
PLANNING COMMITTEE

13.10.14

Present: Councillor Michael Sol Owen – Chair

Councillors: Councillors Endaf Cooke, Elwyn Edwards, Gwen Griffith, Dafydd Meurig, W. Tudor Owen, John Pughe Roberts, Eirwyn Williams, Gruffydd Williams, Hefin Williams, Owain Williams and Eric Merfyn Jones (Substitute).

Others invited: Councillor Dilwyn Lloyd (Local Member)

Also present: Gareth Jones (Senior Planning Service Manager), Cara Owen (Development Control Manager), Dafydd Gareth Jones (Senior Planning Officer – Minerals and Waste), Rhun ap Iarll (Senior Solicitor) and Glynda O'Brien (Member Support and Scrutiny Officer).

Apologies: Councillors Anne Lloyd Jones, June Marshall, Eurig Wyn
Councillors Llywarch Bowen Jones and Mair Rowlands (Local Members)

1. DECLARATION OF PERSONAL INTEREST

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

- Councillor Owain Williams in Item 5 on the agenda (application no. C14/0676/34/LL) as he owned land which bordered the land in the application.
- Councillor Gruffydd Williams in Item 5 on the agenda (application no. C14/0676/34/LL) as his father owned land which bordered the land in the application.
- Councillor Michael Sol Owen in Item 5 on the agenda (application no. C14/0709/45/LL) as he was Chair of the Cae Ceffyl Working Group, namely the application site

The Members were of the opinion that they were prejudicial interests, and they withdrew from the Chamber during the discussions on the items noted.

(b) The following member declared that he was a local member in relation to the item noted:-

- Councillor Dilwyn Lloyd (who was not a member of this Planning Committee) in relation to item 5 on the agenda (planning application number C14/0471/17/LL);

The Member withdrew to the other side of the Chamber during the discussion on the application in question and he did not vote on the matter.

2. MINUTES

The Chair signed the minutes of the previous meeting of this committee held on 22 September 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.

RESOLVED

1. Application no C14/0471/17/LL – Moeltryfan Quarry, Rhosgadfan, Caernarfon

Application under Section 73 to vary conditions 5 and 6 on ROMP determination (review of old minerals permissions) ref. C07A/0325/17/MW in order to increase the permitted loads from two to four per day and to enable vehicles to access the site by alternative means whilst accommodating improvement works to the existing haul road.

- (a) The Senior Planning Officer – Minerals and Waste elaborated on the background of the application for permission, and noted that the quarry had been re-opened in 2007. The original application submitted was to include increasing the output of the quarry from 10,000 to 20,000 tonnes per annum on a rate of no more than four loads a day as well as altering the access arrangements and enabling a haul road through the village of Fron. However, following objections from the residents of Fron, it was noted that this element had been withdrawn and the application before the committee was for the use of the existing haul road. Following assessment, no objections had been received from the Council's Transportation Unit subject to the improvements to the highway being undertaken in accordance with the details submitted with the previous application prior to implementing the output of 20,000 tonnes per annum.
- (b) Attention was drawn to the additional observations received.
- (c) Taking advantage of the right to speak, the applicant's Agent noted that the original application was a proposal to vary two conditions on the mining permission but now a request was made to vary one condition, namely condition 6 which restricted the site to an output of 10,000 tonnes per annum to be hauled from the site at a rate of no more than two lorries per day. Reference was made to the report which confirmed that the general rights of mining developments allowed for material to be extracted from the Alexandra Bach and New Crown quarries. By varying condition 6, securing an increase in output to 20,000 tonnes per annum at a rate of no more than four trips a day would be sought. It was noted that there was a market ready for the architectural material in building and decorative projects and in landscaping and gardening work. Whilst acknowledging that there had been public objection to the increase in the number of lorries, it appeared that these objections had been associated with the original proposal of carrying material through the village of Fron, which had now been withdrawn. In terms of road safety, the report referred to the fact that the Council's Transportation Unit had no objection and that the increase in transport was acknowledged as comparatively small so that there would be no detrimental impact on road safety. Consequently, it was noted that the proposal complied with the relevant policies in the Unitary Development Plan. It was further noted that varying condition 6 would not affect the general amenities of neighbouring residents or visual amenities. In terms of biodiversity, no objections had been received in relation to the application. It was understood that concerns had been expressed regarding securing rights of way on a public footpath which crossed part of the site, but it was ensured that appropriate steps would be taken to secure rights of way in accordance with a condition should the Committee so wish.
- (ch) The Local Member (who was not a Member of this Planning Committee) supported the application in view of the fact that the objections had been resolved and approving it would be of economic benefit to the area by providing employment to local people.

(d) Proposed and seconded – to approve the application.

(dd) During the ensuing discussion, the following observations were made:-

- Whilst supporting the proposal, that improvements to the highway must be ensured as suggested by the Transportation Unit to ensure safe access.
- That the Community Council objected based on the breach of conditions in terms of loads permitted
- It was noted in the report that the condition would result in a small change in the outputs but in reality it would double the output and further reference was made to a recent application that had been refused in Talysarn.
- A desire to add a condition that the public footpath was protected
- The application land was in Crown ownership

(e) In response to observations made by members it was noted:-

- That appropriate officers had monitored the operation of the site and had reached the conclusion that some lorry drivers would get lost and find themselves in Fron. In such cases, the operator would be contacted and they managed to resolve the problem quickly. It was confirmed that the objections of the Community Council reflected the original application in relation to the traffic through the village of Fron. It was assured that the situation would continue to be monitored.
- Each planning application was dealt with on its own merits and it must be borne in mind that the application in question had historical permission and therefore the principle of quarrying had already been established, and what needed to be assessed was an increase in output which reflected the fact that the business was successful. It was further noted that there was no objection in terms of planning considerations or from the Transportation Unit.

It was confirmed that it would be possible to include a condition to protect public footpaths or in the form of a note to the application in accordance with the relevant act.

- That the Crown had drawn attention to their lands but it had been ensured that the operator was not using this land.

RESOLVED to approve the application subject to varying condition 6 as follows:

- **Except with the prior written permission of the mineral planning authority, no more than 20,000 tonnes of material per annum shall be removed from the quarry at a maximum rate of no more than four HGV loads per day. Figures of the output from the site over any specified period shall be made available to the local planning authority within 21 days of request.**

and to add conditions:

- **involving ensuring improvements to the setting of the highway in order to create safe access to the site**
- **that the public footpath is protected.**

2. Application number C14/0673/37/LL – Bron Miod, Llanaelhaearn, Caernarfon

Full application for a three-blade wind turbine measuring 48 metres in height to the tip of the blades (hub height 30.5 metres and blade rotor diameter 35 metres) and associated works including creation of hard standing and siting of control box.

The Senior Planning Service Manager reported that this application had been withdrawn.

Resolved: To accept and note the above.

3. Application number C14/0676/34/LL – Graianog, Llanllyfni, Caernarfon

Site 14 touring caravans on an existing camping site.

- (a) The Development Control Manager expanded on the background of the application, noting that the proposal involved formalising and increasing use of the existing site to be a touring caravan site for a maximum of 14 touring caravans, together with the existing wooden tents. It was noted that there was already an access road and toilets / washing facilities on the site. Reference was made to the relevant planning policies, the observations arising from the consultations, together with the observations that had been received late. Following consideration of all the relevant planning matters, it was considered that the application was acceptable in principle and met all relevant policy requirements. The members' attention was drawn to observations that had come in late, together with the Joint Planning Policy Unit's comment stating that the application was acceptable.
- (b) Proposed and seconded – to approve the application.
- (c) In response to a Member's observation regarding the suitability of the sewerage system, it was noted that the development satisfied policy D19.

RESOLVED, unanimously, to delegate powers to the Senior Planning Manager to approve the application, subject to relevant conditions relating to:

1. 5 years
2. Comply with the plans
3. 14 touring caravans only on the pitches as indicated in the plan
4. Caravans for holiday use only
5. A register of staying period
6. No storing of caravans on the site
7. All touring units must be removed entirely from the site between 31 October and 1 March of the following year
8. Landscaping condition

4. Application number C14/0698/11/LL – 3 Snowdon Villas, Bangor

Change of use of a residential house to an 8-bedroom house in multiple occupation.

- (a) The Development Control Manager expanded on the background of the application for permission, noting that the property was located within the development boundary of the city of Bangor and within a residential area. It was explained that the property was the end house of a terrace of three houses with parking spaces outside and a small curtilage surrounding it. The Manager expanded on the internal use of the property, noting that there would be locks on the doors of the bedrooms. It was noted that the floor plan of the property suggested that it was used for student accommodation, and the agent had confirmed that there was insufficient information from the owners for submitting a lawful use certificate for

the use of the property as student accommodation. The Housing Department confirmed that a HMO licence existed for the site that was the subject of the application. It was intended to add one bedroom by changing the internal layout, and there was no intention to make external alterations. Reference was made to the relevant policies together with the public consultations, drawing attention to the fact that there were no traffic implications arising from the application. In relation to bin supplies, a condition could be included to ensure there would be a satisfactory arrangement in place to deal with rubbish on the site.

(b) Proposed and seconded – to approve the application.

(c) During the ensuing discussion the following points were highlighted by individual Members:

- The extent of housing being converted into rooms rather than flats was questioned as there would be no houses available for student couples with families.
- A member sympathised with the Town Council that the proposal would be an overdevelopment.
- Concern that the residents would be cramped given that these were rooms being provided, rather than flats and that this would not be acceptable.
- Such applications destroyed the city of Bangor and that a general review should be undertaken into the future of similar provisions.
- Similar developments were submitted to the Planning Committee on a regular basis, and in light of the fact that student numbers were declining and the fact that many to let/rent signs could be seen on College Road, concern was expressed regarding overdevelopment and the overprovision of such developments in Bangor.
- Due to the number of similar applications being submitted and the possibility of more applications in future, it was asked whether it was possible to include reasons within the report submitted to the Planning Committee as to why such applications could not be refused.

(ch) In response to the above, it was noted:-

- The property that was the subject of the application was not a house / flat and it was already a substantially sized house that was in multiple-occupation use.
- It was essential to consider the additional impact given that the property was of a substantial size with seven bedrooms. The application before the committee enabled regulating the situation and it had to be considered whether or not there was any overdevelopment. It was added that no complaints regarding noise, disturbance etc. had been received, and on this basis it was considered that there would be no additional impact on the nearby area.
- Licensing arrangements set specific standards to be achieved, and the property complied with the standards relating to this type of accommodation.
- It would be difficult to refuse the application as there was evidence to confirm the need for student accommodation in the Bangor area.
- It was emphasised that the property was on a substantial scale and it was questioned as to whether it would be suitable for a family.
- The application was seeking to regulate a historical situation.

A vote was taken on the proposal and the application was approved on the Chairman's casting vote.

RESOLVED to approve the application with conditions relating to five years, completing the development in accordance with the plans submitted, agreeing on bin storage arrangements prior to commencement of use.

5. Application number C14/0709/45/LL – Land of Cae Ceffyl, Glan y Don Industrial Estate, Pwllheli

The discussion on the above application was chaired by Councillor Gwen Griffiths.

Construction of a hotel with 55 guest rooms along with an associated restaurant and bar, vehicular and pedestrian access, parking spaces and associated developments.

- (a) The Development Control Manager elaborated on the background of the application, noting that it was a full application on a site known as Cae Ceffyl. The proposal involved a hotel with 55 guest rooms and 56 parking spaces. It was noted that the site was protected as an employment site in the Gwynedd Unitary Development Plan and located on the road leading towards the Marina and the new Sailing Academy building. An element of the proposed work would also mean raising the ground levels of the land and the car park to comply with flood requirements and the advice of Natural Resources Wales. Reference was made to the relevant policies within the report along with responses to the public consultations. Attention was also drawn to the additional observations that had been received after the consultation period. In terms of the principle of the development, it was noted that a sequential test had been submitted as part of the application to develop this site and it was argued that this site was the only suitable site in terms of its size and convenience within Pwllheli for the development of a hotel. It was noted that the Glan y Don Industrial Estate had been earmarked for industrial units in Class B1, B2 or B8 uses under Policy D2 of the Unitary Development Plan. Although a hotel would not fall under any of the abovementioned classes, it had been ensured that criterion 'c' of Policy D2 approved proposals for developments provided they did not lead to a shortage of land or units for B1, B2 or B8 uses. It was considered there would not be a problem in terms of a shortage of industrial land or units in Pwllheli or the catchment area with plenty of potential for businesses to develop in future. It was emphasised that the land had been dormant for ver long period of time. It was anticipated that approximately 35 jobs would be created from the development, varying from full-time/part-time work, with indirect economic benefits for local companies. As the site was within the development boundary, it was considered that the scale of the proposal was suitable to the size and area of the plot and reflected the size of other industrial buildings in the locality and those located to the rear of the site. It was also considered that the site was accessible to the local roads network, within convenient walking distance of the town and to various forms of transport. The development would be an important additional resource to the Marina offering convenient accommodation for visitors during events and activities associated with the Sailing Academy. It was believed that this 55 guest-room hotel would offer a different type of service in the Llŷn area in terms of tourist accommodation and would increase the choice for visitors and improve the range of holiday accommodation in an area that was so dependent on tourism. In terms of visual amenities, it was considered that the proposal complied with the requirements of policies B22 and B25 of the Unitary Development Plan. It was noted that an agreement on a solution to the highway matters with suitable conditions for the visibility splays was now acceptable to the Transportation Unit. It had also been confirmed that the flooding matters were acceptable and based on the detailed assessment it was considered that the application was acceptable to be approved in accordance with the conditions listed in the report.
- (b) Proposed and seconded – to approve the application.
- (c) During the ensuing discussion the following comments were highlighted:
- Would it be possible to include measures to protect and promote the Welsh language, and would it be possible to suggest that the applicant considered the

name “Gwesty Cae Ceffyl” for the development, to prevent losing the old Welsh place names.

- Concern regarding the architecture of the proposed development, and that it did not suit the Pwllheli area.
- Several members agreed that the design was not suitable, especially considering that the Sailing Academy was located close to the site, and would it not be possible to leave the hedgerow along the front and move the entrance to the side or to the rear?
- Similar developments had been developed in Pwllheli recently and they had had an impact on small pubs in the town.

(e) In response to the above observations, it was noted that:

- It would be possible to give a note to the applicant in respect of the expectation to promote the Welsh language, but it was not possible to stipulate this as a planning condition.
- An extensive discussion was held on the design of the development, and it must be borne in mind that the development was in the middle of an industrial estate. It was added that the design was acceptable and that the plans or the yellow colour possibly did not do justice to the design of the building. However, there would be an opportunity to negotiate on the external materials and it was suggested that the Committee gave the right to the planning officers to act and agree on the external materials.

RESOLVED to delegate the right to approve the application subject to the planning officers holding further discussions with the applicant regarding the external materials of the development and subject to the following conditions:

- 1. 5 years**
- 2. In accordance with the plans**
- 3. Slate**
- 4. Finishes to be agreed**
- 5. Landscaping**
- 6. Road conditions**
- 7. Parking**
- 8. Welsh Water**

The meeting commenced at 1.00 pm and concluded at 2.30 pm.