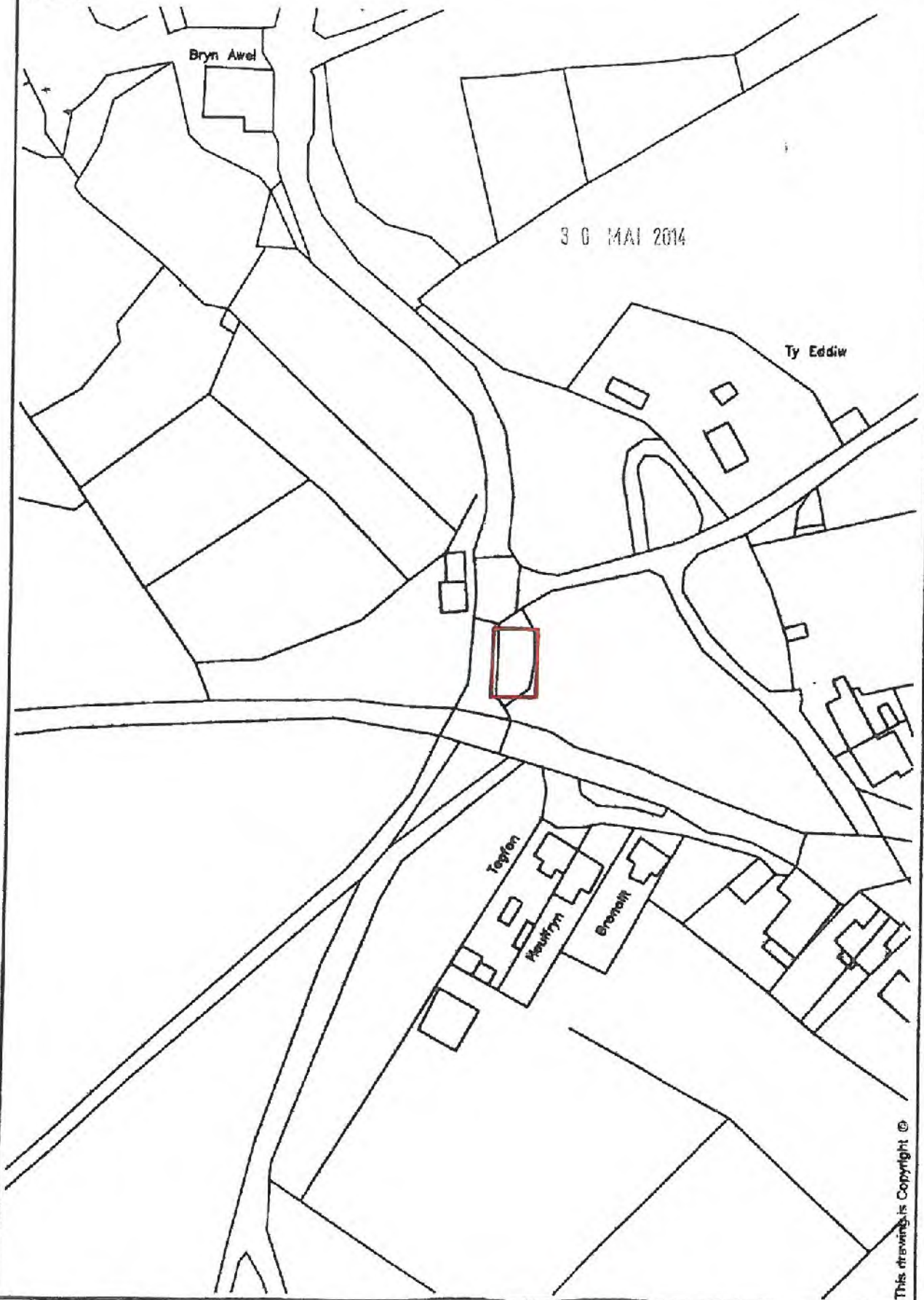
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TITLE AREA 1 LOCATION PLAN	PROJECT Y FRON COMMUNITY PROJECT	 DATRYS <small>Geomatics & Environmental Consulting Engineers</small>	DRAWN BY DATE 10.03.14 DRG No. 13324-01	SCALE 1:1250 CHECKED BY
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