
PLANNING COMMITTEE 19/10/15

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

Councillors: Elwyn Edwards, Simon Glyn, Gwen Griffith, June Marshall, W. Tudor Owen, John Pughe Roberts, Eirwyn Williams, Gruffydd Williams, Hefin Williams and Owain Williams.

Others invited: Councillors John Brynmor Hughes, Jason Humphreys, Aeron Maldwyn Jones and John Wynn Jones (Local members).

Also in attendance: Gareth Jones (Senior Planning Service Manager), Cara Owen (Development Control Manager), Idwal Williams (Senior Development Control Officer), Keira Sweeney (Senior Development Control Officer), Gareth Roberts (Senior Development Control Engineer), Rhun ap Gareth (Senior Solicitor) and Glynda O'Brien (Member Support and Scrutiny Officer).

Apologies: Councillors Endaf Cooke, Dilwyn Lloyd (substitute), Eurig Wyn and Councillors Jean Forsyth, Sian Gwenllian (due to a declaration of personal interest) and Ioan C. Thomas (Local Members).

1. DECLARATION OF PERSONAL INTEREST

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

- Councillor Michael Sol Owen in Item 5 on the agenda – Planning Applications (Planning Application Number C15/0337/11/AM), as he was a member of the Board of Cartrefi Cymunedol Gwynedd.
- Councillor Anne Lloyd Jones in Item 5 of the agenda – Planning Applications:
 - (i) Planning Application Number C15/0337/11/AM – as she was a member of the Board of Cartrefi Cymunedol Gwynedd.
 - (ii) Planning Application Number C15/0662/09/LL – as she was a member of Tywyn Town Council which would receive a financial contribution from the applicant.

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 Elwyn Edwards (a member of this Planning Committee), in relation to item 5 on the agenda - Planning applications C14/0291/04/LL and C15/0517/04/LL
- Councillor Aeron Maldwyn Jones (not a member of this Planning Committee), in relation to item 5 on the agenda - Planning application number C14/0386/24/LL
- Councillor John Brynmor Hughes (not a member of this Planning Committee), in relation to item 5 on the agenda - Planning application C15/0341/39/LL
- Councillor Simon Glyn (a member of this Planning Committee), in relation to item 5 on the agenda – Planning application number C15/0424/46/LL
- Councillor John Wynn Jones (not a member of this Planning Committee), in relation to item 5 on the agenda – Planning application number C15/0507/11/LL

- Councillor Jason Humphreys (not a member of this Planning Committee), in relation to item 5 on the agenda – Planning application number C15/0748/44/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 Chair signed the minutes of the previous meeting of this committee held on 28 September 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 C14/029/04/LL – Land near Bodelith Isaf, Llandderfel, Bala

Full application to erect two 57m wind turbines with a total height of 92.5m (instead of 115m) to the top of the blades (maximum output of 5MW) together with a track, building and ancillary equipment.

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

- (a) The Senior Development Control Officer elaborated on the background of the application and noted that the application included the construction of foundations, a transformer, underground cabling, construction of an electrical substation, creation of access track, creation of temporary security compound and a storage yard. An environmental assessment had been submitted with the application which considered the potential impacts of the development. Reference was made to the main policies and public consultations that had been noted in the report. Attention was drawn to the principal policy, namely policy C26 of the Gwynedd Unitary Development Plan as well as relevant criteria that dealt with wind turbine developments. As the proposed development would be able to generate 5MW, it was noted that the application was on the threshold of what was acceptable within the policy of the Unitary Development Plan and attention was drawn to the fact that Technical Advice Note 8 stated that it was acceptable to refuse planning applications for developments over 5MW. The Committee's attention was drawn to the fact that there was a need to carefully balance whether or not the proposed plan was acceptable in terms of the policy relating to developments outside the Strategic Search Areas as the main aim of the policy was to protect the landscape.

It was considered that it was possible to manage ancillary developments and decommissioning with relevant conditions. It was noted that neither the Biodiversity Unit nor Natural Resources Wales had any objection to the development except for relevant conditions and completion of the development in accordance with the environmental statement.

In terms of residential and general amenities, it was noted that a number of objections had been received regarding noise but the Public Protection Unit had not objected to the proposal and that it would be possible to manage this through relevant conditions. Should

the application be approved, appropriate conditions would be required to ensure that the turbines were switched off at times if moving shadows were to cause problems.

The main concern of the planning officers was the impact on the residential amenities of neighbouring houses namely Cistfaen and Cae Iago and in response to this concern the applicant's agent had submitted two wireframe plans to show the scale of the potential impact of the turbines on both properties. Reference was also made to nearby wind turbines in Syrion and the potential impact of the cumulative noise of the turbine which was the subject of this application on the neighbouring houses.

In relation to highways and transportation matters, it was noted that many objections had been received based on the concern of highway safety especially during the construction period. Mitigation measures had been included in the environmental assessment which included a traffic management plan but in response to this no objection had been received from the Council's Transportation Unit. Since the report had been written, the Welsh Government's Trunk Road Department had submitted observations stating that granting a permission was not permitted until additional information would be received from the applicant.

Attention was drawn to the number of listed ancient monuments near the site with CADW and Gwynedd Archaeological Trust objecting to the application based on the impact of the development on the setting of the ancient monuments. In addition, reference was made to a listed Chapel in Bethel where the front of the chapel faced the site.

In terms of impact on the landscape, it was noted that the turbines would be visible from the Snowdonia National Park and the AONB. It was noted that Natural Resources Wales had raised a concern about the local impact but they did not object based on wider views from the designated landscapes.

In terms of impact on the landscape, although the National Park had objected to the application, it was noted that Natural Resources Wales and the local authority had assessed the application and were of the opinion that although it did not have a harmful impact on the National Park or the AONB it would have an impact on the local landscape and appearance in the landscape. It was emphasised that the landscape character of Bethel and Glanrafon valley could substantially change as a result of the proposal. Also, in terms of the cumulative impact of wind turbines and in accordance with the guidance of TAN8, wind turbine developments should not cause a substantial change to the landscape character.

The planning officers' recommendation was to refuse the application based on the impact on:

- Local landscape
- Setting of listed buildings
- Setting of listed ancient monuments
- Residential amenities

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

- That the proposed application was contrary to the Council's planning guidance on wind turbine developments from the start, especially policy C26 which noted that only small or domestic community based developments would be granted permission – the application before the committee was not a small development.
- There was substantial specialist evidence noting that the development would have a detrimental impact on the landscape which contradicted the applicant's allegation

that it would not have a cumulative impact with the developments that already existed.

- The above argument had been refused by CADW and also in the specialist report.
- Also, that a recent report by the Gillespies company had concluded that the area had no capacity for further wind energy developments and acted as a buffer between the surrounding protected landscapes.
- It was also noted in the report that the application was contrary to TAN8 guidelines which noted that outside search areas there should be no substantial change to landscape deriving from wind turbines – there would certainly be a substantial change deriving from this application.
- The Ministry of Defence had requested for red lighting to be fitted at the top of the masts which would flash 60 times per minute – this would certainly change the landscape character.
- Bearing in mind the disturbance which would derive from the main construction work, then a track, crane and permanent outbuildings as well as the wind turbines, this would industrialize open countryside of high quality and there was no room for such a development in a beautiful part of Gwynedd.

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

- Planning officers were thanked for the constructive process in dealing with the application and it was felt that the company had come up with a plan that managed to avoid impacts on the National Park and the AONB.
- The only matters that caused a concern between the applicant and the planning officers were local matters. Whilst the Agent did not deny that there would be a substantial local impact, given the context of climate change and the national order for renewable energy which had recently been submitted by the Minister for Natural Resources, Welsh Government, it was felt that local impacts were not sufficient enough to outweigh the positive recommendation to approve the application.
- In terms of impact on nearby residential properties, it was noted that the landowner who promoted the scheme owned one of the properties and from the wireframes that had been produced it was clear that only the front of the blades could be seen and that the turbines would be screened well in terms of topography.
- It was realised that CADW was concerned in terms of historic ancient monuments, but they were not certain whether or not the ancient monuments were pre-historic or medieval which suggested that it would be difficult to define the location and also the importance of the location.
- CADW also recognised the impacts of climate change on historic ancient monuments.

(ch) The Local Member (a member of this Planning Committee) noted the following main points:

- That it was difficult for him to object to the application as he had supported a 94m high wind turbine application in Braich Ddu
- Attention was drawn to the fact that the Community Council objected to the application.
- The Chapel in Bethel had been empty for at least 20 years and was in poor condition.
- The Company was offering a substantial financial contribution to the community.

(d) In response to the observation made regarding a financial contribution, the Senior Solicitor advised the Planning Committee that this should not be considered at all as it was outside the planning system.

(dd) It was proposed and seconded to refuse the application in accordance with the officers' recommendation.

(e) The following observations were noted contrary to refusing the recommendation:

- That the application was similar to the Braich Du wind turbines planning application which had been granted permission.
- The Minister for Natural Resources, Welsh Government was supportive of wind turbine developments.
- Should the applicant refer the decision to an appeal, a concern about the likelihood that the authority would lose the appeal.

RESOLVED: To refuse for the following reasons:

1. **The proposal individually and jointly with turbines that are already close to the site would be harmful to the character and appearance of the local area due to the size, location and prominence of the proposed development and that it would have a detrimental impact on neighbouring residents' visual amenities and those who use the site and surrounding area for leisure/amenity purposes. It is considered that the proposal is contrary to policies B23 and C26, Onshore Wind Energy Supplementary Planning Guidance and guidance in TAN 8.**
 2. **Due to its size, location and prominence the proposal would have a detrimental impact on the location of the Grade II listed building known as Bethel Chapel. Consequently, it is considered that the proposal is contrary to policies C26 and B3 of the Gwynedd Unitary Development Plan, Chapter 6 Planning Policy Wales, Section 66(1) Planning (Listed Buildings and Conservation Areas) Act and the Welsh Office Circular 61/96 - Planning and the Historic Environment: Historic Buildings and Conservation Areas.**
 3. **Due to its size, location and prominence the proposal would have a detrimental impact on the location of the Registered Ancient Monuments known as Clostir Mynydd Mynyllod, Gwersyll Euni, Cylchoedd Cerrig Caer Euni and Carnedd Gron Cern Caer Euni. It is not clear either whether the development will have a detrimental impact on archaeology that has not been identified and whether impacts could be adequately mitigated. Consequently, it is considered that the proposal is contrary to policies C26 and B7 of the Gwynedd Unitary Development Plan, Chapter 6 Planning Policy Wales and the Welsh Office Circular 61/96 - Planning and the Historic Environment: Archaeology.**
 4. **As there is no sufficient information about the impact on residential amenities in terms of visual impacts which are specifically related to the properties known as 'Cistfaen' and 'Cae Iago', it is considered that the application is contrary to policies C26 and B23 of the Gwynedd Unitary Development Plan.**
2. **Application number C14/0386/24/LL – Land to rear of Tan y Celyn, Sŵn y Môr and Talardd, Llanwnda**

Renewal of planning application number C08A/0568/24/LL for the erection of 24 dwellings, alterations to an existing entrance and the creation of estate roads.

(a) The above application was submitted to the Planning Committee to update Members and remind them that the application had been approved at the Planning Committee dated 28.07.14 subject to the applicant signing a legal agreement under Section 106 which involved ensuring that six of the 24 houses were affordable houses for general local need together with providing an educational contribution as it had been estimated that there was not enough capacity within Ysgol Felinwnda in the 2013-14 academic year for an additional increase of over 30 pupils.

However, during 2014, the capacity of Gwynedd schools, including the above school, had been reviewed and as a result of this review, the Education Department had confirmed that the school's capacity had increased from 30 to 56 pupils. Therefore, this meant that there was capacity in the school for additional pupils which would arise from this development. To this end, the applicant would no longer be required to provide a financial contribution.

Reference was made to the relevant policies and public consultations within the report and it was recommended to approve the application subject to material planning conditions.

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

- That on the whole he did not object to the application but that he questioned the increase in the school's capacity to 56 and as it was a modern development it was anticipated that more than 3 children would be likely to go to the school and he had asked the Director of Education how the capacity had increased.
- He appealed for the Planning Committee to visit the site as well as the school which included two classrooms and a hall.
- He was in favour of the development subject to discussions with the builder to provide a playing field for the village and a financial contribution for the school.
- The above would enable the builder to construct an additional house on the play area of the proposed estate which would make a total of 25 houses instead of 24.
- Should a playing field be provided on the estate, there was a need to remember that the road was dangerous.
- No problem was anticipated with policy A2 as Welsh was the language of the village of Dinas.
- The design was of good quality but nothing had happened since the submission of the application in 2009 and that there was a real need for housing for young people in the village.
- The Community Council had objected to the original application as the entrance and the road which led past the development were unsuitable for the number of houses but since then it had been understood that the developer had agreed to widen the main entrance.

(c) In response to some of the above observations, the Senior Planning Service Manager explained that the main consideration in this application was that the Planning Committee had approved the exact application in July 2014 for 24 dwellings (with 6 of them being affordable houses) but since then the Council's Education Department had undertaken an assessment of the school's capacity and that it was possible to make better use of the available space in the school. Therefore, based on the evidence submitted by the Education Department it would be possible to approve the application for 24 dwellings with the play area without an educational financial contribution.

(ch) It was proposed and seconded to approve the application in accordance with the recommendation.

(d) An amendment to the proposal was proposed, namely to visit the site and the following points in favour of the amendment were noted:

- That the local member had mentioned negotiating with the builder to relocate the playing field for the whole community.
- Concern as to how the Education Authority had reached a figure of 56 and that there were implications to this which meant that the school was currently half empty. There was potential to attract more budget to the school if there were 56 children in the school.
- The Planning Committee had a duty to visit the site.
- Children from the estate would protect the playing field on the estate and possibly prevent village children from using it.

(dd) Should the application be approved, a Member noted his wish to add a condition to protect most of the existing hedge on the road to Rhos Isaf.

(e) In response to an observation made regarding visiting the school, the Senior Solicitor explained that based on the matters at hand it could not be justified to visit the school as this would not affect the evidence that had been submitted by the Council regarding the school's capacity. It was explained that perhaps it would be wise for the Committee to ask for additional information from the Education Department as well as a justification of the increase in the school's capacity if this information was not clear to them. It was also noted that Committee needed to seriously consider whether or not there was justification for them to undertake a site visit in order to consider the open space within the site as this was in accordance with Council policies.

A vote was held on the amendment for a site visit and this amendment was carried.

RESOLVED: To defer the application and ask the Planning Committee to visit the site.

3. Application number C14/0532/14/LL – Plas Brereton, Bangor Road, Caernarfon

Convert building into a restaurant and hotel (nine bedrooms), alterations to the access, felling of trees, landscaping, parking areas, convert Dock Keeper's lodge into a cafe and construction of new holiday units making a total of 18 holiday units

(a) The Senior Development Control Officer elaborated on the application's background and noted that the proposal involved the conversion, extension and alteration of the property as outlined above. The property was located outside the Caernarfon development boundary as included in the Gwynedd Unitary Development Plan and bordered with the Menai Straits which had been designated as a Nature Conservation Site of International Importance. The Anglesey Coast AONB was located further to the west. The public footpath/cycle route of Lôn Las Menai ran between Dock Keeper's lodge and Plas Brereton. This part of the Menai Straits had been recognised by Natural Resources Wales as an area that was located partly within a C2 Zone as referred to in Technical Advice Note 15 on "Development and Flood Risk" (2004) and that a part of the site was within the extreme flooding line.

Reference was made to the relevant policies and public consultations within the report.

In terms of visual amenities, it was not considered that the proposal would have a substantial or significant impact on the visual setting of the AONB and that the proposal was acceptable based on the requirements of the relevant policies.

It was noted that the proposal was acceptable in terms of general and visual amenities and complied with the requirements of the relevant policies.

It was noted that the Welsh Government was supportive of the application subject to including a number of conditions relating to the design to improve the existing access.

In terms of biodiversity matters, it was noted that evidence had been submitted confirming that there were bat roosts in Plas Brereton and that the applicant will need to undertake relevant mitigating measures to protect them.

It was ensured that the proposal complied with the relevant policies in terms of linguistic and community matters.

Should the application be approved, the development would be a boost for the local economy and prevent the building from deteriorating further.

Attention was drawn to the fact that the site of the proposed café was within a C2 Zone and within reach of flooding, but a consequence assessment was submitted stating that flood consequences could be managed throughout the lifetime of the development by incorporating mitigating measures in the plan to convert the building into a café.

Observations were received from the Local Member stating that he did not have any objection to the application but that he had a slight concern about the safety of the Dock Keeper's lodge as the structure of the dock was vulnerable in some places and there was a need to ensure that customers / the public did not fall into the water. He was also concerned about the access.

It was recommended to approve the application as it was considered that the proposal was acceptable and complied with the relevant policies and guidelines.

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

- That the site was currently empty and in poor condition.
- The proposal was to restore the Plas as a hotel with 9 bedrooms together with a moderate extension to locate a restaurant.
- Proposed café for the Dock Keeper's lodge on the Menai waterfront with the lodge on the highway being restored to store staff facilities.
- A suitable bat roost would be built.
- The site would be appropriately managed.
- The proposed development would be a valuable tourist attraction for the area, an important employer and have a positive impact on the local economy.
- The building's high quality design and finishes would attract visitors from near and far and create expenditure within the development and for the nearby area.
- The development would meet local and community requirements by providing leisure facilities namely a café and a restaurant in a well-known building which was appreciated locally.
- The application complied with local policies and that every relevant point had been considered.

- The site was close to the town of Caernarfon and Bangor with excellent accessibility to the nearby A55 and the design had been created to sit comfortably within the existing context and environment.
- There was huge demand for the property to become a successful development in order to prevent continued deterioration and provide an attractive view for the approach into Caernarfon.

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

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

- Sadness that Plas Coch was not part of the development.
- Should an environmental assessment be received to ease concerns regarding the possibility that asbestos would permeate into the sea from the former site of the Friction Dynamics (Ferodo) factory?
- Concern regarding the danger of transportation in terms of turning into the entrance of the site bearing in mind the narrow road and increased traffic during the summer and should a visibility splay be created?
- Would it be possible to include conditions for the following:
 - to plant trees to replace the ones that would be felled;
 - to ensure that holiday units do not change into permanent units;
 - to mitigate the noise and disturbance emanating from boats that would disembark to visit the café.

In response to the above, the officers noted:

- That the Trunk Road Unit, Welsh Government had held discussions with the applicant regarding the access and had submitted conditions stating that no additional road would now be required but rather to widen the existing access to ensure suitable visibility towards Caernarfon. In addition, Caernarfon's proposed by-pass would reduce the burden on transportation in the long term.
- The officers had consulted with the Council's Public Protection Department and that no specific concerns had been raised in terms of land pollution and it was ensured that assessments had been completed with the application in terms of draining the surface water.

RESOLVED: To approve the application subject to conditions:

1. **Five years**
2. **In accordance with the plans.**
3. **Natural slate.**
4. **Landscaping**
5. **Road safety (Welsh Government conditions – Transport).**
6. **Conditions relating to biodiversity mitigating measures involving bats, vegetation and reptiles.**
7. **Natural Resources Wales conditions relating to flood prevention mitigating measures, lighting, drainage and safeguarding protected species (bats).**
8. **External materials with samples**
9. **Details of the hard surface areas to be approved.**
10. **Withdrawal of permitted development rights from the holiday accommodation.**
11. **Restrict the use of the units to holiday use only and maintaining a register.**
12. **Convert the hotel to be open to the public before the first nine holiday units are occupied.**

13. Restrict the café's opening hours.

4. Application number C15/0337/11/AM – Plas Llwyd, High Street, Bangor

The meeting was chaired by Councillor Gwen Griffiths for this application as the Chair had declared a personal interest.

Outline application for the demolition of the existing building together with the erection of a new building containing a total of nine flats (6 x 1 bedroom and 3 x 2 bedroom).

(a) The Development Control Manager expanded on the background of the application and noted that the application had been deferred at the September meeting of the Planning Committee in order to confirm the land ownership situation and receive a confirmation of the applicants' exact intention regarding developing the site. It was noted that the site was located within a residential area on the high street in Bangor, which formed part of the residential area of Hiracl.

Reference was made to the relevant policies together with the public consultations within the report.

Although an outline application had been submitted, it was noted that all reserved matters had been included as part of the application together with the full plans including elevations.

The application was submitted by Cartrefi Cymunedol Gwynedd on land that was in their ownership and their intention was to develop the site themselves to provide flats for local people for affordable rent. Taking into consideration that the applicant was preparing new rented social housing for local residents under their statutory responsibilities, it was believed that the application could be dealt with as an exception to policy CH6. As Cartrefi Cymunedol Gwynedd was the developer, it was emphasised that a 106 agreement would not be required.

It was considered that the proposal complied with all relevant policies in the Unitary Development Plan and relevant national advice and that the proposal was not likely to cause significant detrimental effect on the amenities of the local area or on any neighbouring property.

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

- That there was slight uncertainty at the previous meeting of the Planning Committee of what was intended and he elaborated on the proposal to develop nine affordable flats for social rent specifically for local people in the Bangor area and not for students.
- There was a considerable need in the Bangor area for one-bedroom flats and that there were approximately 100 on Gwynedd Council's waiting list.
- The Council's Strategic Housing Department was supportive of the plan.
- The plan had been programmed on a contingency plan and it was hoped that a grant would be available during the current year.
- It was hoped that the reserved matters would also receive favourable consideration by the Planning Committee.

(c) It was proposed and seconded to approve the application in accordance with the recommendation.

(ch) The application was supported by the Committee which noted that there was a real need for housing for local people in the Bangor area.

RESOLVED: To approve with conditions

- 1. Outline consent time condition**
- 2. Condition regarding submitting additional information in the form of a reserved matters application.**
- 3. Welsh Water conditions**
- 4. No windows**
- 5. The parking area must be completed as shown in the enclosed plan**
- 6. A plan to dispose of waste must be submitted, agreed and implemented**
- 7. External materials**
- 8. Slates on the roof**

Note: Highways, Welsh Water, Party Wall and nesting bats/birds.

5. Application number C15/0341/39/LL – Sant Tudwal (West) Island, Abersoch

Engineering works to create a new slipway.

(a) The Development Control Manager elaborated on the background of the application involved with the construction of a slipway that could launch two boats. It was noted that many discussions had been held and specifically with Natural Resources Wales officers on the application in order to find an acceptable solution to the matter. Officers had also visited the site to be able to provide a strong opinion on the development.

Reference was made to all relevant policies together with the public consultations within the report.

In terms of the principle of the development, attention was drawn to the fact that policy CH47 supported proposals that improved and extended the variety of maritime facilities in the existing marinas. However, although the policy was supportive of proposals to improve provision, this was subject to complying with the remaining criteria of the policy which noted “provided the scale and design of the development is of the highest standard and is suitable for the site in question”.

It was appreciated that the location was quite sensitive in terms of biodiversity and it was ensured that the proposal had been fully assessed against the relevant planning policies and that it had been assessed in the context of ‘Habitats Regulations Assessment’ and ‘Appropriate Assessment’. As part of the application a non-statutory environmental assessment had been submitted that included a number of surveys and assessments concerning the side-effects of the proposal on all designated sites. It was considered that the proposal complied with the relevant policies and Natural Resources Wales supported this opinion.

In terms of visual amenities, following the completion of full assessments regarding the visual impact of the proposed development on the landscape and seascape it was confirmed that the proposal would have a minor harmful impact. Members’ attention was drawn to points 5.8 - 5.26 of the report which referred to the designations and the observations of Natural Resources Wales and the AONB Unit.

Reference was also made to the impact of the development on the AONB, noting that Natural Resources Wales had concluded that the proposed slipway at times would conflict with statutory conservation and the purpose and enjoyment of the ANOB designation. However, bearing in mind the influence of the tide on the proposal and the fact that the slipway would only be visible to varying degrees at times of low tide the full impact of the slipway from the coastal path would not have a substantial detrimental impact and therefore Natural Resources Wales would not oppose planning permission to be granted for the proposal.

Therefore, it was considered that the proposal was acceptable in terms of biodiversity and that relevant conditions would need to be included should the application be approved. Taking all the observations and information submitted into account it was considered that the proposal would not cause significant harm to the landscape or the seascape.

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

- The slipway would be partially covered by the island's landscape and partially by the impact of the sea according to the state of the tide and at times most of the structure would be underwater.
- The provision would be for two rib boats only and kept above the higher tide at the top of the slipway as required and they would be covered through the impact of the landscape.
- Paragraph 5.26 of the planning officers' report was reiterated.
- During high tide, the length of the slipway was reduced to approximately 13m.
- The views of the island were often covered with fog, mist and poor weather conditions.
- The slipway did not form part of a marina or harbour as it was and the applicant had no intention of including it as part of such a provision in future.
- In terms of need, the applicant required access to and from the island at a range of times and constraints and that the structure of Trinity House's landing stage did not provide this.
- The applicant had collaborated with statutory consultants and additional evidence had been provided by means of a landscape and visual assessment in accordance with national regulations.
- Paragraph 5.25 of the report concluded that the proposal in its entirety was in essence a static structure and that it would not have a wider impact on the historic landscape.
- The applicant had tried to produce a sensitive design and a positive provision for the character of the island and the proposal was not contrary to relevant planning policies.

(c) The Local Member (who was not a Member of this Planning Committee) noted that no one had contacted him as the Local Member but that Councillor R. H. Wyn Williams had been contacted and as a result that he had discussed the plan in detail with Councillor Wyn Williams and that both were supportive of the application. Their observations were outlined as follows:

- That the slipway had deteriorated since the huge storm in 2004 and that it was difficult to land on the island.
- Trinity House that supervised the lighthouse had a landing right and they were the owners of the existing landing stage and it was understood that there was collaboration between Trinity House and the island's owner to undertake the improvements.
- The Biodiversity Unit had a comprehensive report responding to any concerns and that the proposal did not affect visual amenities.

- In terms of health and safety, there was a real need for a new slipway.
 - The slipway needed to be painted in a suitable colour.
 - That the applicant complied with the application's requirements and conditions.
- (ch) It was proposed and seconded to approve the application in accordance with the recommendation.

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

- How much emphasis would be placed on the opinion of Natural Resources Wales?
- Would it be possible to include a condition to use a grey colour for the provision of two rib boats?
- Whilst aware that the landing stage was in the ownership of Trinity House, would it be possible to include a condition that a bilingual sign "No Trespassing / No access to the public" was installed on the landing stage to prevent other boats from landing on the island.

(dd) In response to the above observations, the Senior Planning Service Manager explained:

- That thorough collaboration and discussions had taken place with Natural Resources Wales and that the planning officers valued their opinion and expertise.
- It would be impossible to include a condition regarding the colour of the rib boats.
- A note would be sent to the applicant encouraging him to put appropriate bilingual measures in place in terms of island use.

RESOLVED: To approve in accordance with the following conditions:-

1. **Commence within five years**
2. **In accordance with plans.**
3. **Submit and agree on a Construction Environmental Management Plan prior to the commencement of the work.**
4. **Complete the work in accordance with the mitigation measures in section 2.2 of the Habitats Regulations Assessment.**
5. **Agree on the grey paint colour to cover the slipway.**

6. Application number C15/0424/46/LL – Land near Garreg Lwyd, Dinas

Construction of an agricultural building with slurry store underneath (with part of slurry store outside of building) along with the creation of an agricultural access.

(a) The Senior Development Control Officer elaborated on the background of the application and noted that the proposed building would measure 30.5m by 36.6m, with the lowest level of the building's external walls made of concrete panels and the highest level made of Yorkshire boards. The site was situated in the countryside and within the Llŷn and Bardsey Island AONB. The application was submitted to the Committee following receipt of three or more letters of objection.

Reference was made to the relevant policies together with public consultations.

In terms of principle, there was no doubt that a need had been proven for the new agricultural building which was the subject of this application and it was considered that it was reasonably necessary for agricultural purposes.

Although the proposal was not located near existing buildings it was noted that it was reasonable to expect that a holding of land which included 110 acres would have an agricultural building located on it, and it was considered that the applicant's reasons relating to the need to have a shed on the land were reasonable and worthy in relation to facilitating the arrangements of the agricultural enterprise.

In terms of visual amenities, it was noted that although the shed was significantly sizeable, this type of structure was one which was expected to be seen in countryside, and it was not considered that the proposal would therefore stand out as an alien feature in a rural location within the AONB. In light of the amendments that have been proposed and by imposing a condition to ensure that a soil *clawdd* was erected to plant the blackthorn, it was considered that the proposal would not cause significant harm to the landscape and that it was therefore acceptable in relation to Policy B8 of the GUDP.

It was not considered that the proposal would cause significant harm to the amenities of the local neighbourhood and that it was acceptable in terms of the relevant policies.

In terms of transport and access matters, it was not considered that the proposal would affect road safety subject to an appropriate condition ensuring that surface water does not flow from the site onto the highway.

In the context of biodiversity matters, it was considered that it was appropriate to include conditions in terms of submitting and agreeing on the *clawdd's* details, a biodiversity compensation plan together with undertaking the work on the slope outside bird nesting season.

Given all the relevant considerations, it was considered that the proposal was acceptable and it was recommended that it should be approved.

(b) The Local Member (who was not a member of this Planning Committee), noted the following points:

- that the application was before the committee as a result of a letter of objection from the owner of a property located around half a mile away.
- the planning officers had discussed with the applicant and had agreed on a compromise that satisfied both sides.
- in terms of biodiversity matters, it was noted that there would be no threat to species.
- the Community Council supported the application.

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

RESOLVED: To approve subject to the following conditions:

1. **Commence within five years**
2. **In accordance with the plans.**
3. **Roof to be of charcoal grey colour RAL 7016.**
4. **The Yorkshire boards to be left to weather naturally.**
5. **Agricultural use of the building only.**
6. **The *cloddiau* must be built near the entrance to a specification agreed upon with the Local Planning Authority.**
7. **Before any work is undertaken a biodiversity compensation plan must be provided which seeks to relocate the lowland acid grassland and manage for biodiversity.**

8. **No work to be done on the slope during the bird nesting season, namely between 1 April and 1 August unless it can be proven to the Local Planning Authority that no birds are nesting.**
9. **Agree on a landscaping plan around the building and the new access road which will include a soil *clawdd* with planning on top of it.**
10. **The applicant is to take every possible step to prevent surface water from the site discharging onto the road.**

Notes-

1. **Run the site in line with DEFRA document “A Code of Good Agricultural Practice for Farmers, Growers and Land Managers” 2009.**
2. **Construct and implement the site in line with Natural Resources Wales guidelines included in its letter dated 11 September 2015.**
3. **Need a right under Section 171/184 Highways Act for work to be done within the road / pavement / greenside.**

7. Application number C15/0507/11/LL – 390 High Street, Bangor

Application to demolish existing building together with the construction of a four-storey building which provides seven self-contained living units and the provision of an access and associated parking.

(a) The Development Control Manager elaborated on the background of the application, and noted that the site was on the lowest part of Bangor High Street and within the development boundary of the city. It was noted that the existing site was described in relation to its use as the applicant's roofing business centre with the building being used as offices and the yard to the rear was used to park vehicles and to store materials and equipment.

Reference was made to the relevant policies along with the public consultations and attention was drawn to the information submitted by the Agent on the additional observations sheet that had been distributed to the Committee.

In terms of visual amenities, it was noted that the site was located in a relatively prominent location, adjacent to the lowest part of Bangor High Street with the site surrounded by buildings of various size, design and appearance which had a mainly residential use.

It was noted that it would be inevitable that any development on the site would be likely to have some impact on the area's visual amenities but the proposal in this case would see a difference of approximately 6 additional metres in height compared with the height of the existing building.

It was noted that the success of developing the site depended on full consideration of the impact of any building on existing views, including the adjacent listed buildings, it was considered that it was possible to create a suitable and striking building that would not dominate the streetscape of the adjacent listed buildings, but it was not believed that this had been achieved in this case.

Attention was drawn to the fact that the building to be demolished was attached to a part of the gable end and front elevation of 1, Friars Terrace, which formed part of a row of three striking grade II listed buildings. A separate application had been submitted for listed building permission to undertake this work.

The Senior Conservation Officer stated that Friars Terrace and Plas Meuryn were traditional buildings in appearance, and the new development would be completely modern. It was considered that the proposal was too large for the site and that it would not add to the value and character of the listed terrace, but would rather undermine the current character. Erecting a new four-storey building would dominate the site and would have a detrimental impact on the character and setting of the adjacent listed terrace.

Based on all considerations, it was noted that the principle of the development was not unacceptable, but significant amendments needed to be made in terms of the design and scale of the building in order to create a plan which was suitable and acceptable for this specific site and which responded to officers' concerns. Therefore, it was considered that the proposal was unacceptable as it did not comply with the requirements of local and national policies and guidelines.

(b) It was understood that the local member supported the recommendation of the planning officers to refuse the application.

(c) The recommendation was proposed and seconded.

RESOLVED: To refuse for the following reasons:-

1. **The proposal is contrary to all the requirements of Policies B22, B23 and B25 of the GUDP as the design does not incorporate good design principles while using methods consistent with the nature, design and scale of the development.**
2. **The proposal, due to its design, size, height, scale, form and location next to the listed buildings would appear an incongruous feature and would have a detrimental impact on the appearance, character and setting of the historical site. The proposal is therefore contrary to policies B2 and B3 of the Gwynedd Unitary Development Plan and advice within chapter 6 of Planning Policy Wales and paragraph 11 of the Welsh Office circular 61/96 which states that proposals should not cause significant harm to the architectural or special historic character of listed buildings or their settings.**

8. Application number C15/0533/11/LL – Railway Institute, Euston Road, Bangor

Application for the demolition of the existing building and erection of a three-storey building to create 27 flats for students, relocation of pavement and creation of lay-by and parking for seven vehicles.

(a) The Development Control Manager elaborated on the background of the application and noted that the site was located within a residential area in the city of Bangor and within the development boundary, on steep land along Euston Road, near the Postal Sorting Office and railway.

Reference was made to the relevant policies together with the consultations as noted in the report.

In terms of the principle of the development, it was noted:

- That the building was not currently in use.

- CADW did not consider that the building met criteria for it to be listed.
- The proposal involved erecting a new building to provide student accommodation and that there was no specific policy in the UDP to deal with a development of this type.
- There was a need to weigh up material considerations when deciding whether or not the principle of siting the proposed development in this particular location was acceptable.
- Figures and tables showed the latest situation involving student accommodation developments in Bangor.

As a result of additional statements submitted as part of the application, it was considered that the proposal complied with the requirements of the relevant policies.

It was noted that the Transportation Unit was satisfied with the on-street parking provision and with the retention of the pavement.

A Linguistic and Community impact statement was submitted with the application and after consulting with the Joint Planning Policy Unit it was considered that the proposal was in accordance with the relevant policies and that it would not have an impact on the Welsh language.

Based on all considerations, it was considered that the proposal was acceptable in respect of local and national policies, and that there were no other material planning matters that stated otherwise, and that consequently, the application should be approved subject to relevant conditions.

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

- that there was an excessive supply of student accommodation in Bangor and that no more was required;
- halls of residence were not full;
- a substantial number of empty spaces were available in private sector houses;
- there had been a deterioration in Bangor's total student population for several years;
- the main objection was for the demolition of the building that was an important part of Bangor and Wales as architectural heritage was quickly disappearing;
- planning consideration noted "that the building on the site was a historical one that had important architectural elements and a community history to the area";
- CADW had not granted a listed status to the building as it had lost many of its internal features;
- over 1,000 people had signed an online petition against the demolition of the building including the Victorian Society and the Bangor Civic Society. However, should it be decided that the student dwellings would be approved, the Committee was encouraged to include a condition to re-use the building and not demolish it.
- the Chair was requested to accept the petition.

(c) Following receipt of legal advice, the Chair refused to accept the petition as it should have been part of the planning information file.

(ch) Taking advantage of the opportunity to speak, the applicant's representative noted:

- That this was an application for 27 flats which was very different to the high number of very small accommodation built in other parts of the city and that it would include self-contained studios with the top floor including flats that would be targeted for mature students and not first year students.
- High quality student accommodation would contribute to the local housing stock by allowing students who would otherwise occupy the rooms to leave those rooms that would provide a low cost accommodation for local people to rent.
- The observation of the Town Council was noted regarding the development in a residential area but it would get rid of a noisy nightclub.
- The Railway Club which used the building had now moved to a new site.
- A strict management strategy to deal with students who could cause nuisance for local neighbours was ensured.
- The Archaeological Trust had suggested conservation or making a record of the building and that the applicant was happy to offer a recording strategy but that preserving the building was not an option as there were serious structural defects and it could not be sufficiently insulated to modern standards.
- The Government encouraged use of brownfield sites for developments and that this site was on the outskirts of an industrial area.
- Redevelopment was a positive solution to what was currently a dilapidated and dormant building.

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

- That Bangor City Council objected to the application based on overdevelopment.
- The Conservation Officer noted that there was a history to the building and a connection with the railway and suggested that the applicant should consider preserving the building and converting it rather than demolishing it.
- Disappointment was expressed as no effort had been made to preserve the building as it was a beautiful building with features that deserved to be preserved and were essentially important and that the building had a local historical and cultural value.
- A public meeting had been held but it was understood that only one individual had attended as people were not aware of the meeting.
- Over 1,000 people had signed a petition and this should not be disregarded.
- The majority of students lived in the Deiniol / Menai ward and the student provision should not be extended to every part of the city and should the Railway Bridge not be designated as the limit?
- A sufficient number of accommodation and halls had been constructed to meet the figures designated by the Inspector in 2015.

(dd) In response to the above, the Senior Planning Service Manager explained:

- Historical matters and building status – that consideration had been given to this by officers but following considerations after the CADW investigation

it did not fall within listing criteria or within a Conservation area, therefore, a planning permission to demolish the building was not required.

- In terms of the need for student accommodation, reference was made to the tables in the report and specifically to table 4 and it could be seen that there was a need for this type of development to help meet the need.
- (e) It was proposed and seconded to refuse the application, contrary to the planning officers' recommendation on the grounds of overdevelopment and impact on residential amenities.
- (f) The following points were noted in favour of the proposal to refuse:
- That it was a historical building in terms of the railway industry and it would lose the character of the City;
 - Disappointment that no effort had been made to convert the building;
 - Over 1,000 of Bangor residents objected to the application and there was a need to listen to the voice of the people and the local Member;
 - It disagreed with figures in the report relating to the demand for student accommodation in Bangor and that this should be supported with robust evidence in future;
 - Student accommodation should not be spread across the City.
- (ff) In response to the observation regarding the demand for student accommodation, the Senior Planning Service Manager noted that the process of developing the Joint Local Development Plan was ongoing and that it would address policies involving student accommodation and houses of multiple occupation and that the information within the report was the current evidence as part of that process.

RESOLVED: To refuse the application contrary to the planning officers' recommendation as the proposed development would be an overdevelopment of the site and that it would have an effect on the residential amenities of neighbouring residents.

9. Application number C15/0662/09/LL – Land in Morfa Camp, Sandilands, Tywyn

Install PV (3.6MW) solar panels to include ancillary buildings, landscaping and access to the site.

- (a) The Senior Development Control Officer expanded upon the background of the application and noted that the application site measured approximately 6.7 hectares and included grade 4 agricultural grazing land and located on the marshland on the boundaries of the town of Tywyn. This site was part of the former RAF Morfa Camp. It was noted that the Pen Llŷn and Sarnau Special Area of Conservation was located in Cardigan Bay which was approximately 0.7km to the west of the site, and two Sites of Special Scientific Interest were located nearby, one on the Morfa Gwylt which was within 0.6km to the site to the north and the other, namely Dyfi, within 1.4km to the south. Attention was drawn to the fact that the ancient monuments of Caer Llechrwyd and Gwersyll Tal y Garreg were located to the north of the site and a number of listed buildings were located close to the site in the town of Tywyn. The proposal involved installing solar panels to create a solar park which would generate 3.6MW of electricity for the National Grid.

Reference was made to the relevant policies together with the public consultations as outlined in the report.

In terms of the principle of the development, it was noted that policy C1 of the Unitary Development Plan related to locating new developments, and it stated that land within town and village development boundaries and the developed form of rural villages would be the main focus for new developments. It was considered that the proposal was acceptable in terms of the relevant policies of the GUDP and that it complied with the appropriate policy for the provision of energy from renewable sources.

In terms of design and materials, attention was drawn to the fact that the plans did not go into detail about the proposed materials or finishes of the structures, but it would be possible to agree on using materials that were acceptable and were in-keeping with the site.

It was proposed to landscape the site by means of appropriate measures and therefore, it was considered that the proposal complied with relevant policies subject to conditions.

In terms of general and residential amenities, it was noted that additional documents had been submitted as part of the application and the information included in the documents stated that the development would not cause any nuisance or unsuitable glare as a result of sunshine, and that the proposal would not cause a harmful visual impact. In the context of light pollution and lighting, it was considered that the findings of this report confirmed that solar reflections from the development could affect nearby houses and road users, however, it was not considered that this impact would have a significant harm on the residential amenities of neighbouring residents or on the safety of users of nearby roads.

It was noted that there would only be an increase in traffic flow during the construction phase and the applicant had provided a traffic flow management plan in order to satisfy the requirements of Gwynedd Council's Transportation Unit.

No response had been received from the Council's Senior Conservation Officer; however, CADW's response noted that it was unlikely that the proposed development would have more than a local impact on the registered historic landscape.

By ensuring that an agreement was accepted to operate in a method that would protect the interests of biodiversity on the site by means of a condition, it was considered that the plan would meet the objectives of policy B20 of the Unitary Development Plan.

Given all the relevant considerations, it was not considered that the proposal was contrary to any of the relevant policies and therefore, the proposal was acceptable. The planning officers recommended approving the application subject to relevant conditions.

- (b) Taking advantage of the right to speak, the applicant's agent noted the following main points:
- That the plan was on the boundary of the dwelling on the land of poor agricultural quality and that the plan had been drawn up with consideration

of the landscape and biodiversity, and therefore, the applicant had been willing to agree to a landscape plan for the lifespan of the development.

- This would look at improving opportunities for the skylark and reptiles.
- An extensive public consultation was held and, although not a planning matter, a financial contribution would be presented to the local community.
- In terms of the sewers that crossed the site, assurance was given that contact had been made with Welsh Water to protect the assets.

(c) In light of the financial contribution to the community, the Chair noted that both local members had had to declare an interest.

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

- That the opinion of the Town Council had been shared on the matter.
- Some disagreed with the recommendation in light of the fact that the National Park surrounded the site and that the Pen Llŷn a'r Sarnau special area of conservation was approximately 0.7km to the west from the site and that two sites of special scientific interest were located nearby, and therefore, it could not be seen how approving the application could be justified.
- It was suggested that similar work that had commenced on the Tyddyn Cae site in Pen Llŷn should be visited. It was a mess on the landscape according to a Member's opinion.
- Similar applications were increasing and there was a concern about the visual impact, and it was agreed with the above suggestion that the Committee should visit the site in Pen Llŷn with an open mind in order to fully understand what the visual impact on the landscape was.
- Planning officers were requested to formulate an impact report on these type of applications on the landscape and for them to provide guidelines / regulations in the same manner as they did with wind turbines.

(d) The Senior Solicitor explained that the whole purpose of a planning application was to assess the site that was the subject of the application, and a substantial concern was expressed regarding the suggestion to visit another site in order to be able to make a decision on the application before the Committee. The Planning Committee was advised that there was a substantial risk in making a decision on a site in Tywyn based on visiting a site in Pen Llŷn.

(dd) The Senior Planning Service Manager expressed that he understood the observation in light of the fact that this type of development was new for the Council. In terms of wind turbines, a site visit was arranged for a Planning Committee in another County as part of training and similar arrangements could be made with these types of developments but it was emphasised that every case must be considered on its own merits.

In terms of a landscape impact assessment, it was emphasised that there was a comprehensive report before the Committee providing the professional opinion of officers as well as other statutory bodies on the visual impact. It was further noted that specific work had been undertaken by Gillespies examining the landscape capacity in Gwynedd and Anglesey and that the contents of the report gave consideration to the above research. It was noted that the recommendation before the Committee was based on the observations of consultations and that planning officers had considered the observations and had concluded that the application was acceptable.

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

RESOLVED: (a) To approve with the following conditions:

1. **Five years**
2. **To complete the development in accordance with the plans.**
3. **The panels must be located as shown in the plans, or as agreed in writing with the Local Planning Authority.**
4. **Agree on the materials/colour of the frames and anti-glare covers.**
5. **To agree on the colour of the fence and camera poles.**
4. **Agree and complete a landscaping plan and a landscape management plan.**
5. **Agree on and implement a Surface Water Management Plan and a Construction Environmental Management Plan.**
6. **Agree on and implement a Biodiversity Management Plan.**
7. **Agree on and implement a Traffic Flow Management Plan for the works.**
8. **Agree on and implement an Archaeological Works Programme.**
10. **Any electricity cables from the development to link to the electricity connection should be installed underground, and this should be agreed beforehand with the Local Planning Authority.**
11. **Within 25 years of completing the development or if the solar panels approved in this application remain unused for the purposes of generating electricity for 12 months, they must be permanently removed from the land and the site should be restored to its original condition.**
12. **Welsh Water standard conditions.**
13. **Agree on the external materials of all buildings.**
14. **Highways conditions.**
15. **The details of the site's lighting system, including the type, exact location, luminosity level and the method of protection from pollution or light overflow must be submitted to the Local Planning Authority for written approval and to be fully operational before the permitted development is completed and before the site is operational.**

(b) To ask planning officers to arrange future training for the Planning Committee to meet guidelines / regulations for applications to install solar panels.

10. Application number C15/0748/44/LL – Former Hamdden Caravan Premises, Porthmadog

Conversion and extension of former caravan repair premises into car sales, MOT centre and vehicle repair garage.

(a) The Senior Development Control Officer elaborated on the background of the application and noted that it included extending the main building on the site by extending it 2.3m forward to the boundary of the highway. The extension to the building would create 37m² of extra floor surface area. The site was located within the development boundary of Porthmadog and it was noted that the application had been submitted to the Planning Committee at the request of the local Member.

In terms of visual amenities, as the development was on a previously used site for a similar use and adjacent to buildings of the same scale, it was not considered that it would look out of place and it was considered that the development's appearance would be acceptable and would conform to the requirements of relevant policies. Nor was it considered that the proposal would cause significant harm to the amenities of the area.

It was noted that acceptable parking provision and arrangements could be secured on the site in order to satisfy the requirements of the Transportation Unit regarding the impact on highway safety.

Given all of the above considerations, it was noted that the proposal was acceptable based on its use, location, setting, design, materials, scale and any potential effect on the general amenities of the area and therefore it met the requirements of the relevant policies.

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

- That the former Pennant Motors garage was on the site in the past and that the proposal created four new jobs and had been filled by local Welsh people.
- The proposal to create a garage corresponded with the applicant's current business in Dolgellau and would be a way to help make the business sustainable and protect 20 existing jobs.
- It was noted that the extension was relatively small but necessary to be able to display cars within the display room.
- The conversion work had been commenced to get rid of asbestos as soon as possible.
- A planning permission to develop and extend the building already existed.
- The public consultations were responded to in terms of overdevelopment by noting that the proposal was simply an adaptation of the previous use that had already been approved by the planners.
- Creation of more traffic – the consideration of the highway specialist confirmed that the business would not create a substantial increase in traffic.
- Impact on the amenities of neighbouring residents – it was noted that the site had been used in the past as a garage, a caravan repair site and also as the Pennant Motors garage.
- Transport observations – that plans had already been adapted for parking spaces and had been accepted to be suitable with the requirements.
- Public protection – no complaints for the use of caravan repairs which was similar to the proposal.
- Limiting working hours would create a concern as the business needed to be available to repair the cars of North Wales Police in an emergency.
- Details of low levels of glare from the lighting had been submitted which showed that residents' amenities would not be affected by light pollution.
- The development was to be seen as an improvement to the existing appearance and the proposal complied with planning policies.

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

- That he was reluctant to object to an application by a local business but welcomed the opportunity to note the concerns of local residents and the Town Council.
- Light pollution in terms of adjacent houses that faced the site would be unacceptable - whilst he acknowledged that there were other businesses on the street no light pollution emanated from these businesses.
- Concern regarding loss of lighting in the Snowdon Street houses - one of the houses had been visited and there was evidence that the kitchen had darkened.
- There would be a substantial increase in noise in the workshop.
- Concern about parking as there was only space for one vehicle.
- Concerns had been received about speeding on the street and that there were insufficient measures to mitigate speeding.
- The Planning Committee was asked to refuse the application.

(d) In response, the Senior Planning Service Manager noted that while he sympathised with the concerns the use of this application had be considered and that it was an opportunity to have better control of operational hours than what had been in the past. It was noted that the application had planning history and that there would be no increase in terms of impact on local residents and that there would be more control over what currently existed. It was further noted that permission had been granted in 2013 to extend the front of the shop.

(e) The Senior Engineer (Development Control) reiterated that observations had been made following the first consultation, but since then additional information had been received on how vehicles and the parking of staff vehicles would be managed and he was satisfied with the arrangements. Reference was made to the island at the front of the site and that there was an opportunity to remove the island and consequently gain a bit of parking space for residents and customers.

(f) A Member noted that the Town Council objected to the application and it was proposed and seconded to visit the site.

RESOLVED: To defer consideration of the application and arrange a site visit.

11. Application number C15/0807/20/LL – Menai Marina, Hen Gei Llechi, Felinheli

Retrospective application to retain a pontoon within the quay.

RESOLVED: To postpone considering the application due to the implementation of the procedure for speaking in the Committee.

12. Application number C15/0808/20/LL – Menai Marina, Hen Gei Llechi, Felinheli

Retrospective application to retain a pontoon within the quay.

RESOLVED: To postpone considering the application due to the implementation of the procedure for speaking in the Committee.

13. Application number C15/0517/04/LL – Coed y Foel Uchaf, Frongoch

Installation of a wind turbine measuring 30.5m to the hub (48.01m to the tip of the blades) with a control box and associated works (resubmission of application previously withdrawn).

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

(a) The Development Control Manager elaborated on the background of the application and noted that the site was located on elevated land near the A4212 road which ran as the main link between the town of Bala and the village of Trawsfynydd. It was noted that the boundary of the Snowdonia National Park was located approximately 750m to the west with the Bala and Tegid Shores Landscape of Special Historic Interest located approximately 2km to the right of the site, and a wide area of Open Access Land designated under the Countryside and Rights of Way Act (2005) was located within 300m to the east of the site. Attention was drawn to the fact that the land was improved agricultural grazing land with electricity pylons located approximately 450 metres to the south of the site and there were panoramic views of the mountains around this site.

Reference was made to the relevant policies together with the public consultations within the report.

Reference was made to the additional observations submitted to the Committee.

Attention was drawn to the fact that an Anglesey, Gwynedd and Snowdonia National Park Sensitivity and Capacity Assessment by the Gillespies company confirmed that the application site was within the G12 Area of Llandderfel and described the landscape of the area in general as one of medium scale, which had a rural and undulating landscape, which had medium to high sensitivity to wind energy developments.

The policy presumed against developments that caused significant visual intrusion and were sited insensitively and unsympathetically within the landscape. It was considered, due to the prominence of the development within the landscape and from a vast area within the Park that it would significantly affect the enjoyment of users of the National Park. It was considered that a turbine at this proposed location would impact on the landscape, would draw attention away from the Park, and would impact on the designation of internationally important land.

Due to the nature of such developments, it was very difficult to integrate them with the landscape and, therefore, when considering such applications, their visual impact, the status of the landscape, the economic benefits and the national aim of promoting developments that generate renewable energy must be taken into account.

It was noted that it was considered that the proposal did not meet the requirements of the relevant policies, and that the turbine would have a significant and substantial impact on the features and special character of the National Park. The planning officers' recommendation was to refuse the application in accordance with the reason outlined in the report.

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

- That the application was a re-submission and that the applicant had wasted several months as officers continued to object to the application.
- The development did not affect the landscape.

- In terms of the break to the skyline, it was noted that approximately two rows of pylons ran through National Park territory which was nearly the same size as the proposed turbine but these were not visible as one would get accustomed to them.
- A young family that had begun farming had submitted the application.
- The Community Council supported the application.
- Should the turbine be painted in grey, it was felt that it would naturally blend in with the buildings, pylons etc.
- Only two objections had been submitted namely by an Officer from the National Park and Friends of the Park.
- Natural Resources Wales did not object to the application and officers had noted in an earlier application that the observations of Natural Resources Wales were of substantial importance.
- An appeal was made for the Committee to support the application.

(c) Given the above observations, the Senior Planning Service Manager emphasised that unlike the pylons this was a moving structure and not acceptable in terms of visual impact.

The recommendation to refuse the application was proposed and seconded.

(ch) A Member noted his support to the application as the development was an opportunity for a young family to be able to increase their income. Following the site visit, the Member was not of the opinion that the proposed development would be obtrusive and that he would be very disappointed if the application was refused.

RESOLVED: To refuse the application as it is considered that the alien nature and scale of the turbine together with the insensitive and incompatible location within the landscape would be a significant visual intrusion in the surrounding landscape and would have a detrimental impact on prominent and panoramic views by the public into, out of and across the surrounding landscape which includes Snowdonia National Park and open countryside and would therefore be harmful to the features and special character of Snowdonia National Park contrary to Policies B14 and C26 and Strategic Policies 2 and 9 of the Gwynedd Unitary Development Plan (2009), Supplementary Planning Guidance: Onshore Wind Energy (2014), Planning Policy Wales (Edition 7, July 2014) and Technical Advice Note (TAN) 8: Renewable Energy (2005).

The meeting commenced at 1:00pm and concluded at 4:40pm.