
PLANNING COMMITTEE 16/01/17

Present: Councillor Anne Lloyd Jones - Chair
Councillor Elwyn Edwards - Vice-chair

Councillors: Endaf Cooke, Simon Glyn, Gwen Griffith, Sian Wyn Hughes (substitute), Dyfrig Wynn Jones, Eric M. Jones, June Marshall, Michael Sol Owen, John Pughe Roberts, Eirwyn Williams, Gruffydd Williams and Hefin Williams.

Others invited: Councillors Roy Owen and R. H. Wyn Williams (Local members).

Also in attendance: Gareth Jones (Senior Planning Service Manager), A. Rhys Roberts (Development Control Officer), Dafydd Gareth Jones (Senior Planning Officer Minerals and Waste), Idwal Williams (Senior Development Control Officer), Gareth Roberts (Senior Development Control Officer – Transport), Rhun ap Gareth (Senior Solicitor) and Lowri Haf Evans (Member Support Officer).

1. APOLOGIES

Councillors W. Tudor Owen and John Wyn Williams.

2. DECLARATION OF PERSONAL INTEREST

- a) Councillors Anne Lloyd Jones and Michael Sol Owen declared a personal interest in item 6.1 on the agenda (planning application number C16/0773/14/AM) because they were members of the Board of Cartrefi Cymunedol Gwynedd.

Councillor Eirwyn Williams declared a personal interest in item 6.6 on the agenda, (planning application number C13/1348/35/LL) as he owned a small hotel / B&B - similar to Min y Gaer.

Members were of the opinion that it was a prejudicial interest, and they withdrew from the Chamber during the discussion on the application.

- b) The following members declared that they were local members in relation to the items noted:
- Councillor Endaf Cooke, (a member of this Planning Committee), in relation to item 6.1 on the agenda, (planning application number C16/0773/14/AM);
 - Councillor Roy Owen, (not a member of this Planning Committee), in relation to item 6.1 on the agenda, (planning application number C16/0773/14/AM);
 - Councillor Gwen Griffith, (a member of this Planning Committee), in relation to item 6.2 on the agenda, (planning application number C16/1164/16/MW);
 - Councillor R. H. Wyn Williams (not a member of this Planning Committee), in relation to item 6.5 on the agenda, (planning application number C16/1336/39/LL);

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

3. URGENT ITEMS

None to note.

4. MINUTES

The Chair signed the minutes of the previous meeting of this committee, that took place on 19 December 2016, as a true record.

5. THE GWYNEDD COUNCIL (PROHIBITION AND RESTRICTION OF LOADING AND UNLOADING OF GOODS) (THE MAES IN THE TOWN OF CAERNARFON) ORDER

Submitted – the report of the Head of Regulatory Department sharing the recommendations of the Transportation Service to complete a statutory process for loading and unloading arrangements at the Maes in Caernarfon.

The Head of Regulatory Department suggested that there was insufficient details in the report for the Committee to reach a final conclusion.

It was proposed and seconded to defer the application in order to receive more details.

RESOLVED to defer the application.

6. 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

7. APPLICATION NO. C16/0773/14/AM FORMER SITE OF YSGOL YR HENDRE, FFORDD ERYRI, CAERNARFON

Residential development for up to 45 dwellings (including affordable housing) together with the creation of a new access, upgrading the existing access, provision of public amenity spaces, parking spaces and landscaping

The discussion on the above application was chaired by the Vice-chair.

(a) The Senior Development Control Officer elaborated on the background of the application, noting that the application had been deferred at the Committee meeting held on 26 December 2016, in order to amend the contents of the report to include Welsh Water's observations. This was an outline application to erect up to 45 dwellings, including affordable housing on the site of the former Ysgol yr Hendre site, Caernarfon. Matters such as landscaping, elevations, plan and scale would be reserved for consideration in a reserved matters application. The aim was to:

- build up to 45 dwellings with nearly 50% being affordable housing. Those houses would include social rented housing provided by a registered social landlord - CCG in this case;
- A new access would be created off the unclassified county road (Ffordd Eryri) approximately half way down the the site;

- Upgrade the existing access;
- Provide public amenity spaces, parking spaces partly within the curtilage of the dwellings and partly outside to provide community parking and general landscaping.

It was noted that the site was located within an established residential area and within the Caernarfon development boundary as included in the Gwynedd Unitary Development Plan (GUDP) measuring approximately 1.4 ha, which now comprised of vegetation together with the foundations of the former primary school.

In the context of relevant planning considerations, it was reported that the principle of developing this site for residential dwellings had been based on Policies C1, C3 and CH3 of the GUDP. It was highlighted that Policy C1 stated that land within town and village development boundaries and the developed form of rural villages would be the main focus for new developments. Policy C3 approved proposals that gave priority, wherever this was feasible, to re-using previously developed land located within development boundaries provided that the proposal conformed to all the other relevant policies in the Plan.

It was considered that the proposal complied with relevant policies and also, took into consideration the observations of the Council's Housing Strategy Unit (Housing Options Team) that confirmed that the type of housing proposed as part of this application, addressed the needs of applicants on the Council's common housing register.

In the context of visual amenities, it was noted that the site was located on the outskirts of established housing estates of various forms, design, plan and size with a variety of external materials. It was explained that the site was currently deteriorating in terms of visual amenities and that approving this application was likely to be a step towards improving the visual amenities in this part of the town.

It was noted that residential dwellings were located to the north, south and west of the site. Although only indicative plans of the location of the proposed houses had been submitted with the current application, it was possible to reduce any overlooking, loss of privacy and the creation of oppressive structures (namely the main objections of nearby residents to the outline application) by re-designing the setting of some of the proposed houses in order that they did not cause significant or substantial harm to the amenities of nearby residents. Although objections had been received regarding disturbance undermining the amenities of local residents, the Committee was reminded that the site was located within an established residential area of a high density where domestic disturbance was already an integral part of the area's character together with the fact that a school existed on the site in the past. Therefore, it was deemed that locating up to 45 houses would not significantly disturb neither the residential nor general amenities of local residents.

It was reiterated that the latest plans submitted in the context of the estate road and parking spaces had been amended in accordance with the requirements of the Transportation Unit and, to this end, the plans complied with the requirements of highway safety.

In considering educational matters, reference was made to the relevant document SPG: Housing Developments and Educational Provision, which offered guidance to applicants on residential developments along with the cases where the Local Planning Authority would seek a financial contribution towards local educational facilities. In relation to this, statistics indicated that the capacity of Ysgol yr Hendre

was 420, and in September 2015 (the academic year when the application was submitted) it was noted that 345 attended the school (with the figure likely to increase to 382 for September 2016).

Having considered all relevant matters including the local and national policies and guidance, as well as all the observations received, it was highlighted that the proposal was acceptable.

The recommendation to approve the application with a condition ensuring a provision of affordable housing was amended, as a 106 agreement was not possible as the Council currently owned the site.

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

- It was an outline application for 22 affordable units and 23 units for the open market
- The development was a response to the local need for affordable housing - very long waiting lists at present in Caernarfon's four wards
- The new development would include a variety of houses / units to seek to meet the need for affordable housing in the town
- With the open market housing, CCG would look into partnering with local developers to target the sale of two and three bedroom houses for local people for a reasonable price
- Relevant agencies now supported the application - good news that Welsh Water had withdrawn their concerns about the application
- CCG in a position to buy the site by the end of the financial year

(c) The application was supported by the local member (not a member of this Planning Committee) and he made the following main points:-

- The site was currently an eyesore
 - He was pleased that bungalows would be provided for the elderly
 - The development was a response to long waiting lists
- He was grateful to everyone who had worked on the application

The application was supported by the local member (a member of this Planning Committee) and he made the following main points:-

- There was a need to ensure sufficient boundaries between existing houses and the new houses
- A need to raise awareness that there would be an increase in traffic flow

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

In response to an observation that the development had not been included within the Local Development Plan and consequently, that the number of housing would add to Gwynedd's total, it was explained that the development was within the development boundary, and although it had not been designated in the Unitary development plan, the houses would contribute towards the housing numbers required in Gwynedd.

In response to a question regarding control of the 23 houses that would be sold on the open market, it was noted that these would be open market housing and that the applicant had stated that he would collaborate with a relevant developer to provide them for a reasonable price.

In response to a question regarding the consistency of information in terms of site size, it was confirmed that the site measured approximately 1.4ha.

In response to a question regarding imposing a planning condition to provide affordable housing rather than having a 106 agreement, it was highlighted that the Council, who owned the land, could not formulate an agreement itself with them and therefore, a 106 agreement was not an option in this case.

RESOLVED to approve the application.

Conditions:

1. Time conditions.
2. External materials including slate.
3. Landscaping
4. Highways
5. Welsh Water
6. Biodiversity
7. Removal of permitted development rights.
8. Programming archaeological work.
9. Provision of affordable housing

8. APPLICATION NO. C16/1164/16/MW PENRHYN QUARRY, BETHESDA

Application under the Environment Act 1995 for the determination of conditions under periodic review.

Permissions Ref - C96A/0020/16/MW, C08A/0039/16/MW, C12/0874/16/MW, C15/1344/16/MW

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

- (a) The Senior Planning Manager – Minerals and Waste expanded on the background of the application. It was explained that the quarry was one of the most important ones in Gwynedd with 300 acres of land located opposite the National Park with important environmental designations surrounding the site, namely a Special Area of Conservation and a site of special scientific interest.

The need for the Committee to consider two things was noted;

- i) It was emphasised that this was not an application for planning permission before the Committee, but an application to review schedules of conditions for four valid permissions on the site with the aim of merging them under one schedule of planning conditions. In terms of the procedure with quarries, it was highlighted that it was the operator's responsibility to create a schedule of planning conditions for the Council to consider. It was noted that this was done every 15 years which was an opportunity to review the situation, to get rid of irrelevant conditions, to review the work and that the site was restored, to ensure continuity for the work, that it was sustainable as well as archaeological and environmental considerations.

It was noted that the applicant had submitted a schedule of conditions with the application and that there was an agreement between the Council and the quarry that the intention was to raise standards in order to reflect planning needs and modern environmental needs. It was highlighted that there were numerous issues to be considered with the application e.g. blasts, noise, dust and impact on the amenities of local people and that policy C17 of the UDP considered applications to review mineral planning permissions.

The officer reported that he was satisfied with the application and that a substantial environmental statement had been submitted with the application taking into account the site's location and impact on the surrounding area.

- ii) Consideration to divert the public footpath. It was explained that an order approved 15 years ago for the closure and diversion of a footpath was coming to an end next month and that the quarry was eager to close the footpath for a further 17 years considering health and safety matters of the public crossing the footpath's permissive paths. It was intended to return the footpath in 17 years, but it was noted that discussions were being held with the company to establish a new footpath that would link the mountain's open land with Lôn Las Ogwen.

Attention was drawn to the conditions of detailed plans that had been listed as an appendix to the report.

- (b) The local member (a member of this Planning Committee) made the following main points:-

- important to have conditions to protect the site
- oldest and largest quarry in terms of size in Wales
- the quarry was of economic benefit to the Ogwen Valley
- need to protect ancient monuments (attention was drawn to the Archaeology report)
- proposed the need for CADW to designate a statutory status for the ancient monuments
- need to protect the Special Area of Conservation and to prevent sheep from grazing there
- proposed a condition to ensure community input by continuing with the Liaison Committee
- the quarry now had an impact on houses in Mynydd Llandygai
- agreed that one scheme with robust conditions was required

- (c) In response to an observation regarding the Liaison Committee, it was noted that a specific condition for this was not required but that it was addressed in the 106 agreement and it was accepted that this agreement needed to be reviewed. However, it was added that the Liaison Committee was successful and that good collaboration arrangements had been established with the quarries, and a suggestion was made to plan ahead for the next few years instead of imposing a condition.

- (ch) It was proposed and seconded to accept the conditions.

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

- the Well-being Act needed to be considered
- need to ensure use of the Welsh language on quarry signs
- safety of individuals had to be considered ensuring that they did not interrupt the quarry's day to day work - essential that lorries did not come into contact with individuals who used the rights of way, and that careful consideration was given to the location of public footpaths
- ancient monuments had to be protected - important that they were respected - old history here. A proposal was made for them to be fenced in
- need to install fencing around the Special Area of Conservation and to prevent sheep from grazing in it
- when linking the new footpath with Lôn Las Ogwen, there was a need

to ensure that the new footpath would open before the old footpath was closed

- need to ensure that conditions are respected

(dd) In response to an observation about Welsh signs, it was highlighted that this message could be conveyed to quarry owners.

In response to an observation about adhering to conditions, it was noted that it would not be possible to control this and that the quarry did not have to adhere to them, but that it would be of interest to the quarry to respond to safety requirements.

In response to an observation about the protection of ancient monuments, it was agreed that the quarry had to be more proactive and that condition 41 had been included for this.

RESOLVED to approve the application in accordance with the recommendations.

1. To authorise the Senior Manager, Planning, Environment and Public Protection Services to extend the 2002 Footpath Stopping-up and Creation Order, in respect of public right of way Numbers 46 and 50.

2. To authorise the Senior Manager, Planning, Environment and Public Protection Services to determine the scheme of conditions under delegation.
 - Duration of Working 31 December 2032;
 - Permitted Operations and Compliance with the Submitted Details / Plans;
 - Provision for the diversion of Public Right of Way Numbers 46 and 50;
 - Hours of Working at the working face;
 - Method of working and blast limitations;
 - Restoration and detailed habitat creation and restoration plan in accordance with the application details;
 - Restoration scheme for the plant site by 31 December 2030;
 - 5-yearly review of operations;
 - Control of external lighting;
 - Control of daytime and night-time noise limitations;
 - Control of fugitive dust and provision/maintenance of a weather station;
 - Soils and restoration media storage;
 - Restriction on permitted development rights;
 - Restriction on vegetation clearance at specific times of the year unless it can be proven in writing that the work will not disturb birds and reptiles;
 - Updated lichen monitoring;
 - Moorland habitat management plan for the ecological compensation area in accordance with the details provided;
 - Leat remedial works to be implemented in accordance with the submitted scheme;
 - Fencing to be agreed with the Local Planning Authority and Natural Resources Wales;
 - Monitoring of leat flow as part of an annual review to assess its functioning, the hydrology of Gwaun Gynfi and requirement for any maintenance works, to be agreed in writing with the Local Planning Authority and Natural Resources

Wales;

- Gwaun Gynfi habitat monitoring;
- Archaeological recording and mitigation;
- Invasive species survey and monitoring;
- Fencing-off of archaeological features to the north of the extraction area (multicellular sheepfold).

(a more detailed schedule of plan conditions had been listed as an appendix to the report)

9. APPLICATION NO. C16/1269/41/LL UNIT 1-2, PARC AMAETH, LLANYSTUMDWY

Application to extend an existing building in order to provide a storage space

- (a) The Development Control Officer elaborated on the background of the application, noting that it was a full application for the erection of an extension on the western side of an existing production unit (an amended plan to the one that had been previously approved - C14/0812/41/AM). The purpose of the new extension would be to ensure additional space for the fresh meat preparation service, Bwydlyn, which was part of Harlech Frozen Foods Ltd. It was reported that production work would continue in the original building while the extension would offer additional space for processing along with storage space and supporting facilities.

It was noted that the extension would create an additional 995m² of surface area by extending the current building by adhering to similar materials as the original building with a roof ridge and walls with a green timber profile. The extension would be two metres lower than the original building, but its surface area would be larger than the original by 470m² which would more or less lead to the surface area of the unit trebling in size.

Reference was made to the relevant policies and specific attention was drawn to policy D8 - expanding current enterprises. Although it appeared to be a relatively large development, it was noted that the development was totally suitable for the location and contributed to the business's economic sustainability which was acceptable in terms of the UDP's relevant policies.

It was noted that no objections had been received to the application.

- (b) The Local Member had apologised that he could not be present, but he had wished to note that he supported the application.

RESOLVED to approve the application.

1. Five years.
2. In accordance with the plans.
3. External colour to be agreed.
4. Welsh Water Condition.

10. APPLICATION NO. C16/1332/38/LL WANGANUI, NEAR PENNANT, LLANBEDROG

To demolish existing dwelling and construct a new house in its place

- (a) The Senior Development Control Officer elaborated on the background of the application, noting the intention to demolish the existing dwelling and construct a

new dwelling house in its place together with associated works. The site was located within the Llanbedrog development boundary within the Llŷn and Bardsey Island Landscape Conservation Area and Landscape of Outstanding Historical Interest. Access to the site was along a private road off a second class road near the site.

It was noted that the proposed house would be a two-storey building and located on the site of the existing house (which was in poor condition at present). The house would have two bedrooms which would be of a relatively square design in terms of appearance. The external walls would be finished with timber boarding and the roof would be relatively flat with a slight dip. There would be two parking spaces within the curtilage of the property.

Attention was drawn to the relevant policies in the report.

It was outlined that the proposal had been submitted as an application to demolish an existing house and construct a new house; however, it was noted that there was no specific policy in terms of demolishing and constructing a new house within development boundaries in the GUDP. It was reiterated that policy C1 stated that 'the main focus for new developments...would be within the development boundaries of towns and villages' with policy CH4 also relevant stating that, in principle, proposals for the construction of new dwellings on unallocated sites that were within village development boundaries would be approved provided they could conform to all the relevant policies of the Plan and the relevant criteria.

In the context of visual amenities, the design of the proposed property was modern and it was acknowledged that there would be a difference of opinion about modern design. It was considered that the proposal offered a house of size, scale and form which would, on the whole, be in keeping with the context of the site. As the majority of windows would be on the building's southern elevation, it was considered that this would not have an impact on the general or residential amenities of neighbours and it was not considered that the proposal was an over-development of the site or would cause significant harm in terms of traffic noise.

It was explained that a public footpath ran near the site and that the Footpaths Unit was eager to ensure that public footpath number 12 Llanbedrog was protected during and at the end of the development. As the footpath was located within very close proximity to the development and that it could be affected by the construction work, it was noted that it was considered appropriate to impose a condition to ensure that the footpath was safeguarded.

It was considered that the proposal to build a new house on the site was acceptable in respect of the relevant policies and that it complied with the local and national policies and guidance noted in the report.

- (b) It was proposed and seconded to approve the application in accordance with the recommendation.
- (c) In response to an observation that there were no policies for the 'demolition and re-construction' of houses and from the suggestion that a policy should be developed to protect this in terms of harming the environment, it was noted that such matters would be discussed under environmental policies, but the viewpoint that a policy was required to protect building within the development boundary was accepted. It was suggested that the matter would need to be scrutinised in future.

In response to an observation that an application to build a new house was being submitted, it was noted that utilities already served the existing building and as the site was within the development boundary of the village, building a new house would be acceptable.

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

- the design was not in keeping with the Pen Llŷn area and its character
- a design that empathised with the area surrounding the development had to be considered
- it could set a precedent for others to submit modern plans
- it was not suitable for the street - impacted other houses

- the design should be welcomed - no need to stick to traditional plans
- consideration should be given to sustainability matters, eco-friendly schemes and using natural materials and keeping up with the times
- welcomed the venture

In response to the observations, the Senior Manager noted that the design would divide opinions, but it was noted that there was already a mixture of different designs within the area. It was accepted that the design was modern.

RESOLVED to approve the application in accordance with the recommendation.

Conditions:

1. Commencement within five years.
2. In accordance with plans.
3. Agree external finishes.
4. Welsh Water Condition.
5. Safeguard public footpath number 12 Llanbedrog nearby.
6. Complete the parking and turning spaces in accordance with the plan, and they must be operational before the property is occupied for the first time.
7. Landscaping.
8. Removal of permitted development rights for additional windows.

Note:-

1. The observations of Natural Resources Wales and the need to comply with the guidelines they refer to.
2. Draw the attention of the applicant that it would be appropriate to use a Welsh name for the property bearing in mind the prominent cultural identity of the area.

11. APPLICATION NO. C16/1336/39/LL - ANHYWEL, LON PANT MORGAN, ABERSOCH

Construction of new two bedrooled house with associated works

- (a) The Development Control Officer elaborated on the background of the application, noting that it was a full application to construct a modern two-storey house designed to include two bedrooms, two bathrooms, a study, and a living room / kitchen. Details of proposed landscaping plans were also submitted along with details of parking and turning arrangements for two vehicles adjacent to a new vehicular access. It was reported that a previous application for the development of

a house on this site had been refused in 2013 and furthermore, an appeal against that decision had been refused. It was explained that the new plan submitted was significantly different from the previously considered plan.

The proposed house was described as a house with a flat roof with vegetation on it (a "green" roof) set over two levels. The level of the land on the roadside would need to be raised in order to create a flat site for parking and turning. The level of the land at the bottom of the site would need to be excavated in order to set the building into the slope. Consequently, the roof level at the highest part of the house would be 0.3m lower than the ridge of the roof of Tŷ Carrog (next door), and 1.2m lower than the ridge of the roof of the plan which had been previously refused in 2013.

The side walls of the building would be clad with stone whilst the front and back elevations would be timber clad, with large windows to the sea facing elevation.

It was noted that the Community Council objected to the application due to an over-development on a small and prominent site as well as a concern regarding the safety of the access. Although the site was situated within the AONB, it was also explained that it was an infill site within the development boundary of Abersoch village and that the plot was surrounded by other residential developments. Furthermore, it was considered that the natural materials selected as finishes would suit the landscape in an unobtrusive way. The AONB Unit was of the opinion that the development would not have an unacceptable impact on the AONB and, as such, it was considered that the proposal was in accordance with relevant policies.

Having considered all the relevant planning matters and all the objections received, it was suggested that all concerns had been resolved and that the plan was now considered suitable and acceptable for the site and that it complied with the local and national policies and guidance noted in the report.

- (b) Taking advantage of the right to speak, an objector to the application noted the following points:-
- despite the appeal decision, the plan was close to the road once again and it continued to be a two-storey building;
 - the development obstructed light from the south and was overlooking Tŷ Carrog
 - neighbours lost privacy
 - it would be difficult to plant a 2m growth on the slope to avoid overlooking - the need to plant admitted a potential overlooking
 - it would be possible to add to the development in future
- (c) Taking advantage of the right to speak, the applicant's agent noted the following points:-
- the development was considerably smaller than original plans
 - better use was made of the site and that landscaping was an essentially important element
 - that the proposal involved a sea facing single-storey house - set in the rock
 - boundaries remained the same
 - the site already had a residential use
 - the design reflected the landscape and fused into the view of the beach
 - the AONB officer suggested that it would not have a visual impact on the AONB
- (ch) The local member (not a member of this Planning Committee) noted the following

main points:-

- That he objected the application
- that the Community Council refused the application and that previous plans had been refused many times by the Committee and on appeal
- the site was very narrow - it was a small garden and therefore, impossible to construct a house on the site
- the need for housing had been satisfied in Abersoch
- 60% of houses in Abersoch were holiday houses - no need for more
- consistency required - a similar planning application from nearby residents had been refused
- need to protect the AONB
- the Coast Path ran along the building
- it was a block and not a house - it did not protect views of the beach
- the design was alien
- it would affect the coast
- pleaded with the committee to refuse this awful application.

- (d) In response to the observations, the Senior Manager noted that two evident concerns had arisen from the discussion - size and appearance of the design and impact on the amenities of neighbouring residents.
A site visit was suggested.

It was proposed and seconded to visit the site.

RESOLVED to defer the application and hold a site visit.

12. APPLICATION NO. C16/1348/35/LL MIN Y GAER, CRICCIETH

Re-submission of an application refused under C16/0711/35/LL for change of use into accommodation in multiple occupation

- (a) The Senior Development Control Officer elaborated on the background of the application, noting that the application involved changing the use of an existing guest house into a ten bedroom accommodation in multiple occupation.

The property was described as a semi-detached building located within the boundaries of Criccieth, and it had been used until recently as a 10 bedroom guest house. It was noted that self-contained flats were also located on the basement floor and that there was no intention to undertake any external changes to the building.

It was reported that the previous application under C16/0711/35/LL had been refused as no sufficient evidence had been submitted as part of the application that showed that the property had been marketed unsuccessfully for a reasonable and fair price as holiday accommodation for a continuous period of 12 months.

Attention was drawn to the relevant policies in the report and specific reference was made to policy CH11 of the Gwynedd Unitary Development Plan which related to the conversion of buildings within the development boundaries of local centres and villages and for residential use; it approved proposals provided they could conform to criteria relating to local need, impact on holiday accommodation and community services and occupancy of the dwelling.

It was highlighted that objections had been received that referred to the impact of the change of use on the amenities of the area and neighbouring residents

compared to the existing use. In response, although the nature of the building's use would be different (as full-time permanent use rather than holiday use); it was not considered that the proposed use as accommodation in multiple occupation would be likely to lead to more intensive use than the holiday use; as there was current potential for every room to be occupied at all times from people on their holidays.

It was reiterated that there were six current parking spaces in front of the building; and it was considered due to the nature of the multiple-occupation accommodation that was the subject of the application; the proximity of the site to the centre of the village and public car parks; that this provision was sufficient.

It was not considered that the proposal was contrary to any relevant policies, and that sufficient information had been submitted with the application to show that the property had been marketed for a sufficient period to comply with the requirements of policy CH11 of the GUDP.

- (b) Taking advantage of the right to speak, the applicant noted the following points:-
 - no changes would be made to the building's use
 - the aim was to prepare a home for staff / nurses of the nearby Care Home by offering them a suitable place to live under the same roof
 - no more people would stay in the building than what was already permitted
 - the situation was no different to the current situation in terms of privacy
- (c) It was proposed and seconded to approve the application.
- (ch) In response to a question, it was confirmed that the nurses would be working for The Pines Care Home.
- (d) During the ensuing discussion, the following points were highlighted by individual Members:
 - needed to consider what would happen should the building be sold
 - what would happen should the care home close
- (dd) In response to the observations, the Senior Manager highlighted that the Planning Department could not control the use of the building or impose a condition to do so. It was noted that there was no doubt that there was a need for this type of accommodation in Criccieth. It was confirmed that there would be no proposal to change the use of the building.

RESOLVED to approve the application in accordance with the recommendation.

1. Five years
2. In accordance with the plans

Welsh Water Note

13. APPLICATION NO. C16/1501/40/LL LAND BY THE WAREHOUSE, YSTÂD DDIWYDIANNOL Y FFOR, Y FFOR

To install a 17.5 metre high monopole mast and install associated equipment including three antennas, three equipment cabinets and one measuring cabinet

- (a) The Development Control Officer elaborated on the background of the application, noting that this was an application to

to install a 17.5m telecommunications tower with three antennas on top of it, three equipment cabinets, one measuring cabinet and an associated development on the ground which included the erection of a 2.1m high fence to surround the equipment. The tower would be of galvanized steel - a slim and simple structure which was unlikely to have an obvious long term impact on the visual amenities of the local area. It was noted that the cabins would be of various sizes and of green colour.

It was noted that the site was located to the rear of an industrial unit on an industrial estate on the outskirts of the village of Y Ffôr. It was noted that no objections had been received.

Reference was made to policy CH20 - Telecommunications equipment in the report and in the context of visual amenities, with this type of development, it was noted that it was inevitable that the proposed structure would be partly visible from public places due to the need for it to be in a fairly open location to ensure that it would work to its full capacity. However, in this case, it was considered that the location was suitable for the proposal and that some other electricity / phone poles were present in the vicinity.

Having considered all the relevant planning matters including the local and national policies and guidance, it was suggested that the proposal to erect a telecommunications mast was acceptable and that it complied with the requirements of the relevant policies as noted in the report.

- (b) It was proposed and seconded to approve the application.
- c) During the ensuing discussion, the following points were highlighted by individual Members:
 - consideration had to be given to having too many masts / poles in one area
 - a necessary resource for mobile phones
- (ch) In response to a question regarding a future application by the Home Office in terms of installing telecommunication towers for services, it was suggested that it would be possible to recommend that towers jointly connected with all mobile phone companies.

RESOLVED to approve the application.

Conditions

1. Time
2. Compliance with plans
3. Remove the mast and associated equipment and restore the land if the use has terminated.
4. Mast to be of a galvanised finish.
5. Cabinets and fence to be a green colour.

The meeting commenced at 1.00 pm and concluded at 3.00 pm

CHAIRMAN