

## LLŶN AREA OF OUTSTANDING NATURAL BEAUTY JOINT ADVISORY COMMITTEE 20/12/17

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**Present:**

Sian Parri (Tudweiliog Community Council) (Chair)  
Councillor Gareth Williams (Gwynedd Council) (Vice Chair)

**Members:** Eirian Allport (Clynnog Fawr Community Council), Noel Davey (Campaign for the Protection of Rural Wales) John Gosling (Abersoch and Llŷn Tourism Partnership), Jina Gwyrfai (Llanaelhaearn Community Council), T. Victor Jones (Llanbedrog Community Council), Sianelen Fleming (Pistyll Community Council), Hedd Rhys (NFU Cymru), Gillian Walker (Cyfeillion Llŷn) and Gruffydd Williams (Nefyn Town Council).

**Officers:** Bleddyn P. Jones (Llŷn AONB Service Manager), Elin Wyn Hughes (Llŷn AONB Projects Officer), Wyn Williams (Countryside and Access Manager) and Bethan Adams (Member Support Officer).

**Apologies:** Councillors Anwen Davies, John Brynmor Hughes and Aled Wyn Jones (Gwynedd Council), along with Brett Garner (Llŷn Fishermen's Association), Laura Hughes (National Trust) and Alun Price (Natural Resources Wales).

### 1. ELECTION OF CHAIR

**RESOLVED to elect Sian Parri as Chair for 2017/18.**

### 2. VICE-CHAIR

**RESOLVED to elect Councillor Gareth Williams as Vice-chair for 2017/18.**

### 3. DECLARATION OF PERSONAL INTEREST

Councillor Gruffydd Williams (Nefyn Town Council) declared a personal interest in item 5 on the agenda 'Urgent Matters', as he was a member of Gwynedd Council's Planning Committee. The Member was of the opinion that it was a prejudicial interest, and he withdrew from the room during the discussion on the item.

### 4. URGENT ITEM

The AONB Service Manager noted that an amended application on the site of 'The Shanty, Abersoch', had been submitted to the Planning Service (application no. C17/1024/39/LL). Members were reminded that the Joint Committee had discussed the original application at the previous meeting on 6 September 2017 and had submitted the below observations to the Planning Service:

- That the Llŷn AONB Joint Advisory Committee objected to the application on the following grounds:
  - The proposal would be an over-development of this prominent site with a substantially larger footprint than the present dwelling.
  - The development would be intrusive.

- That the Joint Advisory Committee was concerned about the cumulative impact of such developments on the AONB.

He noted that the original application had been refused by the Planning Committee on 25 September 2017.

He reported that the Planning Committee at its meeting on 18 December had postponed the decision on the amended application in order to give the Joint Committee the opportunity to submit observations about the application.

It was noted that the size of the house in the proposal had been reduced, a garage was no longer part of the amended application and there would be more vegetation around the development as it was smaller. He noted that he had submitted observations to the Planning Service about the application on behalf of the AONB Unit, in accordance with procedure. He explained that, as a chartered planner, he was qualified to submit observations on planning applications.

He noted that he had submitted observations on the application about the matters concerning the impact on the AONB and that he was of the opinion that:

- A commendable effort had been made to try to design the building so that it would be in keeping with the unique site on the end of the Peninsula and that the design standard was higher than that of the buildings on either side which were more urban and lacking in character;
- That the materials on the whole were appropriate for the coastal setting;
- Having weighed up the details of the application, that the proposal would not affect the AONB.

He highlighted that the AONB Unit had submitted observations expressing concerns about a number of applications to demolish and rebuild in the Abersoch area, for example, the Harbour Hotel, White House Hotel and Blaen y Wawr, but that the applications had nevertheless been approved.

He drew members' attention to the plans and pictures of the development that had been displayed at the meeting, stating that one plan showed the difference between the original application and the amended application. He stated that a representative from Cadnant Planning (the agent for the application) was in attendance and that she would respond to members' questions. Members were given an opportunity to look at the plans and pictures.

During the ensuing discussion, members made the following main observations:

- Although the size of the house had been reduced, there was still concern as it was over three floors with extensive use of glass on a prominent site;
- That the house was larger than the original house and the proposed house would not be in the exact same location as the existing house;
- Concern about the cumulative effect of such developments on the area;
- Historic buildings needed to be protected and the proposal would be an over-development of the site with an incongruous design;
- Approving the application would set a precedent.

In response to the members' observations, the representative from Cadnant Planning noted:

- The house would take up 25% of the site's area with the rest of the land available for effective landscaping. Some other houses in the area took up approximately 60% of their site with less land available for landscaping;

- The house had been reduced by 25% compared to the original application;
- The AONB safeguarding policy did not state that a different design contravened policy;
- That the proposed house was within the development boundary and had a layered design in order to blend in with its site;
- The principle of the proposal was acceptable;
- The size of the proposed house was approximately two or three times the size of the existing house, but that it would only take up 25% of the site.

A member noted that a meeting of the Joint Committee should be called when a large planning application was submitted in the AONB so that members were given the opportunity to consider it before the Llŷn AONB Service Manager sent observations to the Planning Service.

In response, the Llŷn AONB Service Manager noted that he was employed by Gwynedd Council and, in accordance with the service agreement, he had submitted observations on the application to the Planning Service. He emphasised that his role was different from that of the Joint Committee. He noted that the planning application under consideration was a new application and that there had not been a meeting of the Joint Committee during the consultation period on the application.

In response to members' observations about planning policies, the Llŷn AONB Service Manager stated that the Joint Committee's role was to consider the visual impact of a development on the landscape and coastline of the AONB.

**RESOLVED to submit the following observations for the attention of the Planning Service in relation to the planning application of 'The Shanty, Abersoch' (application no. C17/0124/39/LL):**

- **Despite acknowledging that the plan has been amended since the previous application, the Llŷn AONB Consultative Committee continue to object to the application on the grounds that:**
  - **The proposal would be an over-development of this prominent site with a substantially larger footprint than the present dwelling.**
  - **The development would be intrusive.**

## **5. MINUTES**

The Chair signed the minutes of the previous meeting of this Joint Committee held on 6 September, 2017, as a true record, subject to amending the attendance in the English version to state that Brett Garner represented "*Llŷn Fishermen's Association*".

## **6. AONB MANAGEMENT PLAN**

The Llŷn AONB Service Manager submitted the report, stating that in the meeting of the Joint Committee on 6 September 2017 a decision had been made to accept the amended draft of the AONB Management Plan as a basis for public consultation. He reported that the public consultation had taken place between 2 October and 10 November.

The members were guided through Appendix 1 of the report which contained a summary of the main observations received, the observations of the AONB Service and a recommendation to change the plan or not.

Individual members noted the main observations below in relation to the observations received as part of the public consultation:

- Would it be possible to use a different wording from Brexit, either 'leaving the European Union' or a Welsh spelling?
- 6.3 - That the fence at Bwlch yr Eifl was visually impacting the AONB. It was in an open access area and went directly to the Tre'r Ceiri defensive wall. Did not understand how a fence was allowed to be installed;
- 6.3 - That reference should be made to the work of installing cables underground that had already been completed at Bwlch yr Eifl in the Plan;
- 6.7 - That touring caravan sites were overpopulating their sites and, because of a shortage of enforcement staff at the Council, it was difficult to police. The need to screen caravan sites to reduce the visual impact;
- 12.2 - With regards to extending the tourism season in the area whilst being environmentally sustainable and protecting the environment, the need for promotion that was sustainable to the Welsh language, and making the language a selling point for the area. It had to be acknowledged that tourism, albeit a positive thing, had had a negative impact on the Welsh language in the area;
- 12.6 - That signs should direct people to the AONB from the A55 as part of the Wales Roads Programme to make people aware of the area;
- 12.6 - It should be ensured that Ffordd y Glannau that would begin at Aberdaron and end in St David's as part of the Wales Roads Programme was not promoted to the detriment of other parts of Pen Llŷn;
- 13 - The multi-use access-for-all path from Nefyn to Nefyn Headland needed to be promoted;
- 13.3 - Would it be possible to state what was noted in the Council's Rights of Way Improvement Plan in the Management Plan to reinforce paragraph 13.11.2 especially in relation to priorities;
- 13.4 - That the observation by Natural Resources Wales was fairly negative towards a group of volunteers carrying out the work, stating that it would not be sufficient to prevent the loss of important parts of the network. It should be noted that the work of volunteers further benefited the network not only from a health and Welsh language perspective;
- Would it be possible to include a more detailed map of the AONB in the Plan?

In response to the above, the officers noted:

- It would be possible to not use the word Brexit in the Welsh version;
- As regards the fence on Bwlch yr Eifl, enquiries had been made to Natural Resources Wales and further enquiries would be made;
- In accordance with the recommendation, more information would be provided about laying cables underground in paragraph 6.92 of the Management Plan, and a reference to the fence would be added;
- It was suggested in the Plan that a survey of the area's caravan parks be carried out in 2019 and that monitoring needed to be strengthened;
- Attention to be given to the Welsh language matters raised in a Welsh language study intended to be conducted in 2019;
- That the Wales Roads Programme include new signs as part of the Plan;
- It was recommended that information be included about the Wales Roads Programme in the Plan rather than promoting it. The matter could be a possible item in the agenda for a future Joint Committee meeting in order to present more information;
- It was recommended that an additional action be included, which would refer to the creation of new link pathways to open access land and raising awareness digitally and through Llygad Llŷn;

- Information was included to reinforce what was noted in the Council's Rights Of Way Improvement Plan in paragraph 13.11.2 of the Plan;
- That consideration should be given to including a more detailed map of the AONB in the Plan.

A member enquired as to the latest with the Landscapes of the Future review and the funds mentioned that would be available to the AONB. In response, the Llŷn AONB Service Manager noted that collaboration had taken place between the National Parks and AONB, areas of work had been identified and some money put aside but no action had so far been taken.

The member stated that a letter should be sent to Welsh Government to seek confirmation of the situation.

A member noted that he would raise the matter at a meeting in January, which Visit Wales would attend. A member added, if a letter were to be sent, a copy should be sent to Siân Gwenllïan AM who was a member of the Assembly's Environment Committee.

The Llŷn AONB Service Manager confirmed that he would send a letter on behalf of the Joint Committee.

The Llŷn AONB Service Manager stated that a succinct version of the Plan would be submitted to the Joint Committee for members to provide observations. He stated that observations had been received from the Council's Leadership Team after the agenda was distributed, noting that "... there was a need to add a note to the plan stating that this could be completed within the current resources but that, if the situation were to change, it would have to be revisited". It was recommended that a sentence be added under actioning to state that success in carrying out the Plan depended on budget and that the situation could change.

The Chair expressed her appreciation of the work of the Llŷn AONB Service Manager and the Llŷn AONB Project Officer in relation to the Plan.

**RESOLVED:**

- (i) that the Llŷn AONB Service Manager incorporates the observations of Members, and recommendations noted in Appendix 1 and the observations of the Leadership team in the Management Plan;**
- (ii) to submit the Management Plan for the attention of the Cabinet Member for the Environment, recommending that the Council adopt it.**

The meeting commenced at 4.30pm and concluded at 6.10pm.

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**CHAIR**