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## PLANNING COMMITTEE 1/9/14

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

**Councillors:** Craig ap Iago, Endaf Cooke, Elwyn Edwards, Gwen Griffith, Dyfrig Wynn Jones, June Marshall, Dafydd Meurig, W. Tudor Owen, John Pughe Roberts, Eirwyn Williams, Gruffydd Williams, Hefin Williams, Owain Williams

**Others invited:** Councillors Jean Forsyth, John Brynmor Hughes, Aeron M. Jones, Llywarch Bowen Jones, Peter Read and Elfed Wyn Williams (Local members).

**Also present:** Gareth Jones (Senior Planning Service Manager), Cara Owen (Development Control Manager), Gwawr Teleri Hughes (Development Control Officer), Rhun ap Gareth (Senior Solicitor), Aled Davies (Head of Regulatory Department) and Lowri Haf Evans.

**Apologies:** Councillor Eurig Wyn.

Councillor Gruffydd Williams apologised for his absence from the site visit that had been held on the morning of this Planning Committee meeting.

### 1. WELCOME AND APOLOGIES

The Chair welcomed everyone to the meeting. Councillor Eurig Wyn was wished a speedy recovery as he had spent a short period of time in hospital recently.

### 2. DECLARATION OF PERSONAL INTEREST

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

- Councillor Hefin Williams in item 5 on the agenda (planning application number C14/1498/20/LL), as he had already discussed the application at the Community Council.

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

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

- Councillor John Brynmor Hughes (not a member of this Planning Committee), in relation to item 5 on the agenda (planning application number C14/0357/39/LL).
- Councillor Elfed Wyn Williams (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application number C14/0424/18/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.

### 3. URGENT ITEMS

None to note.

#### 4. MINUTES

The Chair signed the minutes of the previous meeting of this committee held on 28 July 2014, as a true record.

#### 5. PLANNING APPLICATIONS

The Committee considered the following applications for development.

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

#### RESOLVED

##### 1. Application number C14/0479/37/LL – Field No. 6645, near Moelfre Bach, Llanaelhaearn

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 entrance and access track, sub-station building and control unit.

(a) The Senior Planning Service Manager referred to the fact that the Planning Service had received a letter from the applicant, requesting for the decision to be deferred on the grounds that:

- The applicant needed time to consider the instructions of the Welsh Government and the response of Natural Resources Wales
- The applicant was requesting the Committee to visit the site
- The applicant had submitted additional information to the Planning Service and that the service needed to interpret this information.

The Solicitor added that the period of the second consultation had ended on 29.8.14 and therefore, there had not been sufficient time to discuss the additional information. Consequently, it would be wise to defer the application on the grounds that the new information needed to be a part of the application.

(b) It was proposed and seconded to defer the application and to visit the site.

(c) The need for a site visit was questioned, considering that a site visit had been held twelve months ago. Some noted that undertaking another site visit would be a waste of time and resources; however, others considered that a site visit would be beneficial, in particular for new Members. It was also emphasised that the application was a new one and that a site visit would be of key importance.

The reasons for deferring the application were questioned and the Senior Solicitor explained that there were valid reasons for deferring and that these had been explained in full to the Committee.

(ch) A vote was taken on the proposal for a site visit.

(d) A vote was taken on the proposal to defer the application.

**Resolved to defer the application in order to have an opportunity to interpret the additional information and to arrange a site visit. Dates to be shared in due course.**

## 2. Application number C14/0319/19/LL – Woodlands, High Street Bangor

Application for the change of use of a property to a six bedroom student accommodation (HMO)

- (a) The Development Control Officer elaborated on the background of the application, and noted that the site was located within the development boundary of the city of Bangor. The proposal was to change the use of the property in order to provide a six bedroom HMO.

It was noted in accordance with policy CH14 of the Gwynedd Unitary Development Plan (GUDP) that the change of use of dwellings/residential buildings into flats, bedsits or multi-occupation dwellings was permitted, provided that there was no negative impact on the social and environmental character of the area.

It was not considered that the proposal was contrary to any relevant policy and that there was no other material planning consideration that dictated otherwise. The proposal was unlikely to cause a detrimental impact on the amenities of the local area or any nearby properties, and it was also unlikely to have a detrimental effect on the local roads network.

- (b) Taking advantage of the right to speak, the applicant noted the following main points:-
- The property had stood empty for four years
  - The property had been refurbished to a high standard with an emphasis on retaining traditional features
  - Great consideration had been given to Health and Safety within the property
  - Great consideration had been given to neighbours
  - That it responded to the demand for student accommodation in the community
  - That it was intended to install a bin storage area prior to the commencement of use
- (c) It was proposed and seconded to accept the recommendation to approve the application in accordance with a condition to reach agreement on the bin storage area prior to the commencement of use.
- (ch) During the discussion, the following observations were made:-
- Was there an overprovision of student accommodation? Applications were being discussed every month. Strategic control was required. The area in question was not specifically for students – it was disappointing that the house was not being kept for a family.
  - A request was made for statistics regarding students numbers v number of accommodation provisions. What were the projections?
- (d) In response to a member's question regarding planning applications for student accommodation, the Senior Planning Service Manager noted that he appreciated the concerns and that he was familiar with this. Nevertheless, there was a need to deal with planning applications through existing policies and the application complied with existing planning policies. It was added that work was being developed with the Local Development Plan where it would be possible to consider HMOs and student accommodation issues in future.

It was also noted that there had been no need for the applicant to submit a planning application, but that he had chosen to do so in order to follow the proper control channels.

In response to a question regarding statistics, it was noted that statistics would be presented in a specific application for student accommodation in 137, High Street, Bangor.

It was proposed and seconded to approve the application.

**RESOLVED to approve the application.**

**Conditions:**

1. Five years;
2. To complete the work in accordance with the plans submitted;
3. To reach agreement on an arrangement for bin storage before the use commences.

**3. Application number C14/0357/39/LL - Tyn Morfa, Llanengan**

Alterations and extension to the house and construction of a separate building to include a garage and work studio.

- (a) The Development Control Manager elaborated on the background of the application and drew attention to the fact that the application sought 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.

In terms of its appearance, the alterations and extensions would be modern and of a considerable size that would create the impression that the property would be dominant and not in keeping with the current property. The property was located within an Area of Outstanding Natural Beauty (AONB) on a prominent and visible site.

A request had been made to reduce the extension by at least 2 metres so that it would be less dominant. The applicant had refused this request as the plans submitted met their requirements.

It was also noted that the separate building was of a substantial size and had a similar appearance to that of a bungalow. It was considered that the scale and size of this building was excessive.

Attention was drawn to the concerns of the AONB Officers in terms of the scale of the development.

- (b) Taking advantage of the right to speak, the applicant's representative noted the following main points:-
- That the development would be a family home.
  - That the property needed to be modernised. It would be easier to demolish, but the applicant had decided to retain the traditional features.
  - A kitchen was the heart of a home.
  - The size of the development was not excessive.
  - Similar examples had been developed a stone's throw away from the property – these were second homes.
  - The intention was to use local resources.
  - The photography business had developed and thus a suitable studio was required.
  - The lack of Welsh-speaking doctors in the area.
- (c) The local member (not a member of this Planning Committee), supported the application and he made the following main points:-
- That the Community Council and members of the community supported the application.
  - That there were other examples of similar developments in the area (the Member was not permitted to share photographs) – lack of consistency in policies.

- The Llanengan Community was a strong Welsh community; therefore, there was a need to welcome local, professional Welsh people back to the area – a lack of doctors in the area.
- Requested for the Planning Service to reconsider and support the application. There was a need for common sense to prevail.

It was proposed and seconded to defer the application in order to hold further discussions with the applicant.

- (c) During the discussion, the following observations were made:-
- In principle, the AONB officers were only expressing concern, not an objection.
  - More screening could be undertaken around the development.
- (ch) A vote was taken on the above proposal but it fell.
- (d) A site visit was proposed and seconded. A vote was taken and it was passed.

**RESOLVED to undertake a site visit.**

#### **4. Application number C14/0424/18/LL – Dinorwig Community Centre, Dinorwig**

Application for the change of use of a centre into a hostel accommodation and café, together with external alterations.

- (a) The Development Control Officer elaborated on the background of the application and drew attention to the fact that the proposal involved the conversion of the existing building into a hostel accommodation to sleep up to 15 people that would be run similar to a bed and breakfast provision. It was also proposed to provide a laundry, communal lounge, toilets and communal showers, a kitchen and a room for providing tables and chairs for the use of the café.

Attention was drawn to the relevant policies: D13 that approved proposals to develop new attractions or facilities for visitors, and D14 that approved new proposals, or alterations to existing buildings or extensions to serviced holiday accommodation establishments.

It was not considered that the proposal was contrary to any relevant policy and that it was acceptable, subject to relevant conditions.

- (c) Taking advantage of the right to speak, an objector to the application noted the following main points:
- That there were residential properties on either side of the building, and that the residents of the single dwelling located immediately to its side had parking rights on the yard, given that they had resided there for over 30 years.
  - The resident's concerns regarding privacy and the impact on the amenities of other local residents.
  - There were a number of similar developments in the area.
- (d) Taking advantage of the right to speak, the applicant noted the following main points:-
- That tourism was essential to the area.
  - The building was deteriorating – it had to be used (commercial and not residential)
  - Local members and local companies supported the application
  - It added value to the economy
  - It was proposed to prepare hot evening meals by using local produce
  - Facilities for the community

- (ch) The local member (not a member of this Planning Committee) objected to the application and he made the following main points:-
- There were a number of similar developments in the area already.
  - Impact of the late opening hours on the amenities of nearby residents.
  - The parking space was insufficient – it was likely that the café users would have to park along the narrow road
  - Why had no consideration been given to the local attempts made to purchase the property?
  - It was disappointing that the original Welsh name would not be retained on the development - the name proposed was 'The Lodge' which was unacceptable and disrespectful of the Welsh language.
- (e) In response to the abovementioned observations, the Senior Planning Service Manager noted, in response to the local bids made for the property, that property issues were irrelevant to planning considerations. In planning terms, one enquiry had been received. The application did not meet the threshold where there was a need for a language assessment, but the planning service could encourage the applicant to use a Welsh name for the property, however, it could not be included as a condition.
- (dd) Proposed and seconded – to approve the application.
- (e) During the discussion, the following observations were made:-
- There was a need to appreciate that tourists enjoyed visiting the area.
  - There was a need to use traditional buildings that tended to deteriorate within our communities.
  - A comment was made regarding a similar development in Gerlan that had been a successful venture.
  - The right to park a car would be a civil matter between the applicant and the resident.
  - There was a need to promote the Welsh language and a request was made for the applicant to use a Welsh name for the property.

**RESOLVED to approve the application.**

Conditions:

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

Note:

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

**5. Application number C14/0534/11/LL – 29 Orme Road, Bangor**

Retrospective application for the erection of a single-storey rear extension.

- (a) The Development Control Manager elaborated on the background of the application and noted that the application was a retrospective application to demolish a rear garage and erect a single-storey extension. The property formed part of a two-storey terrace on Orme Road and lied within the development boundary of the City of Bangor.

It was noted that there was objection from nearby residents because the house could be a HMO. The application had not been licensed as a HMO and this was an application for a relatively standard extension. There was no increase in the number of bedrooms; therefore, no parking problems could be anticipated.

- (b) Proposed and seconded – to approve the application.
- (c) Attention was drawn to a letter that had been circulated amongst members of the Planning Committee by an objector to the application. The solicitor requested for any correspondence to be forwarded to the Planning Service.

**RESOLVED to approve the application.**

Conditions:

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

**6. Application Number C14/0566/24/LL – Waen Bant, Rhostryfan, Caernarfon**

Increase the width of an existing agricultural access.

- (a) The Development Control Officer elaborated on the background of the application and noted that the application sought to extend the current agricultural gate/entrance from 3.8m wide to 5.5m wide for vehicles and trailers.

It was noted that some objectors assumed that the entrance was being widened in order to allow access for caravans. It was confirmed that there was no evidence that an application had been made to the Caravan Club.

The proposal was acceptable based on the principle, scale, location, residential amenities, general amenities and road safety, and it complied with relevant policies and guidance.

Proposed and seconded – to approve the application.

**RESOLVED to approve the application.**

Conditions:

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

The meeting commenced at 1pm and concluded at 2:50pm