
PLANNING COMMITTEE

15.12.14

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

Councillors: Councillors Craig ab Iago (Substitute), Elwyn Edwards, Gwen Griffith, Dyfrig Wynn Jones, Dilwyn Lloyd (Substitute), June Marshall, W. Tudor Owen, John Pughe Roberts, Eirwyn Williams, Hefin Williams, Owain Williams and Eurig Wyn.

Others invited: Councillors Selwyn Griffiths, Siân Gwenllian, R H Wyn Williams and Chris Hughes. (Local Members).

Also in attendance: Gareth Jones (Senior Planning Service Manager), Cara Owen (Development Control Manager), Idwal Williams (Senior Development Control Officer), Dylan Wyn Jones (Traffic Improvement Team Manager and Development Control), Rhun ap Gareth (Senior Solicitor) and Glynda O'Brien (Member Support and Scrutiny Officer).

Apologies: Councillor Endaf Cooke and Councillors Siôn Wyn Jones, Liz Saville Roberts, John Wyn Williams (Local Members)

1. DECLARATION OF PERSONAL INTEREST

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

- Councillor Dyfrig Wynn Jones, in Item 6 on the agenda (planning application number C14/0814/39/LL) as the applicant was a close friend of the family.
- Councillor Craig ab Iago in Item 6 on the agenda (planning application number C14/0931/44/LL) as he worked with Grŵp Cynefin.
- Councillor Owain Williams in Item 6 on the agenda (planning application number C14/0995/42/LL) as he was the owner of a caravan park that was less than six miles away.

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

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

- Councillor Gwen Griffith (a member of this Planning Committee) in relation to item 6 on the agenda (planning application C14/0062/16/LL);
- Councillor Hefin Williams (a member of this Planning Committee), in relation to item 6 on the agenda (planning application number C14/0702/35/LL)
- Councillor R H Wyn Williams (who was not a member of this Planning Committee) in relation to item 6 on the agenda (planning application number C14/0814/39/LL)
- Councillor Siân Gwenllian (who was not a member of this Planning Committee) in relation to item 6 on the agenda (planning application number C14/0888/20/LL)
- Councillor E. Selwyn Griffiths, (who was not a member of this Planning Committee) in relation to item 6 on the agenda (planning application number C14/0931/44/LL).
- Councillor Trefor Edwards (who was not a member of this Planning Committee) in relation to item 6 on the agenda (planning application number C14/1011/19/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 Chairman signed the minutes of the previous meeting of this Committee that took place on 24 November, 2014, as a true record.

3. THE GWYNEDD COUNCIL (PROHIBITION AND RESTRICTION OF WAITING AND STREET PARKING PLACES) (MEIRIONNYDD AREA) ORDER 2014

The report of the Head of Regulatory was submitted stemming from the concerns of local residents regarding obstruction to the flow of traffic at Minffordd Street, Corris.

(a) The Traffic Improvement Team Manager and Development Control elaborated on the background to the report and noted that complaints had been received in 2012 from the owner of a house at Minffordd Street, Corris that vehicles had hit the house. It was agreed to extend the double yellow lines for a further five metres on both sides of the road in order to improve the flow of traffic. Due to the timing of the consultation period, it had not been possible to include the extension in the previous consultation and therefore it was necessary to include this within the next Traffic Order process that would include Bridge Street. Objections had been received from Corris Community Council to the five metre extension at Minffordd Street on the grounds that the road was sufficiently wide and parking should be permitted at least on one side of the road.

(b) The Local Member noted that extending the double yellow lines would create more difficulties with parking, bearing in mind that a number of households these days owned one or two vehicles. He did not see that there was a need for more yellow lines.

(c) In response, the Traffic Improvement Team Manager and Development Control noted that the yellow lines at Minffordd Street had already been completed and this was a retrospective application to include them in the Order.

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

- That every village had similar problems
- They had to trust the Local Member and the Community Council as they were familiar with the site and were aware of the dangers.

(d) It was proposed and seconded not to support the proposal to the no waiting restrictions.

Resolved: To request that the Traffic Improvement Team Manager and Development Control removes the no waiting restriction by means of the double yellow line extension of five metres on both sides of Minffordd Street.

4. 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 policies.

RESOLVED

1. **Application Number C14/0062/16/LL– External building, Bryn Llywelyn, Tregarth, Bangor.**

Full application to convert an empty building into an affordable dwelling.

(a) The Development Control Manager expanded on the application's background and noted that the site was situated in open countryside between the villages of Tregarth and Mynydd Llandygai with existing access and a private track leading to the site from the nearest public highway, with open land to the north, south and east. The proposal entailed combining the existing agricultural buildings and re-constructing the existing monopitch roofs to a pitched roof made of natural slate. Reference was made to the relevant policies together with public consultations. The site was not within the development boundary and it was noted that two vital aspects of policy had not been completely satisfied, namely affordable unit policies in the countryside and the size and condition of the building for conversion. Whilst accepting that the applicant had been assessed for an affordable dwelling and had submitted an assessment with the application, the Planning Officers were of the view that the reports were not thorough and did not deal specifically with the site and the criteria in CH12 had not been satisfied. It was noted that the condition and size of the building were vital and as a result of the fact that a number of alterations and extensions were required to the existing building, it could be argued that the application would be tantamount to constructing a new building for residential use in open countryside. It was noted that the application satisfied the requirements of visual amenities and also general and residential amenities. It was recommended that the application should be refused as the proposal did not meet the relevant criteria and the condition of the existing building together with the scale of the extensions were tantamount to constructing a new building.

(b) Attention was drawn to the additional observations that had been received.

(c) Taking advantage of the right to speak, the applicant noted the following main points:

- That the Community Council supported the application
- No objection had been received to the application
- That he was a local lad and he was not asking for a huge house but rather a cottage for him and his family, and his daughter would attend the local primary school
- He would use local builders and craftsmen to undertake the work that would be of benefit to the area's economy
- That a nearby building had been converted approximately three years ago
- Approving the application to convert empty buildings would be of benefit to improve the farm.

(ch) The local member (a member of this Planning Committee) supported the application and the following main points were made:

- That the applicants were a local family from this community
- That a precedent had been adopted three years ago with a similar application for similar buildings and the application before them was a great deal smaller
- An extension would be erected on the existing building as it was too narrow
- That the villages of Mynydd Llandygai a Tregarth included Dobbs, Sling etc. had a pattern of cottages in a slate area

- That the site was not in the countryside, it was close to Penyffriddoedd and a few yards from the local school that had been under threat recently and young families should be welcomed to remain in the area to keep the school open
- Advertising these type of buildings for business was unrealistic
- That it was difficult for young people to buy houses locally
- In terms of policies C1, C4 and CH12 it was argued that the site was nearly within the boundary and was part of the village as there were post boxes and a telephone box there
- That it was proposed to retain its design and that the building was currently unsafe and the only matter required was a pitch roof and to comply with fair housing guidance namely affordable housing.

The Committee was urged to approve the application.

(d) In response to the above observations, the Senior Planning Service Manager explained that every application had to be considered on its merit and that the application before them was different to the application supported three years earlier. It was confirmed that the site was in open countryside and only exceptions were permitted on such a site. The buildings to be converted had to be considered in the context of the application and there a great deal of re-building work as well as an extension would be constructed to the building. Attention was drawn to policy C4 that states that proposals to adapt buildings for re-use should not be adapted to such a degree that they are considered to be new buildings. In terms of affordable housing policies, it was noted that affordable housing should be of a specific size and be over 20 m² more than required. It was noted that ensuring economic use underpinned the policies and as there were core elements regarding the condition of the building and the scale of alterations, it was suggested that it would be beneficial to visit the site.

(dd) It was proposed and seconded that the Planning Committee should visit the site.

Resolved: To defer the application and request that the Senior Planning Service Manager organises that the Planning Committee visits the site.

2. Application Number C14/0159/25/LL - Glan y Môr Lodge, Ffordd Garnedd, y Felinheli.

Full application to erect a new garage.

(a) The Development Control Manager expanded on the application's background and noted that this was an application to erect a new double garage located off an access track to the property and on a plot of land surrounded by established trees. The new garage would measure 5.25m long, 5.25m wide with a height of 4.2m and would have an oak frame with two bays and softwood cladding. It was noted that the site was situated across the road from houses that form part of Ffordd Heulyn Estate and it was not considered that there would be any detrimental impact on the area's general and residential amenities. It was noted that the Conservation Officer, Transportation Unit and the Tree Officer were satisfied with the design. Several objections had been received to the public consultation, however, due to the nature of the proposal, it was considered to comply with relevant planning policies. As a result of the relevant considerations, it was recommended to approve the application.

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

Resolved: To approve the application subject to the following conditions:

1. 5 years
2. Materials / finishes
3. Slate
4. No business use
5. Comply with plans and tree report.

3. Application Number C14/0284/00/LL – Victoria Hotel, 11-12 Marine Parade, Barmouth

Full application to convert a Hotel into 8 two-bedroom self-contained flats and a single three-bedroom unit, together with alterations and demolition of extension to create parking areas at the rear of the property.

- (a) The Development Control Manager expanded on the application's background and noted that the building was situated in a prominent position at the end of the striking Marine Parade terrace forming part of the Barmouth Promenade and was located within the development boundary. It was noted that the building had been empty since 2006, and it appeared that the use of the building had ceased before this date. Reference was made to all the relevant policies and considerations. The building was considered suitable for conversion to the proposed use and was in compliance with the requirements of policies C1 and C4. In terms of criterion 2 of Policy CH11, it was considered that strong and sufficient evidence had been submitted with the application to prove that the property had been marketed for a reasonable and fair price for a continuous period of 12 months without success. Attention was drawn to the fact that the building was in a prominent position near Barmouth seaside and its current condition was detrimental to the general and visual amenities of the nearby area as the building's lower floor windows were boarded up. The proposal indicated that the most prominent elevations of the building would be retained and that the work of bringing it back into use would retain and improve the elevations. It was believed that currently, the condition and appearance of the building was harmful to the amenities of the local area. Bearing in mind what was proposed in terms of the adaptation work, it was considered that the proposal was acceptable and in compliance with the relevant policies. Attention was drawn to the fact that the current condition of the building impaired the amenities of nearby residents and since the proposal if approved would be for permanent residential use, it was not considered that it would lead to a substantial change in the character of the use of the building compared with what it could be used for at the moment. The Transportation Unit confirmed that the proposal was acceptable in terms of parking arrangements and satisfied the requirements of policies CH33 and CH36. It was noted that other relevant considerations such as planning history, flooding issues and language matters were acceptable. In terms of the criterion of policy CH11 affordable unit provision, and due to the size and valuation of some of the proposed units, it was considered that a percentage of the units were already affordable. As a result of all the relevant considerations, it was recommended that the application be approved subject to relevant conditions.
- (b) Taking advantage of the right to speak, the applicant's agent noted the following main points:
- The property was built during the 1800s as two substantial dwellings with a restriction covenant placed in 1906 to not use the dwellings as a hotel, public house or inn and the building should not be used for commerce or business at all.
 - Notwithstanding the above, both properties were bought in the 60s and used as a private hotel for the maximum of 14 weeks a year.

- The private hotel was closed in 2006 and had remained empty since then
- The property was advertised for sale on 2008 and as there was no sale a planning application has been submitted for seven low cost flats.
- In 2011, the property was occupied by the current applicant and was placed on the market immediately for sale and continued to be to this day.
- The owners had done their best to try and sell the property, however, due to the lack of interest an application was made to seek a new use for the building as residential flats.
- The owners had sought the views of local residents including bed and breakfast establishments on Marine Parade and they were in favour of the proposal.
- The property has not contributed to the Barmouth tourist market.
- The application was in compliance with planning policies.

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

During the ensuing discussion the following points were made by individual Members:

- Would changing the use of the building to create flats cause more problems to the Council due to the possibility of attracting incomers into the area and this would have an impact and destroy the Welsh language .
- The above concerns were supported and shared and concern was added regarding the parking areas.
- Would it be possible to set a condition in terms of letting the flats on short/long term rent or holiday let.
- Was the planning officer satisfied that there was a local need for the flats.

(ch) The following responses were given to the above:

- That the Transportation Unit was satisfied with the parking provision
- That the flats would be advertised on the open market
- There was no doubt that there was a need for a variety of such units in Barmouth with the application satisfying the need for affordable housing.

Resolved: To approve the application subject to the following conditions:

- 1. Time.**
- 2. Comply with plans.**
- 3. Materials**
- 4. Highway conditions**
- 5. Welsh Water**

4. Application Number C14/0633/00/LL - Post Office Building, King Edward Street, Barmouth

Full application for the change of use of part of building to create a total of six self-contained living units to include 1 three bedroom unit, 3 two bedroom units and 2 one bedroom units together with storage space, external alterations, provision of bin storage and bike area and creation of six parking spaces and removal of the boundary wall with the highway

(a) The Development Control Manager expanded on the application's background and noted that the existing building was quite substantial and was located on Barmouth's main street. It was three-storey building from the front with an additional lower ground floor from the rear elevation as the ground levels to the rear were much lower. Reference was made to the relevant policies together with public consultations. It was

considered that the design and the external alterations were suitable and in keeping with the original building and were to be welcomed in order to maintain the building's character. It was noted that there were a mixture of units in terms of size with two being affordable in terms of price on the open market and size and therefore there was no need to restrict the price further via a Section 106 agreement. It was considered that the proposal was not an overdevelopment of the site and it would provide a reasonable number of a specific type of accommodation within the existing building. Assurance was given that the parking areas were suitable and it was not considered that the proposal would be likely to add to the traffic or the noise associated with traffic in a way that would cause significant harm to local amenities. It was recommended to approve the application subject to conditions as the proposal complied with the relevant policies and ensured the future of the building.

- (b) It was proposed and seconded to approve the application.
- (c) A member noted that approving the application would add to the social problems as experienced in towns in the north west of Wales and consequently Barmouth would decline.

Resolved: To approve the application subject to the following conditions:

1. **Time.**
2. **Plans**
3. **The car parking area must be completed in total accordance as shown on the submitted plan**
4. **Welsh Water conditions**

Welsh Water Note

Highways Note – bullnosed kerbs

Highways Note - streetworks

5. **Application Number C14/0702/35/LL – Ynys Hir, Upper Morannedd, Cricieth**

Full application to construct a two storey dwelling with attached garage.

- (a) The Senior Development Control Manager expanded on the application's background and noted that this was an application to construct a two storey residential house on a parcel of land to the rear of Ynys Hir dwelling, which was situated along the Morannedd unclassified road, east of the coastal village of Cricieth. It was noted that the land was uneven, and included three steps in the ground level, with a 10 metre difference between the highest and lowest levels. The site would be accessed via a new access road between Ynys Hir and Wyvren which are served by the Morannedd unclassified road that also linked to the A497 highway on each side of the estate. Reference was made to the relevant policies and the objections received from the public consultations. In terms of general and residential amenities it was not considered that the proposal would have a significant impact in terms of loss of privacy, light or shadowing. It was further noted that the objectors' concerns had been acknowledged and had received full consideration; however, it was considered that the development was acceptable and complied with policy B23. In the context of visual amenities it was considered that the development would be acceptable in terms of its scale and size, and the design and external appearance were also in keeping with the character of the existing houses within the Estate. Based on the assessment of all the relevant planning considerations, including the objections, it was considered that the proposal was not contrary to policies or local and national guidance and it was recommended to approve the application subject to the conditions outlined in the report.

(b) Taking advantage of the right to speak, an objector noted the following main points:

- That the land had been allocated in the estate's original design to be kept free of development due to flooding aspects
- Planning permission had been refused twice for the existing house of Ynys Hir by the planning authority due to the unsuitability of the land, however, it was agreed to give consent following an appeal.
- Flooding aspects had been recorded by the resident of Wyvern, however, no consideration had been given to this in the report
- Adding a house to this site would worsen the draining and flooding risk for neighbours either side and below the site
- The application should be refused as no drainage details had been submitted
- That the Welsh Government's Technical Advice Note 15 demanded that a flooding risk assessment report for sites that tend to flood was presented and no assessment had been completed despite local opposition drawing attention to this long-term issue with flooding
- Although the applicant's agent had given the planning department an assurance that drainage issues had been resolved by diverting the run-off water from a farmer's field no evidence had been submitted and therefore members were urged to ask for this information in order to alleviate the concerns of the objectors prior to determination.
- That Policy CH3 concerned new dwellings on allocated sites and advised that a new development should ensure that it does not lead to the overdevelopment of the site nor to the loss of an open area
- That Policy B23 noted that if proposals cause significant harm to the amenities of local residents then they should be refused
- That the property had been set on an inconsistent angle with the orientation of the nearby residential property and the only rear land development on the estate
- That the property was approximately 6.5m from Ynys Hir and 14.5 from Penygraig and that the usual measurements between properties was 22m.
- The property would overlook into the garden of the property below

(c) The Local Member (who was a member of the Planning Committee) supported the application and noted that the site was a parcel of land in the centre of an estate of houses and the proposed development would not impair on visual amenities. He was aware of the concerns regarding water flowing in the past and this derived from a nearby farm, however, the problem had been resolved for approximately 18 months.

(ch) In response to the above observations, the Development Control Manager noted:

- That full consideration had been given to the visual amenities of nearby residents and because of land levels and the setting of the proposed dwelling, it was not considered that there would be overlooking into the nearby house or into the garden
- It was confirmed that the problem with water flowing had been resolved by now
- Reference was made to the comment from Natural Resources Wales stating that there was a low risk of flooding on the site in question.

Resolved: To approve the application subject to the following conditions:

- 1. 5 years**
- 2. Submit reserved matters within three years**
- 3. Materials and finishes;**
- 4. Access and parking**
- 5. Landscaping**
- 6. Removal of permitted development rights;**

7. Welsh Water**8. Development to comply with the approved plans****6. Application Number C14/0814/39/LL – Bryn Onnen, Lôn Engan, Abersoch, Pwllheli.**

Full application to demolish existing garage and conservatory and convert and extend existing dwelling to form three two-storey dwellings together with two attached self-contained flats

(a) The Development Control Manager expanded on the application's background and drew attention to the fact that since submitting the application the applicant had signed a 106 section agreement to tie one unit namely, the ground floor flat for affordable need. It was noted that the site had been located within the Abersoch development boundary and within the AONB. Reference was made to the relevant policies together with public consultations. In terms of the design and visual amenities, it was proposed to adapt the existing property by adding two-storey extensions to the rear and the eastern side. It was considered that the proposal would adhere to the existing building line and would create a development of houses which would be in keeping with the surrounding houses with their access on the northern side of Lôn Engan. It was intended to seek access to the proposed dwellings through the existing entrance serving Bryn Onnen with joint parking spaces provided. The rear extension would be broken up giving an elevation of three separate extensions which would be expected in terraced houses with a slate pitched roof for each element. It was considered that the design of the proposal was acceptable in terms of the site and its surroundings and in terms of its scale, size, form, density, location and layout and was therefore in compliance with the relevant planning policies. It was recommended to approve the application as the development was acceptable and the applicant had confirmed one affordable unit equivalent to 25% of the increase in residential units on the site.

(b) The application was supported by the Local Member (who was not a member of the Planning Committee) as there was sufficient land for the proposed development and this was an opportunity to have one affordable unit. Although the Community Council was unhappy with the development due to overdevelopment on a restricted site, the Member felt that it would be beneficial for local people and he urged the Committee to support the application.

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

A Member noted that although he did not object he questioned why it was not possible to request an additional 5% of affordable units in accordance with the policy.

(ch) In response to the above comment, the Development Control Manager explained that one property was acceptable for affordable housing.

Resolved: To delegate the right to the Senior Planning Manager to approve the application subject to the applicant signing a Section 106 Agreement to ensure that one of the five units is an affordable house for general local need and to relevant conditions relating to:

- 1. Commencement within five years.**
- 2. In accordance with plans**
- 3. Slates on the roof**
- 4. Agree details for external walls**
- 5. Obscured glass in the first-floor windows of the western and eastern elevations.**

6. **Removal of permitted development rights for extensions and curtilage buildings.**
7. **Highway conditions**
8. **Welsh Water conditions**

7. **Application Number C14/0888/20/LL – Halfway House, Y Felinheli**

Full application to demolish part of and convert public house into four living units together with erecting 8 new dwellings to create 12 living units in total on the site (4 to be affordable), create parking spaces and vehicular and pedestrian access

(a) The Development Control Manager expanded on the application's background and noted that the site was located on the outskirts of the village of Felinheli, with the main building located inside the development boundary of Felinheli, and the beer garden located outside. It was noted that there was a substantial car park parallel to the public house and to the development boundary. The existing building provided a public house facility on the ground floor with an eight bedroom living unit on the first floor. The proposal involved demolishing the existing flat-roof extensions of the building and erecting a two-storey extension to its side, and converting the building into four living units. The proposal involved alterations to the openings on the rear of the building however the front elevation would remain as it was. The proposal also involved erecting seven terraced houses and one detached house on the site of the existing car park and provide 16 parking bays for the terraced houses between the development and the converted public house. It was noted that four of the units would be affordable dwellings and would meet with the relevant requirements. A viability and accessibility assessment of the public house was submitted as part of the application stating that there was a choice of three public houses and bars within the village together with several eating places. Reference was made to the relevant policies together with public consultations. It was confirmed that the Transportation Unit was satisfied with the parking places arrangement and the entrances to the site. Based on the information submitted in a language and community statement it was not considered that the proposal would be likely to have a detrimental impact on the Welsh language. Confirmation was received that there was sufficient capacity in the local school for a possible increase in the number of pupils as a result of the residential units. Following an assessment of the relevant considerations, it was considered that the proposal complied with relevant planning policies and it was recommended that the application was approved subject to the applicant signing a section 106 agreement and appropriate planning conditions.

(b) Taking advantage of the right to speak, the applicant's agent noted the following main points:

- This was a development on an empty site for housing on a commercial site that had already been developed with nearly all of the land within the development boundary of Felinheli
- The Government and the development plan gave priority to this type of land that had already been developed
- The previous application had been refused for several reasons such as no evidence to prove that the unit had been empty or on the market for 12 months.
- That a statement of assessment was attached to the application against D28 that demonstrated that there were other opportunities just as accessible available in Felinheli and therefore there was no need for the property to be empty or on the market as a commercial unit for a continuous period of 12 months
- That the deficiencies of the previous application had by now been dealt with following a discussion with Planning Department officers.

- A community and linguistic statement had been presented that gave robust evidence that there would not be a significant impact on the social, linguistic or cultural cohesion of Felinheli
- There would not be a likely unacceptable cumulative impact on the scale of the village development nor on the capacity of the local school
- The application addressed the need for affordable housing and this was identified by offering four affordable units
- Parking issues and the entrances satisfy the relevant requirements of the Transportation Unit
- A review had been undertaken and this confirmed that it had not been a home for bats
- A scheme addressed the site's entire design requirements and offered a high quality scheme in keeping with the character of this part of Felinheli including safeguarding the character of the public house and therefore it satisfied the criteria of the Gwynedd Unitary Development Plan

(c) The Local Member (not a member of this Planning committee) noted that the application before them was an improvement in terms of design on the previous application and the planning officers were thanked for collaborating with the applicant's agent. Although she did not object, she had concerns on behalf of some of the village residents namely:

- Loss of another local business for housing development where there was no specific proof of the need. It was believed that a small hotel could be prosperous and if the 12 months for marketing had been used appropriately then perhaps commercial interest or community interest could have been developed to create a social enterprise.
- Impact on the Welsh Language – the Language was under threat and there were two specific sections to the village of Felinheli with one side being more Welsh than the side where the proposal was sited. Genuine concern was noted on the cumulative impact on the Welsh language stemming from an estate of houses with a holiday population together with the developments in the pipeline opposite the site where the Welsh language was under threat
- The importance that the Welsh language was central in the new Planning Bill in order to protect communities in these types of planning applications
- That she would work with the developed to ensure that the proposed development was marketed locally

(ch) In response to the above observations, the Senior Planning Service Manager noted the following:

- In terms of community use, the development met with the criterion in policy D28
- In terms of linguistic impact, the assessment stated clearly that the development would not have an impact on the Welsh language or a cumulative impact including the other sites mentioned
- That the location of the site near the main street offered four affordable dwellings and the remainder would be attractive to local people

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

(dd) Several Members added their concerns regarding the Welsh Language policy and the fact that it was a very important criteria in terms of new developments.

Resolved: To delegate the right to the Senior Planning Manager to approve the application subject to the receipt of favourable observations from Welsh Water and the applicant signing a Section 106 Agreement to ensure that four of the 12 units are affordable houses for general local need and to relevant conditions relating to:

1. 5 years
2. in accordance with the plans and the ecology report
3. Slate roof
4. Agree on the colour of the render and local stone
5. Agree details of hard standings
6. Agree details of boundaries
7. A condition regarding surface water run-off
8. Removal of permitted development rights;
9. Working hours

Notes: Welsh Water Note
Highways notes

8. Application Number C14/0931/44/LL – Hafod y Gest, High Street, Porthmadog

Full application to demolish existing care home and erect 40 extra care residential units in its place, together with offering associated support and community facilities.

- (a) The Senior Development Control Officer expanded on the application's background and noted the main elements of the proposal concerning the demolition of the existing building, the new building and its use. In terms of access and parking, attention was drawn to the fact that it was proposed to widen the existing driveway from the High Street for two cars with the public using the current footpath running along the southern boundary of Tesco supermarket. Reference was made to a number of assessments to support the development together with the relevant planning policies and public consultations, In terms of visual amenities, it was noted that the site was located in a built-up area with various building constructions in terms of size, design, form and materials. In the context of general and residential amenities, it was noted that residential dwellings were located not far south of the application site together with the local surgery to the south-east. It was noted that the southern part of the building was set and designed in order to reduce the potential of any overlooking into nearby premises together with avoiding creating structures that would have an oppressive impact on existing nearby property. Concern was presented regarding the potential noise impact on prospective occupants of the residential units that may stem from the activity of transferring goods at the Aldi supermarket situated on the western boundary of the application site. Having considered these concerns, the applicant was contacted and he was already aware of these and he referred to the proposed design and materials that included double glazing and insulated walls. Based on the assessments and the relevant planning considerations it was considered that the proposal was acceptable and complied with the relevant policies and it was recommended that it should be approved subject to conditions outlined in the report together with an additional condition regarding the age of the home occupiers.
- (b) Taking advantage of the right to speak, an objector noted the following main points:
- In principle the development of a housing unit for 40 residents was welcomed, however, the plans did not include widening the access road leading to the busy surgery serving between 3-4,000 patients.
 - The objections to the application were because of the safety of pedestrians and safe access to the surgery

- Extending the proposed access would entail the loss of a complete path from the High Street to the Surgery and Hafod y Gest and it would be dangerous for vulnerable patients, the elderly or the disabled to be walking along a busy road without a continuous pavement and this was a matter of concern for the Surgery.
- Agencies had taken it for granted that there was a right of access along the Tesco boundary to the school and to the new development, however there was no easement to the Surgery

(c) The Local Member (not a member of this Planning committee) noted the following main points:

- Whilst he supported the application, he objected the proposed alterations to the road and could not understand why the Council had not adopted the road
- Concern regarding the safety of the public if the pavement was taken away
- That the Police Station and Surgery buildings had been there for years
- He did not anticipate that noise impact would impair the proposed development

(ch) The Senior Planning Service Manager noted the concerns and consequently the access would have to be re-considered or adapt the application to include retaining the existing pavement.

(d) The Traffic Improvements and Development Control Team Manager accepted the concern regarding the footpath and regarding the adoption of the road. Applications were accepted by developers under Section 38 of the Highways Act and due to the size of the development it was not anticipated that there was any reason to refuse.

Resolved: To delegate the right to the Planning Service Manager to approve the application subject to acceptable discussions with the developer and the Local Member regarding retaining the existing pavement together with the following conditions:

1. 5 years
2. In accordance with the plans
3. External materials including natural slate
4. Highway conditions
5. Biodiversity mitigation conditions.
6. Natural Resources Wales conditions
7. Landscaping conditions.
8. Working hours on the development
9. Condition that residents are over 55 years old.

9. Application Number C14/0956/18/LL – Gwynllys and Bodwyn, Saron, Bethel, Caernarfon

Full application to demolish 2 terraced houses and erect 2 new dwellings in their place

(a) The Senior Development Control Officer expanded on the application's background and noted that the site was located within the development boundary of the village of Bethel and currently there were three two-storey terraced houses on the site and two of these were the subject of this application. Reference was made to the relevant planning policies together with public consultations. In terms of the principle of the development, it was not considered appropriate to request that 50% of the development should be

affordable. Based on all the relevant considerations, it was considered that the proposal complied with all the policy requirements concerning the proposal's design, amenities and external materials. It was recommended that the application should be approved in accordance with the conditions outlined in the report with one additional condition regarding a request for the applicant to submit an action plan to ensure there is no obstruction on the road.

- (b) It was proposed and seconded to approve the application.
- (c) The Member noted appreciated of the additional condition as the road was narrow and it was anticipated that lorries would have difficulties.

Resolved: Approve subject to conditions

1. **5 years**
2. **In accordance with the plans**
3. **Slate roof**
4. **Materials**
5. **Water conditions**
6. **Action plan statement from the applicant to ensure that there is no obstruction on the road**

Notes:

1. **Welsh Water Note**
2. **Party wall note**

10. Application C14/0995/42/LL – Ty'n Lôn, Edern, Pwllheli, Gwynedd.

Full application for change of use of field to form a touring caravan site for 15 caravans along with building a toilet block and installing a sewage treatment tank

- (a) The Senior Development Control Officer expanded on the application's background and noted that the site was located in the countryside and within a Landscape Conservation Area. It was further noted that the site itself was flat and a garage was located in the north-western corner of the site with some residential dwellings situated near the site. Reference was made to the relevant policies together with the public consultations as well as the additional observations received. In terms of the principle of the development, it was noted that the setting and appearance of the development would be of a high standard and that it complied with the criteria. In the context of the area's visual amenities, it was not considered that the proposal would cause significant harm to the visual quality of the landscape and the touring caravan site would not stand out prominently in the landscape. Observations had been received from the Transportation Unit who stated that the proposal would be unlikely to be detrimental to road safety and was acceptable in terms of the relevant policy. It was recommended that the application be approved subject to the receipt of favourable observations from the Joint Policy Unit to the linguistic and community statement.
- (b) It was proposed and seconded to approve the application.

Resolved: To delegate the right to the Senior Planning Manager to approve, subject to receiving the favourable observations of the Joint Policy Unit to the Linguistic and Community Statement and to the following conditions:

1. **Commencement within five years.**

2. In accordance with submitted plans.
3. The number of units on the site at any one time to be restricted to 15.
4. Conditions on the timeframe for siting caravans/holiday period/moving the caravans when not in use
5. No storing on the land
6. Records list
7. Landscaping – specifically additional planting on the internal side of the visibility splays where existing hedges need to be lowered.
8. Highway conditions

11. Application Number C14/1011/19/LL – Land near Ysgubor Fawr, Llanfaglan, Caernarfon

Full application to construct a house for a key agricultural worker together with erecting a garage and associated septic tank

- (a) The Senior Development Control Officer expanded on the application's background and noted that the proposal was to erect a house approximately 500m south-west of the holding's centre that comprised the existing farmhouse together with a number of traditional and new agricultural buildings. It was proposed to locate the house 32m west of the existing agricultural building in the form of a barn called Ysgubor Fawr with the drive and the proposed parking areas situated between both buildings. The house would be set approximately 1m into the side of the hillock at the south-eastern corner of the field in order to reduce its impact on the visual amenities of the landscape. Reference was made to the relevant policies together with public consultations. It was noted that the principle of erecting a house for a key/full time agricultural worker was based on Policy CH9 of the GUDP that states that it would be necessary to comply with a number of criteria in order to approve such a proposal in the countryside. In terms of visual, general and residential amenities, it was noted that the site was partly hidden bearing in mind that three hillocks were located to the north, west and south of the application site and it was believed that the impact of the presence of a one-storey dwelling here would not unduly or significantly impair on the character of the landscape nor on the setting of the ancient monument and the grade I listed Church of St Baglan situated approximately 282m south and to the rear of a hillock. There would be no impact on the amenities or the privacy of nearby residents as there was some distance to the nearest dwelling. Based on the relevant considerations, it was recommended that the application be refused as it was considered that the proposal did not meet with criterion 5 of policy CH9 of the Gwynedd Unitary Development Plan or the criterion in Technical Advice Note 6 regarding a suitable location for the new dwelling in order to fulfil the functional requirement.
- (b) Taking advantage of the right to speak, the applicant noted the following main points:
- The family's agricultural background and noted that they were in the process of establishing a herd to rear calves as well as growing crops
 - That the business sold good quality produce - beef, barley, wheat
 - The benefits of the location of the dwelling at Ysgubor Fawr - exact centre of the farm, within 32 metres to the existing building and the purpose built calving unit in the process of being built
 - Furthest location on farm land from public footpaths that cross the land as cattle who have newly calved could be dangerous
 - Location to guard the new access to the farm and give views over the majority of the land to safeguard stock, crops and public footpaths
 - Location that complies with planning policies

- Benefit of green travel to work
- (c) The Local Member (not a member of this Planning Committee) supported the application and noted the following main points:
- There was a need to support local people to expand businesses
 - That the location was suitable to safeguard the farm
 - It was vital to be close to the calving unit that was being built
 - It was evident that the farm was substantial and there was a real need for a family to live there
 - That travelling from Menai Bridge every day to work on the farm was a stumbling block for the applicants and approval would be beneficial to this end
 - Reference was made to the assessment and argument of ADAS Wales who supported the application as well as the location of the house in terms of operating the farm
 - That policy CH9 was a matter of interpretation regarding the location of the house and that attention should be given to the experts who operate the farm daily

(ch) In response to the above observations, the Senior Planning Service Manager noted that the application complied with the majority of the criteria except for the location of the proposed house. It was a matter for the Committee to determine the application and it was stressed that a justification and the suitability of the location had to be considered before the application could be approved for a new building.

- (d) It was proposed and seconded to approve the application contrary to the recommendation of the planning officers and the following points were noted:
- That there was a genuine need for the house due to the cattle calving unit
 - That agriculture was changing and in order to keep costs down there was no choice but to support the location
 - The carbon footprint of travelling from Anglesey daily to operate the farm would be reduced
 - Local businesses and families had to be supported

Resolved: Contrary to the officers' recommendation to approve the application subject to the following conditions:

1. **Time.**
2. **Plans**
3. **Materials**
4. **Slate**
5. **Removal of Permitted Development Rights**
6. **Occupancy condition**
7. **Track that has received permission to be set in place first prior to commencement of this development**
8. **Septic tank**
9. **Welsh Water**

The meeting commenced at 1.00 pm and concluded at 4.15 pm.