
PLANNING COMMITTEE 23/3/15

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

Councillors: Gwen Griffith, June Marshall, John Pughe Roberts, Eirwyn Williams, Gruffydd Williams, Hefin Williams, John Wyn Williams (Substitute), Owain Williams and Eurig Wyn.

Others invited: Councillors Simon Glyn, Selwyn Griffiths, Eric M Jones and Sion Jones (local members).

Also in attendance: Gareth Jones (Senior Planning Service Manager), Cara Owen (Development Control Manager), Glyn Llewelyn Gruffydd (Senior Development Control Officer), Rhun ap Gareth (Senior Solicitor), Iwan Evans (Head of Legal Service), Gareth Roberts (Senior Development Control Officer – Transport) and Lowri Haf Evans (Member Support and Scrutiny Officer).

Apologies: Councillors Elwyn Edwards, Craig ab Iago and Dyfrig Wynn Jones.

Sympathies were expressed to the family of Mr Dafydd Tudur, a young Solicitor from Felinheli who had been killed in a serious car accident during the previous weekend. The members of the Committee stood as a mark of respect.

1. DECLARATION OF PERSONAL INTEREST

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

- Councillor Gruffydd Williams, in item 5 on the agenda, (planning application number C14/1218/33/LL), as his father had a similar development; (planning application number C14/1047/44/LL) as he had undertaken work on roofing the house;
- Councillor Owain Williams in item 5 on the agenda, (planning application number C14/1218/33/LL) as he was the owner of a caravan park.
- Councillor John Wyn Williams in item 5 on the agenda, (planning application number C14/1221/11/LL) as he lived near the development.

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

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

- Councillor Seimon Glyn (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application number C14/1218/33/LL);
- Councillor Gwen Griffith (a member of this Planning Committee) in relation to item 5 on the agenda (planning application number C14/0062/16/LL);
- Councillor E. Selwyn Griffiths (not a member of this Planning Committee) in relation to item 5 on the agenda (planning application numbers C14/1047/44/LL and C15/0074/44/LL);
- Councillor Eric Merfyn Jones (a member of this Planning Committee) in relation to item 5 on the agenda (planning application number C14/1201/17/LL);
- Councillor Sion Wyn Jones (a member of this Planning Committee), in relation to item 5 on the agenda (planning application number C15/0003/18/LL);

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

2. MINUTES

The Chairman signed the minutes of the previous meeting of this committee held on 3 March, 2015, 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 Number C14/1218/33/LL – Plas yng Ngheidio, Boduan

Change of use of field to form a touring caravan site for 11 caravans and two camping pods along with building a toilet/shower block and installing a new septic tank.

- (a) The Development Control Manager elaborated on the background of the application noting that a decision had been made to defer the application at the committee meeting held on 2.3.15 in order to receive further information from the agent regarding installing a reed bed between the proposed site and the Site of Special Scientific Interest and the Special Area of Conservation. The members had already visited the site on 2.2.15.

It was explained that the application was for establishing a new touring caravan site for 11 caravans and installing two camping pods. It was intended to build an associated toilet/shower block and install a septic tank as part of the application. It was noted that the field in question was located to the north of the Plas yng Ngheidio farmhouse and agricultural buildings. It was also noted that the site was located in open countryside and within a Landscape Conservation Area, and to the north east of the field was the Cors Geirch Site of Special Scientific Interest which was also a Ramsar site and the Llŷn Fens Special Area of Conservation.

It was considered that the natural landform and the farm buildings would conceal the development from views and the adjacent county road from the Dinas direction. It was believed that the plan submitted was of a suitable design and the building and units had been placed in areas which meant that they did not stand out in the landscape significantly. It was added that significant work had been carried out to level the land and to landscape, which had improved the appearance of the site. In light of this work, it was considered that the development was not likely to have a significant harmful impact on the visual amenities of the Landscape Conservation Area in the long term. It was added that a new wide vehicular access to the third class county road had already been approved and created.

It was believed that the proposal was acceptable and that it met with the requirements of the relevant policies which had been noted in the report along with the site's planning history and the response to the consultation period.

Following the public consultation, it was noted that there were concerns regarding ensuring sufficient water pressure and supply to the nearby properties and business. It was reiterated that the Planning Service had held a second consultation with Welsh Water - which had included an appropriate condition to ensure that this concern was overcome before the commencement of the development by installing a water tank and pump to accommodate the additional demand or by installing a new service to another pipe.

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

- (c) The application was supported by the local member (not a member of this Planning Committee), and he made the following main points:-
- That the applicant had agreed to comply with the conditions
 - That the water concerns had been overcome
 - That the site had been significantly altered for the proposal
 - Hazel, elder and beech hedging had been planted
 - Good discussions had been held between the applicant and the officers
- (ch) Proposed and seconded to approve the application in accordance with the officers' recommendation.

In response to a question regarding the current policies for glamping, it was noted that the Council had adopted the Supplementary Planning Guidance for Holiday Accommodation and that it included matters relating to glamping and was available on the Council's website. In further response to the impact of substantial landscaping in an area of natural beauty it was noted that the work to reshape the land complied with the requirements of relevant policies. In response to a question regarding the site's toilets, it was noted that the toilets would be accessible to all site users.

RESOLVED to approve the application.

To approve subject to conditions:

1. **Commence within five years**
2. **In accordance with revised plans**
3. **The number of units on the site at any one time to be restricted to 11 and two pods**
4. **Restricted to holiday season**
5. **Holiday units only and a register must be kept**
6. **Agree on details of the pods and that they are removable**
7. **No storage of caravans on the land and the pods to be removed in winter**
8. **Landscaping**
9. **Maintain landscaping whilst the caravan use exists**
10. **Welsh Water conditions**
11. **Biodiversity conditions**
12. **NRW conditions.**

Note: Protect the public footpath
: Licence

2. Application Number C14/0062/16/LL – Outbuilding, Bryn Llywelyn, Tregarth, Bangor

A full application for converting and extending single-storey agricultural buildings to a two bedroom affordable living unit.

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

- (a) The Development Control Manager elaborated on the background of the application explaining that the members had deferred a decision at the committee meeting on 15.12.14 in order to arrange a site visit. Additionally, in response to the concerns noted previously in relation to the size of the proposed extension, the applicant had submitted an amended plan which omitted the extension that had originally been proposed to the front of the building. A second full consultation had been held following this recent amendment.

It was explained that the site was located in open countryside between the villages of Tregarth and Mynydd Llandygai where the current pattern and housing distribution in the

area was scattered and it ranged in terms of appearances and size. It was reiterated that the proposal combined the current 'L' shaped agricultural buildings to create a residential unit. The existing building had a flat roof made of steel corrugated sheets, but it was intended to reconstruct a pitch roof of natural slate.

It was noted that the site was outside the development boundary and located in an open area. It was reiterated that the proposal was contrary to Policy CH12 of the Unitary Development Plan as it was not considered that it had been proved beyond doubt that a genuine attempt had been made to market the property thoroughly and for a sufficient time in order to secure economic use for the building. Additionally, it was reiterated that the proposal was also contrary to Policy C4 of the Unitary Development Plan, the advice of the Supplementary Planning Guidance 'Converting Buildings in Open Countryside and Rural Villages' and the advice of Technical Advice Note 6 as it was not considered that the existing building was suitable for its proposed use without the need for substantial changes or construction work.

Having considered all relevant matters including local and national policies and guidance, it was not believed that this application to convert agricultural buildings to be used as an affordable house was acceptable as it did not conform to the requirements of the policies noted above.

- (b) Attention was drawn to the additional observations that had been received.
- (c) The application was supported by the local member (a member of this Planning Committee), and she made the following main points:-
 - That the size of the development had now been amended and that it complied with the requirements
 - That a local estate agent had undertaken an assessment of economic use (but possibly not for a sufficient duration)
 - It was formally a dwelling before it had been converted to an agricultural building
 - It was difficult for local people to purchase houses locally due to difficulties in obtaining mortgages
 - The applicant was prepared to adhere to the requirements of a 106 agreement
 - That the application fell within the Council's guidelines and policies
- (ch) In response to the observations of the Local Member, it was noted that houses were only approved in open countryside as exceptions only. He agreed that the applicant had responded to the concerns by reducing the size of the development, but the committee needed to consider whether this was a pure conversion, or in terms of the scale of the rebuilding, could the proposal be considered as a new house, which would be contrary to policy C4.
- (d) Proposed and seconded to approve the application contrary to the officers' recommendation.
- (dd) During the discussion, the following observations were made:
 - That the buildings had been assessed by an Engineering Consultant who had confirmed in a formal structural report that the buildings were suitable to be converted without the need for substantial reconstruction work (note 1.7 in the report).
 - That the Housing Strategic Unit had undertaken an assessment of the applicant's need for an affordable house by Tai Teg. It was found that he did comply with the definition of local need for an affordable house and on those grounds the Housing Strategic Unit supported the application.
 - That it was a definite conversion as the majority of the walls were there already
 - There was a need to support local people to live locally

- Had the marketing period been more robust, the likelihood was that this would have been an application for a holiday home.

RESOLVED to delegate powers to the Senior Planning Manager to approve the application, subject to the applicant signing an affordable local need 106 Agreement and to relevant conditions in relation to:

1. **Five years**
2. **In accordance with the relevant plans**
3. **Slate**
4. **Materials**
5. **Removal of PD rights**
6. **Removal of PD rights – windows**
7. **No caravans on the site**
8. **The residential curtilage to be defined before commencement of the work**
9. **Biodiversity conditions**

3. Application Number C14/1031/44/LL – Cambrian Park and Leisure Homes, Y Traeth, Snowdon Street, Porthmadog

Erect a rear extension to the existing Industrial Unit.

- (a) The Senior Development Control Manager elaborated on the background of the application noting that it was an extension to the rear of the current production unit to secure additional space for production facilities and indoor storage for the Cambrian Park and Leisure Homes company. It was explained that the proposed building land was entirely within the land that was currently in use by the business.

It was highlighted that Natural Resources Wales had initially objected to the application on grounds that a Flood Consequence Assessment was needed. A formal flood assessment had been prepared and consequently the objection had been withdrawn.

Although it was a relatively large development, it was appropriate for its location and contributed to the business's economic sustainability which meant that this development was acceptable in terms of the GUDP's relevant policies.

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

RESOLVED to approve the application subject to the conditions involving:

1. **Five years**
2. **In accordance with the plans**
3. **To agree on external finish and colour**
4. **Flooding conditions**
5. **Welsh Water conditions**

4. Application Number C14/1047/44/LL – The Moorings, Morfa Bychan, Porthmadog

Installation of domestic gas tank partly in the ground in front of the property and construction of 1m timber fence around the tank.

- (a) The Senior Development Control Officer elaborated on the background of the application and noted that the tank had to be located at the front of the property at the request of the gas supply company as health and safety regulations stated that any new gas tank that was to be installed had to be within vision of the vehicle driver transferring the gas, despite the applicant's wish to locate the gas tank at the rear of the property. A second consultation

had been held on the proposal to sink the gas tank in the ground in response to objections that had been received during the statutory consultation period. Despite this amendment, it was highlighted that a further letter of objection had been received.

The Highways Unit had no objections to the application despite the concerns highlighted by neighbours, and it was not anticipated that the proposal would have a detrimental impact on road safety in accordance with policy CH33 of the UDP.

It was reiterated that the proposal was acceptable in its current form and that it complied with relevant local and national planning policies and guidelines for the reasons provided in the report.

- (b) The local member (not a member of this Planning Committee) made the following main points:
- That the site was located near a busy county highway and the proposal would create an obstruction for drivers when a vehicle transferred gas to the property and parked on the roadside.
 - That there was another suitable location for the tank to the side of the garage.
 - That it was possible to sink the entire gas tank in the ground on the grounds of visual amenity and safety as would be the case when erecting a new house on the site.

In response to observations, the Senior Development Control Officer – Transportation noted that it was not possible to justify the concerns that had been highlighted. There was no history of accidents on the road near the site, the traffic flow did not cause concern and it was no different to any other lorry delivering goods / gas to the street.

- (c) It was proposed and seconded to approve the application subject to relevant conditions.
- (ch) During the discussion, the following observations were made:
- In terms of concerns relating to the public's health and safety, a question was asked as to why observations had not been received from the Public Protection Unit. In response, it was noted that Health and Safety matters were dealt with under separate legislation.

RESOLVED to approve the application subject to the conditions involving:

1. Five years
2. In accordance with the plans.
3. Landscaping

5. Application Number C14/1201/17/LL – Tynllan Buildings, Llandwrog, Caernarfon

Conversion of agricultural buildings into two dwelling units and four holiday units along with installation of septic tank.

- (a) The Senior Development Control Manager elaborated on the background of the application noting that the application involved converting dormant agricultural buildings into two open market houses and four self-contained holiday units along with creating 14 parking spaces and the installation of a septic tank.

It was noted that the buildings were traditional buildings mainly made of stone and located around a yard with an open barn to the rear. Planning permission had been granted for converting these buildings into nine self-contained holiday units in 2011 (planning application C10A/0206/17/LL), however; according to the Design and Access Statement submitted with this application, although the site had been marketed for this use for 35 months (including reducing the price from £450,000 to £325,000) it had not been sold and therefore the applicant was seeking to secure an alternative use for the site.

It was reiterated that developing four holiday units was acceptable but that the proposal of providing two open market houses by converting buildings in the countryside was contrary to policy CH12 of the Gwynedd Unitary Development Plan. The reasons why the proposal did not comply with Policy CH12 were explained. Additionally, it was explained that not enough information had been provided to ensure that there would be no harm to protected species or to the significant features of the Glynllifon Special Area of Conservation, which was contrary to Policies B15 and B20 of the Gwynedd Unitary Development Plan.

- (b) Attention was drawn to the additional observations that had been received.
- (c) Taking advantage of the right to speak, the applicant's agent noted the following main points:-
- That the site was in a good and suitable location for housing, with facilities such as a school, public house and bus services available in the village.
 - That the buildings were well structured meaning that they would not have to be converted on a large scale.
 - That other similar developments had been approved to convert buildings for the open market.
 - That the building was too large to be converted into an affordable housing development <<.
 - Willing to include a condition that in principle, the proposal was for housing for local residents.
 - Local resources and materials would be used and it would be of benefit to the economy.
 - Another use had been considered, and appropriate research undertaken, however it had appeared that the holiday homes would be the best option.
 - An ecological report had been submitted to Natural Resources Wales and Gwynedd Council on 17.2.15.
- (ch) The following main points were made by the local member (not a member of this Planning Committee):-
- This was the company's fourth application since 2009.
 - The access to the A499 road was dangerous and inadequate. He explained that he disagreed with the Highways Unit's statement that both existing accesses were suitable for the proposed use (5.22 of the report).
 - That the application was contrary to Policy CH12.
- (d) It was proposed and seconded to refuse the application.
- (dd) During the discussion, the following observations were made:
- The principle of constructing new houses in the countryside without the affordable element could not be accepted.
 - There was no local benefit in this case.

RESOLVED to refuse.

- **The proposal to provide two open market houses by converting buildings in the countryside is contrary to policy CH12 of Gwynedd's Unitary Development Plan.**
- **Insufficient information has been provided to ensure that there will be no harm to protected species or the significant features of the Glynllifon Special Area of Conservation, which is contrary to Policies B15 and B20 of Gwynedd's Unitary Development Plan.**

6. Application Number C14/1221/11/LL – Hafod Elfyn, Penrhos Road, Bangor.

Demolish existing vacant offices and erect three detached buildings to contain 12 one-bedroom living units, along with parking spaces.

- (a) The Senior Development Control Officer elaborated on the background of the application noting that the site was located within the development boundaries of Bangor city which had been defined as a sub-regional centre in the Gwynedd Unitary Development Plan. The location was part of the relatively new and partly developed residential estate site of Llys Adda, behind the listed building of Hafod Elfyn, which was now being used as a day nursery for children but had been, in the past, a headquarters for the Countryside Council for Wales. It was considered a brownfield site that was suitable for development and the proposal itself in terms of providing such living units was considered acceptable. It was reiterated that the site was not visible from Penrhos Road.

It was explained that there was no intention of forming a 106 agreement as the units were already affordable. It was noted in the report that the applicant had confirmed in the Design and Access Statement that the units were 'affordable' in terms of their size and type, and given the open market price of similar units, without having to formally bind them through a 106 agreement which was a price of approximately £75,000. This price fell within the current average price and applying a normal discount of 30% to these units would mean that they would be much cheaper than the current average. A comparatively sized flat had recently been sold in the vicinity for a similar price. The requirements of policy CH6 asked for a proportion of affordable units as part of any development, but it was believed in this case on the grounds of size and valuation, that these units were affordable and adding a further discount to them was likely to lead to concerns in terms of viability. It was noted that the Housing Strategic Unit agreed with this proposal.

It was believed that the proposal was acceptable and that it met with the requirements of relevant policies and was a development that complied with the GUDP for the reasons provided in the report.

- (b) It was proposed and seconded to approve the application.
- (c) During the discussion, the following observations were made:
- Such flats were scarce in the City, and this development responded to the demand. It was hoped that the units would be available to professional workers.
 - Attention was drawn to Bangor City Council's request to consider the units for permanent residential use and not for students.
 - Why was there no 106 Agreement on the units?
- (ch) In response to the observations, the Senior Planning Service Manager noted that it was not possible to control who would purchase the units. In response to the 106 agreement element it was noted that the purpose of 106 was to ensure the affordability of the price. It was explained that further research had been undertaken and that the prices of the units were consistent with corresponding units in the area and were considered to be an affordable price without the need for a further discount.

RESOLVED to approve the application subject to the conditions involving:

- 1. Time**
- 2. Comply with plans**
- 3. Slate roof**
- 4. Materials**
- 5. Landscaping**

- 6. Welsh Water conditions
- 7. Highways
- 8. Biodiversity
- 9. Surface water disposal condition
- 10. Bats

7. Application Number C15/0003/18/LL – Rhyd y Galen Caravan and Camping Site, Bethel, Caernarfon

Change of use to create two late arrival pitches, siting of 13 additional touring units within the existing site, replace six camping pitches with six camping pods, together with landscape and environmental improvements to the site.

- (a) The Development Control Manager expanded on the background of the application noting that it was proposed to develop within an area that was already used for camping. It was noted that the application site was an existing caravan park and there was extant planning permission under reference C10A/0409/18/LL for siting 50 touring units, six tents, a caravan for the manager and a storage provision for 20 touring caravans. The holiday season currently operated between 1 March and 31 October, and there was no intention to change this through this application.

The site was located between the village of Bethel and the town of Caernarfon, with access from the B4366. The site was located on a lower level than the road, and was landscaped from every direction with mature hedges and trees. The park was located on land that was on a slight slope, and the river Cadnant flowed along the bottom of the site. It was reiterated that the site was well hidden and that the amended plan showed the entire site. It was also noted that the development was not beyond the reasonable capacity of the locality to accommodate such a development, and there were no other caravan sites within 1.4km of the site.

It was not considered that the proposal was contrary to any relevant policy and it was not considered that the proposal was likely to cause any detrimental impact on the amenities of the local area. However, as part of the application, a Language and Community Statement had been submitted which stated that the development was likely to have a positive impact on the Language and the local community. It was explained that a late response had been received by the Joint Planning Policy Unit on the morning of the Committee meeting and that the observations were positive.

- (b) Attention was drawn to the additional observations that had been received.
- (c) The following main points were made by the local member who supported the application (not a member of this Planning Committee):-
- That he appreciated that the site was being maintained to a high standard.
- (ch) It was proposed and seconded to approve the application subject to relevant conditions.
- (d) During the discussion, the following observations were made:
- That a number of applications for extending caravan sites had been submitted to the Planning Committee. Should consideration be given to determining the saturation point?
- (dd) In response to the abovementioned observation, the Senior Planning Service Manager noted that every application was considered on its own merits. In the context of this application, it was noted that the amendments were within the site boundary.

RESOLVED to approve the application subject to relevant conditions relating to:

1. **Five years**
2. **Complete the development in accordance with the plans submitted**
3. **Holiday season from 1 March until 31 October**
4. **Storage area for pods and touring units/no storing outside this area**
5. **Remove the touring units and the pods completely from the land outside the holiday season (apart from the area that has been identified for storage)**
6. **Restrict the use of the caravan for the warden**
7. **Restrict the occupancy of the warden's caravan to the period 22 February – 7 November**
8. **Restrict the site to 63 touring units, 6 camping pods and 2 late arrival pitches**
9. **To implement landscaping in accordance with the plan.**
10. **To complete all planting within the next planting season.**
11. **Keep a register/holiday use only.**

Note: licensing

8. C15/0032/03/LL - Kingdom Hall, Leeds Street, Blaenau Ffestiniog

Change of use of a building to create a dwelling.

- (a) The Senior Development Control Manager expanded on the background of the application, noting that it was an application to change use of a place of worship that had been redundant and unruly for some time, to create a residential property with an integral garage. A small balcony will be erected along the southern elevation of the building.

Following a public consultation objections were received based on parking problems for the site, no safe place to turn at the top of the existing street and concerns such as street safety. It was noted in the report that these objections had been given full consideration and it was highlighted, given the historical use of the building, that the new proposal for the use of the site significantly reduced congestion. It was reiterated that the plans included a garage which would consequently free up parking space on the street.

It was not considered that the proposal was contrary to the local and national policies and guidelines noted within the assessment, nor were there any other relevant planning matters which stated otherwise – the proposal was acceptable to be approved subject to relevant conditions.

- (b) Proposed and seconded – to approve the application.
- (c) During the discussion, the following questions were asked:
- Needed to ensure that the balcony did not affect the visual amenities of neighbouring houses
 - Was the applicant aware of the observations of Natural Resources Wales (5.6) that flood mitigation measures should be implemented?
- (ch) In response to the above observations, the officers noted that the balcony overlooked a public area and that it would be possible to draw the applicant's attention to the letter received from Natural Resources Wales.

RESOLVED to approve with conditions

- (1.) Five years**
- (2.) Removal of permitted development rights**
- (3.) Comply with the plans**
- (4.) Welsh Water conditions**

Relevant advice from NRW and Welsh Water

9. C15/0074/44/LL - Land adjacent to Twr-y-Gwynt, Ffordd Yr Eglwys, Borth y Gest

Erection of one dwelling

- (a) The Development Control Manager elaborated on the background of the application, noting that it was an application to erect a residential house on a plot of land that formed part of the garden of Twr y Gwynt which was located off a private road to the south of the coastal village of Borth y Gest. The plot of land was located within the village development boundary between Twr y Gwynt and Bryn Arfor and the houses looked out over the estuary towards Morfa Harlech which was in Snowdonia National Park.

The proposal involved opening a new access from the private access track. It was noted that the applicant had the right to use the track to serve the proposed house. A part of the track was also a public footpath. The parking spaces and a turning area for 2-3 cars together with a double garage would be located to the rear of the building, with a very large private garden to the front (facing towards the estuary). The Llŷn coastal path was also located to the front of the site, but on a considerably lower level.

It was noted that the proposal was acceptable in principle and that the site was within the development boundary of Borth y Gest in accordance with policy C1. It was noted that several objections had been received regarding the use of the track serving the site. The track served a number of dwellings and was also a public footpath. It was noted that this was an application for one additional house which would be developed on a site that was part of the substantial garden of Twr y Gwynt and had adequate parking provision, therefore the level of traffic for serving one house was unlikely to be a detrimental addition to the existing situation.

They also discussed safeguarding the amenities of the neighbouring dwellings, and despite receiving an objection based on the effect on amenities, it was not considered that the proposal would have an adverse effect on the amenities of the residents of the nearby dwellings to such a degree that the proposal was unacceptable.

It was not considered that the proposal was contrary to the local and national policies and guidelines noted within the assessment, nor were there any other relevant planning matters which stated otherwise – the proposal was acceptable to be approved subject to relevant conditions.

- (b) Taking advantage of the right to speak, the applicant noted the following main points:-
- The proposal was part of the garden of their existing house.
 - They intended for the scheme to be in keeping with the local landscape and adjacent dwellings.
 - Access to the track and a right of way agreement had been received from the Highways Department.
 - The building had a timber structure therefore the construction period would be short with very little disruption for neighbours.
 - The track would be kept safe throughout the development period.
 - Builders would work on the site until 1pm on Saturdays and would not be working at all on Sundays. In terms of noise, a radio would not be allowed on the site.
 - A gate would be installed to prevent children from entering the site and a fence would be installed around the playground in order to safeguard children.
 - Should there be damage to the surface of the track caused by construction traffic, it will be repaired.
- (c) The local member (a member of this Planning Committee) made the following main points:-

- It had to be ensured that the public footpath was protected.
 - Residents were concerned about the size of the lorries that would be serving the site.
 - It must be ensured that the condition regarding building times was recorded.
 - It must be ensured that the condition regarding repairing the road if the track surface was damaged, was recorded.
 - A condition was needed to manage the size of the lorries that would be serving the site so that the children using the playground could continue to do so safely.
- (ch) In response to the above observations, the officers noted that an additional condition could be included with regard to a traffic plan. In terms of managing the size of the lorries serving the site, this could be managed by holding discussions between the applicant and the Highways Department and including a note rather than a condition.
- (d) Proposed and seconded – to approve the application and to include the additional condition in relation to obtaining a traffic management plan for the site during the construction period. The member also stressed the need to include a note for protecting the public footpaths nearby.

RESOLVED to approve with conditions

- 1. Five years**
- 2. Materials and finishes**
- 3. Access and parking**
- 4. Landscaping**
- 5. Removal of permitted development rights**
- 6. Welsh Water**
- 7. Development to comply with the approved plans**
- 8. A condition to protect the Special Area of Conservation**
- 9. Delivery times to the site during the construction period**
- 10. Traffic Management Plan**

Note: protect nearby public footpaths

The meeting commenced at 1pm and concluded at 3.05pm.