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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, 1 MEDI, 2014
1.00pm MONDAY, 1 SEPTEMBER, 2014**

Lleoliad / Location

**SIAMBR DAFYDD ORWIG
CAERNARFON**

**D.S. Rhagflaenir gan ymweliad safle mewn cysylltiad â chais rhif C14/1498/20/LL
(Nid yw y cais yn cael ei drafod yn y Pwyllgor hwn).**

C14/1498/20/LL Parciau Farm, Griffiths Crossing, Caernarfon LL55 1TS

Aelodau i ymgynnull ar y safle am 11:00am.

Dilynwch y A487 at gylchfan Griffiths Crossing Felinheli. Ar y gylchfan, cymerwch y troad wedi ei arwyddo Bethel a Fferm Crug. Wedi pasio Fferm Crug, cymerwch y troad cyntaf i'r dde. Dilynwch y ffordd gul i lawr at y diwedd. Angen esgidiau addas.

**N.B. To be preceded by site visit in relation to application number C14/1498/20/LL –
(This application will not be discussed at this committee).**

C14/1498/20/LL Parciau Farm, Griffiths Crossing, Caernarfon, LL55 1TS

Members are requested to meet on site at 11:00am.

Follow A487 to Griffiths Crossing Roundabout Felinheli. At roundabout, take turning signposted Bethel and Crug Farm. Once you have passed Crug Farm, take next turning on your right. Follow narrow track down to the end. Please wear suitable shoes.

Pwynt Cyswllt / Contact Point

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Dosbarthwyd/Distributed 22.08.14

**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

Gruffydd Williams

Owain Williams

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
Eric Merfyn Jones
Dilwyn Lloyd
Gwynfor Edwards
Stephen Churchman

(Plaid Cymru)
(Annibynnol / Independent)
(Llais Gwynedd)
(Llafur / Labour)
(Rhyddfrydwyr Democrataidd / Liberal Democrats)

AELODAU LLEOL A WAHODDIR/ LOCAL MEMBERS INVITED
(Cyngorydd/Councillor + Rhif Cais/ Application Number)

1.	Y Cyng. / Cllr. Llywarch Jones Y Cyng. / Cllr Peter Read	C14/0479/37/LL
2.	Y Cyng. / Cllr. Jean Forsyth	C14/0319/11/LL
3.	Y Cyng. /Cllr. John Brynmor Hughes	C14/0357/39/LL
4.	Y Cyng. / Cllr. Elfed Williams	C14/0424/18/LL
5.	Y Cyng. / Cllr. Jean Forsyth	C14/0534/11/LL
6.	Y Cyng. / Cllr. Aeron M Jones	C14/0566/24/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. WELCOME and 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, 28 July 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 28/07/14

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

Councillors: Councillors: Elwyn Edwards, Gwen Griffith, June Marshall, Dafydd Meurig, W. Tudor Owen, John Pughe Roberts, Eirwyn Williams, Gruffydd Williams, Hefin Williams, Owain Williams, Eurig Wyn and Dilwyn Lloyd (Substitute).

Others invited: Councillors Trefor Edwards, Gareth Thomas and R H Wyn Williams (Local members).

Also in attendance: Gareth Jones, (Senior Planning Service Manager), Cara Owen (Development Control Manager), Idwal Williams (Senior Development Control Officer), Arwel Ellis Jones (Corporate Commission Service Senior Manager), Iwan Evans (Legal Service and Cabinet Manager), and Glynda O'Brien (Members' Support and Scrutiny Officer).

Apologies: Councillor Endaf Cooke.

In accordance with the requirements of the regulations, Members are required to notify the Chair beforehand, or as soon as possible, that they have appointed a deputy to attend the committee on their behalf if they are unable to attend the Committee themselves.

1. DECLARATION OF PERSONAL INTEREST

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

- Councillor Trefor Edwards in Item 5 – Planning Applications Application Number C13/1136/15/LL as he was Chair of the Glyn Rhonwy Committee.

At the advice of the Legal Service and Cabinet Manager, the member was of the view that it was not a prejudicial interest and did not withdraw from the Chamber during the discussion on the above application.

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

- Councillor Hefin Williams (who was a member of this Planning Committee), in relation to item 5 on the agenda - (planning application number C14/0244/18/LL)
- Councillor Trefor Edwards (who was not a member of this Planning Committee) in relation to item 5 on the agenda (planning application number C13/1136/15/LL)
- Councillor R H Wyn Williams (who was not a member of this Planning Committee) in relation to item 5 on the agenda – (planning application number C14/0101/39/LL)
- Councillor Gareth Thomas (who was not a member of this Planning Committee) in relation to item 5 on the agenda – (planning application number C14/0508/18/LL).

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

2. MINUTES

The Chair signed the minutes of the previous meeting of this committee held on 7 July 2014, as a true record.

3. PLANNING APPLICATIONS

The Committee considered the following applications for development.

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

1. Application no. C14/0244/18/LL – Coed Rhydau, Llanddeiniolen, Caernarfon.

- (a) A report was submitted regarding a re-submission of a previously refused application under C12/1522/18/LL for the retention of the change of use of land for paintball games and extension of car park; together with the further extension of the car park, provision of a new track and base-camp, siting of container, buildings and bin and recycling store for use in connection with the base-camp and installation of a private treatment plant and creation of passing bays on the highway.
- (b) The Development Control Manager elaborated on the background to the application and noted that the site was located in open countryside within the area of Llanddeiniolen and designated by Gwynedd Council as a Wildlife Site. It was noted that the Planning Department had requested more information from the applicant giving a reasonable time for submission, and reference was made to the information received in the report as well as the information that had still not been received. It was stressed that the applicant was offered pre-application advice along with advice and extensive discussions prior to registering the application and when dealing with the application. It was noted that retrospective planning permission had already been approved for using part of the woodland for paintballing activities along with the creation of a car park, however, by now the approved car park had been extended and a wider area of woodland was being used for paintball games. The submitted application was seeking retrospective planning permission for this, along with new developments. Attention was drawn to the detailed description of the application in the report together with the responses to the consultations. Reference was also made to the late observations received as well as further correspondence from the applicant that supported previous correspondence. The applicant was advised that any hardstanding, containers/any buildings or structures must be located in a cluster in an individual location to avoid the creation of a fragmented and untidy development in the woodland. Whilst accepting that this type of activity required a rural location, the need for the application to be acceptable in terms of other considerations was stressed such as evidence in the form of an ecological report or mitigation plan to ensure that the scale and nature of the development was in keeping with this specific rural setting, designated as a wildlife site. It was noted that the area that had received consent for paintballing games had already been intensively used and expanding the site may cause less significant damage to the environment at this location. It was considered that the proposal was not suitable for its rural setting. In terms of visual, general and residential amenities only a very few houses were nearby and therefore it was not anticipated that there would be any impact on any nearby neighbours. However, in terms of visual amenities on their own no full plans to scale has been submitted for all the containers and therefore the full impact in terms of size, setting and design could not be considered. Nonetheless, it was considered that sufficient information has been submitted to be able to consider that the locations, nature and the number of all the structures including the containers were

unsuitable for this rural location and would be contrary to policies B22 and B23. As no plans had been submitted regarding the length of the existing access track and no confirmation that the existing car park would remain as it was, it was noted that it was difficult to assess the requirements for further soft landscaping and consequently this was contrary to policy B27 and did not conform totally to policy CH36. The Transportation Unit noted that spaces could be created to enable vehicles to pull in from the highway and therefore it was considered that it would be reasonable to provide planning conditions for these if the remainder of the proposal was suitable in terms of planning policies. The Biodiversity Unit and the Trees Unit objected the application on the grounds of land designation and tree felling had already taken place and it was considered that receiving an ecological report was vital in order to consider the impact of the development on the designation and on wildlife. Such activities can cause substantial harm to the habitat and the main concern was the new road and the base-camp centre that would have to be covered with stone and would therefore mean a permanent loss of habitat. Consequently, it was considered that the use was not suitable for this sensitive site and the information submitted was insufficient to fully assess the application. No information has been received either regarding drainage issues and therefore the suitability of the system for the site could be considered and it was therefore contrary to policies B32 and B33. Planning officers consider that all the proposed developments relating to the base-camp provision, the access track and all the containers and structures intended for the site are unsuitable for their rural location and therefore the proposal was contrary to the requirements of the relevant planning policies.

- (c) Taking advantage of the right to speak, the objector noted that he was a full-time farmer and had concerns if the application was approved:
- the safety of traffic on the narrow road he used regularly to attend livestock marts using a substantial sized lorry. Coming face to face with other vehicles on the narrow road would cause a huge problem and it was proven in the past that the road was dangerous with several accidents on the bend and some had been fatal.
 - Harm to the area's wildlife as the homes of various animals would be under threat
 - Increase in noise that would impair on animals and agitate them that may in turn create a safety problem for the public
 - Increase in litter.
- (ch) Taking advantage of the right to speak, the applicant noted that:
- That the application before them was not an extension but rather an application to provide vital facilities for the current provision
 - That it was a small enterprise with a reasonable number of parking bays (20) and it was not anticipated that there would be a need to increase the parking areas in the future
 - In terms of traffic and noise, that many letters of support had been received from individuals who lived nearby stating that they did not hear any noise from the enterprise
 - Biodiversity – whilst accepting that it was a local wildlife site, that approximately 1500 sites in Gwynedd had no protection either
 - That the site was one that could be protected as well as used for pleasure
 - They worked in collaboration with schools, community clubs and schoolchildren and it was essential to have a balance especially when it was raining to be able to provide appropriate shelter for refreshments
 - That the enterprise created local employment.

(d) The Local Member (not a member of this Planning Committee) noted the following concerns:

- the danger of traffic along a narrow road and reference was made to the report by the Police Road Safety Manager expressing concern and he agreed with the Transportation Unit report
- traffic at the junction to Deiniolen Road
- impact on wildlife
- overflow stemming from the activities into afon Cegin and into the sea in Bangor
- lack of detailed information
- harm and disturbance to farm animals who use the nearby fields
- passing bays – no assurance that these would receive consent or that there would be land available for them
- site unsuitable due to access, narrow road, overdevelopment in the countryside and lack of relevant information

(dd) A proposal was made to refuse the application in accordance with the planning officers' recommendation, it was seconded and a vote was taken.

(e) The following observations were noted in favour of the recommendation:

- It would impair the views of the famous paths on Moelyci
- Local objections
- Lack of ecological report, matters regarding sewage and correct plans
- Whilst accepting that such activities were required for tourism and they were happy with the original application, that the application before them was a substantial overdevelopment and caused concern
- That many trees had been felled and would there be an opportunity to re-plant trees in their place

(f) In response to the last point above, the Development Control Manager noted that the trees had started to grow back.

Resolved: To refuse the application for the following reasons:

- 1. Insufficient information has been submitted as part of the application in the form of full plans in the correct scale, an ecological report and mitigation measures, and details of the sewage treatment plant and results of the porosity tests to enable this application to be assessed in full in terms of its impact on a wildlife site, impact on existing soft landscape and the site's trees, and impact of pollution on surface water flow and the quality of health, safety or human amenity or the environment. Therefore, the proposal is contrary to the requirements of Policies B17, B27, B32 and B33 of the UDP (2009); Supplementary Planning Guidance on Wildlife Sites (2010) and paragraphs 5.2.9, 5.3.11, 5.3.12 and 5.4.4 of Planning Policy Wales (2014).**
- 2. Although the information submitted as part of the application has not been sufficient, i.e. full plans to the correct scale to enable the proposal to be assessed in full, it is considered that enough information has been submitted to be able to consider that the scale, size, form, density, quality and dispersed location of the containers and structures; along with the scale, design, quality and standard of the general layout of the dispersed hard standings, access track and containers and structures are unsuitable for this rural site which has been designated a wildlife site, and would be an overdevelopment of the site. Therefore, the proposal is contrary to the requirements of policies B22, B23, CH46, D8 and D13 of the Unitary Development Plan (2009) which involve ensuring building design**

that respects the site, ensuring that sites are not overdeveloped, ensuring that the scale and nature of sports and recreational facilities developments in the countryside are in keeping with their rural setting, ensuring that the scale of the current development together with the proposal to expand does not cause significant damage to the amenities of the environment and ensuring that scale, type and character of the development, attraction and proposed facilities are suitable for their rural setting and that the design, layout and appearance of the development, attraction and proposed facilities are of a high standard.

2. Application no. C13/0995/11/LL – 137 High Street, Bangor

- (a) A report was submitted on a full planning application to demolish existing buildings and erect a new building to include two retail units on the ground floor and 49 student bedrooms and the creation of parking spaces, bin storage and landscaping.
- (b) The Senior Development Control Manager expanded on the application's background and noted that the Committee at its meeting on 28 April 2014, had resolved to defer the application in order that officers could discuss adaptations to the design and submit an amended plan, receive additional archaeological information as well as further information regarding the need for student accommodation. It was noted that some of the information was available in the additional package distributed to Members at the meeting. In terms of the design, it was noted that it had changed for the best and was more contemporary and traditional due to the slate roof and a traditional frontage had been created for the proposed retail units. In the context of the archaeological element of the assessment conducted by experts, it was noted that the majority of the original fixtures and fittings that belonged to the building had disappeared and the heritage significance was local rather than civic. It was further noted that the building was not listed and was outside the conservation area. However, it was recommended that a photographic record should be created of the building as it stands and this could be dealt with via a condition. As a result of the concern for the demand for more specific accommodation for students, it was noted that the applicant had commissioned experts in the field and it was evident that approximately 4,000 students had no purpose-built accommodation. The Policy Unit agreed with the figures, however, it was noted that a Bangor civic representative and the local member questioned this figure. The Policy Unit was contacted again regarding this matter and it was confirmed that there was a real need for purpose-built accommodation for students in the city. It was further noted that the need was quantitative and qualitative notwithstanding other similar consents in the past for student accommodation. Attention was drawn to one amendment in the planning officers' recommendation namely to withdraw the need to complete a 106 agreement. Officers were of the view that it would be a matter for the applicant to discuss with the Highways Unit as the building was central to the town and there were parking areas nearby. In addition, the applicant would implement a policy where students would not be allowed to bring cars into the centre of town – a system that works well in other areas of Bangor. The planning officers' recommendation was to approve the application with relevant conditions.
- (c) In response to a query regarding an excess of student accommodation in Bangor, the Senior Planning Service Manager noted that the main reason to refuse the application on the Jewson site in Bangor was on the grounds of design and not matters concerning the need for student accommodation.
- (ch) It was proposed and seconded to approve the application.
- (d) During the ensuing discussion, the following observations were made:-

- That several concerns had been highlighted at the Planning Committee in April and the result of those discussions was disappointing on three elements namely design, archaeological report and the demand for more student accommodation in Bangor
- In terms of design – the applicant has made no attempt to amend the design, setting, form or size of the application. A revised plan was received at the last minute by the Planning Department indicating some changes to the front of the building, however, it was not possible to share this with the Committee or to receive a response on re-consultation. It was felt that the building continued to be an overdevelopment that was out of character with nearby buildings. There was no indication that the applicant had considered the possibility of converting the existing building that would be a more favourable option than to demolish the building.
- In the archaeological context, it was seen that the applicant had commissioned an expert to undertake an assessment of the building who stated that it dated back to the 19th century. However, the Gwynedd Archaeological Planning Service noted that there was evidence that the building dated back to the 17th century and losing the building would be a loss to the historical environment. The Service noted further that the application for demolition should be refused and there was no evidence in the report before the Committee that stated anything to the contrary. Therefore there were two reports contradicting each other and the Planning Committee should receive more advice regarding this.
- Regarding the need for more student accommodation in Bangor – reference was made to a survey by an expert that stated that there was an increase in the number of pupils, however, there were no figures to support this. Figures were published in December 2013 indicating a reduction in the number of students as follows:

9861 (2011/12)
 9463 (2013/14)
 9212 (2015/16 – projection)

Figures were also quoted by Bangor University (9281 – 2011/12; 8801 – 2013/14) and a great deal of rooms were available for rent to students in Bangor, as well as schemes in the pipeline for student accommodation at St Mary's, Dean Street and the Jewson site.

- Concern that the building would appear over a path that had been used for many years and was used to get to the car park
- (dd) In response, the Senior Planning Service Manager noted as the Committee was concerned about the different information included from various sources regarding the need for student accommodation that a further report would be submitted to include the latest information.

An amendment was proposed, seconded and voted on unanimously to defer the application until further current information was received regarding the figures on student accommodation and to request that officers look again at the status of the path that leads to the car park at the rear of the building.

Resolved: To defer consideration of the application and request the Senior Planning Service Manager to submit further current information on the figures for student accommodation in Bangor together with observations regarding the status of the path that leads to the car park at the rear of the building.

3 Application No. C13/1136/15/LL – Glyn Rhonwy, Llanberis, Caernarfon

- (a) A report was submitted on a full planning application to develop a touring caravan park with 54 pitches, along with associated developments including erection of reception, store/workshop, creation of two warden compounds, creation of new vehicular access with an internal road, landscaping and diversion of existing footpaths and creation of new footpaths.
- (b) The Senior Development Control Officer expanded on the background of the application and noted that the site formed part of the wider Glyn Rhonwy site designated as a re-development site. Attention was drawn to the relevant planning policies together with the consultations and planning officers considered that the proposal was acceptable and satisfied the requirements of local and national guidance.
- (c) The application was supported by the Local Member (who was not a Member of this Planning Committee) and he made the following observations:
- that there was a real need for such facilities and it was an ideal place for access to the village
 - that the site was surrounded with trees and was therefore not visible from the highway
 - that it would be a boost for the local economy and would create jobs in the area.
- (ch) It was proposed and seconded to approve the application.
- (d) In response to the queries, the Senior Planning Service Manager explained:-
- that evidence had been provided by the applicant regarding sewerage and ecological matters. A formal response was awaited from Welsh Water stating that it was acceptable following discussions with them.
 - a condition could be added limiting the holiday season.

Resolved: To delegate powers to the Senior Planning Manager to approve the application, subject to receiving instructions and conditions from Welsh Water together with the following conditions:

1. Time
2. Comply with plans
3. Materials
4. Landscaping
5. Ecological/Trees Issues
6. Highways matters
7. Drainage
8. Submit details of foot bridges
9. Diversion of paths
10. Instruction to adhere to advice submitted by various bodies including Natural Resources Wales, Land Drainage Unit, Caravans Officer etc.
11. Touring holidays season

4. Application no. C14/0101/39/LL – Land adjacent to Min-y-don, Abersoch, Pwllheli

- (a) A report was submitted on a full planning application for the erection of dwelling and associated works.

- (b) The Development Control Manager expanded on the background to the application and noted that the design was a modern one for a two-storey house with the site currently being used for boat storage. She noted that the site was within the Abersoch development boundary and within the AONB. Reference was made to the responses stemming from the consultation period together with a summary of the objections received. Planning officers considered that the development was acceptable in terms of the principle as the proposal concerned one two-storey house with residential houses surrounding it. It was felt that one house would be an improvement on the existing situation. In terms of visual amenities, it was noted that the design was contemporary but within an area with a variety of designs together with mature trees around the boundaries that would safeguard visibility. It was noted that the proposal was for a large house of a scale and form that was in keeping with the site and sufficient for one house and did not create an overdevelopment. It was recognised that the site was within the AONB, however, this did not mean that it was not possible to have a modern and contemporary design and because of the location it would not have an impact on views in and out of the AONB. It was considered that there would be no overlooking into nearby houses. It was considered that the proposal was acceptable in terms of transport, flooding with Natural Resources Wales satisfied with the design and the finished floor level as well as tree matters and biodiversity. On the grounds of the above, it was recommended to approve the proposal in accordance with the conditions noted in the report.
- (c) The application was supported by the Local Member (who was not a Member of this Planning Committee) on the grounds that the proposal would safeguard the site, the landscape, beach and employment by protecting the local economy.
- (ch) It was proposed and seconded to approve the application.
- (d) A Member noted his concern regarding the modern design and that traditional architecture should be retained within the AONB.
- (dd) In response to a concern by a Member regarding the tree preservation order, the Development Control Manager explained that the trees were currently in a poor condition, however, a condition would be attached to plant mature trees in their place.

Resolved: To approve the application in accordance with the following conditions:

- 1. Commence within five years.**
- 2. In accordance with the revised plan.**
- 3. Agree external finishes.**
- 4. Welsh Water conditions**
- 5. Work to be in accordance with the arboriculture plan.**
- 6. Plant trees to replace lost trees – to firstly agree on type, size and location of trees**
- 7. Finished floor level to be at least 5.40m AOD.**
- 8. Submit and agree on full details of the rock armour reinforcement work before the work commences. This reinforcement work to take place before the property is occupied.**
- 9. Protect the nearby byway.**
- 10. Complete the parking spaces in accordance with the plan, and they must be operational before the property is occupied for the first time.**

5. Application number C14/0386/24/LL – Land to rear of Tan y Celyn, Sŵn y Môr and Talardd, Llanwnda, Caernarfon

- (a) A report was submitted for a full planning permission for the renewal of planning permission number CO8A/0568/24/LL to erect 24 dwellings, alterations to an existing entrance and the creation of estate roads.
- (b) The Senior Development Control Manager expanded on the background of the application and noted that the previous application was approved in 2009 and was subject to a 106 agreement for 6 affordable houses. Attention was drawn to the fact that the permission would expire next month and the applicant had not commenced work on the site due to the recession and the need to make amendments to the plan that would make the proposal more viable. It was noted that the site was designated for the development of 27 houses in the Gwynedd Unitary Development Plan and was located within the Dinas development boundary. Attention was drawn to two additional considerations in the original application, namely that a linguistic and community statement was submitted to support the proposal and it was confirmed that the plan would have a positive impact on the use and promotion of the Welsh language in the community. In addition, the need for the applicant to give a financial contribution towards an educational provision in the school was noted because of an addition of three pupils to a capacity of 30 at the school. It was recommended that the application be approved.
- (c) It was noted that the applicant's agent had submitted a request to speak at the meeting, however, it was understood that he was not present.
- (ch) It was proposed and seconded to approve the application.
- (d) In response to queries, the following observations were noted:
- Unfortunately, the hedges would have to be taken down on the eastern side in order to ensure standard visibility towards Rhos Isaf, but it was assured that conditions with landscaping and the retention of some hedges could be included where this was practical.
 - That it was not possible to stop applicants to submit applications at the end of the commencement period (5 years) and there were associated risks for applicants with this such as planning policies and the possibility that development boundaries had changed.
 - That the plan was acceptable by the Transportation Unit in terms of road safety

Resolved: To delegate the right to the Senior Planning Manager to approve the application subject to the applicant signing a legal agreement under Section 106 relating to ensuring that six of the 24 houses are affordable homes for general local need as well as providing an educational financial contribution and relevant conditions relating to:-

1. 5 years
2. In accordance with the plans
3. Natural slates/external materials.
4. Highway conditions
5. Natural Resources Wales
6. Welsh Water
7. Landscaping
8. Removal of permitted rights for the affordable homes
9. Details of fences/walls
10. Development to be completed in stages

6. Application number C14/0508/08/LL – Eryri Business Park, Penrhyndeudraeth

- (a) A report was submitted for full planning permission for a new school for pupils with special needs with associated respite accommodation that included associated buildings, parking and landscaping.
- (b) The Development Control Manager expanded on the background of the application and noted that the site was designated outside the Penrhyndeudraeth development boundary and within the Business Park that was earmarked in the Gwynedd Unitary Development Plan as a protected employment site. The new school would provide education and care for approximately 120 pupils from nursery age to secondary school age and would include provision of a two-storey respite accommodation building separate to the main building. Attention was drawn to the responses in the consultations together with the additional observations received. In terms of the development principle, it was noted that the site was a protected employment site, however, the applicant had prepared a statement stating that they had sought without success for an appropriate site within the development boundary for the development of a special school to serve the catchment areas of Dwyfor and Meirionnydd. Attention was drawn to the fact that the site had not been developed for many years and the reason being the high costs linked to preparing this plot of land for employment and its general suitability for employment use. Planning officers considered that there was fair justification to support the application and material planning considerations outweighed the designation and Policy D1, as it did not appear that this plot would ever be practical for development as an employment site. It was noted that it was a one-storey contemporary design that would be used as a school and would offer an opportunity to have a building of a high standard and it was considered that it would not create an incompatible feature in the landscape. A community linguistic statement had been received which was acceptable by the Joint Policy Unit and therefore the development was unlikely to have an unacceptable impact on any relevant designations or on the local community or the Welsh language. No objection had been received from the Transportation Unit or from the Trees Officer, however, a standard condition was proposed regarding an update on the Trees Report. It was noted that some biodiversity issues remained for discussion, however, it was trusted that it would be possible to solve these soon. It was recommended that the application be approved subject to the receipt of favourable observations from the Biodiversity Unit and to add two relevant conditions concerning archaeological matters and a specific condition relating to trees.
- (c) The local member (not a Member of this Planning Committee), supported the application and made the following main points:
- That the Business Park had existed for 23 years and had not been developed recently
 - That the proposed building would offer the best possible education to the most vulnerable children in the communities of Dwyfor and Meirionnydd
 - That they would create a new school with specialist equipment to offer every opportunity for the pupils' needs
 - It was understood that the Community Council supported the application
- (ch) It was proposed and seconded to approve the application.
- (d) Several Members noted their support to the application as there was a real need for such a school together with respite care for the pupils of Dwyfor and Meirionnydd.

Resolved: To delegate powers to the Senior Planning Manager to approve the application, subject to the receipt of favourable observations from the Biodiversity Unit and relevant conditions in relation to:

1. 5 years
2. Work in accordance with the plans
3. All materials and colours to be agreed
4. Lighting plan
5. Landscaping / trees
6. Biodiversity conditions
7. Drainage conditions
8. Welsh Water conditions
9. Highway conditions
10. Public protection condition
11. Archaeological matters
12. Specific condition regarding trees

The meeting commenced at 1.00 pm and concluded at 3.00 pm.

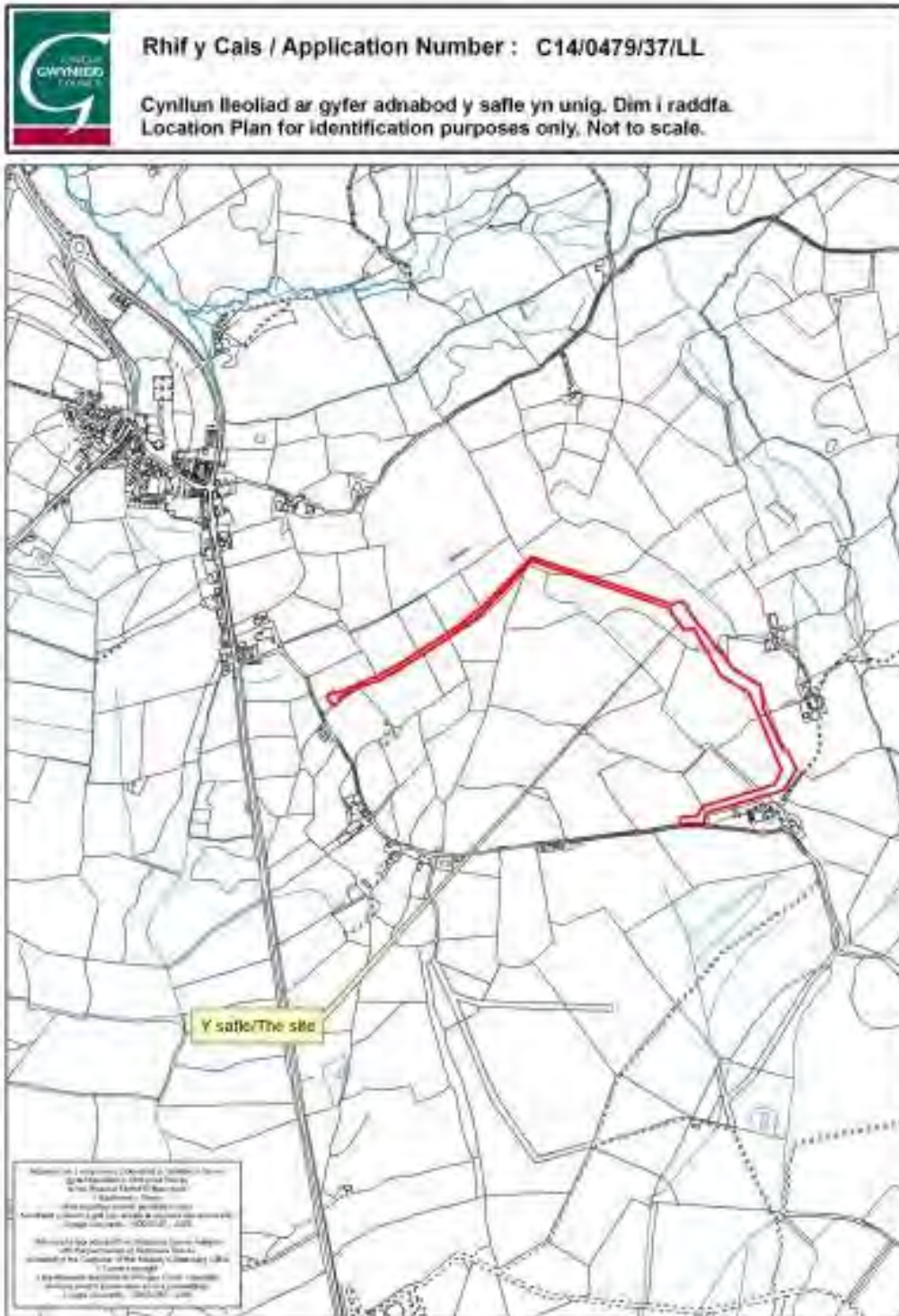
PWYLLGOR CYNLLUNIO
PLANNING COMMITTEE

DYDDIAD: 01/09/2014
DATE:

SIAMBR DAFYDD ORWIG
COUNCIL CHAMBER
CAERNARFON

EITEM ITEM	CAIS RHIF APPLICATION NUMBER	CYMUNED COMMUNITY	LLEOLIAD LOCATION
1	C14/0479/37/LL	Llanaelhaearn	Cae Rhif / Field No. - 6645, Ger / Nr. - Moelfre Bach, Llanaelhaearn
2	C14/0319/11/LL	Bangor	Woodlands, Stryd Fawr / High Street, Bangor
3	C14/0357/39/LL	Llanengan	Tyn Morfa, Llanengan
4	C14/0424/18/LL	Llanddeiniolen	Canolfan Gymunedol Dinorwig, Dinorwig
5	C14/0534/11/LL	Bangor	29 Lôn y Gogarth / Orme Road, Bangor
6	C14/0566/24/LL	Llanwnda	Waen Bant, Rhostryfan, Caernarfon

Number: 1



Application Number: C14/0479/37/LL
Date Registered: 02-Jun-2014
Type of Application: Full - Planning
Community: Llanaelhaearn
Ward: Llanaelhaearn

Proposal: FULL APPLICATION FOR A 3 BLADE 500KW WIND TURBINE MEASURING 67 METRES IN HEIGHT TO THE TIP OF THE BLADES (HUB HEIGHT OF 45 METRES AND BLADE ROTOR DIAMETER OF 44 METRES) AND ASSOCIATED WORKS TO INCLUDE ACCESS AND ACCESS TRACK, SUB-STATION BUILDING AND CONTROL UNIT.
Location: FIELD NO. - 6645, NR MOELFRE BACH, LLANAELHAEARN, CAERNARFON, GWYNEDD, LL545BE

Summary of the Recommendation

REFUSE

1. Description:

1.1 The proposal in this application is to erect a 3 blade wind turbine measuring 44m to the hub and 67m to the tip of the blades (the blades would be 44m in diameter). The turbine could have an output of up to 500kw and would be located on agricultural land on the eastern side of Moelfre hill, 900m to the east of Llanaelhaearn village. The proposal would have several elements, namely:

- The single turbine described above would be located on a concrete platform (about 15m in diameter and 3m in depth).
- Forming a hard standing for a crane (875m²) which it is proposed would be left on site for the duration of the development for maintenance purposes and would be covered by a layer of soil.
- Forming an access track leading from the county road to the site, measuring about 580m in length and 4.5m wide with a surface of aggregate/dust.
- Build a substation – 9.5m x 7.5m x 6.35m with stone cladding and slate roof located about 180m to the south east of Llanaelhaearn village.
- Lay about 900m of underground cable linking the turbine to the sub-station.

1.2 The applicant has submitted the following documents who support the application:

- Aelhaearn Wind Energy Scheme – Summary
- Aelhaearn Wind Energy Scheme – Environmental Report containing:
 - o Design and Access Statement
 - o Landscape and Visual Appraisal
 - o Noise Assessment
 - o Ecological Assessment
 - o Archaeology and Cultural Heritage
 - o Telecommunications and aviation safety
 - o Mitigation measures and outline planning conditions
- Assessment of Economic Impacts
- Linguistic Impact Assessment

- 1.3 The supporting documents also identify a series of community benefits to be delivered by arrangement with Antur Aelhaearn with money derived from the turbine.
- 1.4 The documents submitted with the application explains that this is an application for an "envelope" consent i.e. using an "Enerecon E44" turbine for the purpose of modelling impacts and it is considered that the impacts identified are "worst case scenario".
- 1.5 The area has the following environmental and landscape designations which are relevant to the application:
 - (a) The turbine site is located within 600m of the Llŷn Area of Outstanding Natural Beauty.
 - (b) The Heritage Coast is about 2.5 miles to the north west.
 - (c) The Snowdonia National Park is 5.5 miles to the east.
 - (d) The Eifl SSSI is just over a mile to the west and has been designated mainly because of its botany and birds.
 - (e) There is a public footpath about 300m to the south east and there is an extensive network of rights of way on the surrounding hills, including the Wales Coastal Path which is about 2.2 miles to the west.
 - (f) There are public roadways around the site on three sides and within 300-600m of the site.
 - (g) The site is within 350 - 600m of dwellings to the north, south and west.
 - (h) The Llŷn and Bardsey Landscape of Outstanding Historical Interest is about 900m to the West.
 - (i) Scheduled Ancient Monuments – Tre'r Ceiri Hillfort – is 1.4 miles to the west and a Group of Huts and Field System to the south east
 - (j) There are a number of listed buildings within a radius of two miles.
- 1.6 The character and nature of the landscaper is defined by LANDMAP work (Natural Resources Wales). Roughly, the LANDMAP assessment states that the area has an excellent value as a historical landscape, noting that there is a feeling of remoteness and 'heightened sense of exposure' with attractive views in and out and without any views spoiling this. In addition, it states that there is a high visual and sensory value, specific value to views – the forestry plantation and the A499 are the main things that spoil the views - and the main feature is the sense of upland which should be protected as well as the quiet rural atmosphere.
- 1.7 The application has been screened for Environmental Impact Assessment under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended). The proposal does not fall into any development criteria in Schedule 1 but it does fall into the description of the development under Part 3(I) to Schedule 2, Installations for using wind energy for energy generation (wind farms), in that the development includes installing more than two wind turbines or that the height of any wind turbine or the height of any other structure is more than 15 metres.
- 1.8 After assessing the likely effect of the proposal on the environment, using the selective criteria under Schedule 3 as well as the guidance in the Welsh Office Circular 11/99, it is considered that the impact of the development on the

environment is insufficient to justify presenting an environmental statement with the application.

2. Relevant Policies:

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

2.2 Gwynedd's Unitary Development Plan 2009:

STRATEGIC POLICY 2 – THE NATURAL ENVIRONMENT

The natural environment and the character of the area's landscape and scenery, inside and outside the Snowdonia National Park and Isle of Anglesey and Llŷn Areas of Outstanding Natural Beauty, are maintained or improved by refusing development proposals that would significantly harm them.

STRATEGIC POLICY 3 – BUILT AND HISTORICAL HERITAGE.

The built and historical heritage of the area will be protected from developments which would harm them significantly and new developments within historical areas are expected to conform with especially high design standards which will preserve or improve their special character.

STRATEGIC POLICY 9 – ENERGY.

Plans would be allowed to provide energy from renewable sources which would not significantly harm the environment or amenities of nearby inhabitants.

POLICY A1 – ENVIRONMENTAL ASSESSMENTS OR ASSESSMENTS OF OTHER IMPACTS

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

POLICY B3 - DEVELOPMENT AFFECTING THE SETTING OF LISTED BUILDINGS

Ensure that proposals do not affect the settings of Listed Buildings unless they conform to a series of criteria aimed at protecting the special character of the Listed Building and the local environment.

POLICY B7 – SITES OF ARCHEOLOGICAL IMPORTANCE

Refuse proposals which would harm or spoil archaeological remains of national importance (whether listed or not) or their settings. Developments that will affect other archaeological remains will also be refused unless the need for the development over-rides the significance of the archaeological remains.

POLICY B8 – LLŷN AND ANGELSEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB)

Protect, maintain and improve the character of the Areas of Outstanding Natural Beauty by ensuring that applications conform to a number of criteria which aim at protecting the identified features of the site.

POLICY B12 – PROTECT LANDSCAPES, PARKS AND HISTORICAL GARDENS

Protect landscapes, parks and gardens of special historical interest in Wales from developments which would cause significant harm the character, their appearance or their setting.

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

Refuse applications which are likely to cause disturbance or unacceptable harm to protected species and their habitats unless they conform to a number of criteria which aim to safeguard identified features of the site.

POLICY B22 – BUILDING DESIGN

Promote good building design by ensuring that applications conform to a series of criteria aimed at protecting features and the identified character of the landscape and local environment.

POLICY B23 - AMENITIES

Safeguard the amenities of the locality by ensuring that proposals comply with a series of criteria which aim to protect identified characteristics and amenities of the local area.

POLICY b25 – BUILDING MATERIALS

Policy B25 – Building Materials – Protect the visual character by ensuring that building materials must be of good quality which corresponds with the area's character and appearance.

POLICY B33 – DEVELOPMENTS THAT CREATE POLLUTION OR NUISANCE

Protect public health, safety or amenities, or the quality of the built or natural environment from the consequences of higher levels of pollution.

POLICY C26 – WIND TURBINE DEVELOPMENTS

Applications for developing wind turbines on sites within the Llŷn AONB will be refused. In other locations, only applications for developing wind turbines on a small scale or for community or domestic use will receive permission as long as they conform to a series of criteria concerning the effect on the visual quality of the landscape and on environmental and social factors.

POLICY CH33 – SAFETY ON ROADS AND STREETS

Development applications will be permitted if specific development criteria can be complied with concerning safe vehicular access, the standard of the existing road network to cope with the traffic flow from the development and traffic calming measures.

SUPPLEMENTARY PLANNING GUIDANCE WIND ENERGY ON LAND (June 2014)

2.3 National Policies:

Planning Policy Wales, Welsh Assembly Government (7th Edition, July 2014)

Technical Advice Note (Wales) 5, National Assembly of Wales Nature Conservation and Planning (September 2009)

Technical Advice Note (Wales) 8, National Assembly of Wales: Renewable Energy (July 2005)

Technical Advice Note (Wales) 11, National Assembly of Wales: Noise 1997

Technical Advice Note (Wales) 12, National Assembly of Wales: Design and Access Statement (2009)

Landmap Information Guidance Note, Countryside Council for Wales No. 3 - '*Landscape and Visual Assessment of Onshore Wind Turbines*' (June 2010)

circular 60/96 *Planning and the Historical Environment*

3. Relevant Planning History:

C12/0316/37/LL – Temporary permission to locate a 40m mast to measure wind:
Permitted 20/017/12

4. Consultations:

Arquiva on behalf of BBC & ITV No objection

Atkins on behalf of Telecommunications Association of the UK Water Industry (TAUWI) Not received

CADW

The historic environment around Llanaelhaearn is sensitive to landscape change of the type proposed as there are numerous upland archaeological sites with far reaching views and good inter-visibility. Our initial reply identified 17 scheduled ancient monuments located within 5km of the proposed turbine location, of which Tre'r Ceiri Hillfort (CN028), widely recognised as one of the best preserved Iron Age hillforts in Britain, is probably the most well known. This hillfort sits at the centre of a later prehistoric landscape sharing inter-visibility with other hillforts such as Garn Boduan, Garn Fadryn, Moel Bronmiod and Pen y Gaer as well as a range of smaller scale hut group settlements. There is considerable group value in the presence of so many monuments and sites likely to date to a similar period within this landscape.

The proposed wind turbine will not physically impact on any scheduled ancient monuments but due to its height, the open nature of the landscape and the tendency for many of the scheduled monuments to be situated in elevated positions, it will be visible from many of them, and will therefore result in a visual impact on their settings. Having considered the visualisations and Archaeological Assessment accompanying the application, Cadw considers that the proposal will have a damaging adverse impact on the settings of the scheduled ancient monuments but

that impact is not considered to be significant at an individual monument level due to the distances between the development site and the designated monuments. That said, we consider that the development is unsympathetic to the appreciation of this important and well preserved prehistoric landscape. The turbine will introduce a visually prominent, vertical, moving, man-made structure into a sensitive landscape notable for the range and extent of visible relict prehistoric monuments, many of which have been designated as being of national importance. In summary, Cadw considers that the proposal will therefore cause harm to the setting of significant historic features.

Because of the vegetation and nature of the landscape, it has been noted that, in Cadw's view, the views from the turbine of the historic garden of Glasfryn nearby would be minimal.

Community Council

No objection

Natural Resources
Wales

Object. The proposal is a development that would have an unacceptable impact on the Llŷn AONB. The main objections concern:

- The turbine would be located very close to the AONB
- The turbine would be located near Llŷn and Bardsey Landscape of Outstanding Historical Interest
- Locating a turbine of this size in an unspoilt sensitive landscape would have a harmful impact on the AONB
- Of the opinion that the 'Landscape and Visual Impact Assessment' (LVIA) has been broadly based on approved methodology and that it conforms to good practice. However, we disagree with some of the conclusions concerning the effect on the character of the landscape and visual amenities. We also disagreed on the general conclusion which states: 'the site and the surrounding landscape lend itself to a single turbine scheme of the form and scale specified...without unacceptable change to landscape character and visual amenity...'
- NRW consider that the effects on the character of the landscape are more than are noted in the LVIA.
- The LVIA does not fully appreciate the impact of the turbine on the character of two areas of protected landscapes.
- It is also considered that the magnitude of the impact on these areas is not fully appreciated.
- NRW, therefore, considers that the proposal would be likely to have a significant effect on the character of the landscape.
- NRW is of the opinion that there would be significant negative effects on views from 'Viewpoints' 1 and 2 and also on 'Viewpoint' 4 (Tre'r Ceiri) and 'Viewpoint' 6 (Cefn Cae'r Ferch).
- Finally, NRW objects to granting planning consent for the proposal as it would be likely to have a significant negative effect on the Llŷn AONB. Should the recommendation be to

grant the application, NRW should be informed prior to making the decision so as to enable them to consider a 'call-in'.

Bats

- Comments on bats and the need for relevant surveys. If bats are found to be present, mitigation measures will be required in the form of a curtailment plan.

Defence Infrastructure Organisation

Observations

- Lights should be placed on top of the turbine for aircrafts' safety.
- Need to inform if the development goes ahead or if there are any changes to the plan

Welsh Water

Not received

Gwynedd Archaeological Planning Service:

Further archaeological work is required before presenting further comments and before the application is determined.

NATS:

No objection

Ofcom:

No observations

JRC on behalf of Scottish Power

Not received

Snowdonia National Park:

Observations

- No effect on views out of the National Park
- Effects on views into the Park from some viewpoints

AONB Unit:

Observations

- Site is fairly close to the AONB boundary and the development would be visible from a number of locations in the AONB
- The site is close to the boundary of the Llŷn and Bardsey area which is on the Register of Historical Landscapes of Outstanding Landscapes in Wales.
- Some concerns about the "Landscape and Visual Impacts Assessment" for the reasons below:
 - o Lack of reference to parts of the AONB Management Plan
 - o Concern that a height of 67m is considered to be "mitigation" of the 78m originally proposed
 - o Concern about the method of assessing the effect on the character of the landscape and the conclusions derived from it.
 - o Lack of assessments from obvious viewpoints e.g. the A499 or the village itself
 - o Misgivings about the conclusions in terms of the effect

from some locations

- o The pictures do not convey the real effect of the presence of the turbine
- o Disagree with the conclusions about the likely effect on the AONB
- Comments on the “Linguistic Impact Assessment”.
- Comments on the Community Benefits (see explanation under the 'Any other matter' heading).
- The turbine would be on Moelfre hill and about 220m above sea level - this would be higher than any other structure on the Llŷn peninsula.
- The fact that the rotating blades create a greater visual effect than a stationary structure.
- There is concern that the turbine would be an alien and intrusive element in a rural and historical landscape and would impact on the setting of the AONB and on views into and out of the nationally protected area
- The Llŷn AONB Joint Consultative Committee state that all applications to erect wind turbines higher than 11m within the boundary and within view of the Llŷn and Bardsey Landscape of Outstanding Historical Interest should be refused.

Biodiversity Unit:	No objection – need a condition to protect birds’ nests
Public Protection Unit	Detailed observations which conclude that there are no objections in terms of noise effects but that a more restrictive condition should be imposed concerning noise levels than the one suggested in the application. Have suggested relevant conditions.
Rights of Way Unit	Llanaelhaearn public footpath no 4 should be protected
Traffic Unit	Before submitting final comments, the Traffic Unit has asked the applicant to submit further information about the layout of the entrance, a surface water treatment plan and a road widening plan. A traffic management plan for the proposal would also have to be submitted.
Public Consultation:	<p>A notice was placed in newspapers, posted on site and nearby residents informed. The advertising period has come to an end and a significant number of letters / correspondence were received on the grounds of:</p> <ul style="list-style-type: none">• Effects of noise on nearby houses/residents• Moving shadows• Effects on health - “Wind turbine syndrome”• Would be an oppressive structure which would dominate the landscape• Harmful effects on the AONB, on views generally and on the historical landscape• Harmful visual effects on popular sites such as Tre’r Ceiri and the Coastal Path

- Would form a discordant industrial structure in a rural landscape
- Concern about restoring the site at the end of the turbine's life
- The associated equipment harmful to the landscape i.e. the concrete base, the sub-station building and the access track.
- Harmful to the main "gateway" to the Llŷn peninsula from the north.
- Harmful effect on a Landscape of Outstanding Historical Importance
- The blades would be large (44m in diameter) and would draw attention when rotating
- Cumulative effect with other turbines which have been permitted in the area
- Harmful to the views from the National Park
- Harmful to a cultural landscape
- Injurious effects on wildlife including danger of collision for birds and bats
- The roads leading to the site are narrow which would mean demolishing ancient walls of importance to biodiversity
- Considerable traffic problems during the building period
- Some local houses have no modern foundations and in danger from heavy traffic
- The proposal is contrary to the local and national planning policies including Policies B8 ac C26 of the UDP and to the Supplementary Planning Guidance for Wind Energy
- Harmful effects of microwaves
- Danger of polluting a private water supply
 - o The Landscape and Visual Effects Assessment is not sufficient especially the viewpoints selected for assessment
 - o Concern about technical problems during the noise survey

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

- Reduction in the value of adjoining properties
- Harmful effects on the tourist industry
- The economic benefits generally would go to a few local individuals and large external companies
- Permitting the application would be a precedent for other similar developments in the area
- Wind turbines are not an efficient means of generating electricity
- Community dissent because of differences of opinion in the area, this will damage the situation of the language in the village
- Narrow economic benefits – financial help to house owners in Llanaelhaearn itself and not to everyone affected
- The economic benefits would be entirely dependent upon public money - wonder are there not more efficient ways of attracting public money without having to harm the area's beauty
- Questions the effects of competition by giving support to some businesses only
- Questions what is the real support in the community for the

development and does the application reflect that accurately

- Questions the background to the application, the financial sources and the procedures of Antur Aelhaearn, the structure of the operational company and the role of individuals in the process
- It is not clear how the venture's profit would be shared between the various parties
- Questions some of the responses from local organisations and whether they reflect the views of the organisation or of an individual
- Causing damage to rural Wales for the benefit of other areas
- Opportunity for agricultural diversification
- The development would create a supply of new "green" energy which is not dependent on fossil fuel or nuclear power
- Would get used to the visual effect in time
- The proposal is consistent with Gwynedd Council policies on the environment, the language and sustainability and consistent with local and national planning policies.
- The site is quite secluded
- Visible from less than 5% of the AONB
- Will not harm local views
- Glasfryn forestry will hide the turbine to the south / south east
- The economic advantages outweigh an visual worries

As well as the correspondence supporting the application, support was received that was not valid planning support, including:

- o The development would create an asset essential to the future of the community (see explanation under the heading 'Any other matter')
- o The turbine would lighten the financial burden on the local authority by providing services
- o Community benefits through ensuring the future of Antur Aelhaearn's work
- o Community benefits creating work and confidence in the local economy
- o The development will be a boost to community activities
- o The development will help to provide better resources for community activities
- o The development will ensure that the income generated locally stays in the locality.
- o Supporting the language through economic revitalisation
- o Boosting tourism through new ventures
- o Ensure the future of the surrounding bogland
- o The proposal is innovative which other rural communities throughout Wales could emulate
- o An innovative proposal in the context of the present financial situation
- o A local source of electricity reflecting community use

5. **Assessment of relevant planning considerations:**

The principle of the development

- 5.1 Technical Advice Note 8: Renewable Energy (2005) considers the contribution of wind turbines to electricity generation as a national requirement and as one of the main policy aims of the Welsh Assembly Government. The Welsh Assembly Government is of the opinion that, in the short term, wind power offers the greatest potential to increase the amount of electricity from renewable sources.
- 5.2 TAN 8 also notes that developments should not affect AONBs and National Parks, however it also notes that small scale and domestic scale projects could be acceptable subject to all other relevant planning considerations.
- 5.3 It is important to note that the direction given in Appendix B of TAN 8 states that it is acceptable for a developer to offer benefits in excess of what would be necessary for the development in question to proceed but that the benefits should not influence the decision process. Paragraph 2.16 of TAN 8 emphasises that contributions of such benefits should not cause consent to be given to an application that would not otherwise be acceptable in planning terms.
- 5.4 No Strategic Search Areas have been identified within Gwynedd because of proximity to nationally designated areas such as the Snowdonia National Park and the AONB. Therefore, any development must be assessed on the basis of policy C26, which deals specifically with wind turbine developments, as well as on the basis of the other relevant planning policies in the Unitary Development Plan. Policy C26 limits wind turbine schemes to those of small, community or domestic scale. The explanation to the policy describes community or small wind turbine developments as developments which have the capacity to generate less than 5MW.
- 5.5 In accordance with Strategic Policy 9 of the UDP, the Local Planning Authority supports the principle of proposals to generate renewable energy with wind turbines, subject to consideration and conformation with all relevant planning matters. As noted above, there are a number of policies in the Gwynedd Unitary Development Plan which are relevant to deciding an application for a single wind turbine. The main policy to be considered in assessing the principle of this development, namely an application for a single wind turbine, 67m high to the tip of the blades, is policy C26 of the UDP and this is discussed below.
- 5.6 Policy C26 of the unitary Development Plan considers 'Wind Turbine Developments' and states that 'applications for wind turbine developments on sites within the Llŷn AONB will be refused'. In other locations, only applications for developing small scale, or wind turbines for community or domestic use, will receive permission as long as they conform to a series of specified criteria. The criteria state:
 - i) the development would not have a considerable detrimental effect on the setting of the Llŷn or Anglesey AONB or the Snowdonia National Park.
 - ii) that any additional associated development is designed and set in a manner that mitigates its visual effect where ever possible.
 - iii) the development (whether individual or in association with other wind turbine developments) will not have a significant detrimental effect on the landscape or nature conservancy features;
 - iv) there is no possible unacceptable environmental impact, or impact on amenities, arising from the wind turbines, including noise, light glare and shadows;

- v) the development will not create substantial electromagnetic interference with present transmitting or reception systems that could not be adequately alleviated;
 - vi) the scheme includes adequate provision for decommissioning, and restoration and aftercare of land.
 - vii) the development will not cause substantial harm to an area of archaeological importance, especially within or close to designated areas.
- 5.7 In this context, it is considered that all the criteria in policy C26 are relevant and they are considered below, as well as the other planning policies which are relevant to the application in this report.
- 5.8 Also, Supplementary Planning Guidance ‘Onshore Wind Energy’ was adopted by Gwynedd Council on 14 June this year. The Guidance emphasises, in considering wind turbine applications, that there should be a balance between the contribution of this technology towards national renewable energy targets and any adverse effects the development could have on local environmental and social factors.
- 5.9 In accordance with policy A1 of the UDP, a number of assessments were made for the application to support the development and these are listed in the part of the report which describes the development.
- 5.10 The main issues of this application are the effect of the proposal on:

Visual Amenities

The nature of the development and the character and nature of the landscape

- 5.11 Criterion 3 of Policy C26 states that ‘the development (whether individually or in association with other wind turbine developments) will not have a significant detrimental effect on the landscape or nature conservancy features’.
- 5.12 The character and nature of the landscaper is defined by LANDMAP work (Natural Resources Wales). Roughly, the LANDMAP assessment shows that the area has an excellent value as a historic landscape, noting that there is a feeling of remoteness and a ‘heightened sense of exposure’ with attractive views in and out without any views spoiling this. In addition, it states that there is a high visual and sensory value, specific value to views – the forestry plantation and the A499 are the main things that spoil the views and the main feature is the sense of upland which should be protected as well as the quiet rural atmosphere.
- 5.13 The site and the surrounding area could be described as a sensitive location as it is wild and open, unspoilt and undeveloped. Generally, there are no structures or vegetation present (there is a tree plantation nearby and acres of young pine trees have been planted there) and it is a quiet and tranquil place to the eye and the ear. Nothing competes with the views or with the dramatic landscape in the area.
- 5.14 Because of the substantial and alien nature of the proposal, considering the open and rural character of this site, it is believed that the scale, size, form and location of the turbine would have an unacceptable detrimental effect on the form and character of the landscape and the surrounding environment. More specifically, there would be unacceptable detrimental effect on the area's visual amenities and on the prominent views the public have into, out of, or across open countryside, which is contrary to Policy B23 and criterion 3 of Policy C26.

Llŷn Area of Outstanding Natural Beauty (AONB)

- 5.15 The aim of designating the AONB is to protect, maintain and improve the designated area. Policy B8 notes that applications for development that would cause significant damage to the landscape would be refused (including views into and out of the area), historical remains and buildings...., the area's quiet and unpolluted nature...' except in very exceptional circumstances, where very substantial national economic or social benefit could be proved (and which has been proved); consideration has been given to the cost and the possibility of providing the development outside the area or the need for it be satisfied in another way; consideration has been given to limiting the damaging effects on the character of the area and that measures to do so have been included as part of the application'. In addition, 'it will have to be demonstrated that detailed consideration has been given to the character of the area in the case of every application to develop....'.
- 5.16 The surrounding landscape has been designated an Area of Outstanding Natural Beauty but the site itself is not inside the AONB. Despite this, the site is very visible from areas close to the AONB (it could almost be said they are parallel) as well as from higher places of the AONB where there is a network of public footpaths and therefore it is believed that the proposal would have a substantial harmful effect on the views into and out of the AONB.
- 5.17 Because of the close proximity of the site to the AONB and the fact that the site is visible from the AONB and that the AONB is visible from the site, the proposal must be considered in the context of Policy B8 and whether the proposal protects, maintains or improves the AONB.
- 5.18 The views of the AONB unit are summarised above but, generally, there is concern that the turbine would be an alien and intrusive element in a rural and historic landscape and would impact on the setting of the AONB and on views into and out of the nationally protected area. It has also been noted that the turbine on Moelfre hill is about 220m above sea level - this would be taller than any other structure on the Llŷn peninsula and the fact that the blades rotate makes it more visible than a static structure.
- 5.19 The AONB Unit has also expressed concern about the method of assessing the effect on the character of the landscape and about the conclusions derived from the assessment. In addition, it is considered that assessments are lacking from obvious viewpoints e.g. the A499 or the village itself. The AONB Unit disagrees with the conclusions about the likely effect on the AONB.
- 5.20 Similarly, Natural Resources Wales (NRW) also objects to the application stating that the development proposed would have an unacceptable impact on the Llŷn AONB. As noted above in NRW's response during the consultation period, they disagree with the conclusions of the LVIA and consider that the visual effect, and so the effect on landscape, is much more than is stated in the application. It is considered that locating a turbine of this size in an unspoilt sensitive landscape would have a detrimental impact on the AONB. Natural Resources Wales has stated clearly that it objects to granting consent to the proposal as it would be likely to have a significant detrimental effect on the Llŷn AONB. Were there a recommendation to grant the application, NRW has asked the Local Planning Authority to inform them before the decision is made so that it could consider calling the application in.
- 5.21 Considering the quiet and unpolluted nature of the area and the character of the landscape, it is considered that the proposal would create an alien and prominent

feature, leading to a significantly negative impact on the landscape, by significantly impairing the views into and out of the AONB. It is also considered that the proposal would lead to a significant negative effect, in contravention to the AONB's designation, which is to protect, maintain and improve the character of those areas.

- 5.22 On the basis of the above, it is believed that the proposal is contrary to the main goal of designating the Area of Outstanding Natural Beauty, is contrary to Policy B8 and to Strategic Policy 2 which protects the AONB and strives to maintain and improve it by refusing development applications that would cause significant harm. On this basis it is also believed that the proposal is contrary to criteria 1 of Policy C26.

Landscape of Historical Interest and sites of Archaeological Importance

- 5.23 The site is near the boundary around Tre'r Ceiri which has been included on the Register of Landscapes of Historical Interest in Wales. Tre'r Ceiri is one of the best preserved hill forts in Britain and an archaeological site of significant value on a national and local level. Tre'r Ceiri is part of a network of ancient hill forts which includes Pen y Gaer (3.3km from the site) and Garn Bentyrch (3.8 km from the site). There is a strong visual connection between these hill forts and it is believed that a turbine on Moelfre would be a modern intrusion into this historical landscape and detrimental to the inter-relationship between these notable sites.
- 5.24 Policy B12 notes that the Local Planning Authority will seek to ensure that registered historical landscapes, parks and gardens will be protected and enhanced. For the purpose of Policy B12 it is not believed that the proposal (because of its location) would have any effect on the Glasfryn Historical Park and Garden and Cadw supports this opinion. However, the site is also very visible from the Llŷn and Bardsey Landscape of Outstanding Historical Interest and the turbine would dominate the views from a substantial part of this area and would cause significant harm to its character and setting and also damage views into the designated area from sites to the east. Consequently, it is believed that the development is unacceptable in terms of policy B12 of the UDP. This is supported by the comments of Cadw and Gwynedd Archaeological Planning Service which emphasises the importance of the landscape as a whole and state that the turbine, from some viewpoints, would be an intrusive, out of place, structure in an historic landscape.
- 5.25 Policy B7 of the UDP asks for proposals which would damage or spoil archaeological remains of national importance or their settings to be refused. Whilst noting the results of the archaeological appraisal of the specific site, the settings of archaeological remains in the area must also be considered, whether they are registered or not. Considering the wealth of local sites that have been registered for their national importance and their inter-relationship, as well as the comments by Cadw and Gwynedd Archaeological Planning Service on the application, it is considered inevitable that the turbine would have a significant harmful effect on the settings of these sites and that, therefore, the application is contrary to Policy B7 of the UDP.
- 5.26 In terms of any effect on the archaeology of the site itself, Gwynedd Archaeological Planning Service has asked for an archaeological assessment of the site, including digging trial ditches, to assess the nature and importance of the archaeology on the site. Despite requesting the information some time ago, it has not been presented and therefore it cannot be assessed whether or not this element of the application is acceptable in the context of Policy B7.

- 5.27 Although it is considered that the development would not have any direct effect on any specific Listed Building, it is believed that approving such a substantial modern and visible development in the historic landscape would damage the settings of Listed Buildings in the area and, consequently, that the application is contrary to policy B3 of the UDP which aims at protecting the settings of such buildings.
- 5.28 Strategic Policy 3 of the UDP binds the Local Planning Authority to protect the historical heritage of the area 'from developments that would significantly damage and it is expected that new developments within historical areas comply with the especially high design standards which will retain or improve or the special character'. Similarly, Circular 60/96 emphasises the importance of protecting the settings of archaeological sites.
- 5.29 It is believed that this turbine would result in a modern, intrusive and prominent element in the historic landscape and that this would have a substantial detrimental effect on the setting of a designated historical landscape, undesignated historic sites and a registered historical landscape. It is considered that the proposal therefore is contrary to Policy B12 and B7 of the UDP as well as to criteria 3 and 7 of Policy C26 as it would have a substantial harmful effect on an historical landscape and would cause substantial damage to the setting of areas of archaeological importance.

General and residential amenities

- 5.30 Policy B23 states that proposals should be refused if they would cause significant harm to local amenities and therefore it is important to ensure that the effects of new developments on the quality and character of the surrounding environment are assessed. Also, Policy B33 encourages refusing proposals that would cause substantial harm to the quality of human health, safety or amenities.
- 5.31 From the results of the noise assessment, the Public Protection Unit is of the opinion that the turbine would not cause substantial harm in terms of noise and have suggested appropriate conditions. Comments have been received from the public concerning the noise assessment and as a result, the Public Protection Unit was asked to confirm the situation. The concern about 'calibration drift' was confirmed and it was noted that this had been considered when presenting comments and that the author of the noise assessment had modified the results for this specific location. It was confirmed that this was not a matter that concerned the Public Protection Officer but Hayes-McKenzie, who prepared the assessment, could be asked for further explanation and justification of the point raised if required.
- 5.32 The Public Protection Unit was asked to confirm its position regarding the noise levels of 35dB or 40dB. It was confirmed that ETSU-R-97 states that it is possible to place noise levels between 35dB a 40dB LA90, depending on different factors concerning 5dB, higher than background level. Hayes-McKenzie's report recommends conditions including noise levels and recommends the highest as 40dB LA90 or 5dB above background levels. After considering the monitoring results, the Public Protection Unit does not consider it would be necessary to go up to 40dB and that it would be possible to keep to 35dB or 5dB above background and this is the level that has been recommended in the conditions in its response to the application. It is considered therefore that it could be acceptable in terms of noise and would conform to criteria 4 of Policy C26 as well as Policy B33.
- 5.33 Evidence presented with the application shows that the turbine would not be likely to cause problems with moving shadows nor with light glare as noted in Criterion 4 Policy C26. Also, it is accepted generally that significant shadow effects will not

occur further away than 10 times the diameter of the rotor (44mx10) which is 440m in this case. In assessing the responses to the consultation, it is not considered either that the turbine would be likely to cause electromagnetic interference to existing transmission or receiving systems, as noted in criteria 5 of Policy C26.

- 5.34 An analysis of Residential Amenities in Part 10.6 of the Environmental Report was submitted with the application and even though it showed that there would be significant visual effects on two adjacent dwellings, Moelfre Bach (which is, according to the Certificate of Ownership presented with the application, in the same ownership as part of the application site) and Planwydd, it states that the damage to residential amenities would not be significant overall. In the context of these two properties, the report states that there would not be a significant effect on the basis of noise or moving shadows but states that there would be significant local effect in terms of visual impact. The report concludes that there is no significant effect in terms of what is noted as ‘general effect on residential amenities / that the property will be an unattractive place to live’. The assessment does not consider that there would be a significant effect because there would not be noise or moving shadows because of the position / orientation of the dwelling in relation to the turbine. It is possible that the position / orientation of the Moelfre Bach’s residential dwelling, its location in relation to the turbine, as well as the existence of farm buildings around it means that the dominant effect is somewhat less than the effect on Planwydd but it is not considered that that effect is so small as not to be a significant effect.
- 5.35 The application is strongly opposed by the owner of Planwydd (about 470m from the turbine) who is of the opinion that the development would cause health problems. The turbine would be located about 470m from the back of this property and on slightly higher land. The turbine would be very visible from the garden at the back of the property as there is no screening between the property and the site and the landscape is attractive, tranquil and open. A moving object tends to draw the eye and, considering the size of the rotor, the distance from the turbine and the orientation of the property (its’ back and garden), it is considered the turbine would be near enough to dominate views from the garden and the back of the house and would have a substantial detrimental effect on the residential amenities of this property contrary to Policy B23 of the UDP.
- 5.36 It is considered, therefore, from the evidence presented, that the proposal conforms with policy B33 and with Criteria 4 and 5 of Policy C26 of Gwynedd’s UDP. However, for the reasons outlined above, it is not considered that the proposal conforms to policy B23 of the UDP on the basis of the dominant and harmful effect of the turbine on the amenities of nearby residential dwellings. As has already been noted under the heading ‘Nature of the development and the character and nature of the landscape’ it is also considered that the proposal would be contrary to Policy B23 as it would cause significant harm to the amenities of the local neighbourhood.

Ancillary developments and decommissioning

- 5.37 Criterion 2 of Policy C26 concerns associated ancillary developments such as buildings, roads etc and states that they should be designed and set in such a way as to mitigate their visual effect if possible. Criterion 6 of the policy concerns decommissioning, land restoration and after care when the use ceases.
- 5.38 Developments ancillary to the turbine includes a sub-station building, a substantial track and a hard standing for a crane. According to paragraph 4.2.1 of the Environmental Report, the sub-station building would measure no more than 9.5m x 7.5m x 6.35m and this is what is shown on the plans. However, measurements of

13m x 7.5m x 6.35m are also noted in the Environmental Report (para 3.5.1) but this is what is shown on the plans. The building would be clad with stone and would have a slate roof. It would be located about 180m to the south-east of Llanaelhaearn village with the cables from the turbine to the sub-station laid underground. If the proposal to locate the turbine was acceptable in the context of the relevant planning policies and if confirmation could be obtained of the actual size of the proposed building, it is considered that these ancillary elements could be acceptable (subject to appropriate conditions) in terms of policies B22, B25 and criteria 2 of policy C26.

- 5.39 It is considered that decommissioning, land restoration and after care when the use ceases can be managed by an appropriate condition were the application to be granted. This would be in accordance with criteria 6 of policy C26.

Biodiversity Matters

- 5.40 Natural Resources Wales have submitted comments concerning bats and the need for appropriate surveys were the application approved. If it is discovered that bats are present, mitigation measures will be required and / or a curtailment plan which controls the ability of the turbine to operate during specific periods. In accordance with the Biodiversity Unit's comments, specific planning conditions are recommended for timing the construction period to protect nesting birds were the proposal approved. Considering the above, and subject to conditions and an appropriate action plan, it is not considered that the proposal would be likely to affect any protected species or their habitats and that the proposal therefore is not contrary to Policy B20 of the UDP. It is also considered that the proposal satisfies the second part of Criterion 3 of Policy C26 and the Unitary Development Plan as the development would not have a significant harmful effect on nature conservation features.

Transport and Access Matters

- 5.41 In terms of access and traffic matters concerning the proposal, the Traffic Unit has asked the applicant for further information concerning the layout of the Access, a surface water plan and road widening works. A traffic management plan for the proposal also has to be submitted for the proposal. The applicant is aware of the request for further information but, up to now, the necessary information has not been received to be able to assess whether the application conforms to the requirements of Policy CH33 of the UDP.

Any other matter

- 5.42 The proposal is packaged as one which will bring substantial community benefits and a number of community plans and improvements have been outlined as part of the application. The background information that has been presented with the application suggests that these plans would be operated through an arrangement with Antur Aelhaearn. However, there is no clear information about these arrangements and the Local Planning Authority has been given no certainty that these plans would be realised were the application approved and this could not be controlled through the planning process.
- 5.43 The background information submitted with the application states that this development would result in a wide range of community benefits, including:

developing a nursery for the village, extending the school site to include the floor of Babell Chapel, a history and cultural centre, offices, village shop, developing houses for local people, assistance for residents against 'fuel poverty'. In addition, the Assessment of Economic Effects submitted calculates that up to £2.9 million of profit would be generated over 20 years and that a substantial portion of this could be invested in the community projects identified. It is estimated that an investment of £2.9 million could generate community benefits of about £12.5 million over the same period. It is estimated that this could create up to 26 new jobs locally.

- 5.44 It is important to note the clear direction given in Appendix B of TAN 8 that it is acceptable for a developer to offer benefits on top what would be necessary for the development in question to proceed but that these benefits should not influence the decision process. Paragraph 2.16 of TAN 8 emphasises that contributions of such benefits should not lead to consent to be given to an application that would not otherwise be acceptable in planning terms. In accordance with TAN 8, the absence or presence of any contribution to local communities is not a matter that would be considered by a Local Planning Authority when deciding whether planning consent should be granted or not. This is reiterated in Paragraph 11.1 of the Supplementary Planning Guidance 'Onshore Wind Energy' which state that 'the absence or presence of any contribution to local communities is not a matter that will be considered by the Council when deciding whether consent should be given or not'.
- 5.45 It must be emphasised therefore that any arrangement for achieving any community and economic benefits would be outside the planning system. Also, it should be noted that any community and / or economic benefit mentioned will not reduce or overcome the substantial harmful effect of the development on the AONB, on the protected historical landscape nor its effects on the settings of archaeological importance and will not overcome the local and national relevant policy considerations which have already been discussed.
- 5.46 In accordance with national planning guidelines and the supplementary planning guidance referred to above, the community and / or economic benefits which the applicant mentions are not material planning considerations in assessing this application. It is essential therefore that this application to locate a turbine on land is considered by assessing only all the relevant planning considerations.

Response to the public consultations

- 5.47 The above assessment has considered all the relevant planning matters which have been received in response to the public consultation, whether supporting or opposing the application.
- 5.48 The support for the application does not outweigh the substantial concerns noted in the assessment concerning visual impact.

6. Conclusion:

- 6.1 On the basis of the assessment above, it is believed that erecting a turbine 67 metre high in this location would have a substantial harmful effect on the open feeling of the area and its special and open views into, out of and across the AONB and the Llŷn and Bardsey Landscape of Historical Interest by creating an alien feature in open countryside which is of high amenity value. It is considered that the turbine would appear unacceptable in views into, out of and across the AONB and would therefore fail to protect its character.

- 6.2 Also, substantial harm would be caused to the setting of many scheduled ancient monuments in the area, including Tre'r Ceiri, and, possibly, to archaeological remains. In terms of the panoramic views available into, out of and across the area, the height of the turbine would appear incompatible with the low level buildings scattered across the landscape and it would create a prominent and incompatible feature which would harm the character of the landscape and the area's visual amenities. The turbine would be a dominant feature in the landscape which would disrupt the character of this rural location.
- 6.3 It is likely that the turbine would also have a harmful effect on nearby residential amenities as it would, to all intents, create an alien and oppressive feature which would harm the living conditions of the residents in nearby dwellings because of its appearance.
- 6.4 Because of this, and on the basis of information that has been presented, it is considered that the proposal is contrary to Policies B3, B7, B8, B12, B23, C26 and to strategic policies 2, 3 and 9 of Gwynedd's Unitary Development Plan, Supplementary Planning Guidance 'Onshore Wind Energy' (2014), Wales Planning Policy (7th Edition, July 2014), Technical Advice Note 8: Renewable Energy (2005) as well as Circular 60/96 'Planning and the Historic Landscape' and it is not considered that there are any other material planning consideration which outweigh the relevant policy considerations that have been discussed above.

7. Recommendation:

7.1 Refuse –

1. The turbine, because of its nature and location, would create an unacceptable alien feature in the landscape, having a significant harmful effect on views into, out of and across the Llŷn Area of Outstanding Natural Beauty contrary to Policies B8, C26 and Strategic Policies 2 and 9 of the Gwynedd Unitary Development Plan 2009, Supplementary Planning Guidance 'Onshore Wind Energy' (2014), Wales Planning Policy (7th Edition, July 2014) and Technical Advice Note 8 Renewable Energy (2005).
2. The nature and the scale of the turbine is considered alien and unacceptable to its sensitive location near the Llŷn and Bardsey Landscape of Historical Interest and so would have an unacceptably harmful effect on the character of the landscape and also on the prominent and panoramic views the public have into, out of and across open countryside contrary to Policy B12, B23 and C26 and Strategic Policies 3 and 9 of the Gwynedd Unitary Development Plan 2009. Supplementary Planning Guidance 'Onshore Wind Energy' (2014), Wales Planning Policy (7th Edition, July 2014) and Technical Advice Note 8 Renewable Energy (2005).
3. The turbine would create an alien and unacceptable feature in the historic landscape by harming the setting of scheduled ancient monuments and the visual inter-relationship between them. It is also considered that it would affect the settings of nearby listed buildings. The proposal therefore is contrary to Policies B3, B7, C26 and to Strategic Policy 3 of the Gwynedd Unitary Development Plan, 'Supplementary Planning Guidance Onshore Wind Energy' (2014), Wales Planning Policy (7th Edition, July 2014), Technical Advice Note 8: Renewable Energy (2005) as well as Circular 60/96 'Planning and the Historic Landscape'.



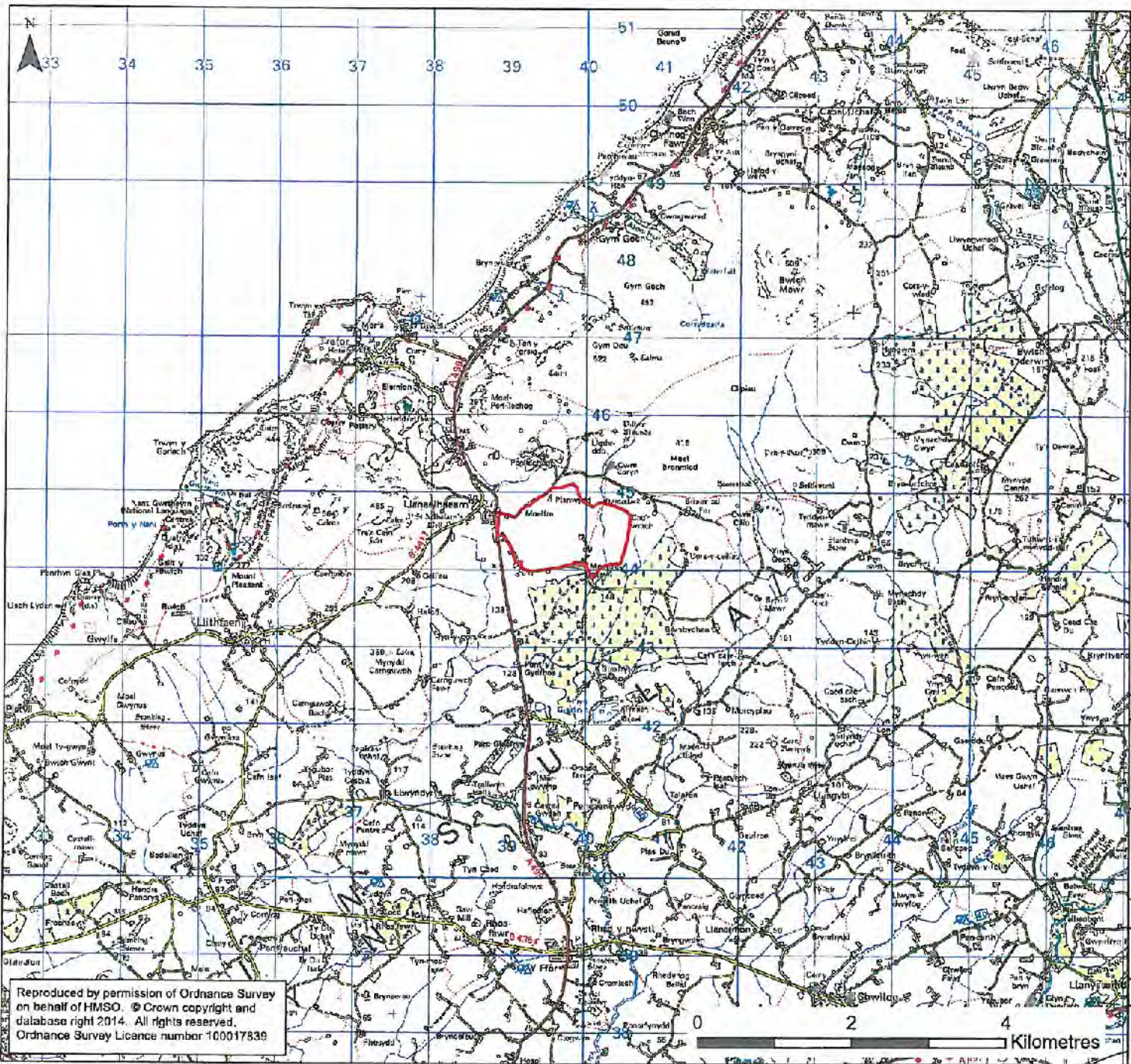
Rhif y Cais / Application Number : C14/0479/37/LL

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

Site Location

Scale (at A3): 1:50,000 Date: May 2014

Prepared by:  **dulas**
renewing renewable energy

Client: Antur Aelhaearn

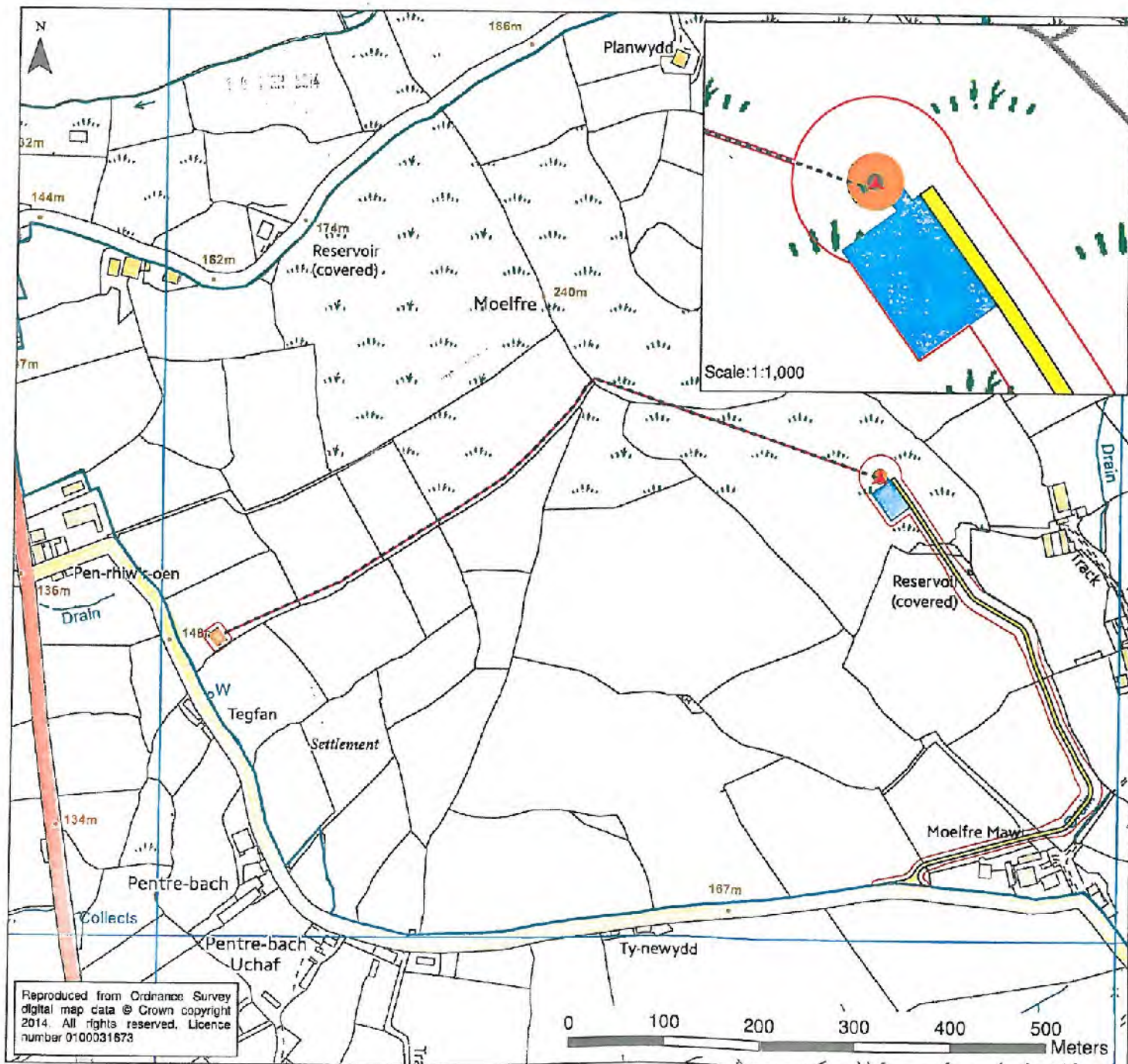
Ynni Aelhaearn

Figure 1-1: Site Location

Drawn by: CJ Checked by: MP Version: V1

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Legend

- Turbine Location (239749, 344481)
- Planning Application Boundary (1.36ha)
- Site Boundary
- AccessTrack
- Control Unit
- Indicative Underground Grid Route
- Buried Part of Turbine Foundation
- Exposed Part of Turbine Foundation
- Tower
- Crane Pad
- Substation Building
- Substation Foundation Platform

**CYNLLUN DIWYGIEDIG
REVISED PLAN**

Derbynwyd/Received 10/6/14
Llofn R.M.

Scale (at A3): 1:4,000 Date: June 2014

Prepared by: **dulas**
inspiring renewable energy

Client: Antur Aelhaearn
Ynni Aelhaearn

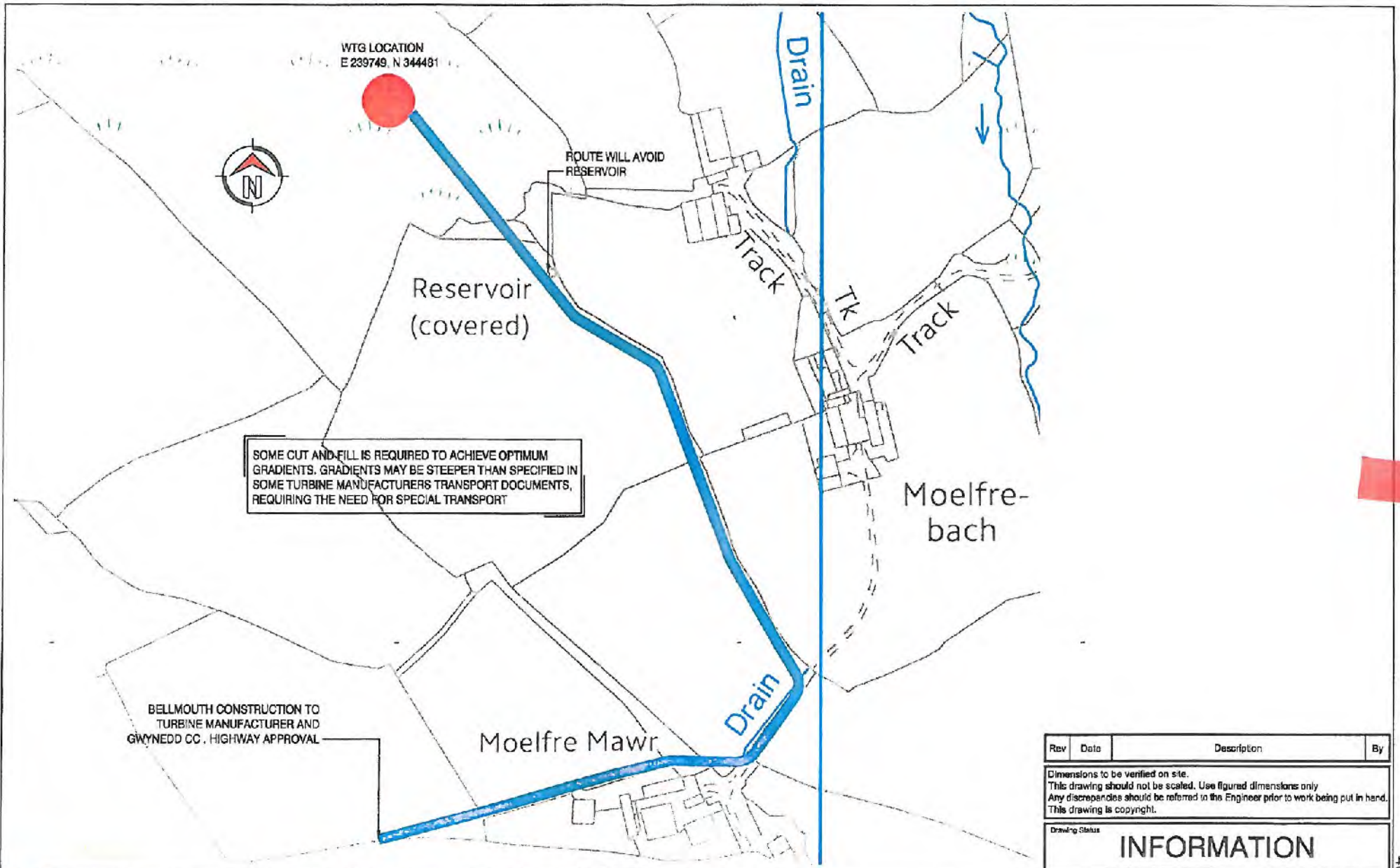
Figure 4-1: Wind Energy Layout Plan

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BELLMOUTH CONSTRUCTION TO
TURBINE MANUFACTURER AND
GWYNEDD CC. HIGHWAY APPROVAL

SOME CUT AND FILL IS REQUIRED TO ACHIEVE OPTIMUM
GRADIENTS. GRADIENTS MAY BE STEEPER THAN SPECIFIED IN
SOME TURBINE MANUFACTURERS TRANSPORT DOCUMENTS,
REQUIRING THE NEED FOR SPECIAL TRANSPORT

Rev	Date	Description	By
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Project No		Figure No		Revision
13036		4-2		0

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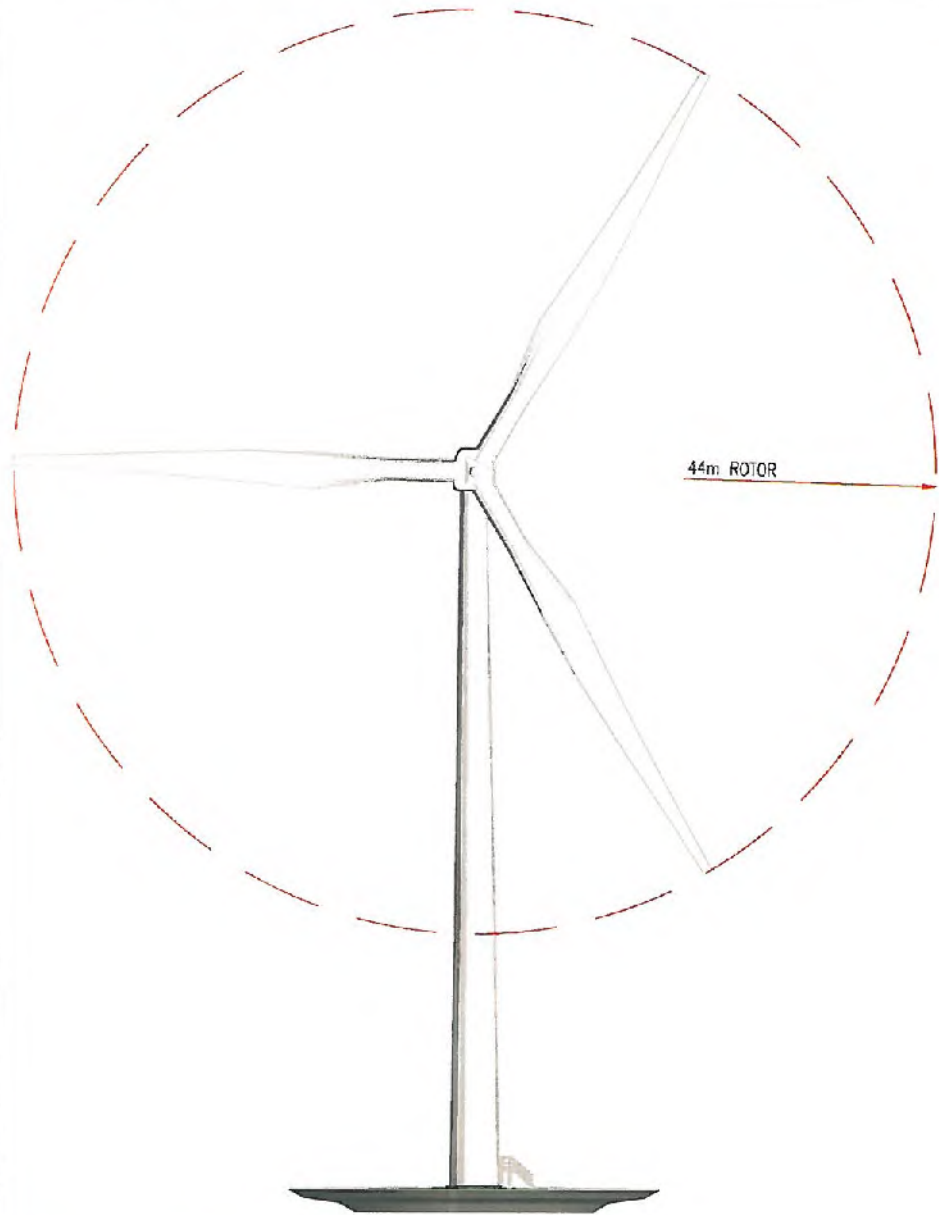
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Title

New Site Access Track

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Rev	Date	Description	By
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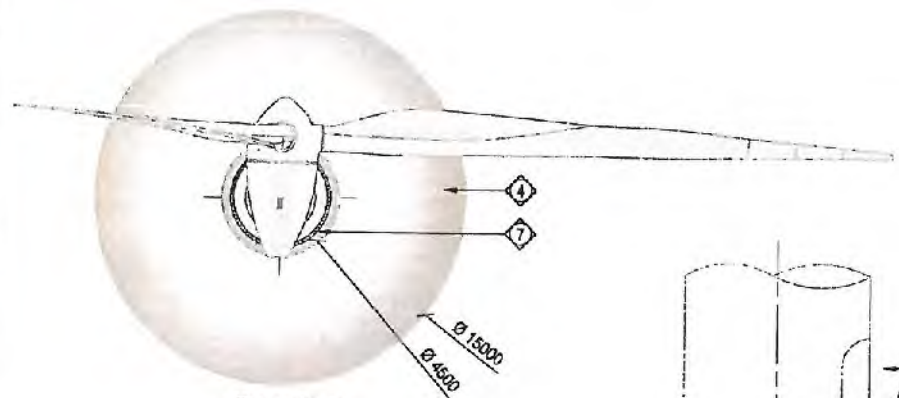
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Project: **Llanaelhaearn Civil**

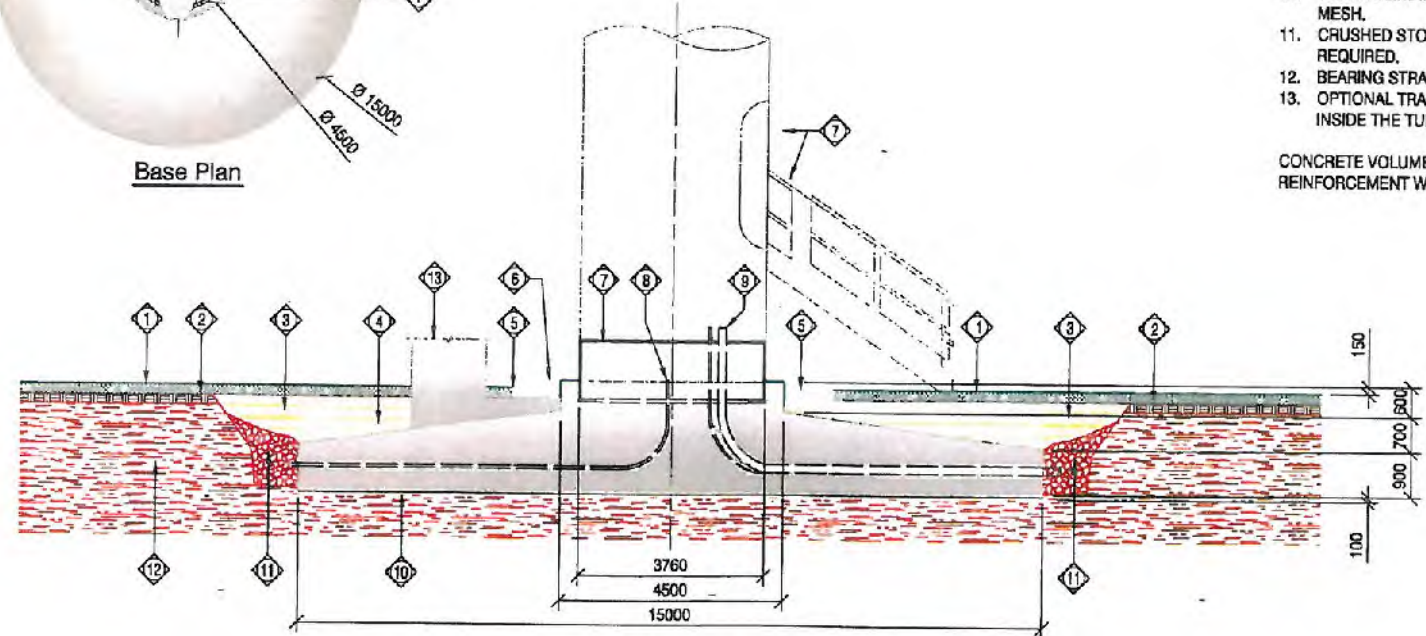
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Base Plan



Section Plan

1. TOP SOIL REINSTATEMENT.
2. EXISTING SUB SOIL / ROCK.
3. REINSTATED SOIL COMPACTED IN 150mm LAYERS.
4. IN-SITU REINFORCED CONCRETE WIND TURBINE BASE.
5. GRAVEL FOOTPATH AROUND TURBINE TOWER.
6. WATER PROOFING.
7. FOUNDATION FLANGE/CAN BY TURBINE MANUFACTURER.
8. DRAINAGE IF REQUIRED TO TURBINE MANUFACTURER SPECIFICATIONS.
9. ELECTRICAL AND DATA CABLE DUCTS AS TURBINE MANUFACTURER REQUIREMENTS.
10. 100mm BLINDING CONCRETE GRADE C35 WITH A388 MESH.
11. CRUSHED STONE BACKFILL TO DRAIN FOUNDATION IF REQUIRED.
12. BEARING STRATA.
13. OPTIONAL TRANSFORMER CABINET, MAY BE INSTALLED INSIDE THE TURBINE SHAFT.

CONCRETE VOLUME - 126m³ (EXCLUDING BLINDING)
 REINFORCEMENT WEIGHT - 14.8 Tonnes

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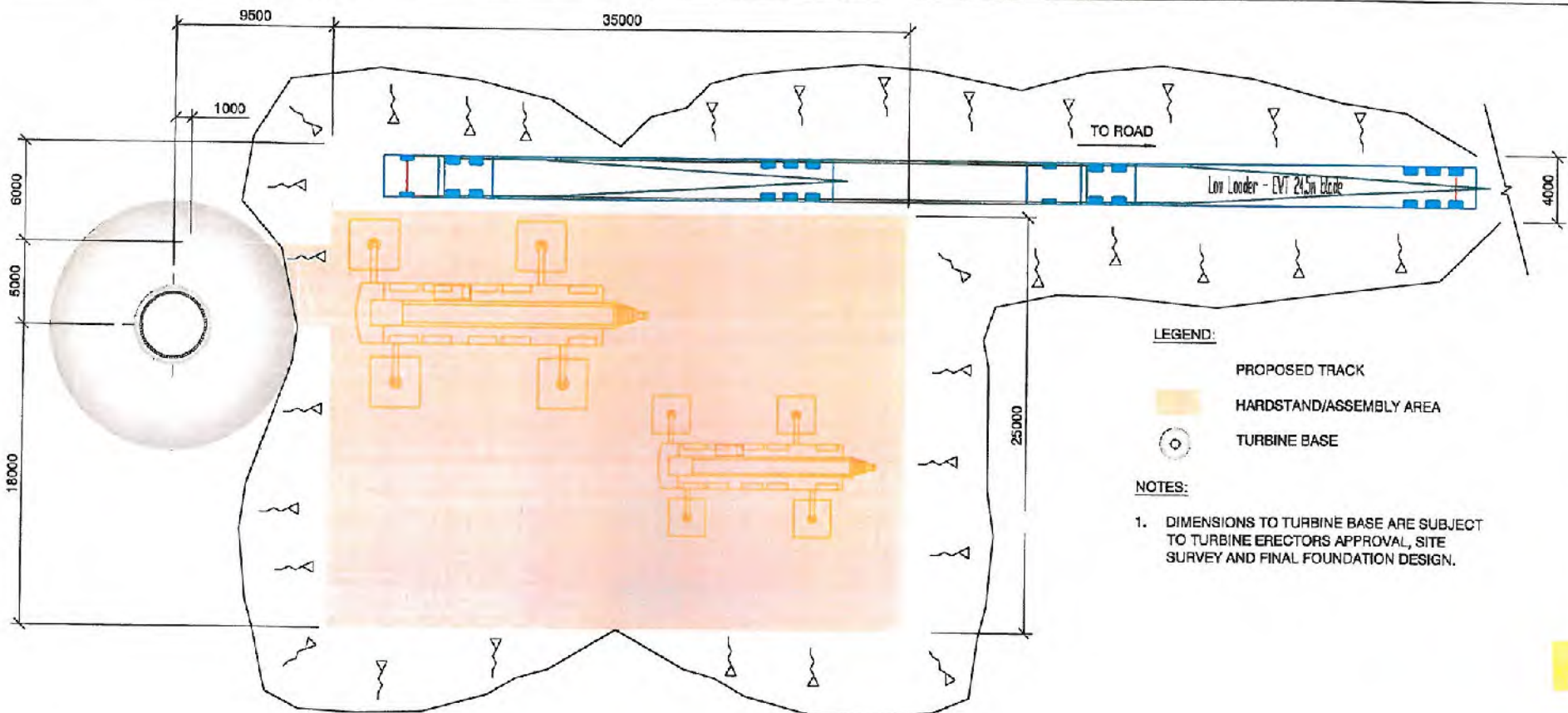
Llanaelhaearn Civil

Title

Wind Turbine Indicative Foundation Design

File name: R:\Users\jfs\p03036\lanaelhaearn\design\04.dwg





LEGEND:

- PROPOSED TRACK
- HARDSTAND/ASSEMBLY AREA
- TURBINE BASE

NOTES:

1. DIMENSIONS TO TURBINE BASE ARE SUBJECT TO TURBINE ERECTORS APPROVAL, SITE SURVEY AND FINAL FOUNDATION DESIGN.

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Client

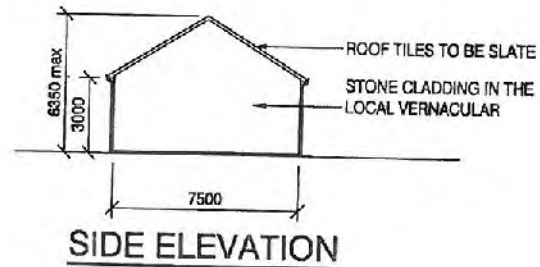
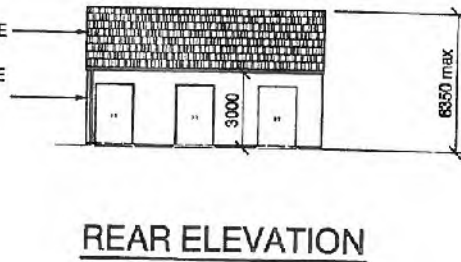
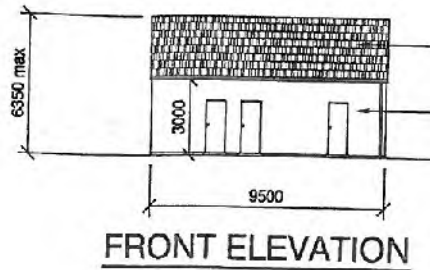
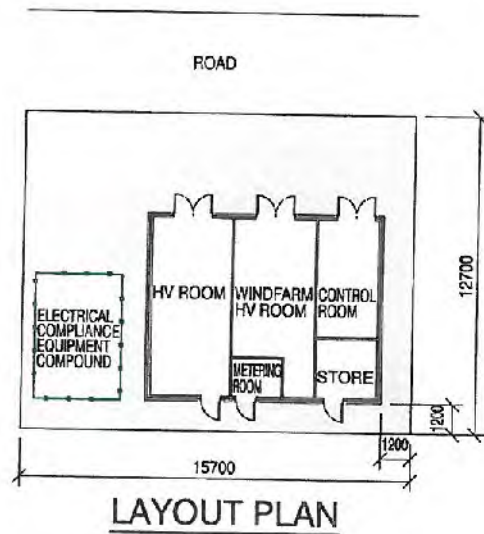
dulas
 CONSULTING ENGINEERS

Project **Llanaelhaearn Civil**

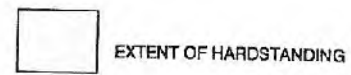
Title **Wind Turbine Indicative Hardstanding Detail**

File name: 13036.dwg





LEGEND:



CAR & UTILITY VEHICLE PARKING

- ALL DIMENSIONS ARE IN MILLIMETRES, U.N.O.

Rev	Date	Description	By	
<p>Dimensions to be verified on site. This drawing should not be scaled. Use figured dimensions only. Any discrepancies should be referred to the Engineer prior to work being put in hand. This drawing is copyright.</p>				
<p>Drawing Status</p>				
<h2>INFORMATION</h2>				
Designed by	Drawn by	Checked by	Date	Scale @ A3 size
cgj	jfs	cgj	Dec 2013	1:200
Project No		Figure No		Revision
13036		4-8		0



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 www.quadconsult.co.uk

Client



Project

Llanaelhaearn Civil

Title

Indicative Sub-Station Elevations

File name: P:\Substation\Substation Design\Rev 0.dwg

1



EXISTING VIEW



PHOTOMONTAGE

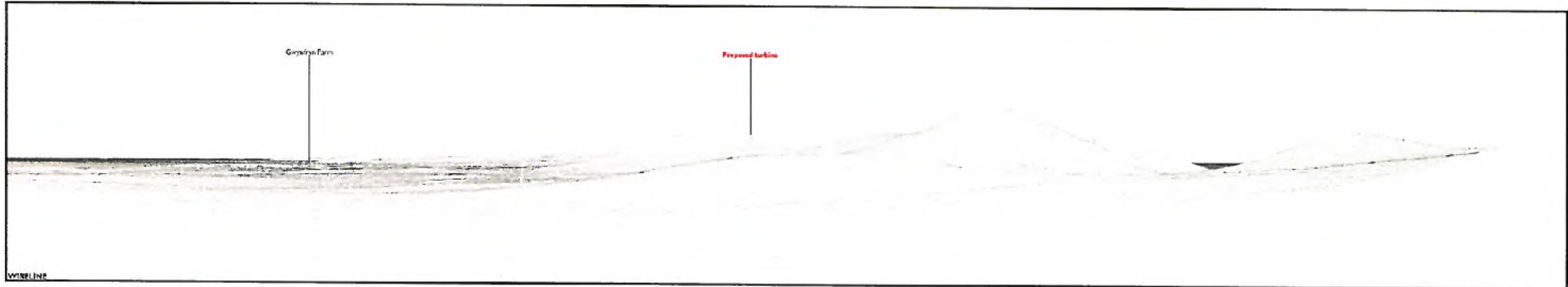
Viewpoint Information
 Grid Reference: E212077 N914715
 Altitude: 205m
 Viewing height: 1.6m
 Date of photo: 27/06/19
 Time of photo: 16:00
 Weather conditions: Partly cloudy
 Field of view: 140
 Viewing distance: 16.4km
 Approximate distance to proposed turbine: 1.2km
 Camera: Canon EOS 5D MARK II
 Focal length: 52mm
 Paper size: 841 x 297mm

Client Data			
Project: Trel Aulium Wind Turbine Scheme			
Version: 1 - Near Extension Farm to the south of the photomontage			
Scale:	1:1000	1:2000	1:5000
Sheet:	04	05	06
Author:	Pauline	Reviewer:	Pauline
Client:	Citywater	Approved:	Pauline
Date:	27/06/19	Drawn:	Pauline



EXISTING VIEW

Viewpoint Information
 Grid Reference: E24:07 N54:955
 Altitude: 269m
 Viewing height: 1.6m
 Date of photo: 21/06/13
 Time of photo: 14:00
 Weather conditions: Partly cloudy
 Field of view: 180°
 Viewing distance: 15.4km
 Approximate distance to proposed turbines: 1.2km
 Camera: Canon EOS 5D Mark II
 Focal length: 50mm
 Paper size: B41 x 297mm



WISHLINE

Client: **DLG**
 Project: **TW A-Share Wind Turbine Scheme**
 Site: **Site 1 - Grosvenor Farm to the north of the site**
 Date: **21/06/13**
 Scale: **1:500**
 Drawn by: **DLG**
 Checked by: **DLG**
 Date: **21/06/13**

solitysbrewster
 CONSULTING



Application Number: C14/0319/11/LL
Date Registered: 15-May-2014
Application Type: Full - Planning
Community: Bangor
Ward: Hirael

Proposal: APPLICATION FOR THE CHANGE OF USE OF A PROPERTY WITH 6 BEDROOM
STUDENT ACCOMMODATION (HMO)

Location: WOODLANDS, HIGH STREET, BANGOR, LL571YS

**Summary of the
Recommendation:**

TO APPROVE

1. Description:

- 1.1 This application is for changing the use of an existing property to a six bedroom student accommodation of multiple occupation.
- 1.2 The site is located within the development boundary of the city of Bangor, and within a residential area that also forms part of the High Street. There are detached houses and semi-detached houses located along the High Street in this location. The property that is the subject of the application is a semi-detached house that is located on a higher level than the road. The site (an empty plot) that is immediately next to the application site has received planning permission for a single residential house. There is a fairly large curtilage around the property, with vehicular and pedestrian access. Because of the ground level the vehicular access leads to a hill by the side of the house, with space to turn at the rear. The pedestrian access leads to steps into the house. The application form confirms that there is room for four vehicles to park within the curtilage.
- 1.3 The property is used as a private, four bedroom residential house with a bathroom on the first floor, and a kitchen, lounge, living room and dining room on the ground floor.
- 1.4 It is proposed to change the use of the property to provide a six bedroom house of multiple occupation for students. It is intended to retain the four bedrooms on the first floor and provide an en-suite bathroom for each one, and reduce the size of the existing bathroom to provide a toilet only. It is intended to provide two additional bedrooms with an en-suite bathroom in each one on the ground floor to replace the living room and the dining room. The proposal is to keep the kitchen and the lounge as they are. It is not intended to make any external alternations.

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 must conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

POLICY C4 – ADAPTING BUILDINGS FOR RE-USE

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

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

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

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

2.3 National Policies:

Planning Policy Wales (Edition 6) (2014)

3. Relevant Planning History:

- 3.1 The site has no recent planning history, but the applications listed below are the planning history of the site that is directly next door, which used to form part of the curtilage of this property.
- 3.2 C13/0029/11/LL – A full application for erecting a new two-storey dwelling with a garage, and creating a new vehicular entrance – APPROVED 23.04.2013
- 3.3 C14/0065/11/LL – Construct three houses – REFUSED - 13.03.2014
- 3.4 C14/0559/11/LL – An application for alterations to a plan for erecting a new house, which was approved previously under reference C13//0029/11/LL – NOT DETERMINED

4. Consultations:

Bangor City Council:

Refuse because the proposal would introduce an alien use of the building in a residential area, which will ultimately have a detrimental effect on the social character of the area and decrease

its environmental quality, consequently decreasing the quality of life for neighbouring residents. The impact of this would mean that families will move out of the area in order to find a better area to live in, as has happened in other areas in the City. It will set a precedent which will mean that it will be difficult to refuse similar applications in the future.

Transportation Unit:	No response
Welsh Water:	No response
Trees Unit:	No response
Policy Unit:	No response
HMO Licence:	Confirm that four out of 22 properties nearby have a HMO licence.
Police:	Observations including a note that the Crime Prevention Officer would like to discuss the plan with the applicant.
Public Consultation:	<p>A notice was posted on the site and nearby residents were informed. The advertising period ended on 18.06.2013 and two items of correspondence were received objecting to the application on the following grounds:</p> <ul style="list-style-type: none">• No provision for storing bins.• The proposal is contrary to the requirements of policy CH14 of the Gwynedd Unitary Development Plan.

5. Assessment of the material planning considerations:

Principle of the development

- 5.1 Policy C4 of the UDP relates to adapting buildings for re-use, and states that proposals to adapt buildings to be reused will be approved provided they can conform to specific criteria relating to the suitability of the building, visual considerations, the design and the impact on the vitality of neighbouring towns and villages.
- 5.2 Policy CH14 deals specifically with the conversion of houses into flats, bed-sits or houses of multiple occupation, and it approves such proposals provided the development would not create an over-provision of this type of accommodation in a particular street or area where the cumulative effect would have a negative impact on the social and environmental character of the area.
- 5.3 In this case, the proposal involves changing the existing four bedroom house into a six bedroom house of multiple occupation, and it does not include any external changes. The property is located within the development boundary of the city of Bangor, it is structurally sound and is suitable in terms of its size, form and design for its proposed use, therefore the proposal complies with the criteria of policy C4 above.
- 5.4 The building is located within an area that forms part of Bangor High Street, but it is a residential area in character. Following a survey of the number of houses in multiple occupation in the area (including planning applications that have recently been approved), it

was found that there is no planning permission for a house of multiple occupation in this particular area, and that four out of 22 properties nearby have a HMO licence from the Council's Housing Department (note that this does not mean that these four properties require planning permission for use as a house of multiple occupation, as the regulations are different for licences).

- 5.5 It is therefore considered that this development would not create an over-provision of this type of accommodation in a particular street or area, and therefore there will be no cumulative impact that is likely to have a negative effect on the social and environmental character of the street or area in this case. It is therefore considered that the proposal complies with the requirements of policy CH14 above.

General and residential amenities

- 5.6 Policy B23 of the UDP relates to protecting the amenities of the area and any neighbouring residents.
- 5.7 The property is located within the area of Bangor High Street on the side of a fairly busy road, although the area is mainly residential. It is not considered that the proposal is likely to impact upon the reasonable privacy of any property nearby, as the proposal does not offer any external alterations. It is not considered that the use constitutes an over-development of the site, although the proposal includes using two rooms on the ground floor as bedrooms. The proposal does not include any further extensions, therefore it is not considered that the proposed use of the property would be an over-development compared with its potential use as a four bedroom residential house or more.
- 5.8 The six individuals who would be living in the property could possibly own a vehicle each, but since the applicant's intention is to let the property to students, this is considered unlikely. The property is located in an area that is within easy walking distance to the High Street and to the University's buildings, and a bus stop is located almost in front of it. The existing curtilage offers parking for three vehicles, and there is also on-street parking available in this area. It is not considered that the proposal is likely to add to traffic or to noise associated with traffic in a way that would cause significant harm to local amenities. It is not considered that the lay-out of the site increases opportunities for individuals to behave antisocially, nor that it affects the local environment and people's confidence to walk, cycle and play in the area. The site offers access to all ranges of individuals.
- 5.9 It is noted that there is no bin storage facility noted on the proposed plans, and it is considered reasonable to ensure that there is an adequate arrangement in place for dealing with rubbish on the site, therefore it is considered that setting a condition to ensure this to the satisfaction of the Local Planning Authority would be reasonable. Therefore, it is considered that the proposal complies with all the requirements of policy B23 above.

Transport and access matters

- 5.10 Policy CH33 of the UDP relates to ensuring safety on roads and streets. The site of the proposal is located within the city of Bangor and it is accessible in terms of its distance to the city centre, the University and transport links (bus stops and train station) and there is an adequate road network and parking spaces on the site and on the street. The property has been used as a four bedroom residential house in the past, and it is considered that the change of use to accommodate students is not likely to have a detrimental impact on road safety, or cause any significant increase in traffic. Therefore, it is considered that the proposal complies with Policy CH33.

5.11 Policy CH36 of the UDP involves private car parking facilities. The proposal includes parking provision for three vehicles, and this provision already exists. There is also on-street parking in front of the property. The parking provision is therefore considered sufficient for the proposal, and it is considered that the proposal complies with the requirements of policy CH36.

6. Conclusions:

6.1 As a result of the above assessment, it is not considered that the proposal is contrary to any relevant policy noted above, nor is there any other relevant planning consideration that states otherwise. The proposal is unlikely to cause a detrimental effect to the amenities of the local area or any nearby properties, and it is unlikely to have a detrimental effect on the local roads network.

7. Recommendation:

7.1 To approve subject to conditions:

1. Five years
2. Complete the development in accordance with the plans submitted
3. Agree an arrangement for bin storage before the use commences.



Rhif y Cais / Application Number : C14/0319/11/LL

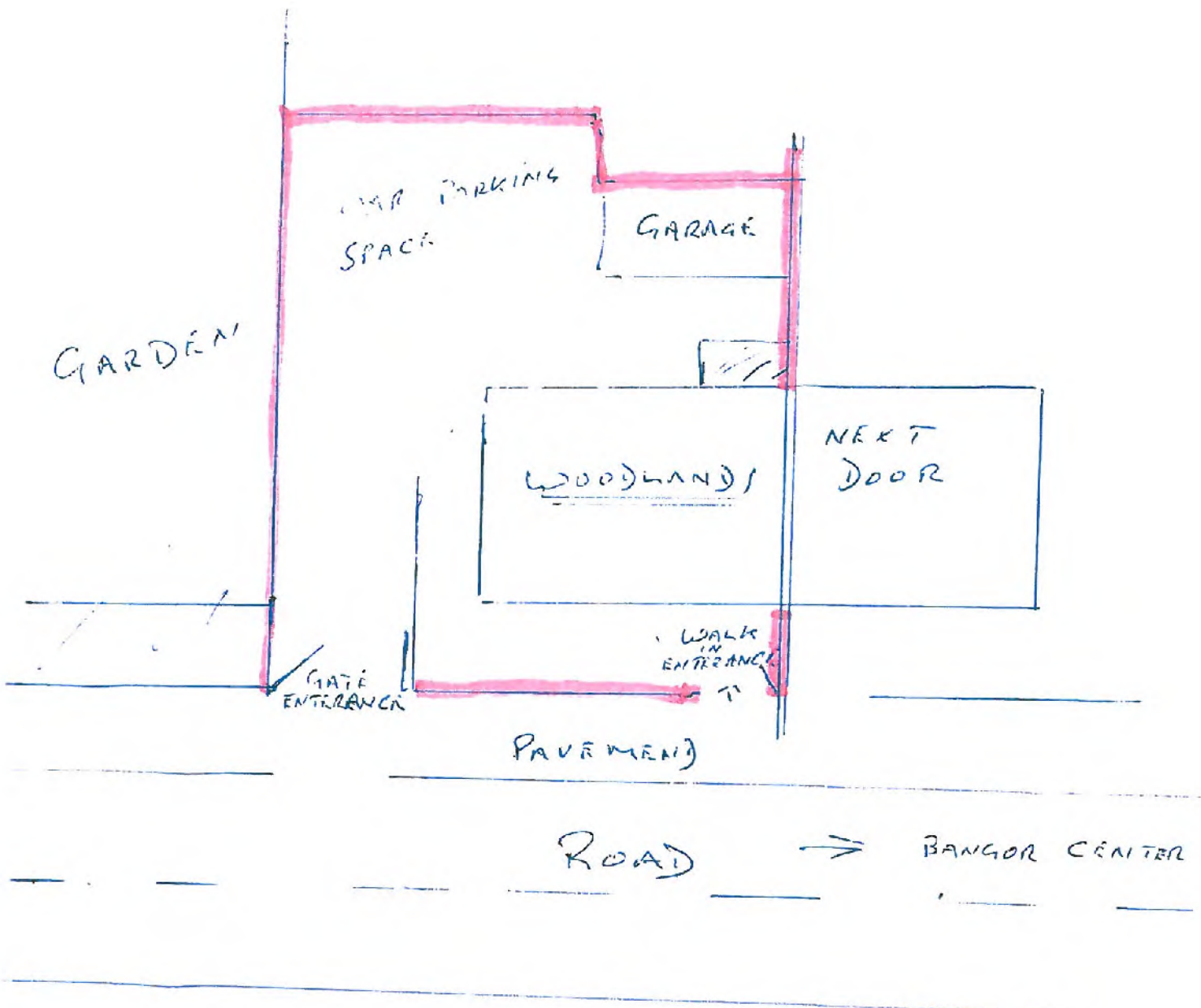
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Location Plan for identification purposes only. Not to scale.



Al gynhyrchir y map hwn o Ddwydd y Ordnance Survey gyda ddiwedd yr Ordnance Survey ar ran Rhifolwr Ujrlife Bf Mawrhydi. © Hawlfraint y Goron.
 Mae al gynhyrchir - heb ganiatâd yn torri hawlfraint y Goron a gall fyrra arwain at erlyniad neu achos sifil.
 Cyngor Gwynedd - 100023387 - 2006

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WOODS

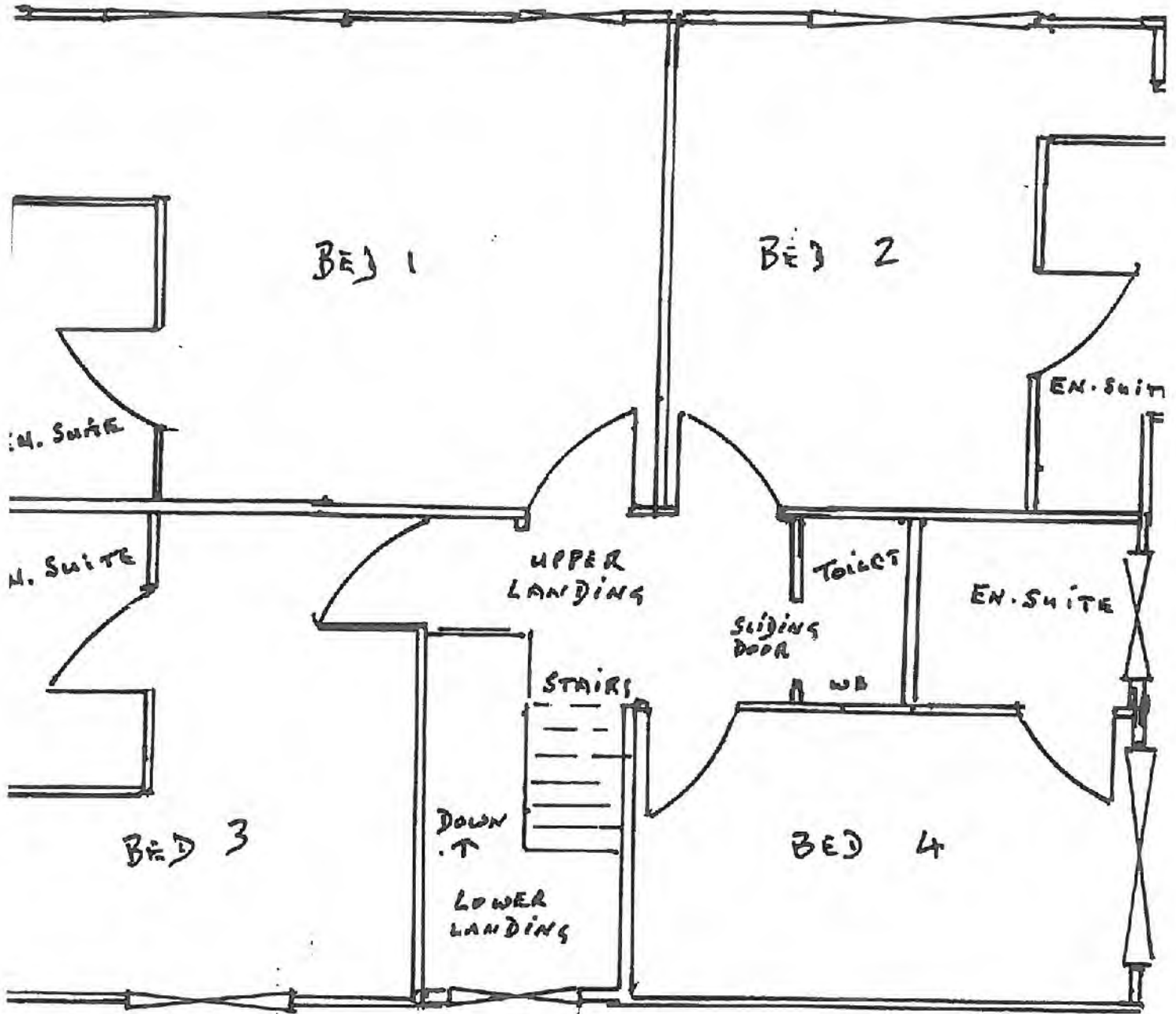


22 FEB 2016

FRONT SCALE 1:50

2

1ST FLOOR



CYNON
CYMRU
15 MAI 2014

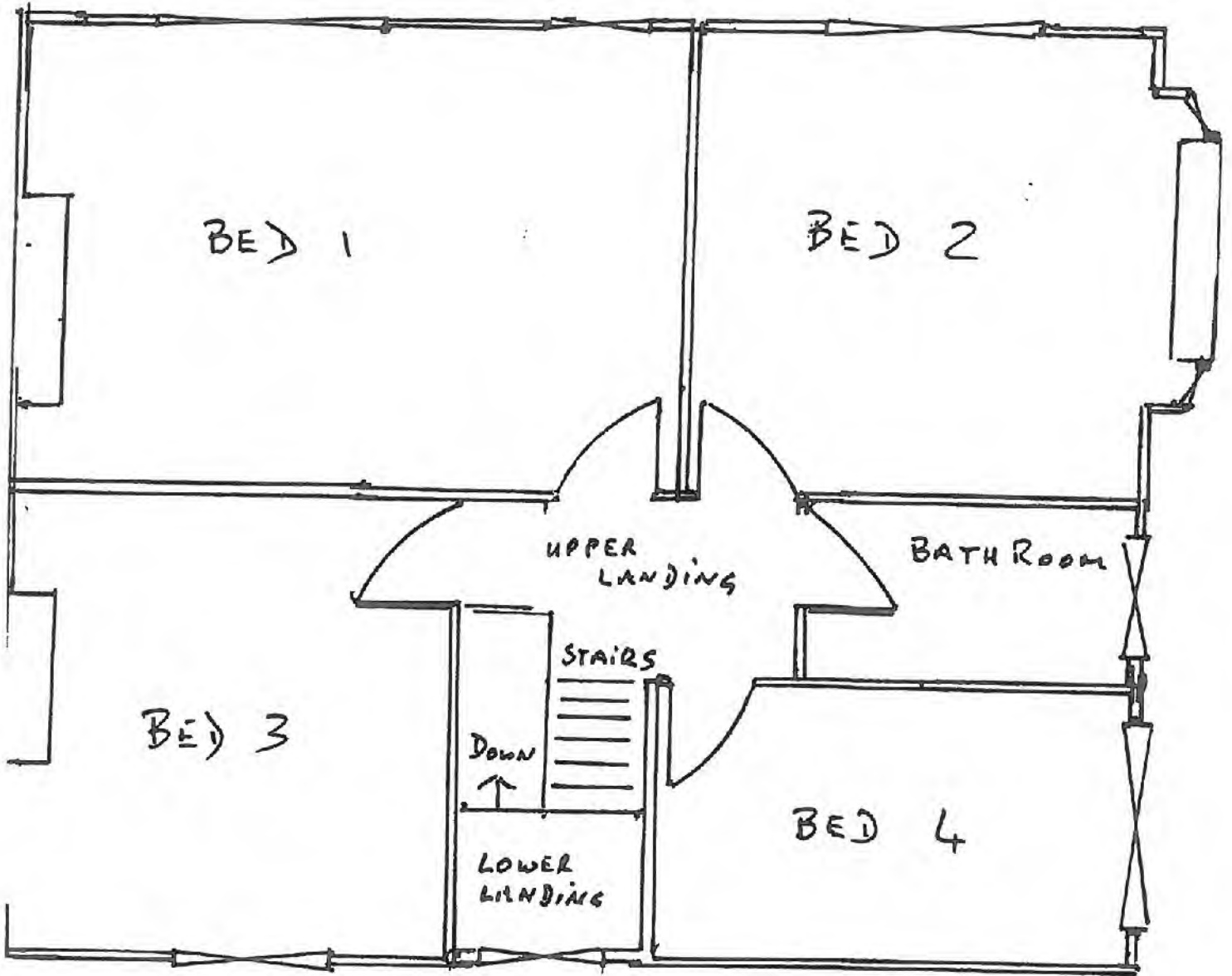
WOODLANDS
HIGH STREET
PENLON
BANGOR
LL57 1YS

APPLICATION No. C14/0319/1

PROPOSED 1ST FLOOR PLAN:

FRONT SCALE 1.50

1ST FLOOR



REAR

WOODLANDS
HIGH STREET
BANGOR
LL57 1YS

APPLICATION NO.
C14/0319/11/LL

EXISTING FLOOR PLAN
SCALE 1.50

CYPRUS

CIVIL

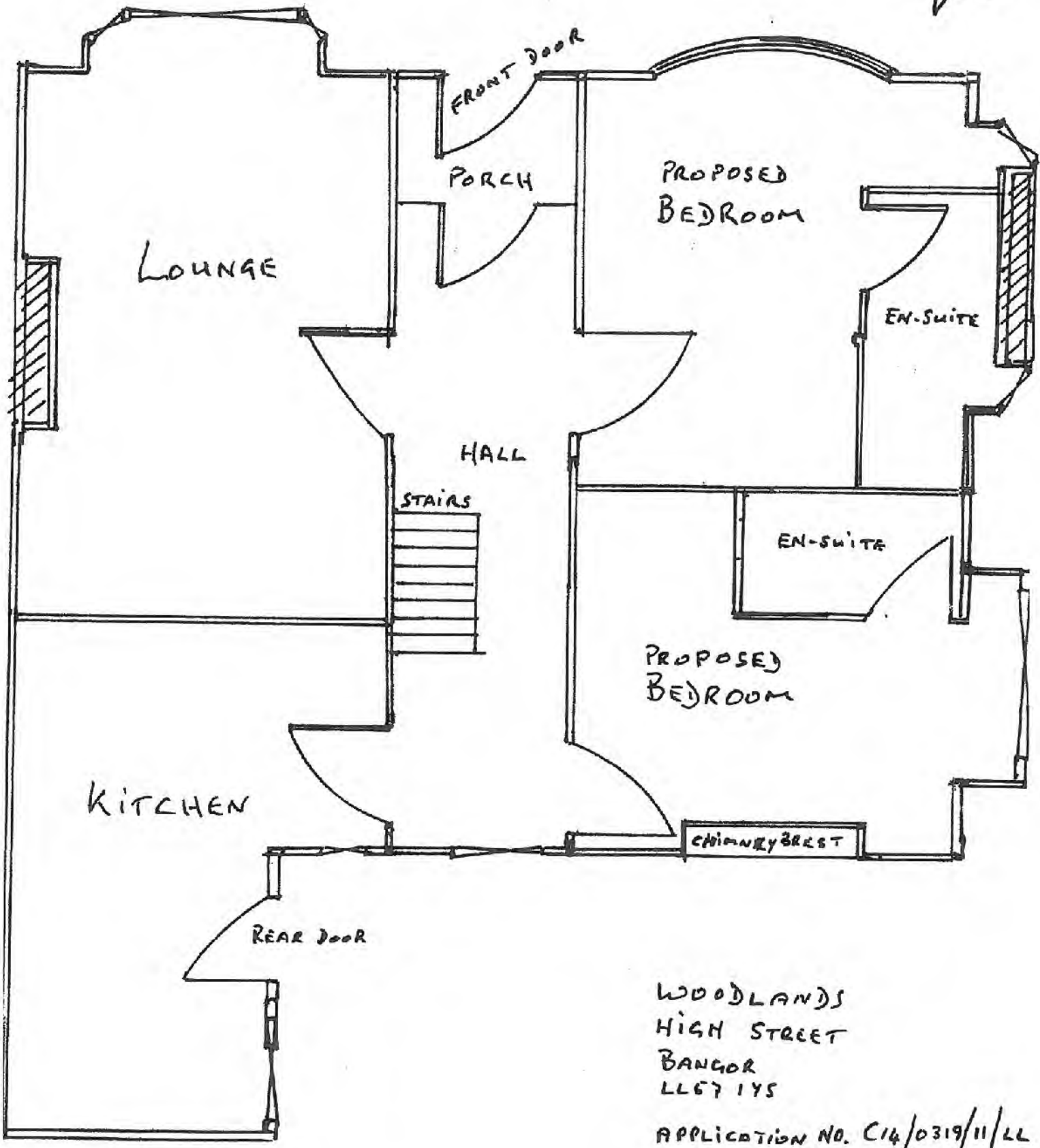
15 MAY 2014

CIV

2

FRONT
GROUND FLOOR.

SCALE 1:50



REAR.

WOODLANDS
HIGH STREET
BANGOR
LL57 1YS

APPLICATION NO. C14/0319/11/LL

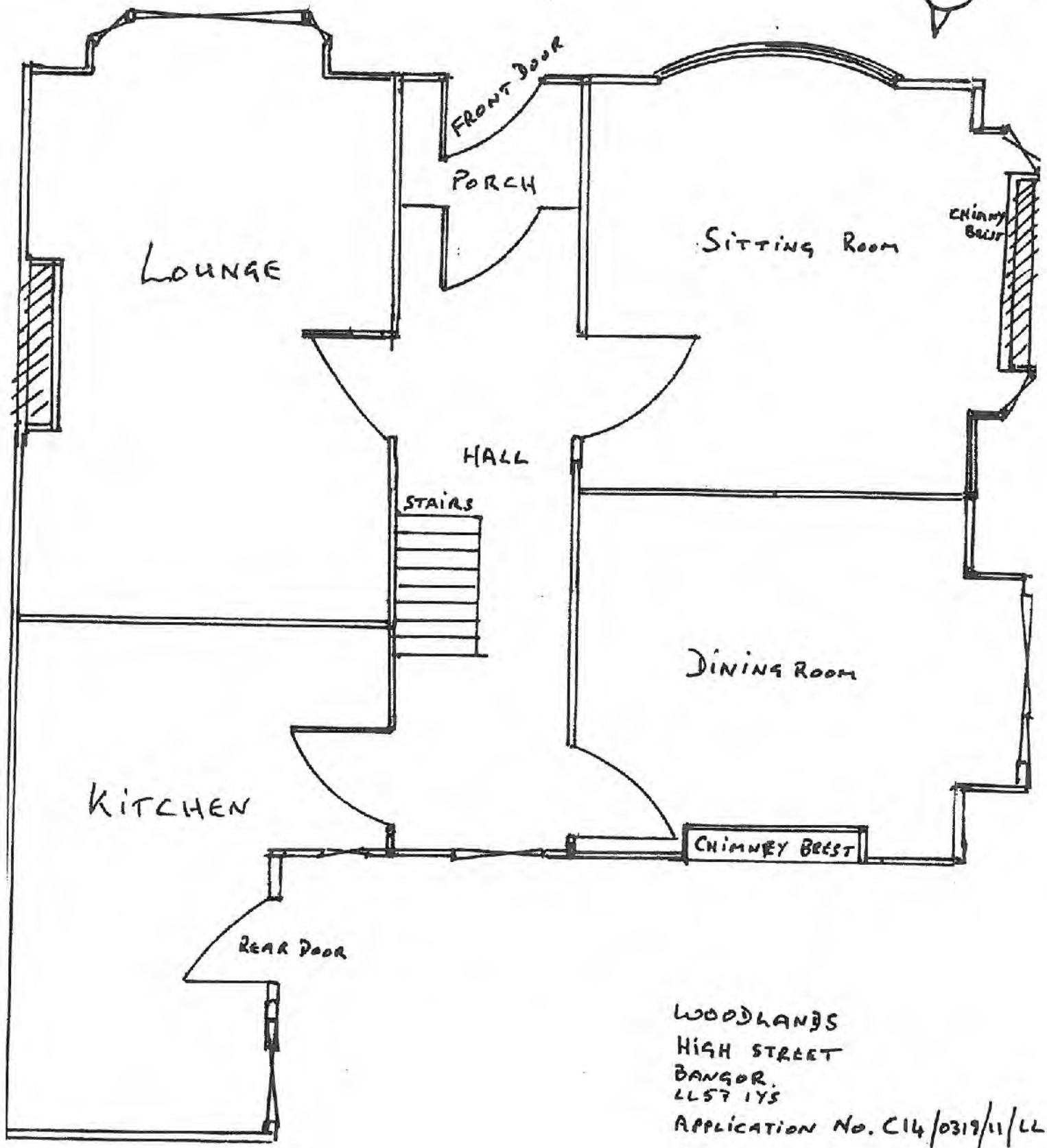
PROPOSED FLOOR PLAN

SCALE 1:50

2

FRONT
GROUND FLOOR

SCALE 1:50



REAR.

WOODLANDS
HIGH STREET
BANGOR,
LL57 1YS
APPLICATION NO. C14/0319/11/LL

EXISTING FLOOR PLAN
SCALE 1:50

Application Number: C14/0357/39/LL
Date Registered: 13 May 2014
Application Type: Full - Planning
Community: Llanengan
Ward: Llanengan

Proposal: ALTERATIONS AND EXTENSIONS TO HOUSE AND CONSTRUCTION OF A SEPARATE BUILDING TO INCLUDE A GARAGE AND WORK STUDIO.
Location: TYN MORFA, LLANENGAN, PWLLHELI, LL53 7LG

Summary of the Recommendation: TO REFUSE

1. Description:

1.1 The application seeks to make alterations to and extend the existing property, construct a separate building that would include a garage and work studio for a photographer and extend the curtilage of the property in order to extend the garden. It is also intended to install a new sewage treatment tank as part of the proposal.

1.2 The existing dwelling is a relatively traditional two-storey cottage which has already been extended with a two-storey extension to the southern gable end and a single-storey extension in the form of a lean-to towards the rear of the property. The property (including the southern extension) currently measures between 12.1 – 12.5 metres long and between 5 and 5.7 metres wide. In addition, the rear extension measures approximately 5.6 metres by 3.3 metres. It is intended to demolish this extension as part of the application. The main part of the existing property measures approximately 6.7 metres to the ridge. The walls of the property are pebble-dashed and it has a slate roof. The property includes a bathroom, sitting room, kitchen and shower on the ground floor and four bedrooms and a bathroom on the first floor.

1.3 The proposed extensions come in three parts, as follows:-

- A single-storey extension to the northern gable end with a part of the extension constructed around the rear of the property. This extension would measure approximately 6.2 metres by 6 metres with the height to the ridge measuring 4.8 metres.
- A single-storey extension located towards the rear of the existing southern gable end extension. The extension would measure 2.7 metres by 4.0 metres. It is proposed to continue with the flow of the roof of the existing extension located nearby in order to incorporate this extension under the same roof.
- A two-storey lean-to extension to the rear. This would extend out 7.5 metres to 7.0 metres from the rear of the existing property and it would measure approximately 5.3 metres wide. This extension would measure approximately 6.4 metres to the roof ridge. This extension would also include a curved balcony and if the balcony is included, this extension would extend outwards approximately 8.8 metres from the rear of the existing property.

It is proposed to finish the property's external walls in a combination of two types of render and also partly with larch timber boards. The property, including the proposed extensions, would include a living room, reception room, sitting room, kitchen/diner, multi-purpose room and shower room on the ground floor, and then a bathroom and four bedrooms, with one bedroom including en-suite facilities, and a wardrobe room on the first floor.

1.4 Also as part of the application is a proposal to construct a separate building that would act as a domestic garage and photographer's studio. This building would measure approximately 7.7

metres by 10.5 metres with a height of 5.2 metres to the ridge. The majority of this building would be used for the purposes of the photographer's studio. It is proposed to finish the external walls with render and a slate pitched roof.

- 1.5 A letter of justification for the proposal was submitted as part of the application. The applicant and her partner currently reside in Caernarfon and as a result of being offered a job; she wishes to live closer to the place of work. Her partner is a professional photographer who currently uses a spare room in their home. Being able to build a customised studio would allow him to extend the business to photograph produce and portraits. He is also a member of the lifeboat crew and obtaining permission to build a studio in the local area would ensure that he is able to volunteer with the lifeboat crew.
- 1.6 The property is located in open countryside and within an Area of Outstanding Natural Beauty. The property is served by a track which has access to a class 3 road to the south. The access track is used by one other property. Hell's Mouth car park is located approximately 230 metres to the west. The site is open and not much vegetation surrounds it.
- 1.7 The application is being submitted to committee following receipt of three letters of support to the proposal.

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:

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.

B15 – PROTECTION OF NATURE CONSERVATION SITES OF INTERNATIONAL SIGNIFICANCE Refuse proposals which are likely to cause significant damage to nature conservation sites of international significance unless they conform to a series of criteria aimed at managing, enhancing and safeguarding the recognised features of such sites.

B16 – PROTECTING NATIONALLY IMPORTANT CONSERVATION SITES - Refuse proposals which are likely to cause significant harm to nature conservation sites of national significance unless they conform to a series of criteria aimed at protecting, enhancing and managing the recognised features of the sites.

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.

B23 – AMENITIES - Safeguarding the amenities of the local neighbourhood by ensuring that proposals must conform to a series of criteria which aim to safeguard the recognised features and amenities of the local area.

B24 – ALTERING AND EXTENDING BUILDINGS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE - Ensure that proposals

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

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

CH33 – SAFETY ON ROADS AND STREETS – Development proposals will be approved if they comply with specific criteria relating to the vehicular 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.

D7 – RURAL WORKSHOPS OR SMALL-SCALE INDUSTRIAL UNITS/BUSINESSES OUTSIDE DEVELOPMENT BOUNDARIES – Proposals will be approved if it can be shown that the development site is the most suitable location to meet the need and comply with criteria relating to using existing buildings or in exceptions, using a site which is physically linked to a development boundary or near a group of existing buildings or a previously used site, scale, type and design of the development, reducing the visual impact of the development, and no need for a new dwelling to serve the development.

D11 – BUSINESSES LOCATED IN THE HOME - Proposals to use part of a dwelling or curtilage, or ancillary building, for small-scale business purposes in the home will be approved subject to compliance with specific criteria relating to the residential character and appearance of the building and its curtilage, and the impact on the character of the area or on residential amenities.

Gwynedd Design Guidance Chapter 12: Adaptations and extensions.

2.3 National Policies:

Planning Policy Wales (Issue 7, July 2014)
TAN 12: Design

3. Relevant Planning History:

3.1 2/19/455 – Improvements to existing dwelling – Approved 3 December 1981.

3.2 2/19/455A - Extension to a house – Approved 2 October 1990.

4. Consultations:

Community/Town Council: Support.

Transportation Unit: No recommendation as it is not anticipated that the proposed development would have a detrimental effect on any road or proposed road.

Natural Resources Wales: Natural Resources Wales does not object to the proposal. The proposal lies within 150 metres to the following sites:-

- Porth Ceiriad Site of Special Scientific Interest (SSSI)
- Lleyn Seacliffs Special Area of Conservation (SAC)
- Mynydd Cilan Special Protection Area (SPA)

Natural Resources Wales is of the opinion that it is unlikely that the proposal will have a detrimental impact on the abovementioned sites. Suggest contacting an in-house ecologist regarding the need for a bat survey.

Welsh Water: Not received.

AONB Unit: Ty'n Morfa is located in the Llanengan area in close proximity to Hell's Mouth. It is an area of open countryside with houses and farms dispersed in the area. The house and its surroundings are located within the AONB which is a national designation relating to landscape and coastline conservation. It is a traditional two-storey house with a slate roof with a two-storey extension on one side. Due to the open location, the house is visible from many directions. In a protected landscape such as the AONB, there is a need to aim to ensure that adaptations are in keeping with the original building and the surrounding area. The changes to the front of the property maintain the character of the original building and are of a suitable scale. However, there is concern about the adaptations to the rear of the property which are visible from the west. The roof is wide and extends low, a lot of glass is used here and the lean-to extension is substantial and dominates the original building. There is no objection to the principle of erecting a garage and studio and the choice of materials is supported. Nevertheless, it is believed that the building would be better in keeping with the environment if it was a smaller single-storey building.

Public Consultation: A notice was posted on the site and nearby residents were informed. The advertising period ended on 3 June 2014 and correspondence was received supporting the application on the following grounds:

- Responds to many of the Council's problems and meets the requirements and need in the Strategic and Corporate Plan, e.g. jobs for the people of Gwynedd being protected and created, Health and Care of the people of Gwynedd in their language of choice, promoting the Welsh language in our communities, Llwyddo'n Lleol and keeping the benefit local and attracting young people back to Gwynedd.
- An emergency in Pen Llŷn in terms of obtaining doctors who are able to speak Welsh.
- Kitchens in this day and age are larger and are places where families come together to eat and socialise.

5. Assessment of the material planning considerations:

Principle of the development

5.1 Generally policies B22 and B24 of the Unitary Development Plan approve proposals to extend existing houses as long as they comply with the associated criteria and the above-mentioned policies, including:

- The proposal will respect the site and the neighbourhood in terms of scale, size, form, density, location, layout, symmetry, the quality and suitability of materials, aspect, microclimate and density of land use/buildings and spaces around and between buildings.
- The proposal will not have an unacceptable adverse effect on the form and character of the surrounding landscape or townscape or the local natural or historic environment.
- The proposal will not have an unacceptable detrimental impact on prominent views that the public have into, out of, or across the centre, village, rural village or open countryside.
- The development and its scale are in keeping with the main building and the local area surrounding the development.
- No extension will lead to an unacceptable reduction in amenity space within the curtilage of the house

5.2 In this case, the proposal is for the erection of a number of extensions to the property, both single-storey and two-storey, and for the construction of a separate building. The proposed extensions would more or less double the size of the existing house, and the rear two-storey lean-to extension extends out substantially from the rear of the property. It is considered that the single-storey extension to the northern gable end along with the single-storey extension to the rear, are acceptable. The extension to the northern gable end would also form a part of the property and it is considered that this extension, in terms of its design, maintains the traditional appearance of the property. Although this gable end extension and the single-storey rear extension are acceptable, there is concern about the rear two-storey lean-to extension. This extension is comparatively modern in terms of its design and has a lot of glass along its gable end and a curved balcony, and although there is no direct objection to having a modern design for the extension, its size, and its length in particular, dominates and is not in keeping with the existing property and highlights the differences between the traditional cottage and the extension. Since the application was registered, the applicant was contacted and these concerns were highlighted and it was recommended that the length of this rear lean-to extension should be reduced by approximately 2 metres so that it was less dominant to the existing building. A response was received and confirmation was received that the applicant does not wish to change the extension and that it met their needs as per the original submission.

5.3 Gwynedd Design Guidance notes that extensions should not dominate the original building and in general, extensions should be less in size with a lower ridge line and set slightly back. Also, the Guidance state that the form of an extension should be in keeping with the original building and in general it should be similar in terms of its proportion, slant of the roof and height of the ridge. It is also noted that the character of the original building should be worked with and not against and possibly it must be accepted that some adaptations could be harmful to the property and that unsympathetic adaptations, fussy detailing and modernisation by removing the character of the property or all of its features could all reduce the value of a property. In this case, it is considered that the size and height of the lean-to extension dominates the original cottage and, therefore, it is considered that the extension in terms of its design and scale is not in keeping with the main building or the local surrounding area. It is therefore considered that the proposal is contrary to the requirements of policy B22 and B24 of the Gwynedd Unitary Development Plan and the Gwynedd Design Guidance.

5.4 Consideration must also be given to the garage/studio building under policies B22 and B24. This is a building of a substantial size and its design appears domestic and is similar to the appearance of a bungalow. It is considered that the scale and size of this building is excessive. A recommendation was made for the applicant to reduce the size of this building to be no more than the size of a double garage and to consider amending the appearance of the building so that it would be of a simpler form and would reflect the form of a building one would expect to see in a rural area. After contacting the applicant about this, an amended plan

was received which reduced the height to the roof ridge by approximately 22.5cm so that it measured 5.2 metres to the ridge. Also, a photo gallery was removed from the roof space. Nothing was changed in terms of the design of the building and despite the height being reduced somewhat, it is still considered that there is a useful space in the roof of the building. Therefore, it is considered that this building in terms of its scale, size and form is contrary to the requirements of Policies B22 and B24 of the GUDP.

5.5 Consideration must also be given to the principle of this garage/studio building in terms of Policy D11 which relates to businesses located in the home. The policy states that proposals to use a part of a dwelling or curtilage, or ancillary building for small-scale business purposes in the home will be approved provided that a number of criteria are met:-

- That the proposed development will not cause a substantial change to the residential character and appearance of the building and its curtilage.
- That there would be no detrimental impact on the character of the area or on residential amenities due to its scale, nature, operation, noise or traffic.

Therefore, it can be seen that this policy supports using a part of an existing house, or a part of its curtilage or an existing building for small business purposes. The proposal in question involves the construction of a new building to accommodate the photography business. Although it can be accepted that the photography business in question would be acceptable to run from the property, in terms of the second criterion, it is not considered in accordance with the content of the above paragraph that the building that is the subject of the existing application is in keeping with the existing property and its surroundings in terms of its scale, size and form. Therefore, in principle, it is considered that the business element does not comply with Policy D11.

Visual amenities

5.6 The site lies in open countryside and is within the Llŷn AONB. The site is very open and fields surround it and there is not much vegetation in the area in terms of trees and hedges. A class 3 road runs towards the south from the site and the property is very visible from that road. The property is visible from the road as one travels towards the east and west. Hell's Mouth public car park is located approximately 230 metres to the west.

5.7 The observations of the AONB Unit on the application were received. These observations state that the property is visible from many directions and as a result of its open location in a protected landscape such as the AONB; there is a need to aim to ensure that adaptations are in keeping with the original building and with the surrounding area. Whilst acknowledging that elements of the proposal are acceptable, the observations of the AONB Unit also raise concerns regarding the adaptations to the rear of the property which are visible from the west and note that the roof is wide and extends low, that much use is made of glass and that the lean to extension is substantial and dominates the original building. It is also expressed that the garage/studio building would be more in keeping with the environment if it was a smaller single-storey building.

5.8 The proposal would be located in open countryside within the AONB and would be visible from public places. It is considered that the proposal does not respect the site or its surroundings in terms of scale, size and form. It is considered that the proposal has an unacceptable detrimental impact on the form and character of the surrounding landscape, in particular considering that it is an open rural area within the AONB. It would also affect the views from the AONB across open countryside. Therefore, it is considered that it would have an unacceptable impact on the character of the AONB and would be contrary to Policy B8 of the GUDP.

- 5.9 Policy B22 also refers to assessing the impact of developments on public vistas. As explained in this case, the site is located in a rural area that is of an open nature and is visible from the public road to the south of the site. The location of the rear two-storey lean-to extension and the garage/studio building would be clearly visible from this road. The location, scale, size and form of the proposal would be likely to cause a visual impact that is out of character in this area. Therefore, it is considered that the proposal is unacceptable because of its detrimental impact on views from the public road. Therefore, it is considered that the proposal is contrary to the requirements of policy B22 of the GUDP.
- 5.10 Policy B25 of the Gwynedd Unitary Development Plan involves the finishing materials of the proposal. The proposal finishes the extension with a mixture of two types of render and timber. Although it is considered that these materials alone are suitable, it is considered that the combination of two types of render and timber is unsuitable. However, it would be possible to impose a condition on the external finishes so that these finishes would have to be agreed before the development would be commenced, in order to ensure that they are suitable in the site and surrounding area. Using slate on the roof is acceptable. It is considered that the materials are suitable when assessing them individually. Therefore, it is considered that the proposal complies with this policy in terms of materials only; however, a condition would be required to reach agreement on the exact finish of the external walls.

General and residential amenities

- 5.11 Policy B23 aims to safeguard the amenities of the local neighbourhood. The existing curtilage, in particular to the rear of the property, is quite restricted but there is more curtilage to the side and front of the property. As part of the application, it is intended to extend the curtilage / garden of the property in order to include a part of the adjacent field to the rear. Originally, there was also a proposal to extend the curtilage / garden to the front of the property but this part has now been removed from the plan. The proportion of the field to the rear that was to be included as part of the curtilage / garden, was also reduced. It is considered that the curtilage / garden extension which is now included in the application is reasonable. Due to this extension to the curtilage / garden, it is not considered that the extensions would be an overdevelopment of the site.
- 5.12 It is not considered that the proposal is likely to cause any unacceptable overlooking as the houses in the vicinity are of a sufficient distance from the property. It is not considered that the proposal is likely to increase traffic or offer additional opportunities for individuals to behave antisocially. It is therefore considered that the proposal is acceptable in relation to Policy B23 of the GUDP.

Transport and access matters

- 5.13 Access can be gained to the site off the class 3 road to the south. This track also serves one other property. From the information submitted as part of the application, it is noted that the main use of the photography studio would be as an office and taking photographs on the site would be secondary use. Members of the public would occasionally visit the site, however, it is understood that this would be by appointment only and that no more than two vehicles at one time would be expected. Sufficient parking spaces would be available within the site to accommodate this. The Transportation Unit has no concerns regarding the proposal. It is considered that the proposal is acceptable in respect of Policies CH33 and CH36 of the GUDP.

Biodiversity matters

- 5.14 Porth Ceiriad Site of Special Scientific Interest (SSSI), Llyn Seacliffs Special Area of Conservation (SAC) and the Mynydd Cilan Special Protection Area (SPA) are located approximately 150 metres away from the site. Natural Resources Wales did not object to the proposal and it is considered unlikely that the proposal would have a detrimental impact

on the abovementioned sites. Therefore, it is considered that the proposal is acceptable in terms of Policies B15 and B16 of the GUDP.

6. Conclusions:

- 6.1 It is considered that this proposal does not comply with the requirements of policies B8, B22, B24 or D11 of the Unitary Development Plan due to its size, location, form, scale, design and unacceptable impact on views and on the character of the landscape, which is AONB protected landscape, as described above.

7. Recommendation:

7.1 To refuse – reasons

1. The rear lean to two-storey extension, due to its scale, size, form and design, would appear as a dominant, overbearing and alien feature on the existing property and it would have a harmful impact on the character of the property, along with the form and character of the surrounding landscape which is AONB protected landscape. Therefore, the proposal is contrary to the requirements of policies B8, B22 and B24 of the Gwynedd Unitary Development Plan, Gwynedd Design Guidance and Technical Advice Note 12: Design.
2. The new building for the garage/photography studio, due to its scale, size, form and design, is not in keeping with the existing property and surrounding area which is AONB protected landscape and thus is contrary to the requirements of policies B8, B22, B24 and D11 of the Gwynedd Unitary Development Plan.



Rhif y Cais / Application Number : C14/0357/39/LL

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



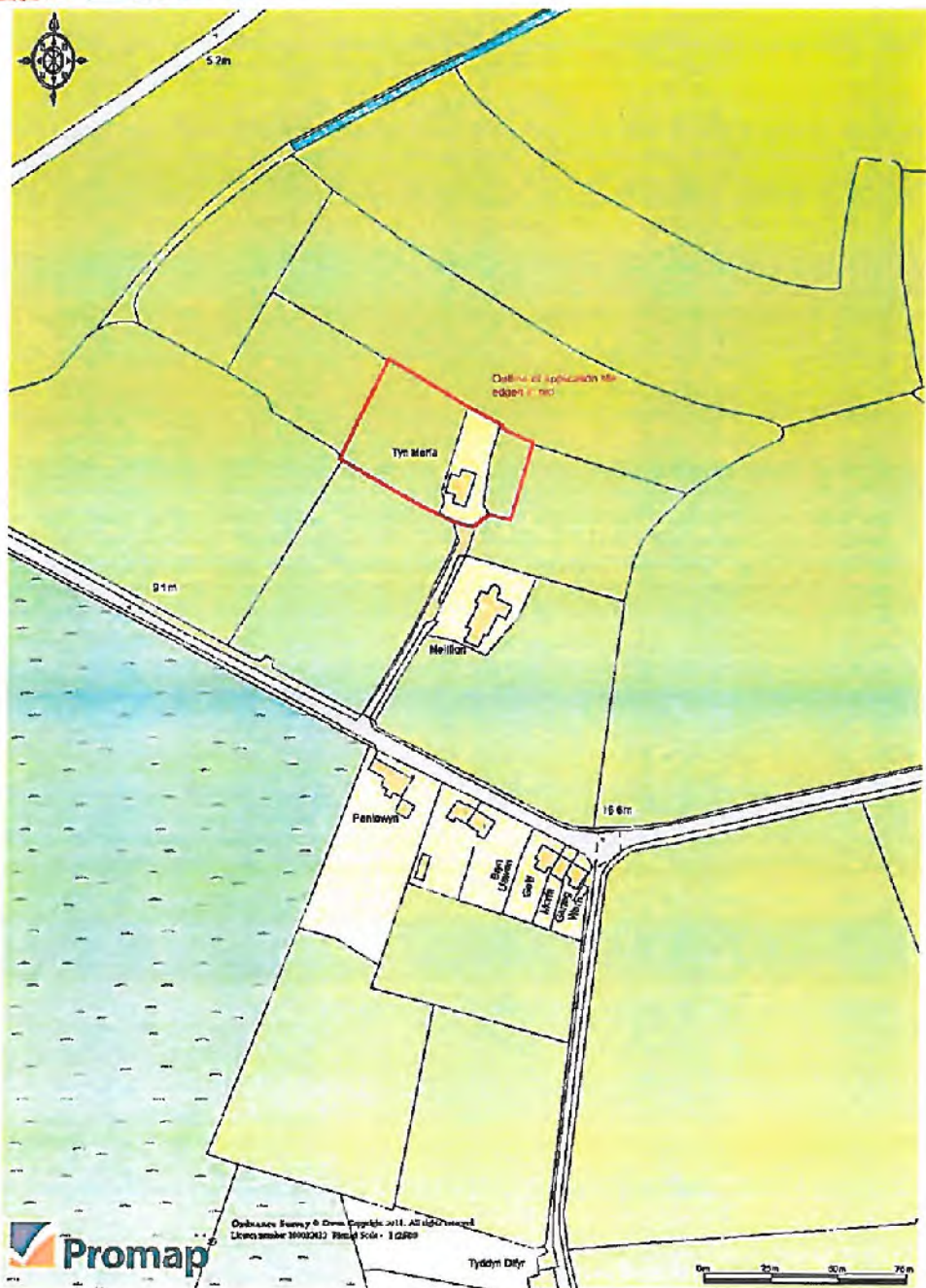
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 Hwlfran y Goron.
 Mae atgynhyrddu heb ganiatâd yn torri
 hawlfrant y Goron a gall hyn arwain at atlyriad neu achos sifil.
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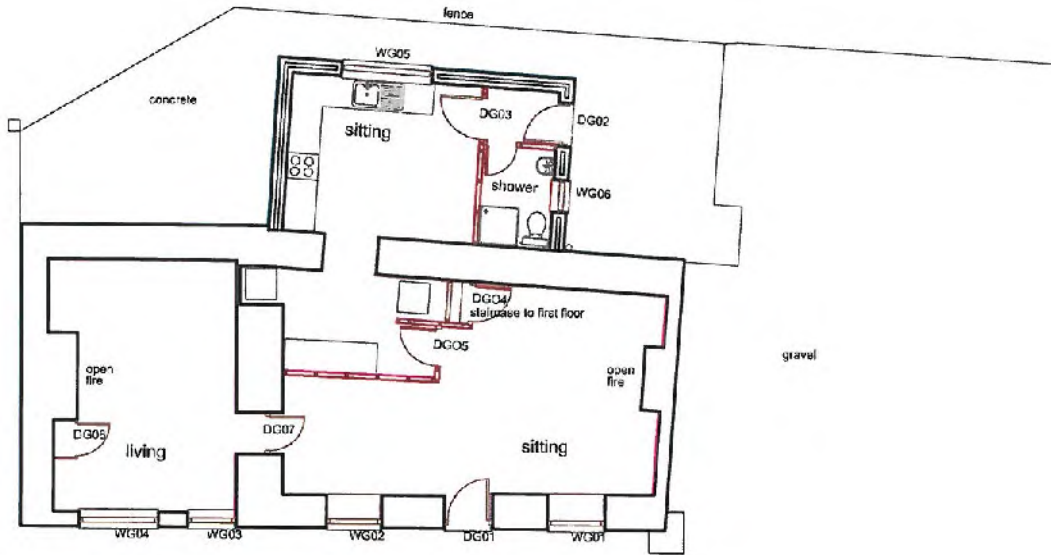
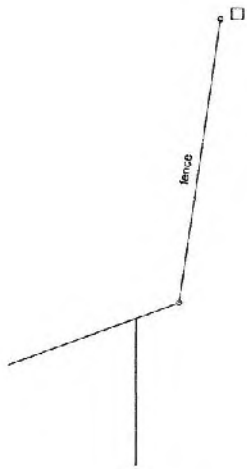
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REVISED PLAN

Derbynwyd/Received 6/6/14
 Llofnod/signature GJ

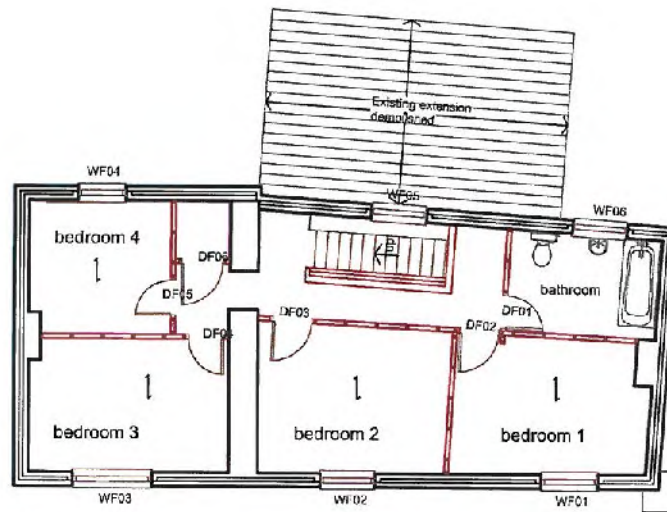
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Project :	Proposed alterations and Improvements at: Tyn Morfa Llanengan For Dr Elin Angharad Thomas and Mr Alan Dop	Dyddiad / Date June 2014
Title	Location plan	Graddfa / Scale 1:2500
clive moore gwasanaethau pensaernïol / architectural services Helyg, Yr Ala, Pwllheli, Gwynedd, LL53 5BL Tel : 01758 701711 (O) 01758 614621(H) 07909561842 (M) clive@moore1065.fsnet.co.uk		Cynllun / Drawing 1306/01A
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ground floor
1:100



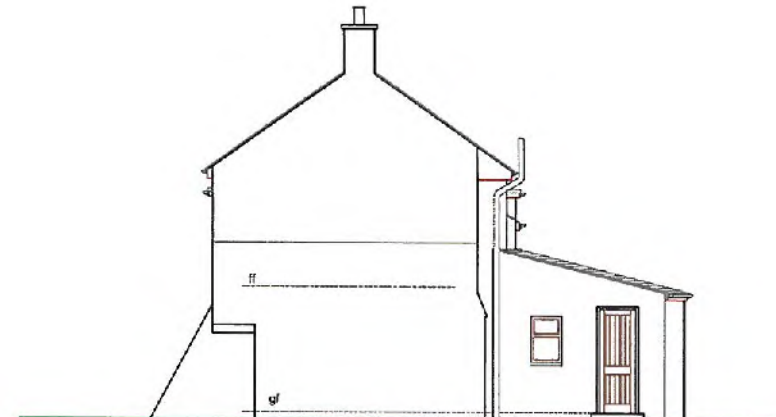
first floor
1:100

Project :	Tyn Morfa, Llanengan, Abersoch	Dyddiad / Date	March 2014
Tittl / Title	Existing floor plans	Graddfa / Scale	1:100
clive moore gwasanaethau pensaernïol / architectural services 1 celyp, Yr Ab, Pwllheli, Gwynedd, LL55 5BL. Tel: 01758 701711 (C) 0-756 614621(H) 07909661842 (M) clive@moore1005.fsnet.co.uk		Cynllun / Drawing	1306/03
		© hwd/fair / copyright	



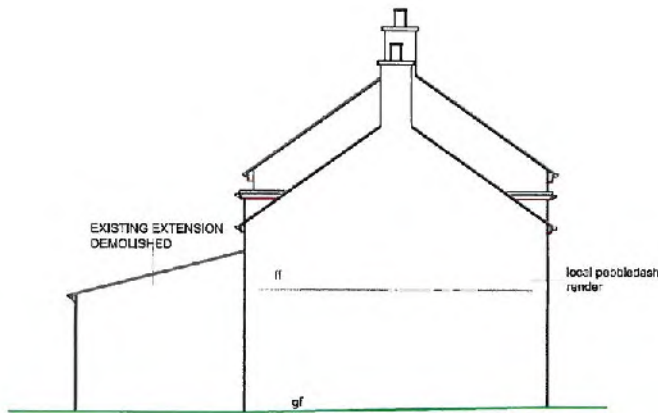


front elevation / east

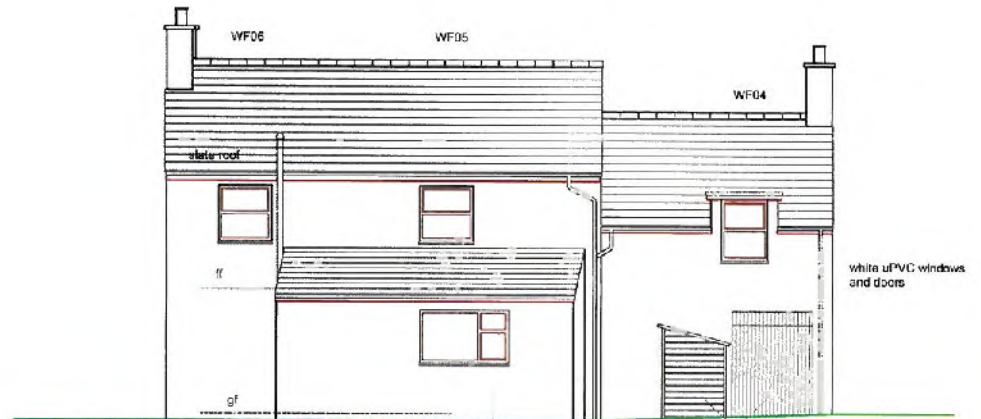


side elevation / north

WG06 DG02 uPVC windows and doors



side elevation / south



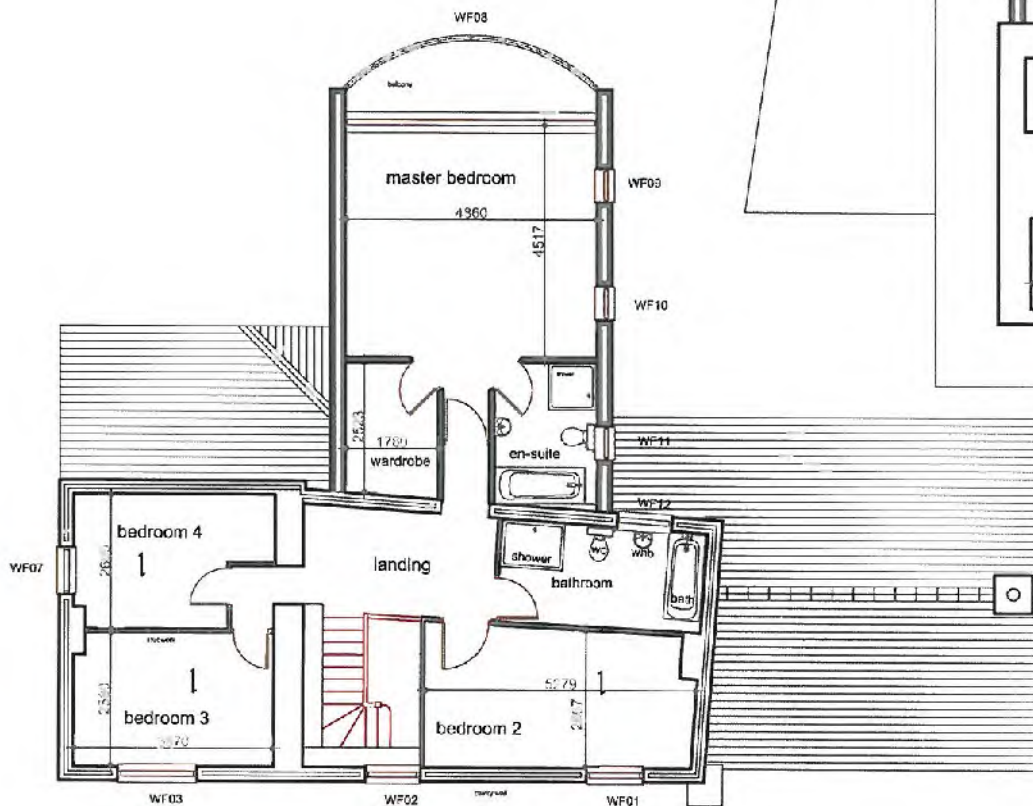
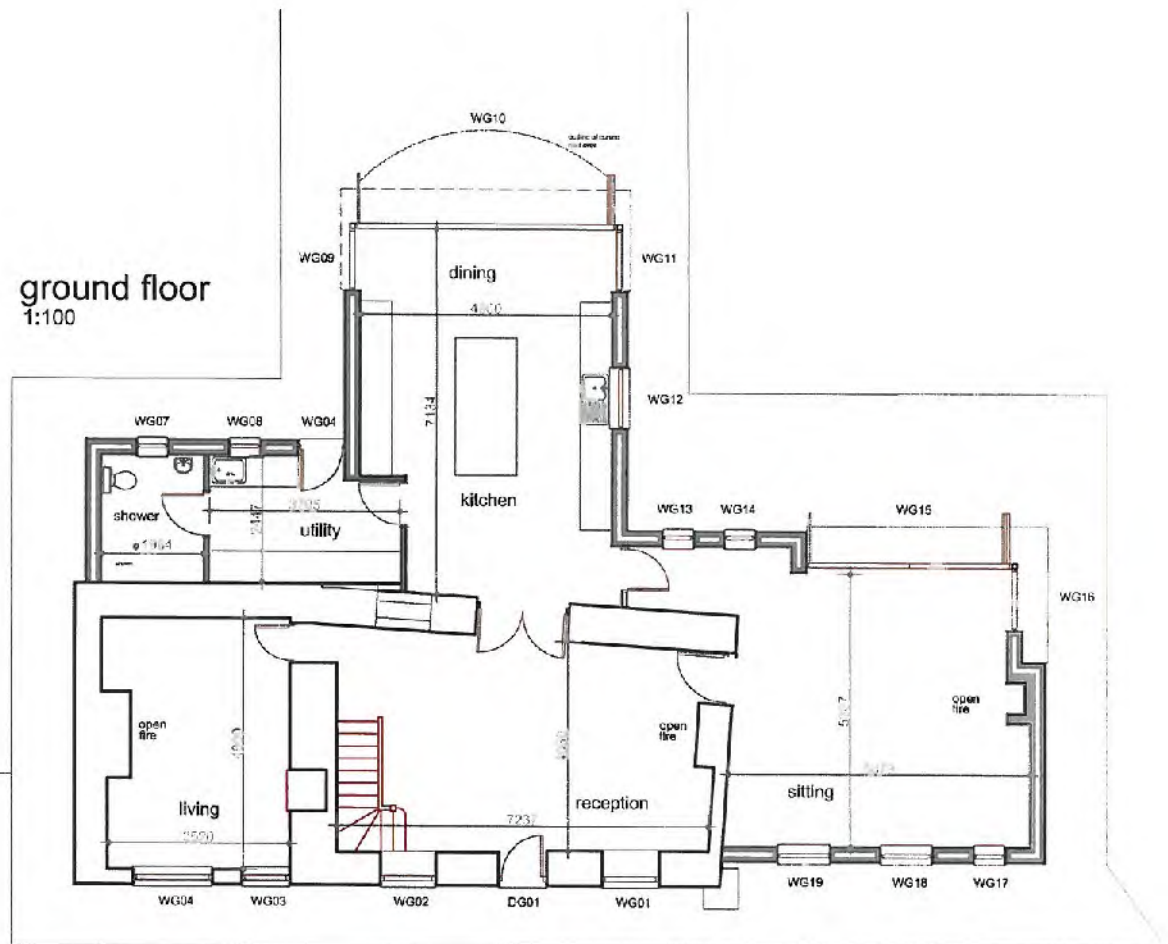
rear elevation / west

WG05 DG05 EXISTING EXTENSION DEMOLISHED DG04 WG04 SHEDS REMOVED

Project :	Tyn Morfa, Llanengan, Abersoch	Dyddiad / Date	March 2014
Title / Title	Existing elevations	Graddfa / Scale	1:100
clive moore gwasanaethau pensaernïol / architectural services Heleg, Yr Afa, Pwllheli, Gwynedd, LL53 5BL Tel : 01758 701711 (O) 01758 51462 (H) 07809561842 (M) clive@moore1066.foncllo.uk		Cynhyllwr / Drawing	1306/04
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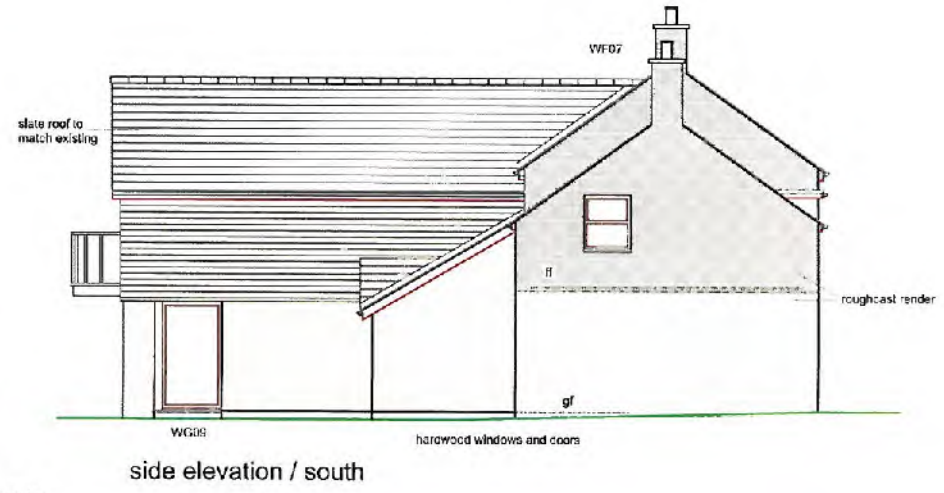
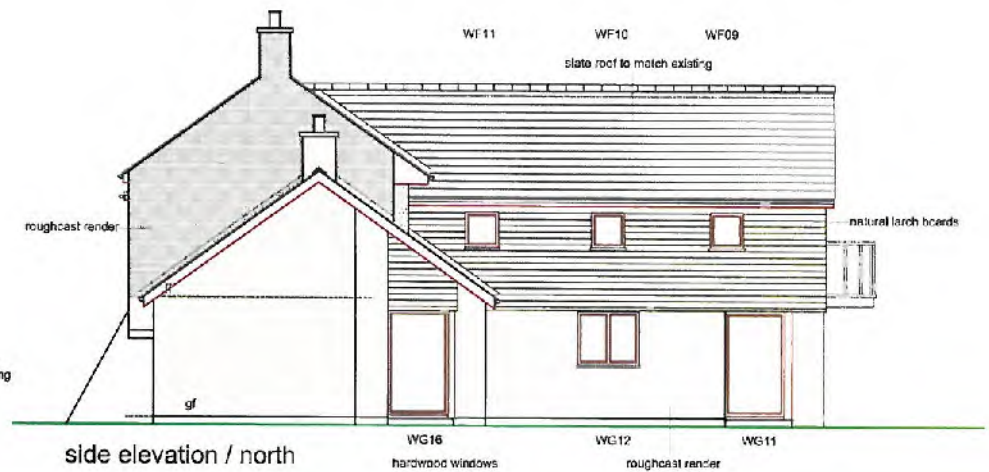


ground floor
1:100



first floor
1:100

Project :	Tyn Morfa, Llanengan, Abersoch	Dyddiad / Date	March 2014
Teil / Title	Proposed floor plans	Graddfa / Scale	1:100
clive moore gwastacshau pensaerïol / architectural services Ffelig, Yr Ala, Pwllheli, Gwynedd, LL55 5BL Tel: 01758 701711 (D) 0756 614621(H) 07609661842 (M) diva@moore1055.hel.co.uk		Cynllyn / Drawing	1306/08
		© how@r1 / copyright	



Project :	Tyn Morfa, Llanengan, Abersoch	Dyddiad / Date	March 2014
Title /	Proposed Elevations	Graddfa / Scale	1:100
clive moore gwasanaethau pensaernïol / architectural services Helys, Yr Nia, Pwllheli, Gwynedd, LL53 5BL Tel : 01750 70711 (C) 01750 014621(H) 07309551642 (M) clive@moore1085.net.co.uk		Cynlllyn / Drawing	1306/09A
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6 JUN 2014



location of trial holes for percussion tests
TP1
TP2

access to field

gravel

existing hedge

Tyn Morfa

application site edged
in red

Access road

existing hedge

Mellion

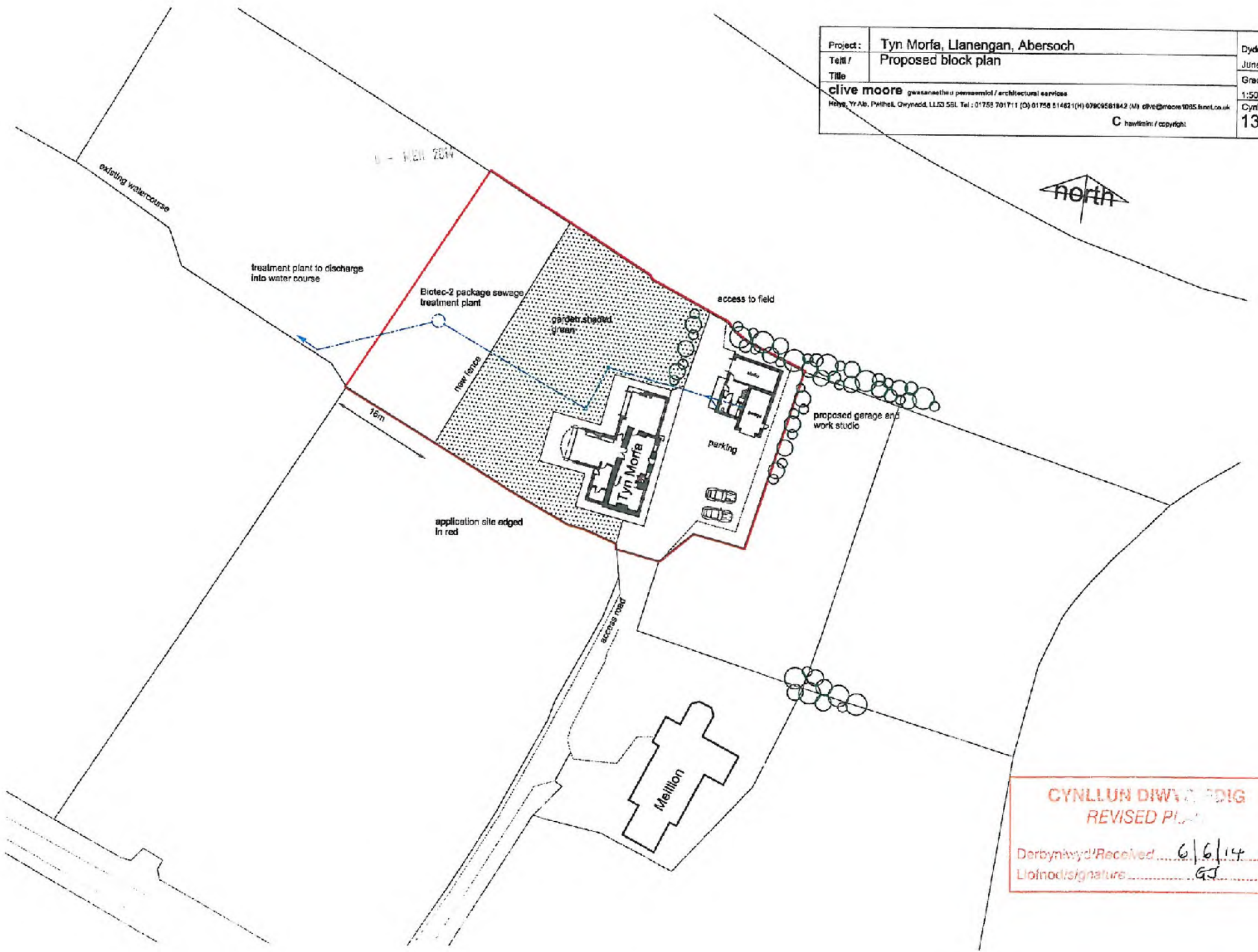
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REVISED PLAN

Derbynwyd/Received 6/6/14
 Llofnod/signature ec

Project :	Tyn Morfa, Llanengan, Abersoch	Dyddiad / Date	June 2014
Title /	Existing block plan	Graddfa / Scale	1:50
clive moore gwasanaethau pensaernïol / architectural services 10 Ffyn, Yr Afa, Pwllfrell, Gwynedd, LL53 5B. Tel: 01758 701711 (03) 01758 61442 (04) 07303661842 (M) clive@moore1083.lanel.co.uk		Cynllun / Drawing	1306/02A
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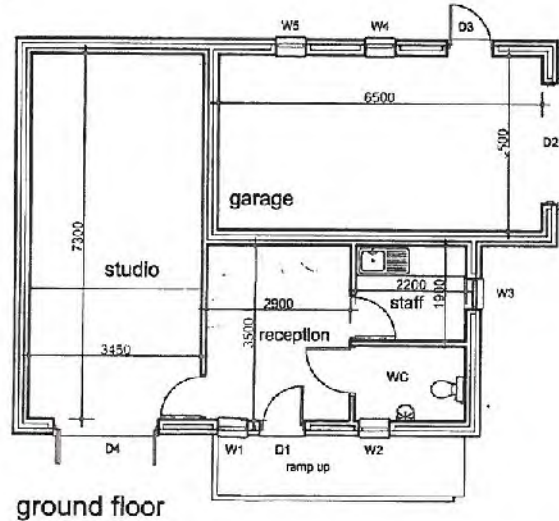
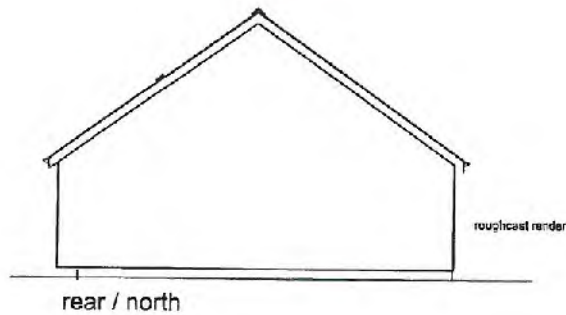
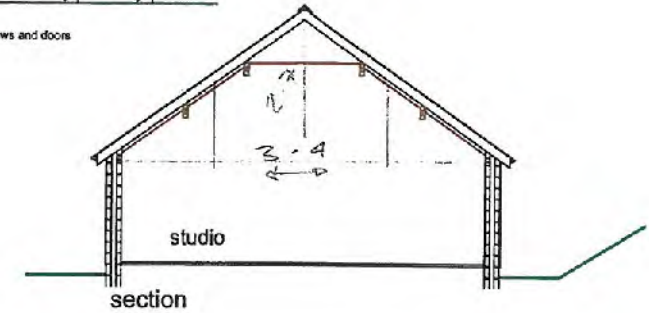
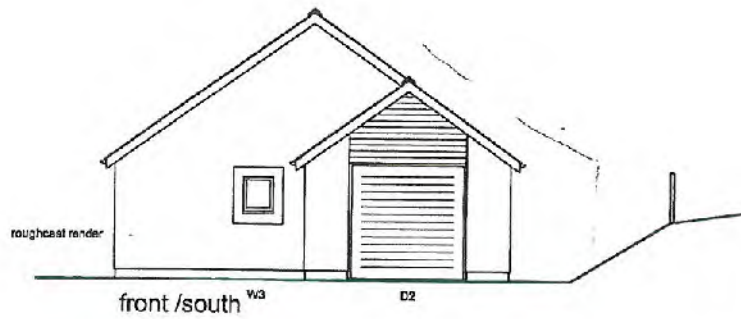
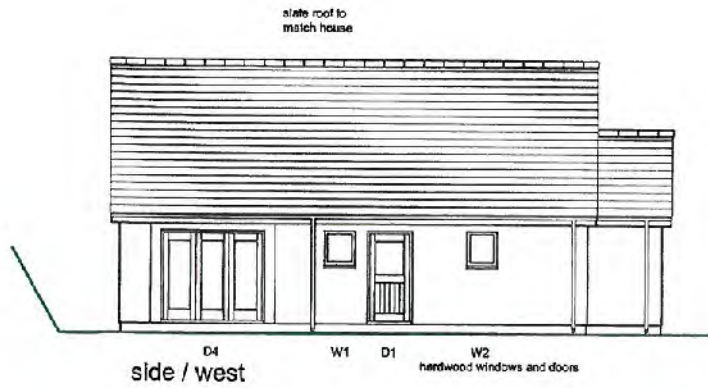
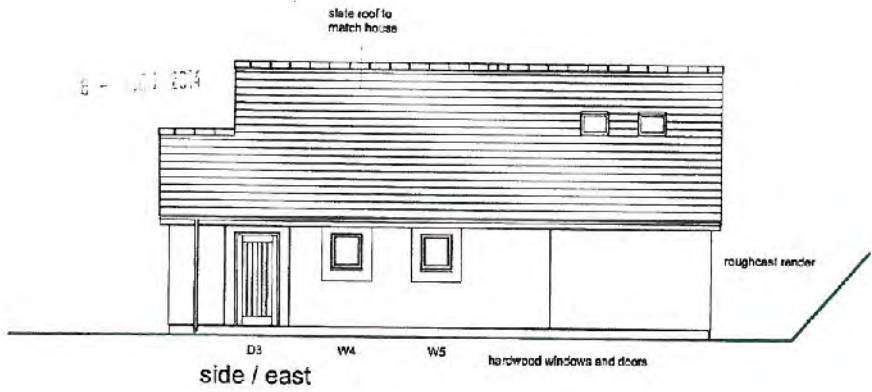


Project :	Tyn Morfa, Llanengan, Abersoch	Dyddiad / Date	June 2014
Title /	Proposed block plan	Graddfa / Scale	1:500
clive moore gwasanaethu pensaerol / architectural services Heol, Yr Ab, Ffithel, Gwynedd, LL53 5SL Tel : 01758 701711 (O) 01758 514821(H) 07809581842 (M) clive@moore1035.fsnet.co.uk		Cynllun / Drawing	1306/05B
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Project :	Tyn Morfa, Llanengan, Abersoch	Dyddiad / Date	June 2014
Title / Title	Proposed garage and studio	Graddfa / Scale	1:100
clive moore <small>persennethau persennellol / architectural services</small> <small>11elgg, 1r Ala, Pwllheli, Gwynedd, LL53 5BL Tel: 01758 701711 (0) 01758 614021(M) 07906661842 (M) clive@moore1063.fsnet.co.uk</small>		Cynllun / Drawing	1306/10C
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Application Number: C14/0424/18/LL
Date Registered: 27-May-2014
Application Type: Full - Planning
Community: Llanddeiniolen
Ward: Deiniolen

Proposal: APPLICATION FOR THE CHANGE OF USE OF CENTRE INTO A HOSTEL
ACCOMMODATION AND CAFE TOGETHER WITH EXTERNAL ALTERATIONS
Location: COMMUNITY CENTRE, DINORWIG, GWYNEDD, LL553EY

**Summary of the
Recommendation:**

TO APPROVE SUBJECT TO CONDITIONS

1. Description:

- 1.1 This is an application to change the use of a community centre to a hostel accommodation and café along with external alterations.
- 1.2 The site is located within the dispersed settlement and rural village of Dinorwig, but the building is not noted as a specific part of the rural village. There are residential properties on either side of the building. The building has been a school in the past and was used more recently as a Community Centre. The building is located on steep land meaning that the building appears to be significantly higher from one side. The building has an associated car park with a vehicular access from the highway. The building is of a substantial size and is typical of a community building with primarily a stone facing and slate roof, while the rear is faced with grey render. The building is part single-story, part two-storey due to the ground levels, and includes a number of large rooms that have been used as halls/activity rooms.
- 1.3 The proposal involves converting the existing building into a hostel accommodation to sleep up to 15 people in the form of a dormitory, a family room and a room with disabled facilities. It is also proposed to provide a laundry, community lounge, toilets and communal showers, kitchen, a room for providing tables and chairs for the use of the café, porter's room and a foyer. It is intended to provide private bathrooms as en-suite facilities for the family rooms and the room with disabled facilities.
- 1.4 It is intended to retain most of the external appearance along with existing openings – it is intended to replace a small window and sliding door on the ground floor with a door and a wider window. It is also intended to install a porch on one of the accesses on the front of the building that would measure 1.5m by 1.5m and 2m high to the eaves, and 2.6m high to the ridge. It is intended to use treated timber for the porch along with a slate roof. It is proposed to install a flue in the café roof, and also to install solar panels on the southern elevation of the building. The applicant intends to use the existing car park for parking and the agent states that he will be providing parking for 16 vehicles.
- 1.5 The agent has confirmed that it is intended to run the hostel similarly to a bed and breakfast service with specific times for arrival (until 9pm). A simple breakfast will be on offer and the guests would then leave (approximately 8-9am). The agent has confirmed that the site already has a private sewage treatment system. The agent is not of the opinion that the flow to the existing system would be any greater than that of the past and the existing system is therefore sufficient. The agent has confirmed that the proposed café provides simple meals such as sandwiches, soups and cups of tea or coffee, and it is not intended to install a commercial kitchen.
- 1.6 A Design and Access Statement has been submitted as part of the application.

2. Relevant Policies:

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

2.2 Gwynedd Unitary Development Plan 2009:

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.

B20 – SPECIES AND THEIR HABITATS THAT ARE OF INTERNATIONAL AND NATIONAL IMPORTANCE – 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.

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

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

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.

C4 – ADAPTING BUILDINGS FOR RE-USE – Proposals to adapt buildings for re-use rather than demolish them will be approved provided that specific criteria can be met. These relate to the suitability of the building for the proposed use, visual considerations and that the design respects the original building and the surrounding area. Buildings in the countryside must be permanent and structurally sound. Their conversion should be possible without the need for substantial construction work. They should not either disperse activities on such a scale as to harm the vitality of towns and villages.

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 guidance. 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.

POLICY D13 – ATTRACTIONS AND FACILITIES

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

POLICY D14 – SERVICED HOLIDAY ACCOMMODATION

New proposals, or adaptations to existing buildings or extensions to existing serviced holiday accommodation establishments will be approved provided the design, setting and appearance of the development are of a high standard and that they conform to criteria regarding the location and scale of the development.

Supplementary Planning Guidance – Converting buildings in open countryside and in rural villages – November 2009

Supplementary Planning Guidance – Holiday Accommodation – July 2011

2.3 National Policies:

TAN 12 Design
Planning Policy Wales (Edition 6) (2014)

3. Relevant Planning History: None

4. Consultations:

Community/Town Council:	Object on grounds that there are already plenty of hostels and self-service holiday accommodation in the Arfon area and there is no need for more; it is proposed for the hostel to be open on a 24 hour basis which will lead to excess movements. The visibility of the access from Fachwen is unsuitable, doubt whether there is enough room to park 16 vehicles within the site, and detrimental impact on the Welsh language.
Transportation Unit:	The current parking provision is sufficient for the proposal and I assume that the relevant flow of traffic and the proposal are comparative to the use that can be made of the site as it is. No objection to the proposal and no conditions to propose.
Natural Resources Wales:	Suggest contacting the Council's ecologist regarding the need for a protected species survey.
Welsh Water:	Standard conditions to ensure that waste water and surface water are disposed of separately from the site and that surface water should not be directly connected to the public sewerage system.
Biodiversity:	There is no intention to work on the roof and the probability that the work could affect any bats present on the site is low. Therefore, there is no need for a bat survey, only to note that should bats be found there during the work, the work should cease immediately and advice sought from Natural Resources Wales.
Public Protection Unit:	Initial observations note that further information is needed regarding the private sewage treatment system, ventilation system and waste

collection. The agent has provided information on the above, but no further response has been received thus far by the Public Protection Unit.

Public Consultation:

A notice was posted on the site and nearby residents were informed. The consultation period will end on 04.07.14 and more than three items of correspondence were received objecting to the application on the following grounds:

- Concern regarding the hostel's 24 hour opening hours.
- Concern regarding the use of the hostel and the type of people it may attract.
- There are a number of other hostels / holiday accommodation in the area.
- The proposal does not offer any benefits to the local community.
- What would be café's opening hours?
- The site's vehicular access is dangerous.
- It is likely that vehicles will park along the narrow road.
- Concerned about an increase in speeding due to the increase in traffic and lack of 30mph signs.
- The Council's Transportation Unit should assess the risk of using the access and the impact of additional traffic on Fachwen in light of the proposal.
- Impact on the Welsh language.
- The Council has received requests from locals to purchase the site, but they have not been considered.

More than three correspondences were received supporting the application on the following grounds:

- The applicant intends to allow the community to hire the room intended as a café for community use such as meetings, yoga, dancing etc.
- The proposal is an appropriate way of offering something to the community and supporting outdoor activities along with tourism.
- Tourism enterprises should be supported.
- Offer work to local people.
- Facilities for visitors and local people.
- Good use of an empty building.
- There is a need for this type of accommodation.

5. Assessment of the material planning considerations:

Principle of the development

- 5.1 Policy B10 of the Gwynedd Unitary Development Plan relates to protecting and enhancing landscape conservation areas by ensuring that proposals must conform to a series of criteria aimed at avoiding significant damage to recognised features. In this case, the proposal involves converting a former school that has been in recent use as a community centre into a hostel with café. The proposal involves minor changes to the external elevations, and also installing a flue in the roof and installing solar panels. The property has an existing curtilage

and it is proposed to use this for car parking and bin storage. The site contains a substantial and distinctive building, but the proposal is considered acceptable, and it is not considered that it is likely to cause a detrimental impact on the landscape. Therefore, it is considered that the proposal complies with the requirements of policy B10 above.

- 5.2 Policy C4 of the UDP relates to the conversion of buildings for re-use. The policy approves such proposals provided that specific criteria can be met relating to the suitability of the building for the proposed use, visual considerations and that the design respects the original building and its surrounding area. Buildings in the countryside must be permanent and structurally sound. Their conversion should be possible without the need for substantial construction work. They should not disperse activities on such a scale as to harm the vitality of towns and villages.
- 5.3 A structural report has been submitted and it states that the building is structurally sound, although internal work is required and this can be dealt with during the conversion work. It is therefore considered that the proposal complies with the requirements of criterion 1 of Policy C4. The building is substantial and is located within a fairly substantial curtilage which contains an existing vehicular entrance and parking spaces. It is considered that the building is suitable for the proposal in terms of use, and that the proposal does not entail having to make major changes to the building or extend its curtilage, that the proposed external changes respect the structure, form and character of the original building and that they are unlikely to cause significant damage to the visual quality and character of the surrounding area.
- 5.4 The building is not listed, and the main alterations will be made to the inside of it. It is therefore considered that the proposal complies with the requirements of criteria 2, 3 and 4 of Policy C4. The proposal offers a use to an empty community building that is deteriorating, and the use is likely to be viable and will secure the long-term use of the building. It is not considered that the proposal will lead to the dispersion of activities at such a scale as to harm the vitality of towns and villages, and therefore it is considered that the proposal also complies with criterion number 5. Therefore, it is considered that the proposal complies with all the requirements of policy C4 above.
- 5.5 Policy D13 of the UDP relates to new attractions and facilities for visitors, or to improve the standard of existing facilities if they are located within a development boundary or on other specific sites if there are no suitable opportunities within a development boundary. It will be a requirement that each proposal conforms to the criteria regarding the development of 'niche' markets or to support the development of the recognised Gwynedd Tourism Strategy theme and also the design, appearance and setting of the proposed development. In this case, the proposal means to reuse an existing building, and it therefore complies with the first part of the policy relating to locating developments of this type.
- 5.6 Given the suitability of enterprises to develop new attractions and facilities, the Gwynedd Tourism Strategy 2003-2008 no longer applies as it is out of date. The document that applies now is the Destination Management Plan 2013-2020 (May 2013) and this plan notes the need to address a range of matters that include improved facilities for visitors, improved public facilities and high quality visitor attractions. The proposed development includes serviced accommodation that is simple and to purpose, along with a café that will be open to the public and available for community activities. The proposal uses an existing building and does not involve any extensions (with the exception of a small porch) or any substantial external changes. On the basis of the above, it is considered that the proposal complies with all of the requirements of Policy D13 above.
- 5.7 Policy D14 of the UDP relates to providing serviced holiday accommodation and proposals to convert existing buildings will be approved if the design, setting and appearance of the development is of a high standard and provided they comply with the criteria relating to the

location and scale of the development. The proposal is to convert an existing building to create serviced holiday accommodation. The building is a substantial former school, and there is a substantial curtilage linked to the building that has a vehicular entrance and sufficient parking spaces and a turning space. The scale of the development has been designed with consideration to the original building and the curtilage around it. The site is located within the rural village of Dinorwig and there is a cluster of various residential dwellings scattered around it. It is considered that the proposal is acceptable in terms of scale, location and the settlement in question and that the proposal is of a high standard and complies with all of the requirements of the abovementioned policy.

Visual, general and residential amenities

- 5.8 Policies B22, B23 and B25 of the Unitary Development Plan relate to assessing the design of the proposal, the effect on amenities and building materials.
- 5.9 It is proposed to only make a few external alterations with a view to exchanging a small window and sliding door for a standard door and wide window. It is proposed to retain the slate roof and install new PV panels on the southern elevation. It is intended to install a small porch on the northern elevation of the building. Most of the proposal in terms of design is entirely suitable, and it is considered that the biggest change is the porch and the installation of PV panels. As the building is substantial and is located in an open and visible spot, it is considered reasonable to include a condition on the planning permission for the use of low profile PV panels.
- 5.10 There are two other properties in the immediate area of the site, along with a number of other dwellings dispersed around the vicinity. One dwelling is located directly alongside, and another dwelling directly below the building. It is not intended to create any new openings to face either of these two buildings. There are existing windows on the second floor which look over the property to the rear of the building and it is intended to use this part of the building for a café. Under the building's current class use (D1), the building can be used as it is for a number of community uses, such as a hall, clinic, health centre, crèche, gallery, museum, library or education centre to name a few, without requiring any planning permission. Therefore, it is not considered that the proposal is likely to cause any significant or unacceptable overlooking or any other additional effect on the amenities of the local residents compared with the existing situation.
- 5.11 The building's curtilage is quite substantial and is sufficient for providing parking spaces and turning space for the development. The agent notes that there is sufficient space to park 16 vehicles, and the Transportation Unit does not disagree with this. It is not considered that the proposal to hand is likely to cause any detrimental impact on the amenities of nearby residents in terms of its use or traffic flow, particularly when comparing the proposed use with the current legal use of the building as a community centre, or when comparing it with the other legal uses that could be made of the building without planning permission such as a children's nursery, a surgery or health centre, museum or a non-residential learning centre. It is therefore considered that the proposal complies with the requirements of policies B22, B23 and B25 above.

Transport and access matters

- 5.12 Policy CH33 of the Unitary Development Plan relates to ensuring safety on roads and streets, and states that 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.

- 5.13 Policy CH36 of the Gwynedd Unitary Development Plan relates to assessing the provision of private car parking facilities, and states that 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, giving 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.
- 5.14 The site already provides suitable vehicular access to the road, and it is proposed to provide adequate parking and turning space to satisfy the requirements of the Transportation Unit. The site is located on a steep hill, and the site access is approximately 8m away from the junction of the road which leads through the centre of Dinorwig and the road which leads to Fachwen. Nevertheless, the building's current use as a community centre means there is already the potential for a high number of vehicles to travel to the site and it is not considered that the proposal would generate traffic to this extent. Therefore, having assessed the proposal in the context of all the relevant issues, it is considered that there is no objection to the proposal based on road safety. Therefore, it is considered that the proposal complies with the requirements of policies CH33 and CH36 above.

Biodiversity matters

- 5.15 Policy B20 of the Gwynedd Unitary Development Plan involves protecting species and their habitats that are internationally and nationally important. No species survey has been submitted with the planning application; however the Biodiversity Unit has confirmed that no surveys are needed in this case. It is therefore considered that the proposal complies with the requirements of policy B20 above, and that the proposal is not likely to cause any detrimental impact on protected species.

Response to the public consultation

- 5.16 A notice was posted on the site and nearby residents were informed. Subsequently, a number of local objections were received, together with correspondence supporting the application. The main points of the objections and the supporting points have been listed in the consultations table above. It is considered that the road matters have already been dealt with in the application assessment and the Highways Unit has no objection.
- 5.17 The objections express concern regarding the proposed use of the building, and the impact on the amenities of nearby residents, and these matters have been assessed in the above assessment. The application form confirms the opening hours of the café, namely 11am until 4pm – which is very reasonable. The application notes that the hostel would be open for 24 hours a day, however, in fact it would be operating in the same way as the majority of bed and breakfast services work, and there would be specific times during the day for checking in and checking out.
- 5.18 The objections note that the proposal does not offer any benefit to the community, but the observations that support the proposal confirm that it would be possible to use the café section of the building for community activities. Objections have also been received noting the detrimental impact on the Welsh language. The Local Planning Authority has created Supplementary Planning Guidance which notes the thresholds for the type and size of developments that should be assessed against their impact on the Welsh language. This type of development does not comply with the thresholds for submitting such an assessment.
- 5.19 Objections have been received that note that requests and enquiries made by local people regarding using/purchasing the property have been refused. It is noted that there are no records of any recent planning applications or enquiries with the Local Planning Authority over the last three years in connection with the building that is the subject of the application.

It is possible that these individuals could have made enquiries with the Council's Property Department which is responsible for the sale; however, this information is not relevant to the application in question.

6. Conclusions:

6.1 As a result of the above assessment, it is not considered that the proposal is contrary to any relevant policy noted above, neither are there any other relevant planning matters to state otherwise. The proposal is therefore considered acceptable subject to relevant conditions.

7. Recommendation:

7.1 To approve – conditions –

1. Five years
2. In accordance with the plans,
3. Slates on the roofs of the porch
4. Low profile solar panels; conservation roof lights,
5. Café opening hours between 11am and 4pm every day.

Note:

It is noted that should bats be found during the work, the work should cease immediately and advice sought from Natural Resources Wales.



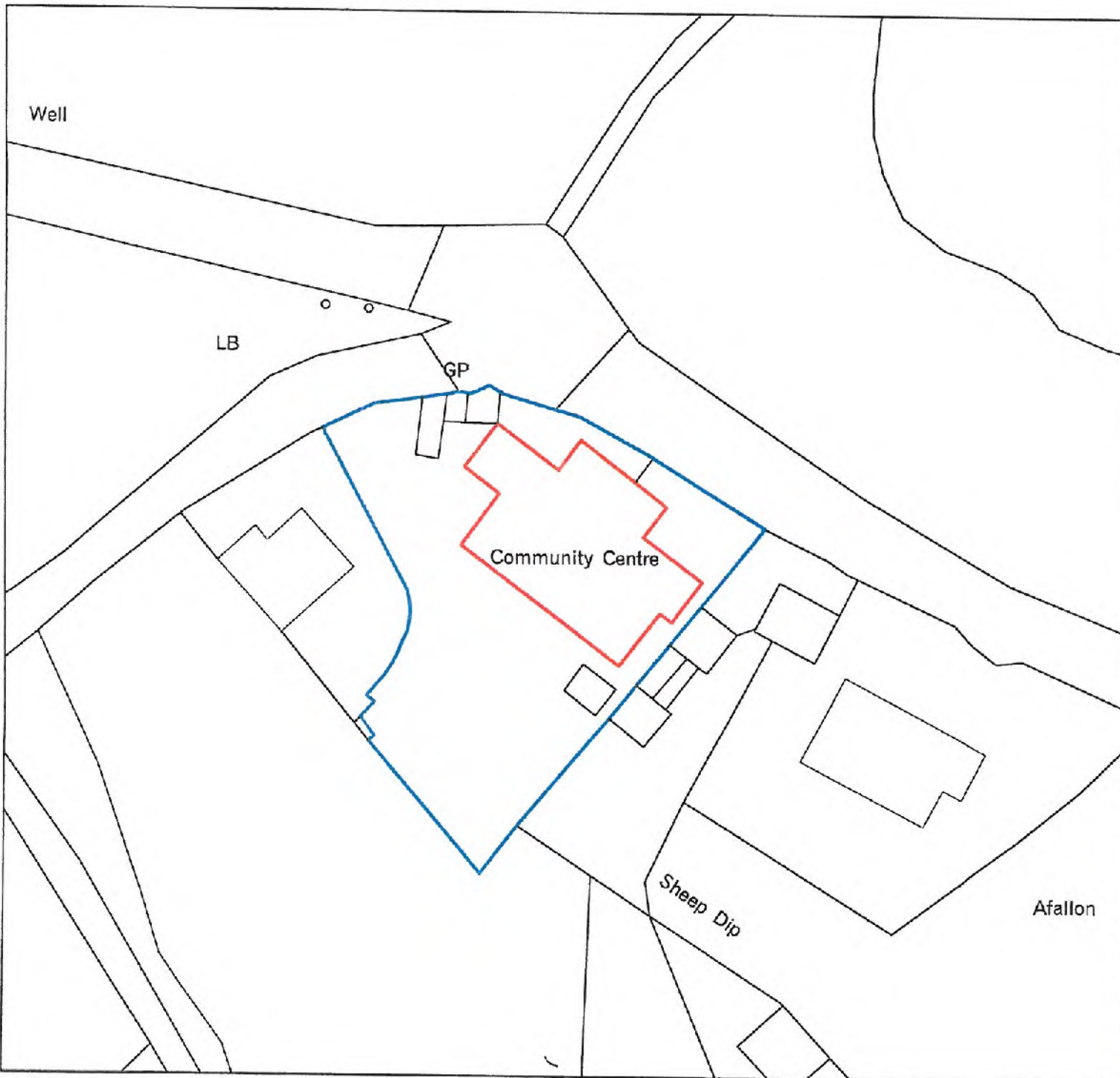
Rhif y Cais / Application Number : C14/0424/18/LL

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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7 MAY 2014

REVISION	DATE	TYPE
A	30/04/2014	Planning Submission

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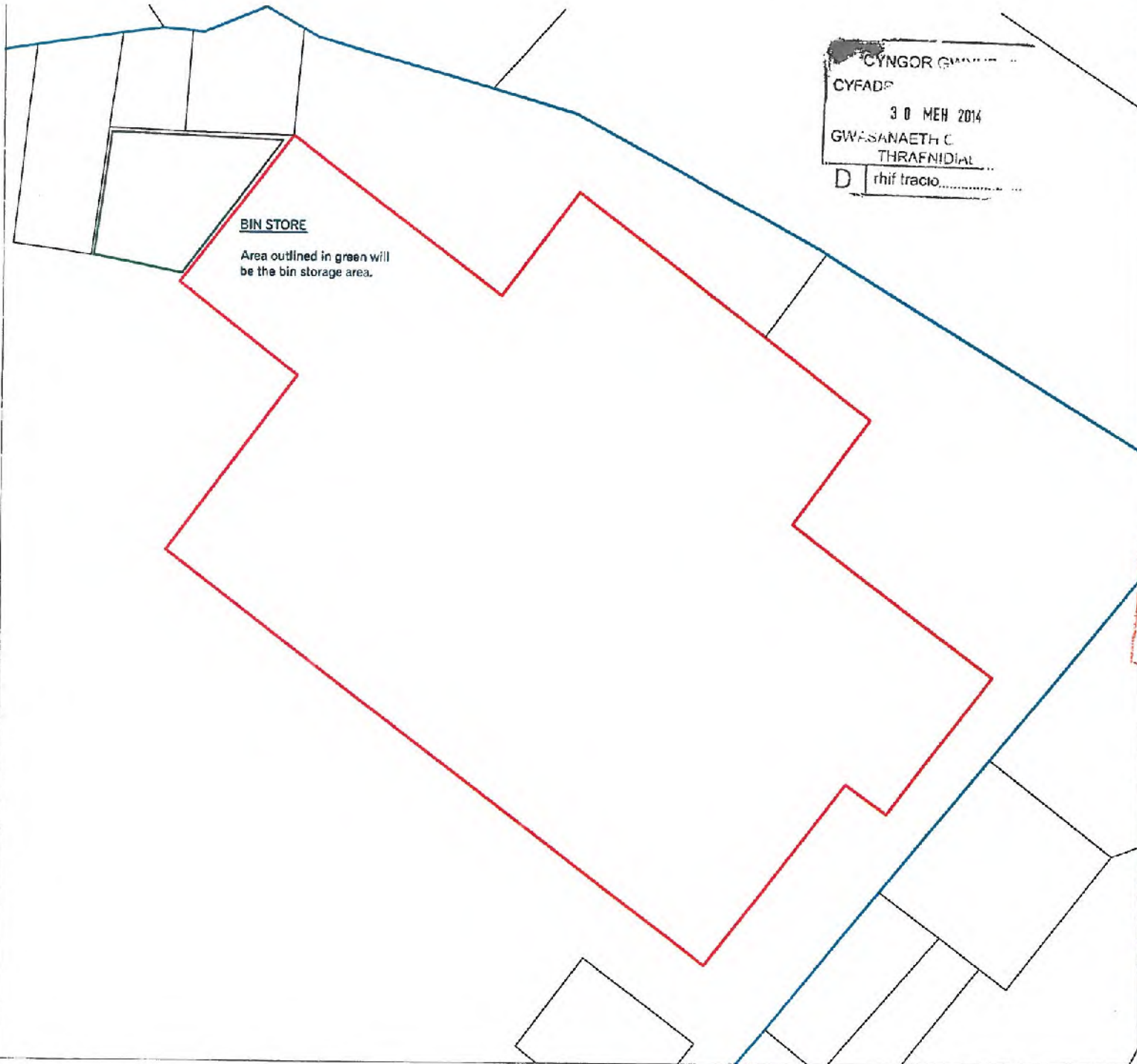
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 CANOLFAN DINOWRIG DEINIOLAN
 02814
 LOCATION & BLOCK PLAN
 APRIL 2014
 WSO

1:500 @ A4
 02814/A/01





BIN STORE

Area outlined in green will be the bin storage area.

CYNGOR GWYBODAETH
 CYFADF
 30 MEH 2014
 GWASANAETH C.
 THRAFNIDIAL
 D rhif tracio.....

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 Os yn amau -GOFYNNWCH

Os ydych chi ragwario o wybodaeth rydych chi hollol gyffwrddu yn ddiwybro gwrthoddieth a chyflwynu yn y Cymuned gyda'r unedwyr gwamer aydd yn dymuno hyspwy. Gallir hyspwy paratol dogfenau ddiwybrog os bydd angen.

Drawings Here:-

GWYBODAETH YCHWANE GOL
ADDITIONAL INFORMATION
 Derbyniwyd/Received 30/6/14
 Unnod/signature km

REVISION	DATE	TYPE
B	26/06/2014	Planning Submission (Bin Store)
A	30/04/2014	Planning Submission

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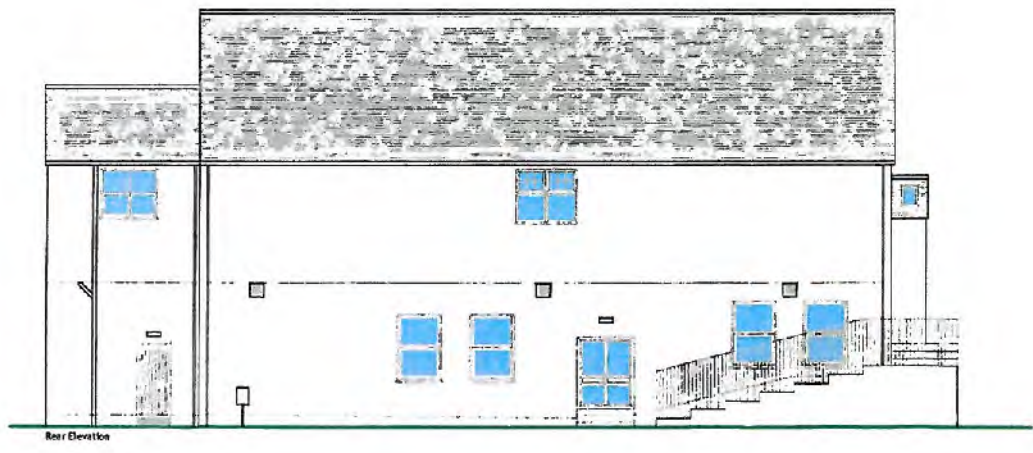
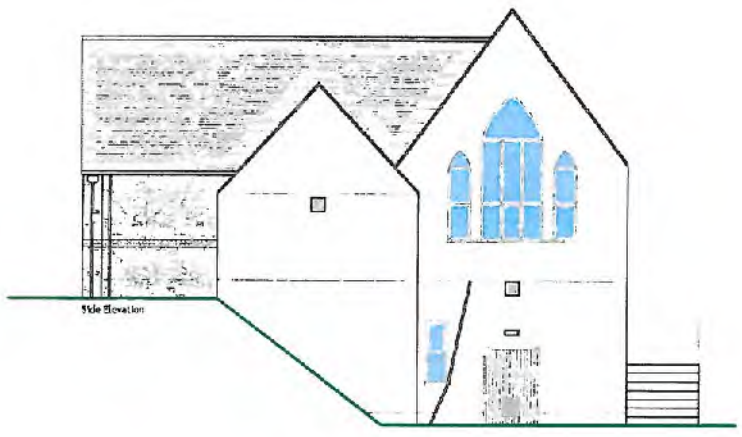
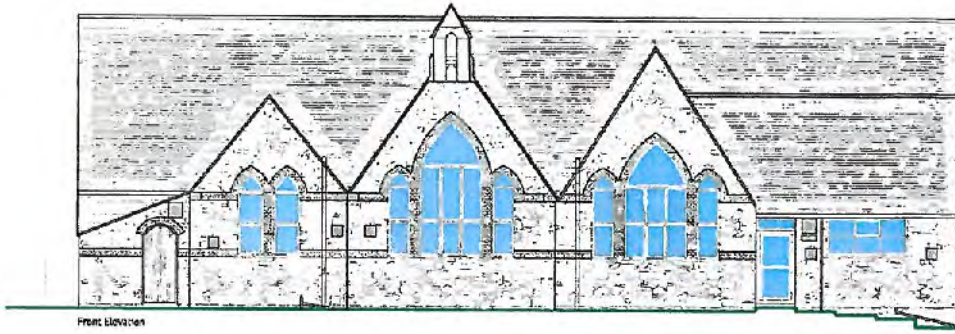
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 02814
BIN STORE
 JUNE 2014
 WSO

Scale
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 Drawing No
 02814/AJ08

7



2 x Technical Consultants
 Outline & Full Planning Permissions
 3 x Major Repairs Applications
 1 x New Dwelling
 1 x Extensions & Alterations
 1 x Conservation & Renovations
 1 x Structural Calculations
 1 x Drainage Design

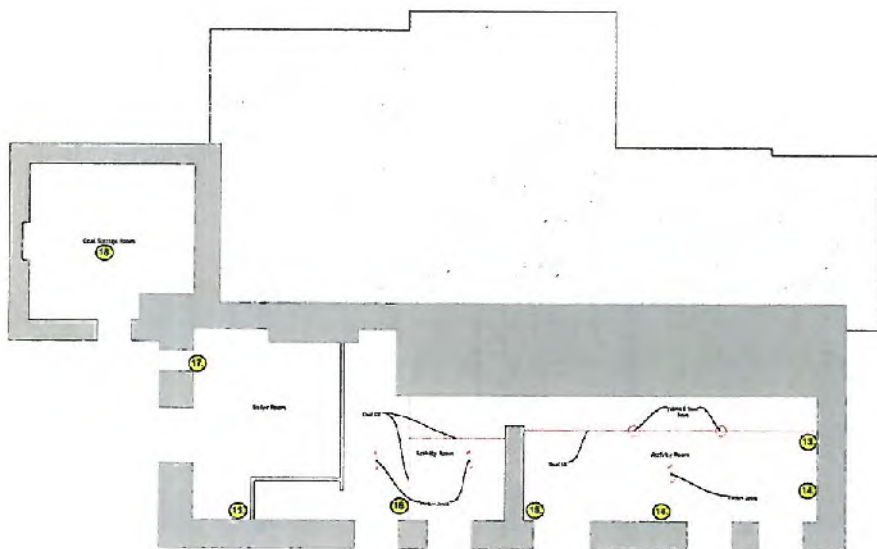
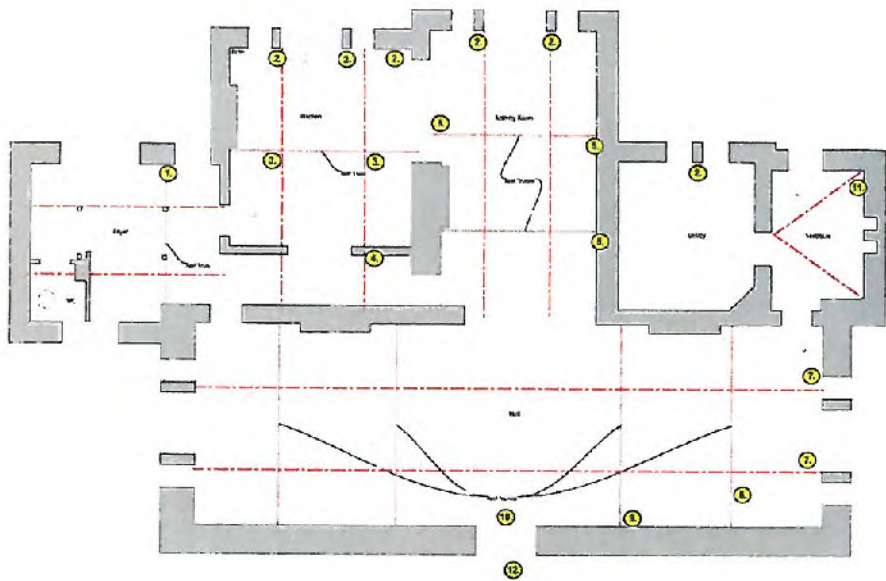
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 Date: 24.03.14
 Drawn: S. Jones
 Checked: J. Jones

Project: **Canolfan Dhanwg Dafnolion Gwynedd**
 Scale: **1 / 100 @ A2**
 Date: **24.03.14**
 Drawn By: **WSD**
 Client: **Mr Simon Rothwell**
 Project No: **02814**
 Drawing No: **04**
 Revision: **Survey**
 Title: **Existing Elevations**

Drawing No: **0281 / 04A**







ISSUES NOTED

General

1. All walls are of coursed stonework with lime mortar pointing externally and lime render internally typically 300mm wide for external walls and 400mm for internal walls. All walls are dry jointed. The rear and side elevation walls are current rendered accurately.
2. Roofs of all parts are covered with natural slate.
3. Traditional air roofs to all areas containing timber carbed purlins and intermediate timber trusses.
4. Floors were of 150mm mass concrete, suspended timber and suspended reinforced concrete.
5. De-banded plaster around external door access.
6. Penetrative water ingress from on-sited roofs affecting the internal render causing pe-bonding in areas due to corrosion of plastering beads.
7. Rotation of carved purlin noted as seating within truss.
8. Purlin sits on brick raised support in full area which has suffered movement due to rotation of the purlin.
9. Due to slippage of roof member's trusses have opened up at their connection nodes, particularly at their supports.
10. Movement of base of inadequate support arrangement. Formal correction / support required.
11. Deterioration of purlin ends by penetrative water effects at purlin supports within external wall.
12. Failure of rafter section of truss through shear. Section to be replaced.
13. Vertical and diagonal cracking of wall below truss support suggests failure of truss to lateral restraint and movement induced within the external wall. Truss to be replaced.
14. External wall demonstrating significant signs of distortion and outward movement particularly centre panel.
15. Timber tie member demonstrating excessive signs of deterioration at support in external wall due to penetrative water effects and contains a fracture at 1/3 span.
16. De-banding of external render due to distortion of external wall.
17. Corrosion of steel structural envelope at support within external wall due to penetrative water ingress.
18. Water ingress through external walls have caused deterioration of the masonry, their internal render coverings and the brick joint and suspended within the rear wall.
19. Outward movement of the rear wall hollows at intersection of internal load bearing wall.
20. Failure of ground bearing mass concrete slab internally due to excessive loading.
21. Deterioration of timber lintel due to penetrative water ingress and misalignment.
22. Horizontal crack in reinforced concrete floor shown due to inadequate cover to steel supporting member resulting in expansive corrosion of member and cracking of concrete.

NOTES

Project:
Carnofen Dinorwig, Deirfelen

Title:
Site Note

Drawing ref: 6501	Drawn by: JPR	Date: 30.04.14
Paper size:	Scale:	Revision:

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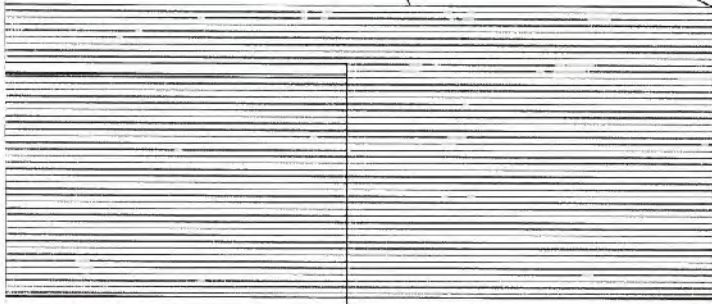
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tel: 01497 730 22
mob: 07990 38277

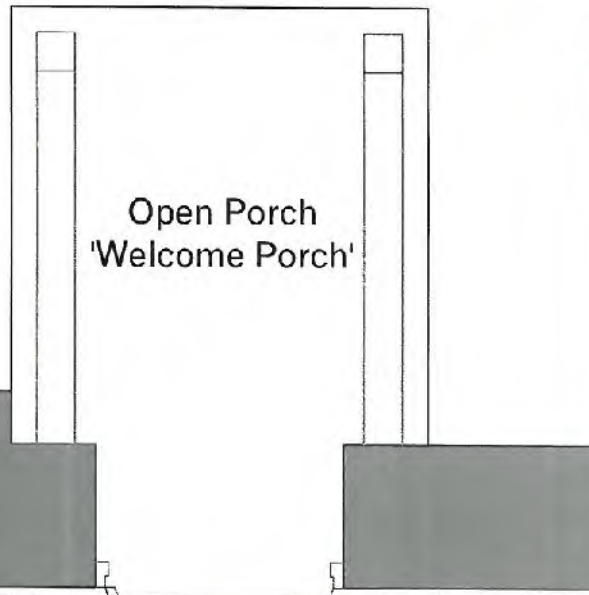




Front Elevation (North)



Side Elevation (East)



Open Porch
'Welcome Porch'

Finishes to Open Welcome Porch

- Walls : Treated timber cladding
- Roof : Natural slates of uniform in colour to match existing.
- Windows : Not Applicable
- Doors : Not Applicable
- Boundry : Not Applicable
- Lighting : Not Applicable

Structural Engineer to provide structural calculations for porch at building control stage.

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Os yn amau - GOR YNIRYCH

Os rydych chi eiddo a wyddwch eiddo yn hollol gyllidus yn eiddo gwyddwch a chyfnewid yn y Cymuned gwyddwch am hysbysu eiddo yn dymuno hysbys. Gellir hysbysu ddiogelwch ddiogelwch os bydd ar gael.

Drawings Notes

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0781014779

william@cadwyndesign.co.uk

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02814

PROPOSED NEW OPEN PORCH

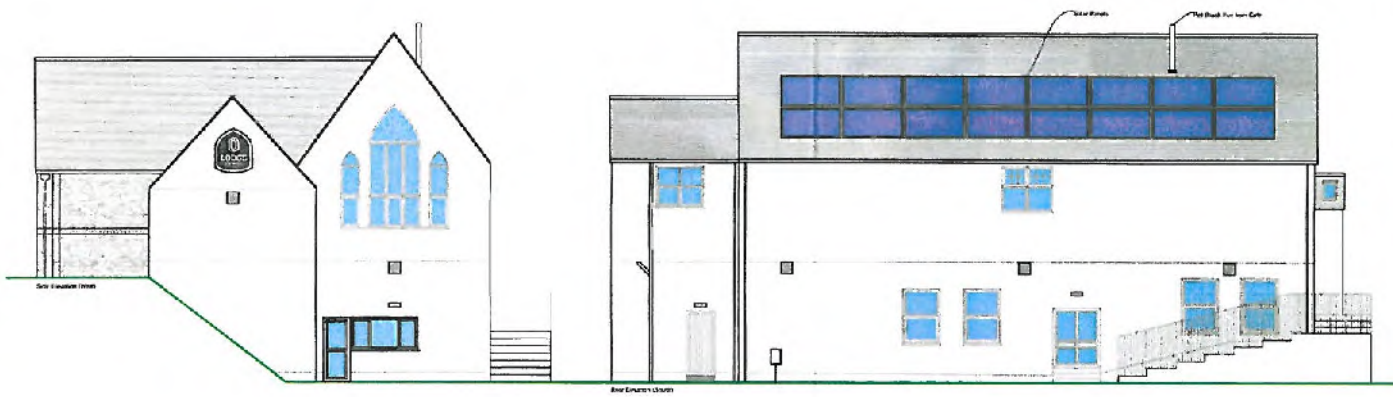
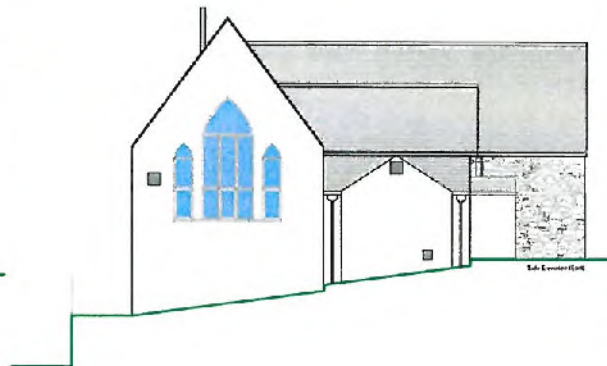
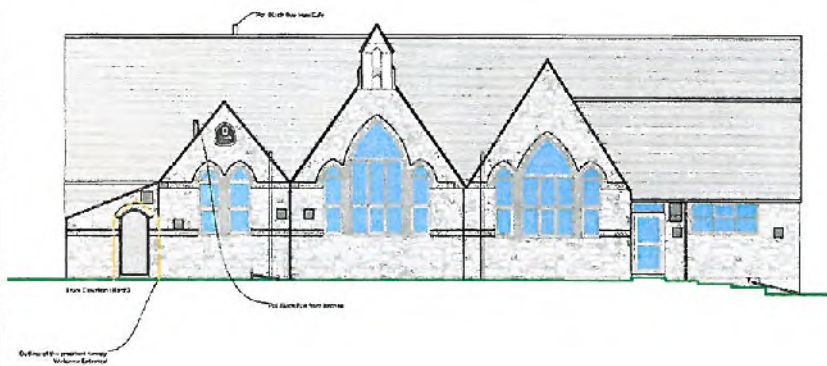
May 2014

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02814/A/07

17



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7 MAY 2014

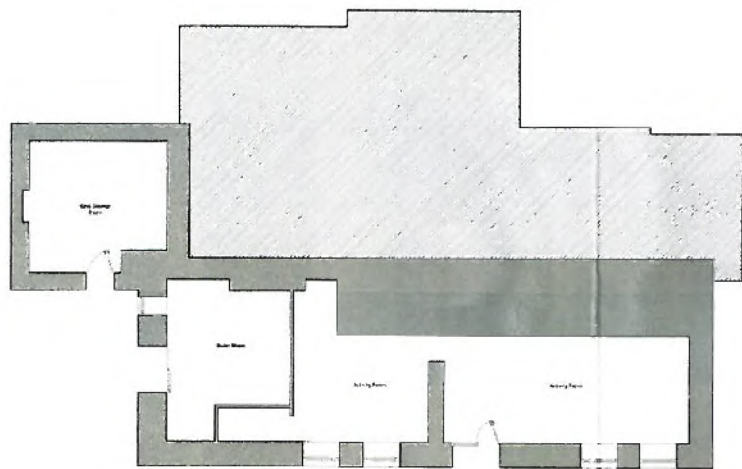
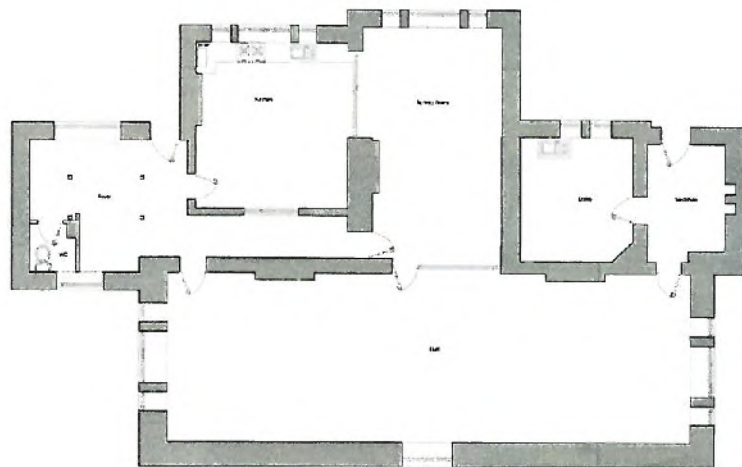
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7



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Project: [Redacted]

Drawn by: [Redacted]

Checked by: [Redacted]

Date: [Redacted]

NO.	REVISION	REVISION DATE
1	ISSUED FOR PERMIT	10/10/14

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CANGLEAM DINOWRIG DE NIOLAN

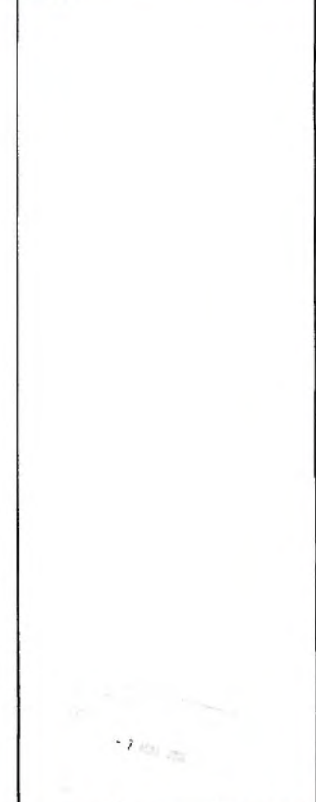
EXISTING FLOOR PLANS

APRIL 2014 1:100 (9/A2)

WSD D1911 & 6/107




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Number: 5

 Rhif y Cais / Application Number : C14/0534/11/LL

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



Application Number: C14/0534/11/LL
Date Registered: 11 June 2014
Application Type: Full - Planning
Community: Bangor
Ward: Hiraal

Proposal: RETROSPECTIVE APPLICATION FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION.
Location: 29 ORME ROAD, BANGOR, LL571AY

Summary of the Recommendation:

TO APPROVE SUBJECT TO CONDITIONS

1. Description:

- 1.1 A retrospective application to demolish a garage at the rear and construct a single storey extension. The property forms part of a two storey terrace on Orme Road backing onto Seiriol Terrace and lies within the development boundary of the City of Bangor.
- 1.2 The proposal includes demolishing the existing garage at the rear of the property that measures 5.5m by 3m and erecting a flat-roofed extension measuring 7.5m long by 4.2m wide and 2.6m high. This part of the proposal has already been completed. The extension will be located at the rear of the existing property and approximately 1.5m from the wall of the next door property and 1m away from Seiriol Terrace (which is to the rear of the site). It is proposed for the external finish of the extension to be of painted render with white uPVC windows.
- 1.3 This is an application for a residential extension and therefore there is no need for a design and access statement or any other additional information.
- 1.4 This application is a retrospective application following action by the Enforcement Unit for demolition work on a garage at the rear of the property along with the next door property. The application was submitted following advice given that the extension required planning permission.
- 1.5 The application is being submitted to Committee following receipt of several objections to the proposal.

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.

2.3 National Policies:

Planning Policy Wales 2014 (Edition 6)
TAN 12: Design

3. Relevant Planning History: None

4. Consultations:

Community/Town Council: No objection, subject to imposing a condition requesting that the property must be used as a family home only and not as a house of multiple occupation.

Welsh Water: No response

Transportation Unit: No objection. The proposed development would not have a detrimental impact on any road or proposed road.

HMO Housing Department: The property has not been licensed as a house of multiple occupation. Should an application be submitted for it to be licensed it is likely that it would be approved.

Public Consultation:

A notice was posted on the site and nearby residents were informed. The consultation period ended on 29.08.14 and one petition was received along with 17 letters objecting to the application on the following grounds:

- An overdevelopment of this type of property;
- Concern that the extension will be used as a bedroom/bedsit/separate property.
- Concern that the property will be used as a house in multiple occupation for five people;
- Parking and litter/refuse problems;
- Stress on the drainage system if five people will be living in the property;
- Obstructions on the county road whilst work is ongoing;
- Original plans do not state the use of the extension.

On 11 July, 2014, an amended plan was received, confirming the use of the extension as a dining room adjoining the existing kitchen and the neighbours and objectors were re-consulted. Two letters were received from a previous objector stating that all correspondence objecting to the application were still valid.

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

- Damage to the party wall;
- Work was commenced without planning permission;
- The property used as a house of multiple occupation in the future or used as a separate unit;
- Litter/refuse problems;
- Too many properties in the neighbourhood that are houses in multiple occupation;
- No design and access statement submitted.

5. Assessment of the material planning considerations:

Additional Information

- 5.1 This application is a retrospective application following action by the Enforcement Unit for demolition work on a garage at the rear of the property along with the next door property. A very similar extension to the existing proposal has been approved recently on the next door property (31 Orme Road) and it was proposed to construct the two extensions at the same time to share the party wall, costs etc. The applicant has written to the Planning Service to inform them that work is resuming on the development because of the reasons noted. The application has been submitted to the Local Planning Authority as an application to construct

an extension to create a dining room adjoining the existing kitchen, together with a toilet within the single storey extension. Reference is made to the front room on the ground floor of the existing property as a 'bedroom'. There are three bedrooms on the first floor of the existing property and, therefore, it is proposed to have four bedrooms.

Principle of the development

- 5.2 Planning policies within the Gwynedd Unitary Development Plan support applications for the erection of extensions on residential houses, provided that they are appropriately assessed.
- 5.3 Policy B22 of the GUDP states that proposals for new buildings will be refused unless a series of criteria, including: any proposal respects the site and its surroundings in terms of size, scale, form, density, location, lay-out, symmetry, quality, materials, aspect and land use/building density and the empty spaces around the buildings, are complied with and that it does not have a detrimental impact on the form and character of the surrounding landscape or townscape.
- 5.4 Policy B24 of the Gwynedd Unitary Development Plan deals with making alterations or extending a building if criteria can be complied with, including: that the design and scale are in-keeping with the main building and the local area surrounding the development, and that no extension leads to an unacceptable reduction in amenity space within the curtilage of a house. The proposal includes demolition of the garage and construction of a single storey extension with a flat roof on the rear of the property. The extension is not particularly large, and although the curtilage is fairly small, it is not considered that the proposal is excessive in relation to its size or height. It is considered that the extension in terms of size, design and materials is in-keeping with the existing property, the next door property (that has already received planning permission for a similar extension), and the area surrounding the site.
- 5.5 Therefore, it is considered that the application complies with policy B22 and B24 of the GUDP.

Visual, general and residential amenities

- 5.6 Policies B22, B23 and B25 of the Gwynedd Unitary Development Plan relate to assessing the design of the proposal, amenities and external materials.
- 5.7 The site is located in the centre of a well-established residential area and within the development boundary of the city. The proposal involves demolishing a garage (which has already happened) and constructing a single storey flat roof extension at the rear of the property to create a dining room adjoining the existing kitchen along with a toilet within the single storey extension. This part of the proposal has also already commenced. Several similar extensions and substantial garages have been constructed on nearby properties in the terrace. In this respect, it is considered that the size and design of the extension is suitable and complements the site.
- 5.8 It is proposed to install a window facing the boundary wall of number 27 Orme Road but it is not considered that this will cause any inappropriate overlooking since there was a window in the previous garage and a fence up to 2m in height on the boundary between the two properties.

- 5.9 It is proposed that the external finish of the extension will be of painted render.
- 5.10 The application submitted is for the construction of an extension and there is no evidence to prove that there is any intention to use the extension as an additional bedroom or as separate accommodation. The response of the Housing Department confirms that the property has not been registered as a house in multiple occupation. The property falls within a class C3 (residential) use at the moment, which means that the use of the property is restricted to a family, an individual or up to six individuals living together without the need for supervision, which falls under the Council's guidelines for houses in multiple occupation.
- 5.11 As a result of the above, it is not considered that the proposal will have a substantial detrimental effect on the amenities of any neighbouring residents and the proposal will not cause any substantial additional overlooking. Therefore it is not considered that the proposal is contrary to the requirements of policies B22, B23 or B25 of the Unitary Development Plan.

Transport and access matters

- 5.12 Policy CH33 relates to safety on roads and streets and private car parking facilities. The Transportation Service has no objection to the proposal as the site is in the city centre and therefore it is within a sustainable location and in close proximity to several public transport options, e.g. buses and trains.

Response to the public consultation

- 5.13 The main objections received were concerns that the property would be used as a house of multiple occupation, resulting in an unacceptable noise impact from students, litter problems, an increased strain on public sewerage and also an increase in this type of use of residential housing. It is considered that the issues raised as a result of the statutory public consultation period have received full consideration as part of the above assessment but the application cannot be determined on the basis of what the extension could be used for in the future as this is not a valid planning consideration for objecting. If the property is used as a bed-sit in future, then the Planning Service would investigate any change of use without planning permission at that time. No matter outweighs the relevant planning considerations.

6. Conclusions:

- 6.1 Based on the above assessment, it is not considered that the proposal is contrary to relevant policies noted, nor is there any material planning consideration that states otherwise. The proposal is unlikely to have a detrimental effect on the amenities of the local area or any nearby properties.

7. Recommendation:

To approve – conditions

1. In accordance with the amended plan, dated 11 July, 2014.
2. Colour of the render on the external walls to be agreed.



Rhif y Cais / Application Number : C14/0534/11/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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29 Orme Road, Bangor, LL57 1AY



Block Plan shows area bounded by: 258472.0,372506.0 258562.0,372596.0 (at a scale of 1:500) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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CP
CYFA
11 MEH 2014

CYNGOR GWYNEDD
 CYFADRAN YS YN Y CHEDD
 11 GOR 2014
 GWYBODAETH CYNGOR GWYNEDD
 TIRAFNIDIAETH

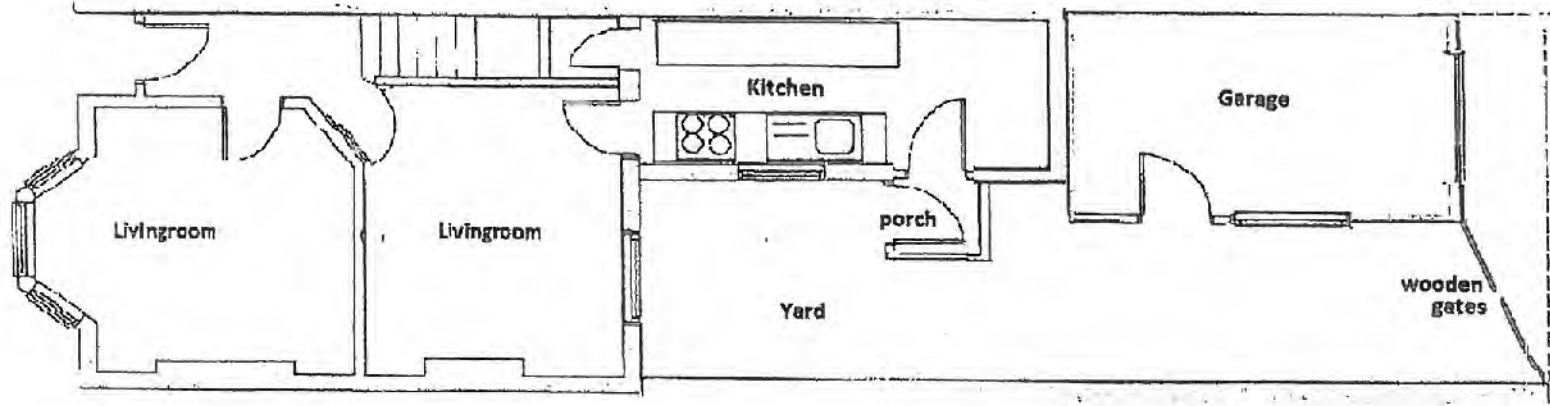
APPLICATION: SINGLE STOREY EXTENSION
 LOCATION: 29 ORME ROAD, BANGOR, LL57 1AY
 APPLICANT: AMANDA HART
 SCALE 1:100

*21/7/2014
 W.E. Williams*

FRONT

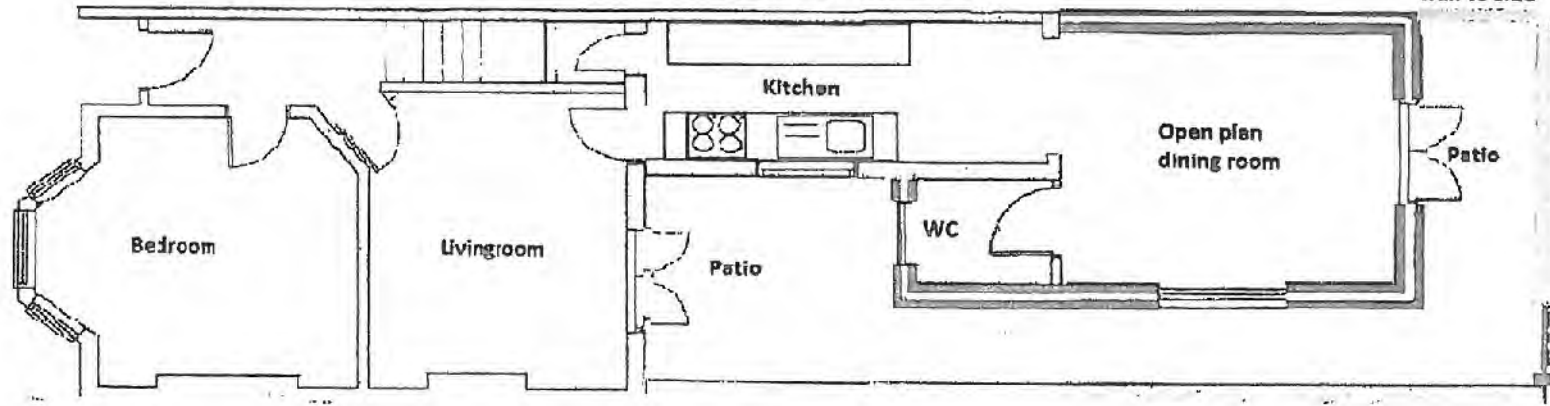
EXISTING FLOOR PLAN

REAR



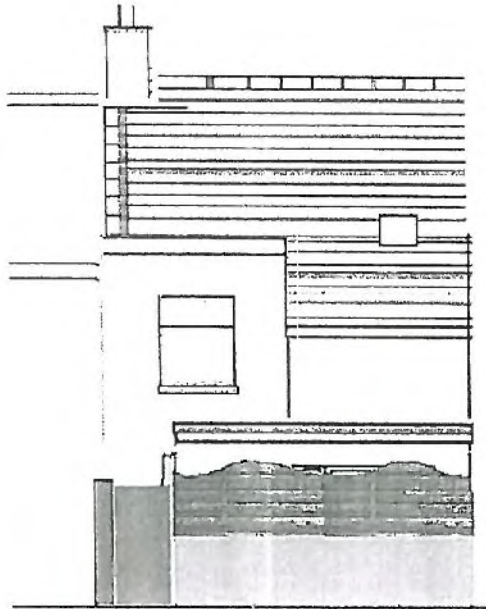
PROPOSED FLOOR PLAN

wall to side



boundry wall to be built to the height of 1150mm rendered and painted topped with wooden 900mm high privacy panel

existing left gate



APPLICATION: SINGLE STOREY EXTENSION
LOCATION: 29 ORME ROAD, BANGOR, LL57 1AY
APPLICANT: AMANDA HART **SCALE 1:100**

PROPOSED ELEVATIONS
REAR VIEW SHOWING WALL
AND PRIVACY PANELS

boundary wall to be
built to the height of
1150mm
rendered and painted
topped with wooden
900mm high
privacy panel

CYNGOR GWYNEDD
GYFADRIN YR AMCYLCHEDD
11 GOR 2014
CYMRU NAETH CYMRU TO A
LLETRAFNIDIAETH
LLETRAFNIDIAETH

CYNLLUN DIWYGIEDIG
REVISED PLAN
Derbynwyd/Received 11/7/2014
Llofnod/signature *H. E. Williams*

CYNGOR GWYNEDD
CYFAPRINTIAD GWYNEDD

11 GOR 2014

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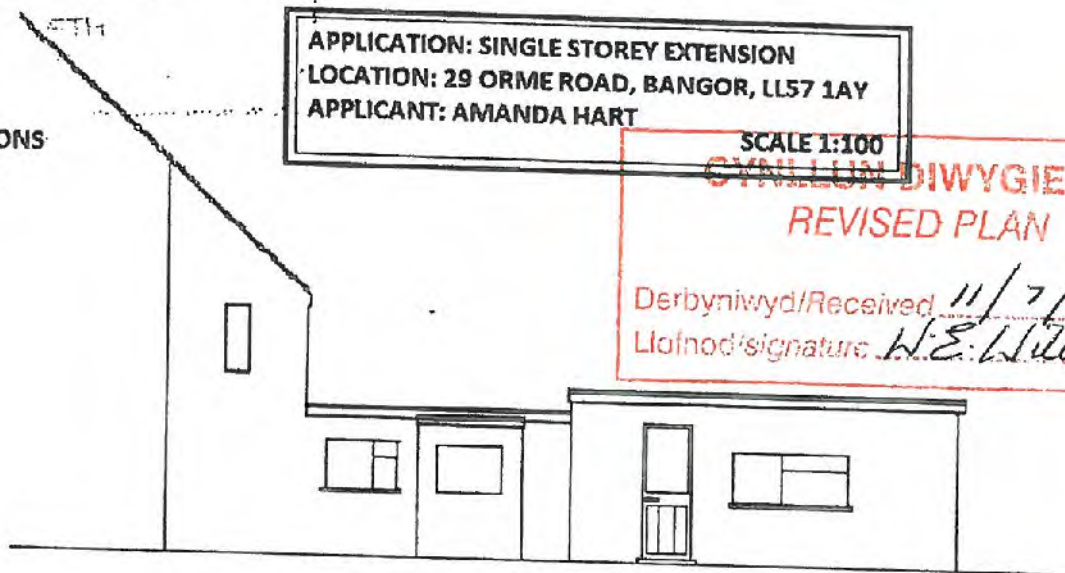
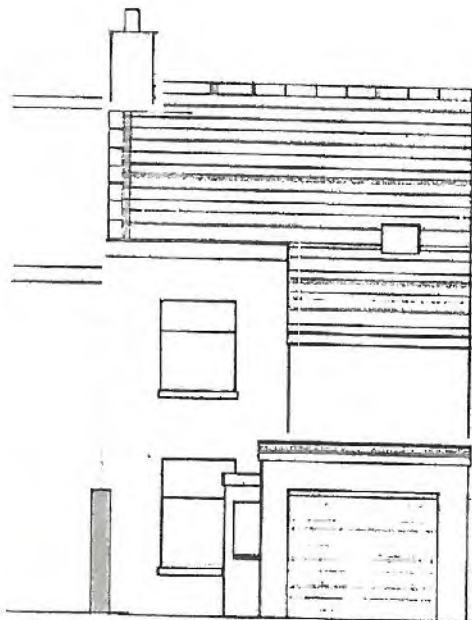
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LOCATION: 29 ORME ROAD, BANGOR, LL57 1AY
APPLICANT: AMANDA HART

SCALE 1:100

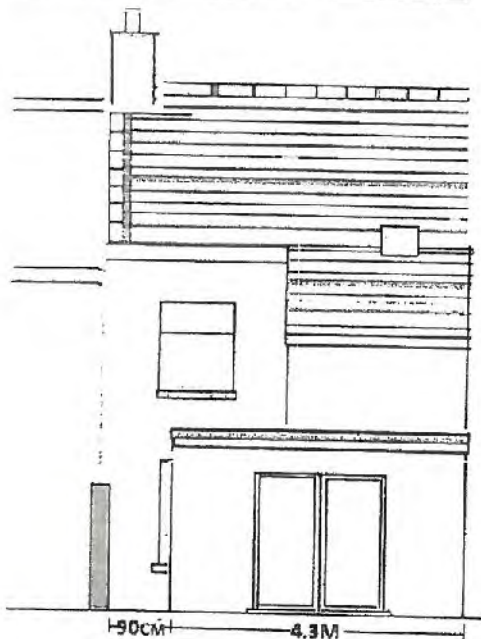
CYLLUN DIWYGIEDIG
REVISED PLAN

Derbyniwyd/Received 11/7/2014
Llofnod/signature *W.E. Williams*

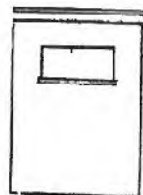
EXISTING ELEVATIONS
REAR AND SIDE



PROPOSED ELEVATIONS
REAR AND SIDE



elevation of wc
wall with window



FINISH :
PAINTED RENDER
WHITE UPVC WINDOWS AND PATIO DOORS
FLAT ROOF - MINERALISED FELT

boundry wall to be
built to the height of
1150mm
rendered and painted
topped with wooden
900mm high
privacy panel

7.5M

Application Number: C14/0566/24/LL
Date Registered: 2 July 2014
Application Type: Full - Planning
Community: Llanwnda
Ward: Llanwnda

Proposal: INCREASE WIDTH OF EXISTING AGRICULTURAL ACCESS
Location: WAEN BANT, RHOSTRYFAN, CAERNARFON, GWYNEDD, LL547LU

**Summary of the
Recommendation:**

TO APPROVE WITH CONDITIONS

1. Description:

1.2 This is an application to increase the width of the current agricultural gate/access from 3.8m to 5.5m for vehicles and trailers. The road is a third class county road which connects Rhostryfan with Rhos Isaf. The existing gate is located on a wide section of the county road and below the properties known as Glan Rafon and Glan y Wern and is set approximately 10m back from the carriageway itself. A path runs along the eastern boundary of the field (this is not deemed to be a public footpath as it has not been identified by the Footpaths Unit as a public footpath) with a culvert running beneath the road north of the access. There are established *cloddiau* along the boundary of the field with the road and 1.7 metres of the *clawdd* will be demolished in order to widen the existing access/gate.

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 must conform to a series of criteria aiming to safeguard the recognised features and amenities of the local area.

POLICY CH33 – SAFETY ON ROADS AND STREETS

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

2.3 National Policies:

TAN 18 “Transportation”, (March, 2007).

3. Relevant Planning History:

3.1 There is no planning history relating to this site although an enquiry was submitted beforehand under reference Y14/001761.

3.2 Before submitting this application, an officer from the Transportation Unit visited the site and it was confirmed to the applicant that the intention of widening the access to the field was acceptable in principle and that it does not in any way affect the right to traverse the carriageway to the field itself as this has been long established.

3.3 Although not relevant to the merits of this particular application, the LPA received an enquiry by the Camping and Caravanning Club under reference Y14/000745 where they received advice on matters relating to the nature of the local road network; that the site is generally well screened but that more screening would be acceptable and there would be a need to submit a planning application to widen the field's existing access.

4. Consultations:

Community/Town Council:

Object on the following grounds:

- What is the real purpose of the application? It is believed that the purpose is to widen the access to enable caravans to enter and leave the site which is to be managed by the Caravan Club.
- The narrowness of the road that leads to the site.
- Problems with water on the road and sewerage problems on the site itself.

Transportation Unit:

No recommendation as it is deemed that the proposal will not have a detrimental impact on any road or proposed road.

Footpaths Unit:

Need to safeguard public footpath number 127 (Llanwnda) by including a planning condition with any permission. The Unit is looking into the work that has been carried out on the *cloddiau* at Waen Bant under highway legislation to ensure that the path is not affected in any way.

Public Consultation:

A notice was posted on the site and nearby residents were informed. The consultation period ended on 24.07.14 and letters were received relating to this site and to the local vicinity. These objections are based on:

- The proposal affects the nearby public footpath.
- The new gateposts have been exchanged.
- Will the new access be for agricultural vehicles on such a small field?
- The size of the current access is suitable for the agricultural use of the field given the size of the field itself.
- Problem with the sewerage system between Rhostryfan and Rhos Isaf and approving the application could lead to heavy traffic traversing over the culvert beneath the road,

Other letters draw the LPA's attention to matters relating to:

- The location plan for the application does not show all of the field.
- Reference is made to letters from the Camping and Caravanning Club to the objectors stating the details for camping and touring site permits that are not subject to planning permission and the objectors question the contents of these letters.
- Presumption amongst the local community that the applicant intends to use the field for touring caravans and tents under permitted development rights. This could then set a precedent for approving more caravans in the area.
- Work being undertaken by the applicant to demolish the *clawdd* that's located above the public footpath in the field and re-building a new *clawdd* lower down. Ask the Council to investigate this matter in order to avoid a situation of the work affecting the nearby public footpath.

In response to this last point, the Local Planning Authority has contacted the Footpaths Unit and the Biodiversity Unit for them to be aware of these concerns and to take any appropriate action under relevant legislation.

5. Assessment of the material planning considerations:

- 5.1 **Principle of the development** – the principle of creating a new access or changing an existing access has been accepted in Policy CH33 of the Gwynedd Unitary Development Plan which states that development proposals will be approved provided they comply with criteria relating to providing a vehicular access to the site that is safe and in keeping with the local surroundings and that the existing road network is of a sufficient standard to deal with the flow of traffic likely to result from the new development and that appropriate traffic calming measures are provided with any development that is likely to lead to a substantial increase in traffic. Policy B23 states that proposals will be refused if they have a detrimental effect on the amenities of the local neighbourhood. TAN 18 "Transportation" offers principles and advice that promote objectives such as accessibility, sustainability, improving the environmental quality of rural areas and promoting road safety. In this respect and given the

above assessment, it is believed that the proposal to widen the existing agricultural access by 1.5m is acceptable in principle.

- 5.2 **Visual amenities** - the site is located in open countryside between Rhostryfan and Rhos Isaf and this area includes smallholdings and dispersed residential dwellings. The northern boundary of the field is a traditional *clawdd* with shrubs, which is characteristic of the countryside. The proposal involves demolishing 1.5m of the existing *clawdd*, however it is believed that the scale of this loss will not have a substantial impact on the amenities of this part of the landscape given that most of the *clawdd* will remain. It is also believed that replacing the existing gate with a larger galvanised gate will not undermine the visual amenities of this part of the landscape given that such developments occur frequently, are inevitable in the countryside and are an integral part of the character of the countryside nowadays. To this end, it is believed that the proposal is acceptable based on the requirements of Policies B23 and CH33 of the GUDP.
- 5.3 **General and residential amenities** – there are two residential properties to the east and north-east within a stone’s throw of the application site. Glan Rafon and Glan y Wern. It is not believed that widening the existing field opening will have a substantial or significant impact on the residential and general amenities of the occupants of these dwellings on grounds of noise disturbance as it is deemed that approving the proposal would not lead to a substantial increase in traffic to and from the field. Additionally, there is mature vegetation and woodland between the property of Glan Rafon and the access to the field which will screen the new gate and break down any additional noise that could potentially emanate from the use of the access. To this end, it is believed that the proposal is acceptable based on the requirements of Policies B23 and CH33 of the GUDP.
- 5.4 **Transportation and access matters** – the agricultural access is located along a section of the third class county road which is relatively wide and is located on the outside of the bend in the road. The Transportation Unit has responded by stating that they have no recommendations to make as it is deemed that the proposal to widen the existing access will not affect road safety given that the local road network is of a sufficient standard to be able to cope with any increase made in using the access in its newest form. To this end it is believed that the proposal is acceptable based on the requirements of Policy CH33, along with the guidelines and principles included in TAN 18 “Transportation”.
- 5.5 **The response to the public consultation** – as referred to above, the Authority has received a number of letters objecting to the application and also letters offering comments on the proposal. It must be emphasised that the reference to the presumed use of the field as a touring caravan and camping site is not a planning matter that is relevant to this specific application and the officers have limited their consideration of planning matters to the proposal to widen the existing access and not to consider or presume the use of the field in future. It is considered that the objections and concerns of the local community in relation to this proposal have been considered in full in the above assessment and that there are no matters that outweigh the relevant policy considerations.

6. **Conclusions:**

- 6.1 Taking the abovementioned assessment into consideration, it is believed that the proposal to widen the existing agricultural opening is acceptable in terms of its principle, scale, location, general and residential amenities and road safety along with complying with relevant local and national policies and guidance.

7. Recommendation:

7.1 To approve - conditions:-

1. Five years
2. In accordance with the plans
3. Safeguard public footpath no. 127 (Llanwnda).



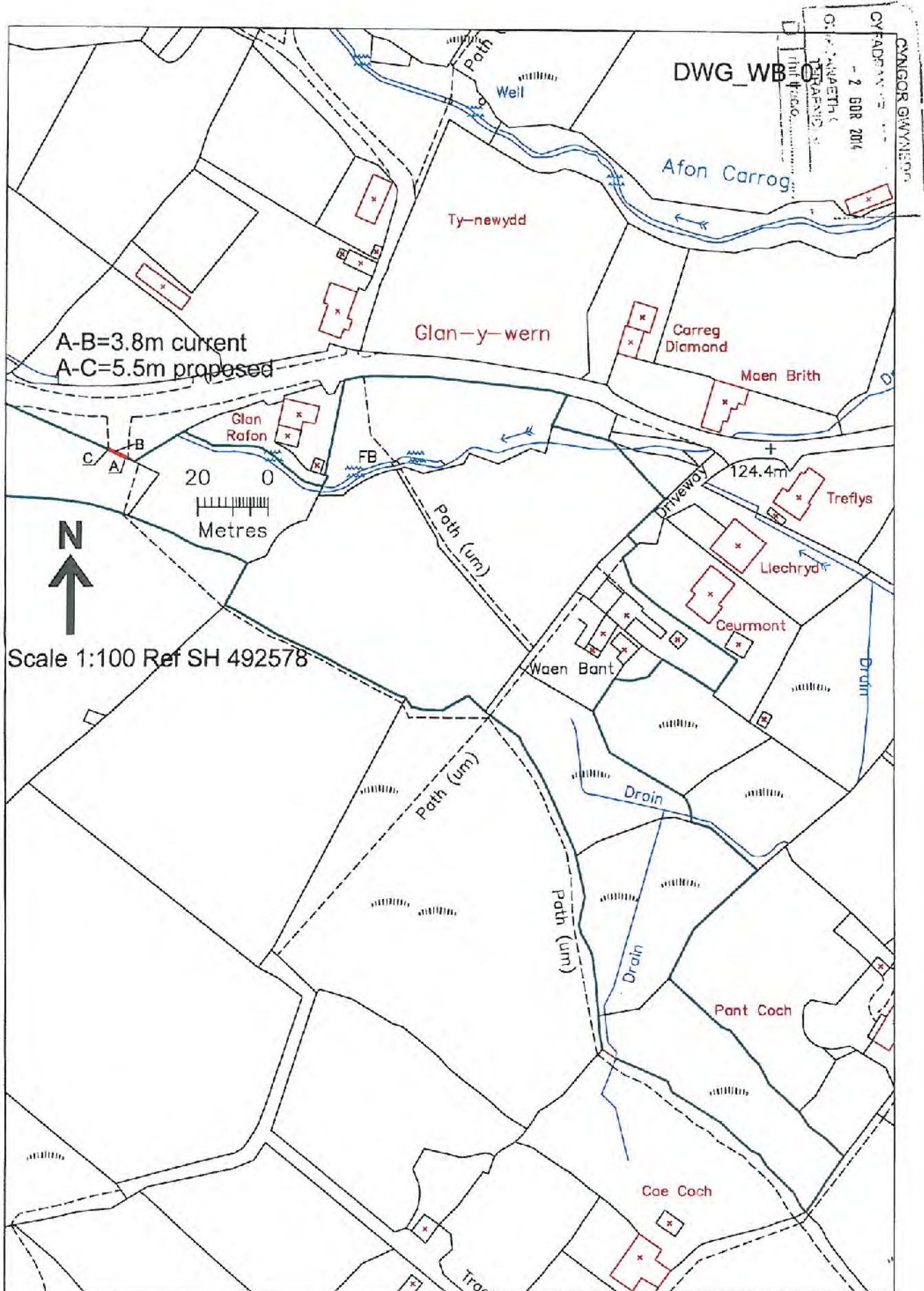
Rhif y Cais / Application Number : C14/0566/24/LL

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CYNGOR GWYNEDD
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18 MEH 2014
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EXISTING 12 ENTRANCE LOOKING SOUTH
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CYNGOR GWYNEDD
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