



Complete Agenda

Democratic Services
Council Offices
CAERNARFON
Gwynedd
LL55 1SH

Meeting

COMMUNITIES SCRUTINY COMMITTEE CRIME AND DISORDER

Date and Time

10.30 am, THURSDAY, 13TH DECEMBER, 2018

**NOTE: A BRIEFING SESSION WILL BE HELD FOR MEMBERS ONLY AT
10:00AM.**

Location

Siambwr Hywel Dda, Council Offices, Caernarfon, Gwynedd. LL55 1SH

* NOTE

This meeting will be webcast

https://gwynedd.public-i.tv/core//en_GB/portal/home

Contact Point

Lowri Haf Evans

01286 679878

lowrihafevans@gwynedd.llyw.cymru

(DISTRIBUTED 06/12/18)

COMMUNITIES SCRUTINY COMMITTEE

MEMBERSHIP (18)

Plaid Cymru (10)

Councillors

Elwyn Edwards
Linda Morgan
Gethin Glyn Williams

Annwen Hughes
Edgar Wyn Owen
Gruffydd Williams
Vacant seat

Aled Wyn Jones
Catrin Elen Wager
Simon Glyn

Independent (5)

Councillors

Peter Antony Garlick
Kevin Morris Jones
Elwyn Jones

Keith Jones
Mike Stevens

Llais Gwynedd (2)

Councillors

Robert Glyn Daniels

Owain Williams

Individual Member (1)

Councillor
Stephen W. Churchman

Ex-officio Members

Chair and Vice-Chair of the Council

A G E N D A

1. APOLOGIES

To receive any apologies for absence.

2. DECLARATION OF PERSONAL INTEREST

To receive any declaration of personal interest

3. URGENT ITEMS

To note any items that are a matter of urgency in the view of the Chairman for consideration.

4. MINUTES

4 - 8

The Chairman shall propose that the minutes of the meeting of this Committee, held on 11th October 2018 be signed as a true record.

5. ANNUAL COMMUNITY SAFETY PARTNERSHIP UPDATE

9 - 43

Cabinet Member: Councillor Nia Jeffreys

Consider the report submitted by the Delivery Manager of the Gwynedd and Môn Community Safety Partnership on the strategic development of the Partnership

6. STREET ENFORCEMENT TRIAL

44

Cabinet Member: Councillor Gareth Griffith

Consider the Head of Highways and Municipals report

7. PLANNING MATTERS, PLAS PISTYLL, PISTYLL, PWLLHELI

45 - 115

Cabinet Member: Councillor Dafydd Meurig

To receive the Head of Regulatory Departments report

8. GWYNEDD COUNCIL SMALLHOLDINGS ESTATE

116 - 120

Cabinet Member: Councillor Dafydd Meurig

To receive the Senior Property Managers report

Communities Scrutiny Committee 11 October 2018

PRESENT:

COUNCILLORS: Stephen Churchman, Elwyn Edwards, Peter Garlick, Simon Glyn (Chairman), Annwen Hughes, Elwyn Jones, Kevin Morris Jones, Edgar Wyn Owen, Mike Stevens, Catrin Wager, Owain Williams and Gruffydd Williams.

OFFICERS: Gareth James (Member Support and Scrutiny Manager) and Lowri Haf Evans (Member Support Officer).

ALSO IN ATTENDANCE:

In relation to item 5 on the agenda - Dafydd Meurig (Cabinet Member - Environment), Dafydd Wyn Williams (Head of Environment), Gareth Jones (Senior Planning and Environment Manager) and Manon Williams (Public Protection Manager (Retail))

In relation to item 6 on the agenda - Dafydd Meurig (Cabinet Member - Environment), Dafydd Wyn Williams (Head of Environment), Gareth Jones (Senior Planning and Environment Manager) and Alun Evans (Public Protection Manager (Welfare))

In relation to item 7 on the agenda - Emlyn Jones (Senior Manager, Gwynedd Consultancy) and Owain Griffiths (Environment Group Officer - YGC)

1. APOLOGIES

Apologies were received from Councillors Glyn Daniels, Aled W Jones, Berwyn Parry Jones, Keith Jones, Linda Morgan, Gethin Glyn Williams and Gareth Griffith (Cabinet Member for YGC)

2. DECLARATION OF PERSONAL INTEREST

None to note

3. URGENT ITEMS

None to note

4. MINUTES

The minutes of the previous meeting of this committee, held on 14.6.2018, were accepted as a true record of the meeting.

5. THE SERVICE PROVIDED BY THE TRADING STANDARDS UNIT (PUBLIC PROTECTION)

The report of the Head of the Environment Department was presented, which outlined the activities and responsibilities of the Trading Standards Unit, which formed part of the Public Protection Service. A brief description of the nature of the work of the Unit was provided. The changes the Unit had experienced over recent years along with the challenges it had faced, were outlined.

The Senior Manager noted that it was likely the Unit's areas of work had not been discussed at Committees since the time of the foot and mouth outbreak. The report, therefore, provided a good opportunity to raise awareness of the Unit's areas of work and statutory duties that supported agricultural businesses in the County. He highlighted that many fields were specialist fields and that they varied greatly. A request was made for the Committee to consider the priorities of Gwynedd Council - were they Trading Standards (pure) or Animal Health and Welfare. He reiterated that, at present, the Service was only managing to scrape the surface in an attempt to strike a balance between reactive work and proactive work. To date, there had been no complaints and the work would, therefore, proceed; yet he highlighted the unavoidable risk in the event that something were to go amiss.

During the ensuing discussion, the following points were highlighted by individual Members:

- The cuts to staffing numbers had been excessive
- More information was needed on the performance of the Unit; that is, did the service address statutory requirements
- Acknowledged that the officers were doing their best and that there were insufficient resources
- The report highlighted fundamental values in safeguarding the welfare of people and animals
- There was a need to collaborate with partners
- There was a need to consider the impact of Brexit on agriculture

In response to a question about the effects the cuts would have and how the Unit would avoid failures, the Cabinet Member emphasised that the Unit was coping but had had to adapt its work practices. He explained that the current situation was sufficient but that he did not wish to see further cuts in the field. With the need for specialist staff across the field to avoid risks to the Council, the work had to be done correctly and, although it was coping, the service was losing its robustness.

In response to the comment about the number of service requests (1766), it was noted that not every request was resolved and the Unit had to prioritise.

The Public Protection Manager (Retail) stated that national influences were also challenging and that it was difficult to strike a balance. She noted that the Unit collaborated well with the Police, RSPCA, DEFRA, Vets and others, by focusing on providing advice before offences took place and ensuring that general standards did not fall. She reiterated that the Unit did not have enforcement powers and that the only fees imposed were in relation to weights and measures.

It was proposed and seconded to accept the report.

RESOLVED:

- to acknowledge the excellent work of the Unit
- to request a more detailed report that would contain data about the Unit's performance (to be included in the Committee's work programme 2018/19)

6. FOOD STANDARDS AGENCY AUDIT ON GWYNEDD COUNCIL'S FOOD LAW ENFORCEMENT SERVICES, 22 TO 26 FEBRUARY 2016

Submitted - the report of the Cabinet Member on the progress made to address 34 recommendations published by the Food Standards Agency (FSA) following an audit of the Council's food law enforcement provision. A report was provided on the progress

made to meet the recommendations in accordance with the plan at the Communities Scrutiny Committee, 10.10.17. In February 2018, FSA officers revisited the Service to assess further progress on the improvement plan. It was reported that 20 of the recommendations still required further action.

It was reported that the Service had taken major steps toward meeting the 34 recommendations made in the FSA's full audit of the Council's food law enforcement provision in February 2016. After revisiting in February 2018, confirmation was given that the Service had met a proportion of the recommendations, that it had made good progress on some recommendations, but that limited progress or no progress had been made to meet four of the recommendations.

It was acknowledged, in accordance with some of the recommendations, that there were insufficient resources to meet the requirements of food law enforcement as demanded by Welsh Government. In a report to the Cabinet (July 2018) the importance of the service with respect to statutory requirements, the nature of the work, and the possible risks for the residents of Gwynedd and the Council from non-compliance with the requirements, were outlined. The Cabinet, consequently, agreed that the Environment Department could use an (annual) income of £70,000 from the Transportation and Countryside Service, which had previously been identified as a contribution toward the Council's savings plan, to employ new officer(s) to the Public Protection Service on a permanent basis. Having made appointments and after a period of settling down/training it was expected that this would allow the Service, in time, to meet its food law enforcement commitments in accordance with the National Food Safety Framework Agreement.

Meanwhile, it was noted that the Service would continue to implement the improvements noted in the improvement plan to fully meet the 34 original recommendations. It was reiterated, because of the historical backlog of food safety inspections, time would be needed to complete them. It showed that 290 inspections, that should have been completed by the end of March this year, were still pending. If the appointments procedure was successful, it was expected that the work would be completed by 2021 at the latest.

During the ensuing discussion, Members highlighted the following points:

- It was reassuring to see progress, but there was concern that two and a half years had elapsed and 20 recommendations still needed further action. Further progress was needed
- The Council's failure to meet statutory requirements posed a significant risk
- Lack of resources was not a good enough excuse
- Targets still needed to be met
- The effect of the cuts was now visible - this was evidence that excessive cuts had been a mistake
- Why had a request for financial support not been made to the FSA within the two and a half years in order to address the lack of resources?
- It was accepted that there had been an increase in the workload and that officers had to put in more effort
- Statutory requirements had to be prioritised

In response to a question about the ability to charge a fee for visits, the Public Protection Manager (Welfare) stated that charging fees had recently attracted national attention; but, to date the 'political' will to charge fees was lacking. It was reiterated that a fee of £150 was charged for a revisit.

The Cabinet Member reiterated that the paperwork for the visits were being enforced by the FSA and that it was laborious. The intention to look into information technology

systems was noted, but that it was difficult to establish less bureaucratic arrangements - this was frustrating. It was argued that some of the recommendations were valid but that some formed part of unnecessary procedures.

It was proposed and seconded that the Committee request that the Cabinet refer the matter to Welsh Government since the Service was unable to meet the statutory recommendations in this field, and to request more funding.

RESOLVED:

Accept the content of the report of the Cabinet Member for the Environment, and recognise that the Council is unable to meet its statutory responsibilities in the field of Food Standards.

Members of the Scrutiny Committee wished to draw the Cabinet Members' attention to their responsibility in this field, and recommended that the contact Welsh Government immediately to request further resources to meet the statutory requirement.

7. DELIVER SUSTAINABLE DRAINAGE SYSTEMS IN NEW DEVELOPMENTS

Gwynedd Consultancy presented a report highlighting the implications to the Council and developers from implementing Schedule 3 of the Flood and Water Management Act 2010. In accordance with the Act, new developments would have to contain Sustainable Drainage Systems (SuDS) features that satisfied national standards. It was noted that all Local Authorities were required to establish a body that would accept, approve, adopt and enforce SuDS features, in accordance with the new Regulations - which was the Sustainable Drainage Systems Approval Body (SAB).

During the ensuing discussion, individual Members highlighted the following points:

- Developers were facing increased pressure and costs
- The costs would add to the sale price of the house and it would, therefore, be impossible to provide affordable houses
- This was a further statutory requirement imposed on an Authority without further funding
- There was a need to ensure good and transparent arrangements and to establish a good relationship with developers

In response to a question that asked whether the service would be self-sufficient, officers stated that they were confident it could work. Given the intention to work jointly with Anglesey, it was reiterated that the fees were currently vague and several applications would be needed to ensure success. It was highlighted that a consultation process had taken place and that the costs for smaller developers had been highlighted. The need to ensure that developers were responsible for maintenance costs since additional funds were not available was also stated. It was reported that the funds to establish the body was a £29k cut that had not been introduced (which would be available for three years). It was argued that this was sufficient to establish a procedure to refine and maximise the potential to make this work. There would have to be sufficient funding to meet needs. It was reported that the Service had expertise within the field and was, therefore, likely to be able to cope with the additional work and to lead across North Wales. This would place Gwynedd in a strong position.

In response to a question about the impact on the planning applications timetable, it was noted that the process reflected planning procedure. It was reiterated that the two procedures came under two different Acts and, although not dependent on each other,

both procedures needed to be in place before construction work could begin. The intention was to commence in January 2019.

It was proposed and seconded to accept the information and a request was made for a progress report in 18 months.

RESOLVED to accept the report.

The Committee acknowledged the lack of funds for setting up the body to enforce SuDS features. A request was made for the Service to provide an update / progress report in 18 months

8. PLANNING AND THE WELSH LANGUAGE SCRUTINY INVESTIGATION

An update was presented on the investigation along with an amended timetable that extended the steps until May 2019.

It was proposed and seconded to accept the update

RESOLVED TO ACCEPT THE UPDATE

The meeting commenced at 10:30am and concluded at 12:20pm

REPORT TO: COMMUNITIES SCRUTINY COMMITTEE (CRIME AND DISORDER) GWYNEDD LOCAL AUTHORITY

DATE: 13 DECEMBER 2018

REPORT BY: COUNCILLOR NIA JEFFREYS
(SUPPORT OFFICER - CATHERINE E ROBERTS)

SUBJECT: ANNUAL UPDATE BY THE COMMUNITY SAFETY PARTNERSHIP (GWYNEDD AND ANGLESEY)

1.00	PURPOSE OF THE REPORT
1.01	To provide an overview to Members of the activities of the Gwynedd and Anglesey Community Safety Partnership (CSP) during the 2017/18 year, and developments for 2018/19
2.00	BACKGROUND
2.01	The Community Safety Partnership is required to formally report to this committee each year to present an overview of activities. This ensures that the Partnership delivers its obligations in accordance with sections 19 and 20 of the Criminal Justice and Police Act 2006. The committee's duty is to scrutinise the Partnership's work, rather than the work of individual members (bodies).
2.02	There is a statutory duty on Local Authorities in accordance with the Crime and Disorder Act 1998, and subsequent amendments because of the Police and Criminal Justice Act 2002 and 2006, to work in partnership with the Police, the Health service, the Probation Service and the Fire and Rescue Service , to address the local community safety agenda. These are the main agencies that make up the Community Safety Partnership. The Partnership has a duty to deal with - <ul style="list-style-type: none"> • Crime and Disorder • Substance Misuse • Reducing reoffending • Delivering a strategic assessment to identify priorities (work that is now undertaken on a regional basis) • Putting plans in place to deal with these priorities (a plan now exists on a regional and local basis)
2.03	A partnership has existed in Anglesey and in Gwynedd since 1998. However, it has operated as a two-county Partnership for the past five and a half years.
3.00	THE PARTNERSHIP'S PRIORITIES/DOCUMENTS FOR SCRUTINY
3.01	The partnership works to an annual plan, which is based on a three-year regional plan. The 2017/18 end of year performance report and 2018/19 plan, are attached (appendices 1,2)
3.02	Seven priorities attract the Partnership's attention. Here are the priorities for 2017/18 and 2018/19. These priorities are based on a strategic assessment. They are -

	<ul style="list-style-type: none"> • Reducing victim based crimes (acquisitive crimes only) • Reducing Antisocial Behaviour • Supporting vulnerable people to prevent them becoming victims of crime • Raising confidence to report incidents of domestic abuse • Raising confidence to report sexual abuse • Addressing substance misuse in the area • Reducing Re-offending
4.00	MAIN MESSAGES DERIVING FROM THE ACTIVITY OF 2017/18
	<p>The Partnership's end of year report is attached. The report shows the situation in relation to the above-mentioned priorities, namely -</p> <ul style="list-style-type: none"> • Victim Based Crime has increased in Gwynedd by 13.3% in the first half of 2018/19. Analysis has evidenced that this is an increase in crime recording effectiveness rather than an increase in offending; these changes have had a particular impact on the number of recorded Violence and Sexual offences. Changes in the recording of incidents of stalking and harassment have also contributed to an increase across the force area. Prior to April 2018 these incidents would only have been recorded when they were the principal offence; however, they are now being recorded for all cases. For instance, if someone reported being assaulted and disclosed that it was part of an ongoing harassment case only the assault would have been recorded. Since April 2018 both the assault AND the harassment are being recorded as separate crimes. Gwynedd is slightly above the average compared to its Most Similar Group (MSG) and is anticipated to remain stable. • Gwynedd has experienced a reduction of 6.3% in Acquisitive Crime, including residential burglary, in 2018/19 when compared to the same period the previous year. In comparison to its MSG, acquisitive crime in Gwynedd is slightly below the average. It was noted that there had been an increase in business related burglaries and offences of theft from motor vehicles in August 2018 within the Caernarfon Town area, therefore an operational order was prepared and a plain clothes operation began during peak hours and targeted the areas/streets that had been identified as hotspot areas. • The number of repeat victims of crime (3 or more in 12 months) continues to increase in Gwynedd in 2018/19 when compared to the same period the previous year. This pattern is evident across North Wales as a whole. Force wide, over 70 percent of repeat victims are victims of violence; as changes in recording processes have had a significant impact on violent crime levels, it has resulted in more repeat victims being identified. • Antisocial behaviour reported to North Wales Police is highly seasonal with a significantly higher number of incidents reported during summer months when compared to winter months. Recorded ASB levels in Gwynedd are

	<p>lower in 2018/19 when compared to the previous year. Repeat victims, locations and high-risk vulnerable victims are referred for review to a monthly multi-agency tasking group. Caernarfon has been identified as a hotspot area for ASB, which has primarily been youth related. An operation has been run to tackle this along with diversionary activities, which have been offered to youths over the summer period. An evaluation of the project has identified that it was a success as the number of ASB related incidents in Caernarfon over the Summer period this year was lower than last year, with the most success being in the wards of Menai, Cadnant and Seiont. These wards were causing the highest demand prior to the operation and activities.</p> <ul style="list-style-type: none"> • Hate Crime in Gwynedd has increased in the first half of 2018/19, when compared to the same period for 2017/18, with 71 offences being recorded year-to-date in comparison to 66 for the previous year. • With a national focus on crime recording integrity, changes in the recording of victim based crime have had a particular impact on domestic related offences. As a result, reports of Domestic Crime being identified in Gwynedd have increased. Repeat victims of DA in Gwynedd however are lower in 2018/19 when compared to previous year. • Recorded levels of High Risk Sexual Violence in Gwynedd have decreased by 14.7% in comparison to the previous year. In comparison to its Most Similar Group, sexual violence in Gwynedd is above average. • Repeat offenders are people aged over 18 who have committed an offence on three or more occasions in 12 months, therefore the value for each month is a snapshot of the previous 12 months. The number of repeat offenders in Gwynedd remains stable, with a slight decrease in comparison to the previous year.
5.00	MAIN SUCCESSES DURING 2017/18
5.01	<ul style="list-style-type: none"> • Of the 34 actions in the 2017/18 plan, at the end of the year, 33 were green (achieved), and one was amber (work done but not completed). • The one amber action was pertinent to the completion of the Gwynedd Domestic Homicide review (DHR). This action was revised in the current plan (new DHR) as the completion of a DHR can rarely be achieved within a 12-month period. • The partnership has also revised the performance measures it uses within the plan, we believe the new measures will give a clearer and more accurate picture. • The partnership has seen a change in the way that Anti-Social Behaviour is being tackled. The Police have led on new multi-agency groups, in order to offer more early intervention. This includes a group which meets weekly,

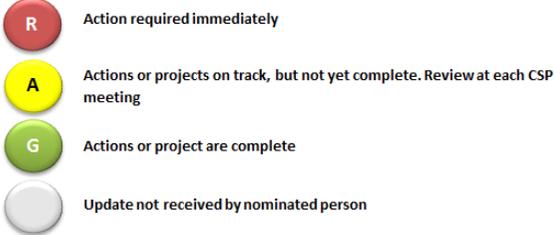
	<p>consisting of all housing related services, both statutory and third sector, the Police and other partners.</p> <ul style="list-style-type: none"> • A successful campaign was held in November at Ysbyty Gwynedd to raise awareness of domestic abuse amongst the public - in line with the National White Ribbon Campaign • A campaign was held to raise awareness of crime, substance misuse, sexual abuse and keeping safe for students in Bangor during Freshers week • The Partnership spent the grants in full in 2017/18 and we anticipate the same in this financial year • In relation to the situation pertaining to Domestic Homicide reviews, the two County partnership is currently leading on two (both in Gwynedd) one has recently been submitted to the Home Office Quality Assurance panel. • An operational group in Anglesey – called Vulnerable And Risk Management meeting (VARM), is currently being evaluated. The panel, which, has representation from Social Care, Health and the Police, work together to meet the needs of individuals with possible mental health issues, which cause a high demand for services. We are now working to a possible pilot of the same structure in Gwynedd, probably in Meirionnydd. • The requirements of the new Welsh Government Act on Violence Against Women, Domestic Abuse and Sexual Violence (VAWDASV) continue to develop. In terms of the new statutory requirements, we have already – <ul style="list-style-type: none"> ○ Appointed a new regional Advisor ○ Established a regional Board to oversee the development of a new regional strategy and commissioning process ○ Started on the process of reorganisation for the supporting team for this agenda. The future team will be a regional resource, as opposed to the local co-ordinators we currently have in place. ○ Developed a regional VAWDASV strategy, which has been accepted by Welsh Government, and recently agreed by the Cabinet • One of the main requirements of the Wales VAWDASV Act is the roll out of the National Training framework. This required all Local Authority staff to receive training at specific levels on Domestic Abuse. This is not an easy task, and is proving to be challenging • Discussions have begun within some services, to identify potential champions and applicants who are qualified to deliver and undertake Groups 2 and 3 (respectively) of the National Training Framework • The new two County substance misuse service for children and young people has been establishing itself over this period, the team of 5, is now in place – and building on networks and joint working across the two Counties. The partnership has also been successful in retaining money from the, now, regional grant for VAWDASV, to commission a further 12 months of the
--	--

	<p>Caring Dads programme. A voluntary course, which aims to improve the attitudes and behaviour of problem fathers.</p> <ul style="list-style-type: none"> • During this period, the partnership sought to undertake a process of consultation with the public, to seek their view on crime and disorder matters, and most importantly to see how safe our citizens feel in our communities. Of the 987 who responded to the questionnaire 94% felt safe or relatively safe during the daytime, and 77% at night. The main worry for residents was the lack of Police on the streets, followed by drug and alcohol issues in the community. An additional 48 young people (under 25) were asked the same questions, and they responded as above at 88% and 61% (appendix 3) • Emerging, as a significant challenge to North Wales, as in most other areas across the UK in recent times, has been the County Lines agenda (organised drug gangs). There is a significant threat to North Wales from such gangs, coming from the Manchester and Merseyside areas and establishing drug dealing operations. Much awareness raising has taken place over the last few months, and a two County Organised Crime Gangs group has been set up, led by the Police. • The 7 designated public place orders (DPPO) which existed in Gwynedd have now been through the appropriate channels to be changed into Public Space protection orders (PSPO) these orders are in place to assist the Police in dealing with alcohol related antisocial behaviour. We are currently in the early stages of considering a new PSPO for areas within Bangor. • The capital investment for improving the Craig Hyfryd building in Holyhead, where substance misuse provision is based, has been approved by Welsh Government. We are currently awaiting the Health Board to sign off for the development to go forwards. We are also in discussion with Health and other partners, as regards the possibility of being part of the health centre development in Bangor, under the regeneration plans, but we are in the very early stages of this development as yet.
6.00	THE MAIN MILESTONES DURING 2018/19/20
	<ul style="list-style-type: none"> • Sadly, the partnership is conducting two Domestic Homicide Reviews at present, resulting from two deaths in Gwynedd, one in July of 2016 has recently been submitted to the Home Office. The other having taken place in July 2017 is still at a critical stage. The Partnership has a statutory duty to undertake this review. There will be a certain level of commitment and support resources taken up with this activity during the course of this year again.

	<ul style="list-style-type: none"> • Undertaking the process of considering a new Public Space Protection Order for Bangor, along with partner agencies, applying due diligence to the process before it goes to Cabinet for decision • During this period, Welsh Government commissioned a further review into community safety on a whole of Wales basis. The main findings have been shared with partners locally, however we still await a detailed plan of the Welsh Governments new strategy on this for Wales. The aim is to have a blueprint for justice matters in Wales • Continue to work on the transformation of the VAWDASV agenda onto a regional footing. • Use the local MARAC (multi agency risk assessment conferences –looking at domestic abuse cases) steering group as a conduit to feed into the Regional MARAC review process. Making sure that lessons from the DHR, where pertinent, also feed into that review. • Implementation of the attached plan. Some of the main developments are – <ul style="list-style-type: none"> ○ Facilitating increased awareness of <i>scams</i> between the Anglesey adult social care service and the trading standards service ○ Work with the Police to identify ways of evidencing the need for continued PSPO's (put in place by the LA) ○ Assess the effectiveness of our new outcome measure ○ Ensure that the local MARAC (Multiagency risk assessment conference – dealing with domestic abuse victims) is fully engaged and contributes to the North Wales MARAC review, which is being led by the Police. • Facilitating a targeted Domestic Abuse awareness session for workers who deliver support for over 16 year olds through the Gwynedd Social care service
7.00	RECOMMENDATIONS
7.01	To note the contents of the report and attached documents, and state whether or not the Scrutiny Committee supports the priorities and future direction of the work
8.00	APPENDICES
8.01	<ol style="list-style-type: none"> 1. 2017/18 End of Year report 2. 2018/19 Action Plan 3. Snapshot of public consultation 2017/18

The Gwynedd and Anglesey priority work areas linked to the PCC Plan and NW SCB community safety agenda are:

1. Reduce crime and disorder in the area. 2. Combat substance misuse in the area. 3. Reduce reoffending

1	Focus: Reduce victim based crime (Acquisitive crimes only) Measures: 1 Level of victim based crime –acquisitive crime 2 Number of repeat victims of crime – acquisitive crime				
	Actions and projects 2017/18	Target Date	Responsibility	Progress	Completion status (RAG)
Page 16	Trading Standards services (TSS) in both Local Authorities to continue to look at opportunities for work in relation to ‘doorstep crimes’ and ‘cold calling’ and scams, particularly in relation to vulnerable people. To identify opportunities for working with other partner agencies.	End of the financial year	Emma Jones Manon Williams Police	Gwynedd <ul style="list-style-type: none"> • Further call blockers provided to elderly and vulnerable. • Gwynedd continue to receive priority referrals from the NTS Scams Team and make contact with scam victims/offer support and promote the National Trading Standards (NTS) Scams Team initiative whereby free call blockers are provided to residents living with dementia. • Gwynedd Trading Standards have become ‘dementia friendly’ as part of the North Wales Trading Standards group’s initiative to provide awareness training to Council Public Protection staff. 	

<ul style="list-style-type: none"> Hold meeting between Trading Standards Department and Police to identify if improved intelligence sharing is required, this to include the possibility of establishing a tasking group for this purpose. Consider whether a new group is required or if it sits within the current ASB Tasking group. (Include case studies where fraud has been undertaken against older people) 	<p>End of the financial year</p>	<p>Community Safety Department to organise meetings</p>	<p>Anglesey Dementia Friends training sessions, coordinated by IOACC TSS and provided by Alzheimer society representative, delivered in Council Chamber 21/11/17, invite extended to all council staff and elected members along with local Buy With Confidence Businesses.</p>	
<p>Review locally available information for the public regarding scams etc, particularly accessible to older people. If information is found to be lacking, look for opportunities to provide appropriate information locally.</p>	<p>September</p>	<p>Alun Roberts</p>	<p>Discussions have been held and it has been agreed that both Trading Standards Departments will be invited to the regional Organised Crime Groups.</p>	
<p>TSS to work with police to introduce No Cold Calling Zones (NCCZ) as deemed necessary</p>	<p>End of the financial year</p>	<p>Emma Jones Manon Williams</p>	<p>Review has found that there is sufficient accessible information already available and there was no desire for creating a new handbook</p>	
<p>Student safety during Fresher’s week – multiagency approach to disseminating information during this period.</p>	<p>September</p>	<p>Alun Roberts Helen O’Riley</p>	<p>Reports of incidents not sufficient to justify NCCZ at Pentraeth and Llangefni. Consultation/Target Hardening and advice given. No report of cold calling at Amlwch (31/01/18) Continue to monitor.</p>	
			<p>Resources identified, and delivered. Project completed.</p>	

<p>Further analysis of domestic burglaries to take place in order to identify if vulnerable individuals are being targeted i.e. during hospital stays etc.</p> <p>The Partnership will undertake a consultation process using a questionnaire, with a citizen panel in both Local Authority areas. This will inform us as to how the public feel about our priority areas and how safe they feel within their community.</p>	<p>January</p>	<p>Partnership Analyst</p> <p>Community Safety Partnership</p>	<p>Analysis received, no evidence to suggest that vulnerable individuals were being targeted; rather it's the unoccupied premises.</p> <p>Consultation completed. Further analysis has been commissioned internally to help inform and shape our priorities for the new local 2018-19 plan.</p>	 
<p>Commissioned Projects</p> <ul style="list-style-type: none"> • Youth Justice Service Referral Activities Including The SPLASH Scheme • Youth Justice Service Rehabilitation and Release On Temporary Licence Officer • Youth Justice Service Improved Participation Project (Community Payback) • Careers Wales Support Officer • North Wales Housing Resettlement and Transitions Floating Support Officer • Youth Justice Service Enhanced Restorative Justice • Youth Justice Service Preventative Officer and Preventative Bureau 		<p>Exceptions reporting:</p> <p>Under spend has been identified in the Improving Access to accommodation project which will be used to provide move on packs for service users. A successful additional bid has been made for wash packs in the final quarter, to complement the move on packs. Projects have achieved full spend.</p>		

2	Focus: Reduce Antisocial Behaviour (ASB) Measures: 1 Level of Anti-social Behaviour 2 Number of repeat victims of ASB				
	Actions and projects 2017/18	Target Date	Responsibility	Progress	Completion status (RAG)
Page 19	<p>Create a task group to look at existing ASB tasking process / meetings</p> <p>The PCC is reviewing his contribution towards local CSP activity, and requires supporting evidence by September. Gather information regarding ASB needs in relation to the Partnership coordinator post (within the police) for the purpose of informing the PCC.</p> <p>Investigate a legal process within the Local Authorities, which enables the Council to determine whether existing Designated Public Places Order's (4 in Anglesey 7 in Gwynedd) are developed into Public Space Protection Orders, or removed by - October 2017(date set within the statute).</p>	<p>May</p> <p>September</p> <p>October</p>	<p>Police</p> <p>Community Safety Department</p> <p>Both Local Authorities and Police</p>	<p>Community Action Partnership to remain as it is, with every 4th week to look at vulnerability/mental health issues.</p> <p>Impact assessment submitted to regional board. OPCC has decided that funding will be available for the whole of this financial year but will be reviewed for 2018/19. CSP to consider future implications.</p> <p>Legal process now complete, and all previous DPPO signage has been updated to reflect the new legislative changes. Copies of the orders are displayed on both Local Authority websites.</p>	<p></p> <p></p> <p></p>
	Commissioned Projects <ul style="list-style-type: none"> Youth Justice Service Referral Activities Including The SPLASH Scheme Youth Justice Service Improved Participation Project (Community Payback) Careers Wales Support Officer Youth Justice Service Enhanced Restorative Justice Youth Justice Service Preventative Officer and Preventative Bureau 		Exceptions reporting: No issues reported currently, service level agreements in place. A new SPLASH project manager has been appointed in Anglesey. Discussions have been taking place in terms of monitoring performance, and project output. Projects have achieved full spend.		

3	Focus: Supporting vulnerable people to prevent them from becoming victims of crime
---	---

Measures: 1 Number of repeat victims of crime					
Actions and projects 2017/18		Target Date	Responsibility	Progress	Completion status (RAG)
<p>Mental health pilot in Anglesey –working with Bangor University. Looking at good practice, developing framework to understand existing provision and identifying gaps in service for those with mental health issues who have a high demand on Police resources. Partners – Anglesey Social Services, Police and Probation Wales</p> <ul style="list-style-type: none"> Review the effectiveness/outcomes of the pilot <p>Child Sexual Exploitation plan exists and is monitored regionally; refer to regional plan for further information. Any local issues will be brought to the attention of the CSP via the Safer Communities Board.</p> <p>Modern Slavery plan exists and is monitored regionally; refer to regional plan for further information. Any local issues will be brought to the attention of the CSP via the Safer Communities Board.</p> <p>Each responsible authority will have in place an implementation plan for PREVENT within their organisations. CSP will collate only, the status of activity within each organisation in order to maintain an overview.</p> <p>Strengthen links between cohesion coordinator work plan and CSP to ensure that hate crime and community tension monitoring is given sufficient attention.</p>	November	Multi agency	NWP undertaking an evaluation of the pilot. A request has been made for that evaluation to be shared with the Partnership.		
	Mark Armstrong	Executive Summary of the VARM evaluation received			
	Regional	No issues brought to the attention of the CSP			
	Regional	No issues brought to the attention of the CSP			
	End of the financial year	Alun Roberts	Prevent overview plan updated accordingly, and no issues identified.		
End of the financial year	Community Safety Department	CSP Lead Officer for has met with the Cohesion Coordinator to share work plans. No additional activity for the partnership identified for the partnership.			
Commissioned projects			Exceptions reporting:		

- Skyguard Phone Devices To Protect Victims Of Domestic Abuse
- Target Hardening Service (Protecting Homes) 6 Months In The First Instance
- Caring Dads Project (Gwynedd only)
- Independent Advisors For Victims Of Domestic Abuse

No issues reported currently, service level agreements in place. Projects have achieved full spend.

4	Focus: Increase confidence in reporting domestic abuse / Work with MARAC to manage the levels of repeat victims of Domestic Abuse (Multi Agency Risk Assessment Conferences) Measures: 1 Level of domestic abuse 2 Level of high risk domestic abuse (MARAC cases) 3 Number of repeat victims of Domestic Abuse				
	Actions and projects 2017/18	Target Date	Responsibility	Progress	Completion status (RAG)
Page 22	<p>Raise awareness of Domestic Abuse across Gwynedd and Anglesey with the White Ribbon Campaign in November. Review existing arrangements and ensure effective collaboration.</p> <p>Respond to new legislation - The Violence against Women, Domestic Abuse and Sexual Violence (Wales) 2015 Act, including –</p> <ul style="list-style-type: none"> National Training Framework, issues have been identified with the e-learning package which we are attempting to eradicate via engagement with Welsh Government regional strategic and operational structures in place by April 2018 	<p>November</p> <p>April 2018</p> <p>Continual</p>	<p>Maria Pritchard</p> <p>Multi agency</p> <p>Community Safety Department / Welsh Government</p>	<p>White Ribbon campaign delivered at Ysbyty Gwynedd 22nd November. Gorwel and Live Fear Free Helpline Members attended. Historical disclosures received, and good overall general support from members of the public. Several information leaflets, personal attack alarms etc. handed out to promote and raise awareness.</p> <p>Resolution has been reached with the E-learning package and is now being rolled out in both local authorities.</p> <p>On target with the development of a regional structure</p>	<p></p> <p></p> <p></p> <p></p>

Completion and sign off of the Domestic Homicide Review in Gwynedd	End of the financial year	Morwena Edwards Joint Chair of the CSP / Nicola Stubbins Chair of the DHR panel Community Safety Department	DHR process is on track but will not be completed by the end of the financial year. DHR responsibilities will roll over to next year's local plan.	
Review of target hardening provision and process	September	Catherine Roberts	Process has been reviewed and as a result, delivery of service has been changed. IDVAs are now commissioning the work directly as opposed to Care and Repair.	
Issues identified in MARAC steering are brought to the attention of the CSP, if and when required	End of the financial year	Maria Pritchard	No issues brought to the attention of the CSP.	
Monitor cases of child on parent Domestic Abuse – there is a perceived increase which needs further monitoring and analysis	End of the financial year	Maria Pritchard	Average referral numbers expected, there doesn't seem to be a significant rise in these types of offences at this time, however any local issues will be brought to the attention of the CSP through the MARAC.	
Analyse the information gleaned from the local review service user experience. The information received from high risk victims of domestic abuse to inform future developments.	July	Community Safety Department / Cynefin research team	Information received, outcome of review generally very positive. The information will form part of the package of information that is being put together in terms of local services in preparation for future regional commissioning.	

Commissioned projects

- Skyguard Phone Devices To Protect Victims Of Domestic Abuse
- Target Hardening Service (Protecting Homes) 6 Months In The First Instance
- Caring Dads Project (Gwynedd only)
- Independent Advisors For Victims Of Domestic Abuse

Exceptions reporting:

- Extra funding of £4,075 secured for Target Hardening agreed until the end of the financial year. SLA in place. Projects have achieved full spend.

5	Focus: Increase confidence in reporting sexual violence/Increase awareness amongst young people of sexual violence Measures: 1 Level of sexual offences 2 Number of CSE offences				
	Actions and projects 2017/18	Target Date	Responsibility	Progress	Completion status (RAG)
Page 25	<p>Child Sexual Exploitation plan exists and is monitored regionally; refer to regional plan for further information. Any local issues will be brought to the attention of the CSP via the Safer Communities Board.</p> <p>Review what information is available regarding sexual offences and cyber related sexual offending.</p> <ul style="list-style-type: none"> Examine recent case studies of cyber related sexual offences within YJS Review available information linked to national campaigns in order to asses they can be used locally. Including opportunities for raising awareness for parents on cyber related crime. 	<p>December</p> <p>December</p>	<p>Stephen Wood/ Community Safety Department</p> <p>Community Safety Department</p>	<p>One case reported in the final quarter. Due to the low numbers reported during the year, there doesn't seem to be a significant rise in these types of offences at this time, however any local issues will be brought to the attention of the CSP via the YJS.</p> <p>Appropriate information and links to external resources implemented on both Local Authority websites.</p>	<p></p> <p></p>
	Commissioned Projects Youth Justice Service Health Support Development Officer			Exceptions reporting No issues to report to date	

6	Focus: Combat substance misuse in the area Measures: 1 Welsh Government Key Performance Indicators				
	Actions and projects 2017/18	Target Date	Responsibility	Progress	Completion status (RAG)
Page 26	Substance Misuse plan exists and is monitored regionally; refer to regional plan for further information. Any local issues will be brought to the attention of the CSP via the Safer Communities Board.	Continual	Vicky Jones	Strategic direction for substance misuse is set through the APB Commissioning Strategy 2014-18 which has been devised inclusive of full needs assessment of the North Wales population. No issues requiring attention.	
	Ensure that local gaps in services are fed into regional Commissioning and planning cycle, and that Gwynedd and Anglesey achieve parity in provision (across the region)	End of the financial year	Rhiannon Mair	Ensuring equity and parity across the Region remains a priority and any local gaps or issues are fed back on a regular basis throughout the year.	
	Oversee capital applications for the area – to be submitted to Area Planning Board. Bangor and Holyhead are currently priorities, monitor progress	Within capital application timeframe-dictated by Welsh Gov	Vicky Jones Rhiannon Mair Partnership members	WG approval received in principal, awaiting BCUHB sign off in March. No issues requiring attention. Continue to look at developing a speculative proposal for a Bangor Multi Agency Building, but WG have not given an indication as to the amount of capital funding available in future.	
	Recommendations from the review of the children and young people services to be implemented	July	Vicky Jones Rhiannon Mair	There is now a Joint Management Board in place which oversees the development of the new service. The Senior Practitioner will start on the 19 th of March and the	

<p>Alcohol Brief Intervention, train the trainer sessions carried out with member from both Local Authorities</p>	<p>End of the financial year</p>	<p>Vicky Jones Rhiannon Mair</p>	<p>interviews for the remaining two vacant posts will be in March.</p> <p>Discussions are ongoing to consider whether to offer training sessions regionally. There are no specific demands for training here currently, therefore we are continuing to monitor the situation. Plans have been put in place to look at alternative training where there is an identified need, for example within the field of Alcohol and Older People.</p>	
<p>Drug driving training rolled out amongst Police Constables</p>	<p>End of the financial year</p>	<p>Richie Green</p>	<p>Programme continues to be rolled out. This has now been expanded to include the Probationer Assessment Officers who will have the capacity to train student officers during their probationary period</p>	

7	Focus: Reduce reoffending (for victims and offenders) Measure: 1 Number of repeat victims of crime 2 Number of repeat offenders (IOM, YJS)				
	Actions and projects 2017/18	Target Date	Responsibility	Progress	Completion status (RAG)
	<p>Integrated Offender Management plan exists and is monitored regionally; refer to regional plan for further information. Any local issues will be brought to the attention of the CSP via the Strategic IOM Board. Seeking to see improvement of IOM monitoring via the IDIOM process.</p> <p>Targeting young offenders to reduce reoffending by implementing the Gwynedd and Anglesey Youth Justice Service plan</p>	<p>End of the financial year</p> <p>End of the financial year</p>	<p>Community safety unit</p> <p>Stephen Wood</p>	<p>Performance report on local IOM will be brought to the Partnership on a 6 monthly basis</p> <p>Monitoring of the plan undertaken by YJS</p>	 
Page 28	Commissioned projects <ul style="list-style-type: none"> Youth Justice Service Referral Activities Including The SPLASH Scheme Youth Justice Service Rehabilitation and Release On Temporary Licence Officer Youth Justice Service Improved Participation Project (Community Payback) Youth Justice Service Health and Wellbeing Careers Wales Support Officer North Wales Housing Resettlement and Transitions Floating Support Officer Youth Justice Service Enhanced Restorative Justice Youth Justice Service Preventative Officer and Preventative Bureau 		Exceptions reporting No issues reported currently, service level agreements in place.		

The North Wales Community Safety Partnerships focus

Whilst the NW Safer Communities Board is focusing at a regional level on mental health, hidden crimes and technology enabled crimes, the Board is asking local CSPs to focus on:

1. Prevent Crime and Anti-Social Behaviour

- Reduce victim based crime
- Reduce ASB
- Increase the reporting of Hate Crime
- Support vulnerable people to prevent them becoming victims of crime
- Reduce repeat incidents of victim based crime and ASB for victims and perpetrators
- Work with MARAC to manage the levels of repeat victims of Domestic Abuse
- Deal effectively with high risk cases of Domestic Abuse and Sexual Violence
- Increase the confidence in reporting Domestic Abuse and Sexual Violence
- Increase awareness amongst young people of sexual violence

2. Reduce harm and the risk of harm

- Reduce substance misuse
- Reduce drug and alcohol use
- Community tension monitoring

3. Deliver an Effective Response

- Reduce reoffending
- Understand and address migration impacts on the community safety agenda

Gwynedd and Anglesey Local Plan

The following 2018/19 plan aims at building on the extensive work which has been undertaken in recent years which has led to a significant reduction in Crime and Disorder in the counties of Gwynedd and Anglesey.

The plan will focus on areas of work which need to be developed during 2018/19, taking into account the recently commissioned Gwynedd and Anglesey Community Safety Survey. Further analysis of these results will help shape some of the outcomes of which we'll be responding to accordingly. The plan will also take into account the strategic assessment objectives and the guidance and priorities that have been established by the Regional Board.

However, we will also note the areas of work which have already been established, but will continue to contribute towards our focus and priority fields.



The Gwynedd and Anglesey priority work areas linked to the PCC Plan and NW Safer Communities Board community safety agenda are:

	Actions and projects 2018/19 Commissioned Project Established partner interventions (also contributing to focus area)	Target Date	Responsibility	Outcomes
1	Focus: Reduce victim based crime (Acquisitive crimes only) <ul style="list-style-type: none"> Cyber dependent crime Domestic burglary Measures: <ol style="list-style-type: none"> All victim based crime Number of repeat victims of crime (3 or more in 12 months) Residential burglary (new indicator) 			
Page 30	Actions and projects 2018/19	Target date	Responsibility	Outcomes
	<ul style="list-style-type: none"> Establish effective OCG group for the Western region (Gwynedd and Anglesey) 	Q1	Multi agency	<ol style="list-style-type: none"> Group in place
		Q1		<ol style="list-style-type: none"> Both local authority Public Protection Services are members
		Q4		<ol style="list-style-type: none"> Monitor outcomes
	<ul style="list-style-type: none"> Improve sharing of information regarding victims of scams between Social services and Public Protection 	Q3	LA Team CSP, Social Services and Public Protection	<ol style="list-style-type: none"> Facilitate discussions between relevant departments resulting in appropriate process put in place
<ul style="list-style-type: none"> Anglesey Housing and Cartrefi Cymunedol Gwynedd (CCG) introducing digital inclusion strategy; needs to be monitored to ensure it doesn't have a counter effect of increasing poverty and isolation 	Q4	CCG and Housing	<ol style="list-style-type: none"> Monitor progress at end of year to assess any unintended consequence in terms of vulnerability 	
<ul style="list-style-type: none"> Anglesey to introduce No Cold Calling Zones (NCCZ) as deemed necessary 	Q4	Anglesey Public Protection	<ol style="list-style-type: none"> Monitor the number of areas successful in attaining NCCZ by quarter 4 	
<ul style="list-style-type: none"> Student safety during Fresher's week - multiagency approach to disseminating information during this period. 	Q2	LA Team CSP, Police	<ol style="list-style-type: none"> Information disseminated, and awareness raised 	

Established partner interventions (also contributing to focus area)

- Postal and cyber scams: Consumer education and advice, raising awareness, intelligence sharing and signposting to other services. Partners – Public protection and Police
- Banking protocol: Scheme enables bank staff to contact police of suspected fraud. Partners – Public protection and Police
- North West TITAN: Representation on the North West Regional Organised Crime group. Partners – Public Protection (multi-agency approach)
- All Wales Doorstep Crime Partnership: Campaign to tackle doorstep crime in Wales. Partners – Public Protection and Police
- Dedicated Hi-Tech Crime and Cyber-Crime Unit. Partners – Police

- Local campaigns/awareness days: Raising awareness of specific campaigns e.g. Knife crime, Bonfire night, Halloween. Partners: Public protection, Police, Fire and Rescue service
- Noise pollution: Monitoring of noise pollution including the use of a mobile app to gather evidence to enable enforcement. Partners – Public Protection Anglesey Council, Police
- Licensed premises: Review licensing conditions and objectives where necessary. Public Protection and Police
- Operation MICRA – Targeting high level antisocial behaviour in Caernarfon. Partners – Police, Youth Justice, Education
- Operation Wax – Targeting the offence of ‘begging’ in the Bangor area which has been causing concern in the local community, On-going.
- Operation Circuit – ASB related incidents in Holyhead. Partners – Police in partnership with Jessie Hughes Centre (Youth Club), The Hub, Youth Pod, Gwelfor, Housing and Youth Justice Service
- ASB Tasking group Gwynedd: Tackling antisocial behaviour. Partners – Police (multi-agency approach)
- Undertake preventative work in relation to underage sales of alcohol – advising businesses, promoting Challenge 25 and undertaking test purchases and enforcement as necessary. Partners, Public Protection and Police

3	<p>Focus: Supporting vulnerable people to prevent them from becoming victims of crime</p> <ul style="list-style-type: none"> • Modern slavery • Hate crime • Monitoring community tensions <p>Measures:</p> <ol style="list-style-type: none"> 1. Number of repeat victims of crime (3 or more in 12 months) 2. Number of Modern Day Slavery cases (new indicator) 3. Number of reported Hate crimes (new indicator) 			
	<p style="text-align: center;">Actions and projects 2018/19</p> <ul style="list-style-type: none"> • Modern Slavery plan exists and is monitored regionally; refer to regional plan for further information. Any local issues will be brought to the attention of the CSP via the Safer Communities Board. • Following the introduction of new policies and training of taxi drivers re vulnerabilities, need to assess at the end of the year what the impact of this has been • Receive outcome assessment of the Anglesey VARM (Vulnerability and Risk Management Panel) and discuss whether it is appropriate to replicate in Gwynedd • Child Sexual Exploitation plan exists and is monitored regionally; refer to regional plan for further information. Any local issues will be brought to the attention of the CSP via the Safer Communities Board. • Each responsible authority will have in place an implementation plan for PREVENT within their organisations. CSP will collate only, the status of activity within each organisation in order to maintain an overview. 	<p style="text-align: center;">Target date</p> <p style="text-align: center;">Q4</p> <p style="text-align: center;">Q4</p> <p style="text-align: center;">Q3</p> <p style="text-align: center;">Q4</p> <p style="text-align: center;">Q4</p>	<p style="text-align: center;">Responsibility</p> <p style="text-align: center;">Multi agency</p> <p style="text-align: center;">Public protection</p> <p style="text-align: center;">Multi agency</p> <p style="text-align: center;">Regional</p> <p style="text-align: center;">Multi agency</p>	<p style="text-align: center;">Outcomes</p> <p>14. Address any local issues that may arise</p> <p>15. Assessing the impact of the training and policy implementation</p> <p>16. Full outcome assessment received, discussions held in Gwynedd and implement if appropriate</p> <p>17. Address any local issues that may arise</p> <p>18. Continue to monitor the plan to maintain an overview</p>

<ul style="list-style-type: none"> • Revisit Police decision to reduce sharing of CID16s with some organisations / services to ensure, as some still question, the rationale to these changes • Examine local operational/strategic groups, to ensure that there are no gaps or duplication of services 	<p>Q2</p>	<p>Multi agency</p>	<p>19. Discussions have been held and the understanding of the position is shared with partners</p>
	<p>TBC</p>	<p>LA CSP Team</p>	<p>20. Audit undertaken and completed</p>
<p>Established partner interventions (also contributing to focus area)</p> <ul style="list-style-type: none"> • Protecting community meetings (PCMs): Weekly meetings held by the Police to review community tensions. Partners – Police • Promotion of Buy With Confidence Trader Approval Scheme: Scheme which tackles rogue traders. Partners – Public Protection • Consumer education: Educating home carers, bank staff, royal mail staff to help identify and report victims and potential vulnerable or elderly victims. Partners – Public Protection • Illicit tobacco and counterfeits: Raise awareness on how it targets financially vulnerable victims. Partners – Public Protection, Police • Housing enforcement: Houses of Multiple Occupation (HMO) enforcement and standards of living accommodation. Partners – Public Protection, Police • Food safety inspections: Enforcement and intelligence of premises regarding food sector workers. Partners – Public Protection, Police • Health and Safety inspections: Inspections of premises e.g. Car washes, nail bars etc. Partners – Public Protection, Police • Arson Reduction Team: Interventions with communities identified at being at heightened risk via the monitoring of local tensions. Partners – Police and Fire and Rescue Service • National Trading Standards Scams Team initiative: Priority referrals whereby free call blockers are provided to residents living with dementia. Partners – Public Protection • Dedicated Modern Day Slavery and Hate Crime Unit. Partners – Police • Operation Caramba – Joint county Anglesey, Gwynedd North operation to combat violent crime night time economy, with strong support from the Special Constabulary. Partners: Police only 			

4	Focus: Increase confidence in reporting domestic abuse / Work with MARAC to manage the levels of repeat victims of Domestic Abuse (Multi Agency Risk Assessment Conferences)			
Measures:				
1. Level of domestic abuse				
2. Level of high risk domestic abuse (MARAC cases)				
3. Number of repeat victims of Domestic Abuse (3 or more in 12 months)				
4. Number of repeat offenders (new measure)				
*Possible new additional indicator – number of successful domestic abuse prosecutions				

	<ul style="list-style-type: none"> Review victim pathways jointly between local specialist DV providers and NW victim hub to ensure clarity and avoid duplication in relation to contacting victims Engage with current WG – HO discussions regarding future of DHRs in Wales to ensure local views form part of the discussion Effectively carry out responsibilities of undertaking DHRs in both counties as and when required Review referral policy for Caring Dads programme to ensure the risks of disclosure to the perpetrator does not create additional risk to victim Review pathway for sharing CID 16s with third sector providers in order to ensure compliance with GDPR and management of case load and expectations for third sector providers 	<p>Q3</p> <p>Each DHR is a 2-3 year process</p> <p>Q1</p> <p>Q1</p>	<p>Police, LA CSP, Gorwel and Victim Hub</p> <p>Multi agency</p> <p>CSP responsibility</p> <p>MARAC Steering Group</p> <p>MARAC Steering Group</p>	<p>27. Local views fed into process</p> <p>28. Outcomes of the review implemented locally</p> <p>29. Any DHRs future and current are on track</p> <p>30. Pathway to be agreed with service provider. Direct referrals form MARAC will no longer to be made.</p> <p>31. Pathway to be reviewed, developed and implemented between partners (Police and Third Sector)</p>
	Commissioned Projects			Financial allocation 18/19
	Skyguard Phone Devices To Protect Victims Of Domestic Abuse			£2,700
	Target Hardening Service (Protecting Homes)			£8,000
	Caring Dads Project (Gwynedd only project)			£10,000
	Independent Advisors For Victims Of Domestic Abuse			£58,461.34

5	<p>Focus: Increase confidence in reporting sexual violence/ Increase awareness amongst young people of sexual violence</p> <ul style="list-style-type: none"> • Child sexual exploitation • High risk cases <p>Measures:</p> <ol style="list-style-type: none"> 1. Level of sexual offences 2. Number of CSE offences 			
Page 38	Actions and projects 2018/19	Target date	Responsibility	Outcomes
	<ul style="list-style-type: none"> • Child Sexual Exploitation plan exists and is monitored regionally; refer to regional plan for further information. Any local issues will be brought to the attention of the CSP via the Safer Communities Board. 	Q4	Local Authority CSP	32. Address any local issues that may arise.
	<ul style="list-style-type: none"> • Scrutinise the work plan of the regional children’s safeguarding board to ensure that awareness raising messages for children and young people is appropriate and happening 	Q3	Local Authority CSP	33. CSP have the relevant information to discuss gaps and implement changes if required.
	<p>Ensure we have an understating of the newly devolved Children and Young People Partnership (CYPP) in Gwynedd so we can identify opportunities</p>	Q2	Local Authority CSP	34. Establish new contacts and understanding of the CYPP work plan.
<ul style="list-style-type: none"> • Review available information linked to national campaigns in order to assess whether they can be used locally. 	Q4	Local Authority CSP	35. Desktop review completed, and appropriate material to be used locally if required.	
<p>Established partner interventions (also contributing to focus area)</p> <ul style="list-style-type: none"> • Taxi licensing: Mandatory Disclosure and Barring Service (DBS) checks, and in the final stages of implementing mandatory safeguarding training as a requirement for the license. Partners: Public protection, Gwynedd and Anglesey Council • ONYX CSE team: Embedded within local policing teams to tackle CSE. Partners – Police, Social Services, Health, Housing 				

6	<p>Focus: Combat substance misuse in the area</p> <ul style="list-style-type: none"> Organised drug supply Drug driving <p>Measures:</p> <p>1. Welsh Government Key Performance Indicators</p>			
	Actions and projects 2018/19	Target date	Responsibility	Outcomes
Page 39	<ul style="list-style-type: none"> Continue to develop the capital bid for the purchase of a new substance misuse premises in Holyhead (dependent on Capital funding available in 18-19) 	Q3	Rhiannon Mair	36. If funding is available, successful proposal put forward
	<ul style="list-style-type: none"> Continue to try and identify appropriate building in Bangor including a possible joint venture with Health Board 	Q3	Rhiannon Mair	37. Discussions with Health Board to identify possible joint venture 38. Identify appropriate building and develop a bid
	<ul style="list-style-type: none"> Promote and encourage Crimestoppers at every appropriate opportunity 	Q4	Multi agency	39. Opportunities identified and utilised
	<ul style="list-style-type: none"> Following the local profiling of organised drug gangs in March, receive outcome report from consultants and hold local discussions to see what actions need to be implemented as a result of the report 	Q4	Multi agency	40. Report received and reviewed locally 41. Any local action required is then undertaken
	<ul style="list-style-type: none"> Undertake awareness raising campaigns regarding County Lines, as appropriate throughout the year Develop a specialist substance misuse resource within Anglesey Social Services (resilient families team) with a contribution from the Area Planning Board 	Q4	Police	42. Identify awareness raising that has occurred
	Commissioned Projects			Financial allocation 18/19
	Youth Justice Service Health Support Development Officer			£32,500

Established partner interventions (also contributing to focus area)

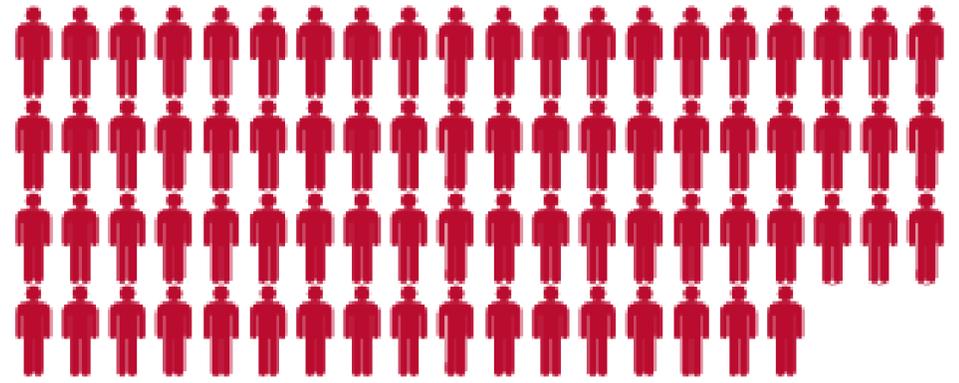
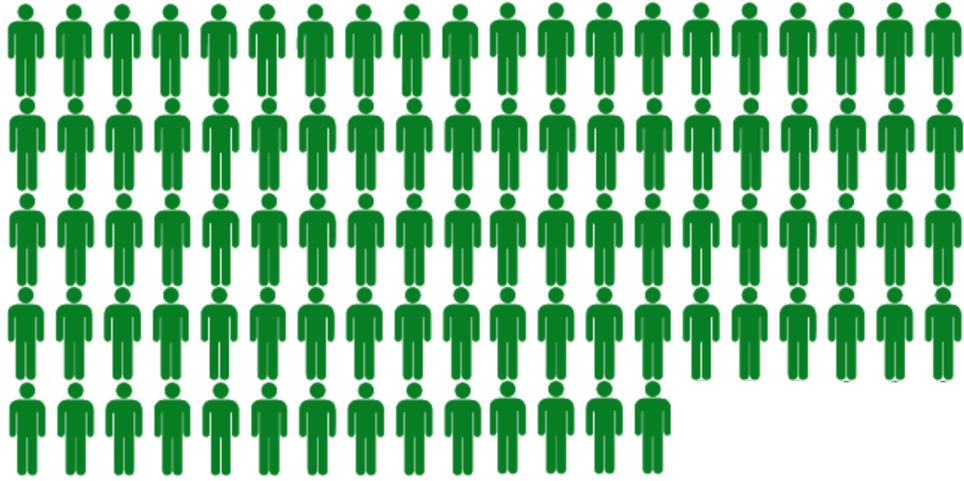
- Free home fires safety checks: Inspections carried out for individuals identified as being vulnerable due to alcohol misuse. Partners – Fire and Rescue Service, CAIS and the Local Health Board.
- Individuals on a Drug Rehabilitation Requirement order: Mandatory course on health and well-being, which emphasises Harm reduction practices. Partners – Probation Wales
- Promotion of local campaigns: Fatal 5 road safety campaign, raising awareness of drink/drug driving. Partners – Fire and Rescue Service and Police
- Operation RATTLE: Targeting drug dealers in Gwynedd and Anglesey. Partners – Police, Local Authority

7	Focus: Reduce reoffending (for victims and offenders) Measures: <ol style="list-style-type: none"> Number of repeat victims of crime (3 or more in 12 months, new measure) Number of repeat offenders of crime aged 18+ (3 or more in 12 months, new measure) Number of repeat offenders of crime aged 12-17 (3 or more in 12 months, new measure) 			
	Actions and projects 2018/19 <ul style="list-style-type: none"> Information sharing between Probation and Public Protection needs strengthening, attempt to do this via the newly established OCG groups Establish a multi-agency contact list and update quarterly Ensure effective transitions from YJS to Probation and CRC 	Target date Q2 Q4 Q1	Responsibility Multi-agency Multi-agency Probation, YJS and CRC	Outcomes 44. Intelligence and Information sharing improved 45. Multi-agency list created and updated quarterly by all partners 46. New local arrangements have been put in place for transitions
	Commissioned Projects	Financial allocation 18/19		
	Youth Justice Service Rehabilitation And Release On Temporary Licence Officer	£12,700		
	Improved Access to Education Training and Employment, Careers Wales Support Officer	£22,205		
	Youth Justice Service Enhanced Restorative Justice	£53,000		
	Youth Justice Service Preventative Officer And Preventative Bureau	£103,015		
	North Wales Housing Resettlement and Transitions Floating Support Officer	£32,500		
	Youth Justice Service Improved Participation Project, Community Payback	£16,500		
	Established partner interventions (also contributing to focus area) <ul style="list-style-type: none"> Operation Phoenix: Project targeting young people identified as being at risk of offending or reoffending and engaging them in positive activity. Partners – Fire and Rescue Service, Education, Youth Justice Service and Police. Project WISDOM: Multiagency response to reoffending in relation to high risk offenders within one Local Authority building. Partners: Police (Public Protection Unit) and Probation (Sexual Offenders and Violent Offenders Unit Officers, SOVU) Post-conviction Criminal Behaviour Order (CBO): Post conviction order aimed at tackling the most serious and persistent offenders. Partners – Police, Public Protection, Probation Early Intervention Team: Early intervention multi agency response. Partners – Police led, multi-agency 			

GWYNEDD COMMUNITY SAFETY



During the Autumn we asked the public to have their say on crime in their communities. We received 987 responses and this is what you said:



94%

feel safe or fairly safe in their community during **the day.**



77%

feel safe or fairly safe in their community during **the night.**



62%

feel that the crime levels in their community is **much less** or **less** compared to **the rest of North Wales.**

Some of the main issues that concern you...

Not enough Police on the Streets!



Serious alcohol and drug problems!



Antisocial behaviour and vandalism!



Not Sure
39%

Agree
38%

Disagree
23%

"The Police and the Council are dealing with **crime** and **antisocial behaviour** in my area"

Thank you to everybody who took part in the consultation!

All your comments have been passed on to the **Gwynedd and Anglesey Community Safety Partnership** in order to plan for the future.

Agenda Item 6

Committee	Communities Scrutiny Committee
Date	13 December, 2018
Title	Street Enforcement Trial
Cabinet Member	Councillor Gareth Wyn Griffith
Purpose	To provide the Scrutiny Committee with an update on the matter and to seek its recommendation as to the way forward.

1. BACKGROUND

- 1.1 On the 19th of April, 2018 the Scrutiny Committee recommended that the Department look at 3 possible options to change behaviour to improve local environmental quality, including street cleanliness.

2. THE 3 OPTIONS

- (i) To collaborate with other neighboring authorities in order to improve the provision.
- (ii) Re-consider the current staffing levels of the Street Enforcement Unit.
- (iii) Further interdepartmental collaboration whereby staff from other Council departments are delegated street enforcement powers.

3. UPDATE

- 3.1 The Department has been investigating the 3 options and the following sections provide an update on progress to date.
- 3.2 An initial collaboration workshop was held with the Isle of Anglesey Council and Satori Lab. Anglesey and Gwynedd councils are now planning to carry out awareness raising campaigns in pilot areas during 2019.
- 3.3 We attended a series of North Wales regional meetings to discuss collaborative options. So far the group has considered enforcement arrangements, internal or external provision, awareness raising and central back office support. These discussions are ongoing.
- 3.4 Authorized Maritime staff (6 in number) have received new body cameras and guides. Initial research has also confirmed that Civil Enforcement (Parking) staff in Flintshire and Wrexham have the powers to impose fines for litter. We now need to consider the possibility of a similar model in Gwynedd.

4. RECOMMENDATION

- 4.1 The Scrutiny Committee is asked for their comments on the update and note that the Department will present a further recommendation on the way forward in order to improve the provision for the purposes of ensuring the cleanliness and appearance of our streets.

NAME OF SCRUTINY COMMITTEE	Communities Scrutiny Committee
DATE OF MEETING	13 December 2018
TITLE	Planning matters, Plas Pistyll, Pistyll, Pwllheli
AUTHOR	DAFYDD WILLIAMS, HEAD OF ENVIRONMENT DEPARTMENT
CABINET MEMBER	COUNCILLOR DAFYDD MEURIG
PURPOSE	Report on how planning matters relating to Plas Pistyll, Pistyll, Pwllheli were dealt with

1. BRIEF CONTEXT

- 1.1 This report is submitted in light of concerns regarding the delegated process in the context of decisions involving Plas Pistyll and the former Farm.
- 1.2 In order to assist the Scrutiny Committee, an 'Overview of the planning history of Plas Pistyll and Farm' has been completed which elaborates on all planning matters that are relevant to this site since 2007. The overview along with relevant background documents have been attached to this report in Appendix 1 (Overview) and Appendix 2 (Planning History).
- 1.2 Before 2007, the site had been divided into 3 main sections as outlined below:
- Plas Pistyll which used to be a hotel
 - Farmhouse and associated buildings
 - Site for 29 static caravans
- 1.3 The condition of 'Plas Pistyll' itself had deteriorated significantly, and local residents were concerned that this was an 'eyesore'. At the time, the building was the subject of a planning enforcement investigation by the Council due to concerns regarding the impact of the unkempt building on local amenities. The fact that planning rights and established tourism uses existed offered developers a scope to redevelop a site in the countryside and within the Area of Outstanding Natural Beauty, where usually, where there is no established use, it would be very difficult to justify a development such as the one in Plas Pistyll.

2. PLANNING HISTORY

- 2.1 Having considered all submitted planning applications regarding the site in detail, it is clear that the site's appearance has changed over time, and the chronology of the planning applications is as follows:
- **18/9/07 Application (C07D/0309/43/LL)** - application to convert and extend external buildings into eight holiday units, and one for staff. The application was approved by the Planning Committee subject to conditions. Specific attention is drawn to two of the conditions, namely a condition to restrict use to holiday use only, and a condition preventing any individual or family to reside in the units for more than 28 days in any 12 month period. An appeal was submitted to the Planning Inspectorate to remove the condition that sought to restrict the holiday period to 28 days in any 12 month period. The Planning Inspectorate gave consideration to the Council's reasons for the condition which included seeking to ensure short-term holiday use in order to promote the tourism industry, rather than creating second homes or permanent

homes. The Inspector noted that there was no reference to this type of condition in the local planning policies at the time, or evidence to show that restricting the holiday period promoted the tourism industry or benefitted the local economy. In terms of ensuring that units were not used as permanent homes, the Inspector noted that the condition restricting use to holiday use only was essential and achieved this purpose. The Inspector also noted that a condition asking managers to keep an up-to-date register of the occupants of the units also assisted the Council with monitoring etc. The Inspector concluded that a condition restricting occupancy to 28 days in any 12 month period was completely unreasonable and the appeal to remove the condition was approved.

- **29/04/09 Application (C07D/0635/43/LL)** - application to construct a leisure building and replace 29 static caravans with 29 wooden double unit chalets in a revised layout. The application was approved by the Planning Committee.
- **16/2/09 Application (C08D/0422/43/LL)** - application to convert the former Plas Pistyll hotel into 14 holiday flats. The application was approved by the Planning Committee.
- **23/8/12 Application (C11/0661/43/LL)**- it is fair to note that this is the main permission that changed the site's appearance as it recommended the following:
 - Demolish 'Plas Pistyll'
 - Construct 20 self-contained holiday units on the former site of 'Plas Pistyll'
 - Construct 16 self-contained holiday units in lieu of the site for 29 static caravans

- The application was approved by the Planning Committee.
- **10/5/13 Application (C13/0322/43/LL)** - application to delete the condition that restricted people from residing in the holiday unit for more than three months, this reconciled the whole site and enabled unrestricted holiday use. This was approved in accordance with 'delegated rights'.
- **29/1/14 Application (C13/1021/43/LL)** - application to construct a reception to service the site. This was approved in accordance with 'delegated rights'.
- **14/10/16 Application (C16/0976/43/LL)** - application regarding the following matters:
 - Change the design and layout of the buildings
 - Reduce the number of units on the former site of 'Plas Pistyll' from 20 to 19.
 - Delete conditions 8,9 and 10 (code for sustainable homes)

- This was approved in accordance with 'delegated rights'.
- **17/2/17 Application (C16/1595/43/LL)** - application to change staff accommodation use as holiday unit use. This was approved in accordance with 'delegated rights'.
- **16/6/17 Application (C17/0416/43/LL)** - application to install rooflights and a gable window. This was approved in accordance with 'delegated rights'.
- **13/12/17 Application (C17/1010/43/LL)** - application to change materials for the external elevation of the units on the farm site. This was approved in accordance with 'delegated rights'. (See the former Delegated Scheme that was relevant to this application and previous ones in Appendix 3)

- **3/10/18 Application (C18/0678/43/LL)** - application to install two temporary signs. This was refused in accordance with 'delegated rights'. (See the Current Delegated Scheme that was approved by the Full Council in May 2018 in Appendix 4)

2.2 The author has considered two questions with regards to the consideration of the above applications namely:

1. Was the procedure in terms of referral to Committee, or making a decision in accordance with the 'delegated rights' procedure, followed correctly?

This matter has been discussed and challenged and I conclude that the right procedure was followed in accordance with the delegated scheme that was in operation at the time. Furthermore, in terms of planning application C16/0976/43/LL (where it appears that most concerns arise), the Monitoring Officer has confirmed that arrangements have been followed correctly in terms of the Delegated Scheme that was relevant at the time. It is noted that the Delegated Scheme sets specific thresholds and rights for the reporting of applications to the Planning Committee. In the case of application C16/0976/43/LL, this was an application to amend conditions on an existing planning permission (C11/0661/43/LL), which included reducing the number of units and amending the design. The application was dealt with under the delegated procedure for the following reasons:

- i. It did not meet relevant thresholds to report this type of development (holiday accommodation) to the Planning Committee.
- ii. Three or more objections to the application were not received.
- iii. The application was not referred to the Committee by the Local Member.
- iv. The application was not referred to the Committee by two other Members.
- v. Bearing in mind all of the above and that the application was requesting the amendment of the extant permission for the same use, namely holiday accommodation, but with fewer units, there were no grounds for Officers to use the right to refer the application to the Committee.

In terms of the public consultation, it is also noted that the Planning Service has gone beyond the statutory requirement in terms of raising awareness of the 14/10/16 application (C16/0976/43/LL)

2. Is the logic behind officers' recommendations robust?

On a technical basis regarding the planning matters, the relevant planning policies and planning history, evidence shows that planning officers' recommendations and decisions correspond with statutory requirements for reaching a decision, and are therefore, robust.

It is noted that there have been many examples of appeal decisions which have approved this type of developments as well as developments for static caravan sites, subject to conditions including a condition restricting use to holiday use only, and a condition asking managers to keep an up-to-date register of the occupants of the units. The conditions satisfy statutory tests and are in accordance with national planning policy and the local planning policy. The conditions have also been confirmed on appeal by the Planning Inspectorate.

3. What control does the planning procedure have on the use of holiday homes / second homes?

The planning procedure cannot control the purchase / sale of open market housing and its subsequent use as second homes or holiday homes. Planning permission is not required for this as planning legislation does not differentiate between a house that is used occasionally and a house that is used throughout the year. Having an influence on this would require a change in legislation, which could possibly prevent the increasing use of open market housing as holiday homes, but it is unlikely to change the current situation.

3. OBSERVATIONS FROM THE LOCAL COMMUNITY

Pistyll Community Council (18/10/18)

- 3.1 Raising questions why plans have changed so much compared to the ones submitted to the Planning Committee, possibly Application 23/8/12 (C11/0661/43/LL), and asking why the Council did not consult with them about the changes.

Ms Bethan Hughes (02/10/18)

- 3.2 Design not as expected, and again, plans have changed considering the application that was submitted to the Planning Committee, 23/8/12 Application (C11/0661/43/LL). A feeling that the Council has insufficiently informed local residents of the changes submitted in the 14/10/16 application (C16/0976/43/LL).

Grŵp Pistyll (15/10/18) [led by Ms Bethan Hughes]

- 3.3 Design not as expected, and again, plans have changed considering the application that was submitted to the Planning Committee, 23/8/12 Application (C11/0661/43/LL). A feeling that the Council has insufficiently informed local residents of the changes submitted in the 14/10/16 application (C16/0976/43/LL).
- 3.4 That permission for the 10/5/13 Application (C13/0322/43/LL) had been granted to delete the condition that restricted people from residing in the holiday unit for more than three months and reconciled the whole site and enabled unrestricted holiday use. It was felt that this enabled people to establish a permanent home there. A general feeling that local people, the area's culture and the Welsh language were not protected, and a lack of confidence in the Council.
- 3.5 Asking for a change in policy to be more similar to Cornwall, to refuse the construction of new holiday units and to facilitate applications to offer more opportunities for local young people to build homes in order to prevent depopulation and promote the language.

4. CONCLUSIONS

- 4.1 There is considerable history to this site and there was local demand for action on the 'eyesore' of the former Plas Pistyll. It is also noted that there was a caravan park with 29 static caravans with the former hotel - meaning that established tourism use / holiday accommodation was on the site which was a planning consideration when dealing with planning applications. Several planning applications have been considered, some of them have been determined by the Committee and some by means of the 'delegated rights' procedure.
- 4.2 It is clear that many people in the community feel that they have been let down by the Council, and it appears that the breadth of this discontent is involved with not being aware of the changes following the previous decision that was submitted to the Planning Committee, namely 23/8/12 Application (C11/0661/43/LL).
- 4.3 There is no evidence to suggest that the technical and constitutional procedure, in terms of where the decision stands, was not followed correctly or any evidence either that decisions are not robust based on planning policies and considerations. It is clear from the planning history that this site is in the countryside and within the Area of Outstanding Natural Beauty among other designations, and it would have been very difficult to receive permission for all developments unless the historical rights of the Plas Pistyll hotel, the static caravans and farm had existed historically.
- 4.4 Evidence supports the fact that the Service had contacted the Local Member, the Community Council and neighbouring residents. Specific attention is drawn to application **C16/0976/43/LL** - namely the application that has raised the greatest concern among some residents - and it is noted that there was no objection from the Local Member, the Community Council or residents. This situation is also reflected with other most recent planning applications. From hearing the concerns that are now raised by some residents - it appears that the response of the Local Member and the Community Council did not reflect the opinion of some residents. In terms of the use of the former Delegated Scheme and the New Delegated Scheme, evidence shows that some Members use the rights to refer planning applications to the Committee, which highlights that there is an awareness of the procedure. It is noted that relevant Local Members are consulted upon every application in their ward.
- 4.5 It must be noted that the planning system has no powers to prevent the use of open market housing as second homes or holiday homes.

5. RECOMMENDATIONS

- 5.1 Planning officers have a professional statutory and technical role, to assess planning applications against the policies, considering all observations that are submitted by other bodies - including Community Councils - as well as Local Members. It appears from this case that some Local Members and Community Councils do not fully appreciate the importance of their role in the planning process. It is therefore recommended that the Department should collaborate with the Learning and Development Service to outline the importance of training to raise awareness of the planning process, as well as the important role of Members and Community Councils when considering planning applications in their areas.

- 5.2 Although this case is unique for reasons that have already been noted, it is clear that there is a feeling in the community that general points regarding the tourism industry and restrictions on the use of holiday units in Gwynedd need to be considered. In the past, the Council has sought to restrict the holiday period, but the Planning Inspectorate did not believe that such a condition was reasonable. By now, restrictions by means of planning conditions, that satisfy statutory tests and are consistent with national and local planning policies, are implemented by the Council.
- 5.3 In terms of attempting to change legislation to gain more control over open market housing that are used as holiday homes / second homes, this would be a matter for the county's politicians rather than officers, to consider what legislation should be amended and how, and to discuss or put pressure on Welsh Government for change.

APPENDICES

- 1 Overview
- 2 Planning History
- 3 The former Delegation Scheme
- 4 The current Delegation Scheme

OVERVIEW OF THE HISTORY AND PLANNING MATTERS OF PLAS PISTYLL AND FARM (OCTOBER 2018)

CONTEXT

1. The attached document includes a table with the chronology of the site's relevant planning history which dates back to 2007, and confirms the description of the application and decision, the type of decision (Delegated / Committee) and the local / public consultation. The document also includes further observations against some applications only, where further clarification is required. The document also includes appendices highlighting the most relevant planning applications, with some relevant plans, planning reports, planning decisions and Planning Committee minutes.
2. As a background to this, prior to 2007, it is noted that the relevant area to the site's planning history includes Plas Pistyll, which was a former hotel, a farmhouse with associated farm buildings and a static caravan site used to be located nearby with 29 static caravans.
3. Since the use of Plas Pistyll as a hotel came to an end (not sure when - but this was some years ago), it is noted that the building's condition had seriously deteriorated. Indeed, the building's condition had deteriorated to such an extent that residents had concerns that it was an eyesore and was having an unacceptable impact on the area. The building was the subject of a planning enforcement investigation, where enforcement action was considered on the grounds that the building was unkempt. Therefore, it can be seen that a history of holiday use had been established on site for many years prior to the planning applications that date back to 2007.

THE PLANNING HISTORY

4. It is likely that the most relevant planning history to the site is involved with five planning applications, namely:

Application number: C16/0976/43/LL registered on 23/8/16 and approved on 14/10/16 - Vary conditions 2 (in accordance with plans) and 7 (number of units) on planning permission C11/0661/43/LL in order to amend the development design and reduce the number of holiday units to 19, together with the deletion of conditions 8, 9, 10 (Code for Sustainable Homes).

The main element that was approved here is the amendment to the main extant planning permission (C11/0661/43/LL), which reduces the number of holiday units on the site of the Plas from 20 to 19 - which leaves a total of 35 holiday units (including 16 that were approved on the site of the Farm under reference C11/0661/43/LL).

Plans can be found in Appendices 1 and 2 with the delegated report for this application in Appendix 3, and it is noted that there was no objection to the application from the Community Council, the Local Member or local residents.

Application Number: C11/0661/43/LL - registered on 18/8/11 and approved on 23/8/12 - Demolish Plas Pistyll and construct 20 self-contained holiday units together with the construction of 16 self-contained holiday units in lieu of the static caravan site.

This was determined by the Planning Committee and plans can be seen in Appendices 1 and 2, the Committee report in Appendix 4, minutes of the Committee meeting in Appendix 5 and the decision in Appendix 6.

In essence, the application changed the materials of land/holiday units which left a total of 36 holiday units, in lieu of the 29 wooden double unit chalets (near the Farm) and the 14 holiday flats within the former Plas Pistyll hotel.

Application number: C08D/0422/43/LL – registered on 13/11/08 and approved on 16/2/09

Convert the former hotel into 14 flats for holiday use.

This application was determined by the Planning Committee but it has now been superseded in light of more recent permissions.

Application number: C07D/0635/43/LL – registered on 5/12/07 and approved on 29/04/09

- Leisure building for swimming pool, replace 29 static caravans with 29 wooden double unit chalets, amended layout for the site.

This was determined by the Committee - and this permission was abolished by means of a 106 agreement - when application C11/0661/43/LL was approved.

Application number: C07D/0309/43/LL - Convert and extend external buildings into eight self-contained holiday units, and one unit for staff accommodation. **Registered on 25/5/07 and approved on appeal 9/4/08** by the Planning Committee on 18/09/17. It was appealed to abolish the planning condition that restricted use to 28 days within any period of 12 months and the appeal was granted 9/4/08.

At a later stage, an application (application C16/1595/43/LL) was also approved to convert staff accommodation into a holiday unit.

5. Between the permissions that have been granted in terms of the former Plas Pistyll hotel site, the former static caravan site and Pistyll farm's agricultural buildings, we are going to mention:
 - 16 holiday units (that were in lieu of the 29 static caravans that had also been granted permission to be converted to wooden double unit chalets)
 - 19 holiday units in lieu of the former Plas Pistyll hotel (that had permission to be 14 holiday flats)
 - 10 holiday units in Pistyll farm's external buildings (this includes the converted staff accommodation unit and the original farmhouse which is let as a holiday unit).
6. Therefore, there is a total of 45 holiday units and the farmhouse is also let for holiday use. In terms of planning history prior to 2007, it was a static caravan site with 29 static caravans and the former Plas Pistyll hotel. It is also noted that permissions granted under C08D/0422/43/LL, C07D/0635/43/LL, and C07D/0309/43/LL meant a permission at the time for 51 holiday units, one manager's flat, the original farmhouse and associated leisure building.

PUBLIC CONSULTATION

7. Relevant applications were consulted upon in accordance with statutory requirements and attention is drawn to application C16/0976/43/LL, where the local consultation included sending letters to residents, a notice on site, consultation with the Community Council and the Local Member. No objection was received to the application locally following a public consultation. A consultation was also held with statutory consultees and other relevant bodies and these have been documented in the report on the application in Appendix 3.

THE DECISION PROCEDURE

8. An allegation has been received that the C16/0976/43/LL application should have been reported to the Planning Committee, but the Legal Unit has confirmed the Service was right in dealing with the application under the delegated rights procedure which was in operation at the time.
9. If three or more objections to the application had been received, the application would have been reported to the Planning Committee in accordance with the requirements of the delegated rights procedure at the time. Similarly, if the Local Member had requested for the application to be referred to the Planning Committee, and support this with planning reasons, then the application would have been reported to the Committee. No objection was received and the application was not referred to the Committee by the Local Member or by any other two Members.

ASSESSING THE PLANNING APPLICATIONS

10. The planning applications have been considered in accordance with local and national planning policy context that was relevant at the time. The delegated report for application C16/0976/43/LL in Appendix 3 and the Committee report in Appendix 4 gives consideration to all relevant planning matters and they are assessed against the planning policy context at the time. It is also noted that a site's planning history is a material planning consideration when dealing with planning applications of which is very relevant to this site. In terms of existing local planning policies at the time, it is noted that those policies for this type of developments, generally, are consistent with planning policies that are in the current Local Development Plan.

NUMBER OF APPLICATIONS ON THE SITE

11. The site has an extensive planning history but it is also noted that it is not uncommon for developers to request amendments for approved plans, and the planning system is flexible in order to facilitate this, with the type of application depending on the nature of any amendments / changes. It is also noted that every planning permission more or less is subject to planning conditions, which usually involves the need for developers to submit information to agree on external materials for example, and there is no statutory requirement for a public consultation on these.

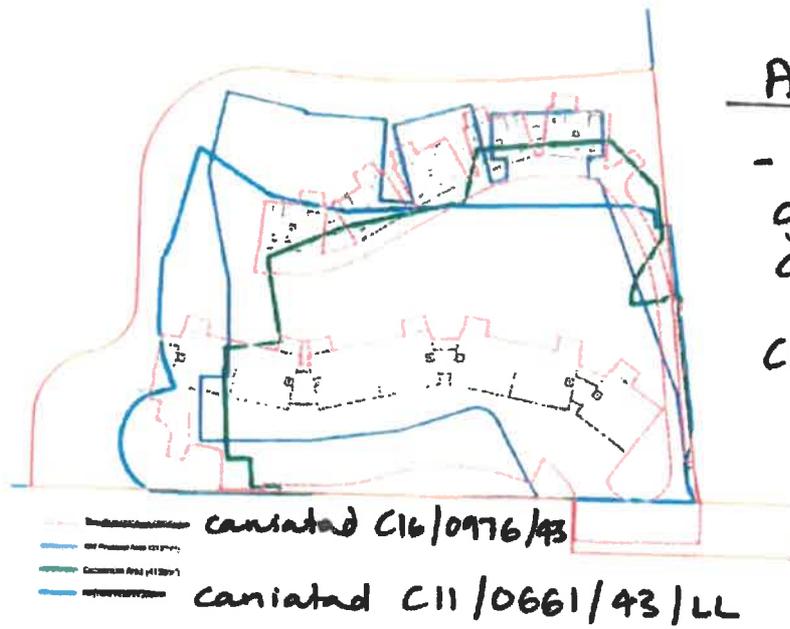
Hanes Cynllunio safle Plas Pistyll a'r fferm / Planning History of Plas Pistyll and the farm Rhif Cais / Disgrifiad Application Number / Description	Dirprwyedig / Pwyllgor Delegated / Committee	Ymgynghori lleol / Local consultation	Sylwadau / Observations
C18/0678/43/HY – Gwrthod / Refused Gosod 2 arwydd dros dro / Install 2 temporary signs. Cofrestru / Registered 13/8/18. Penderfyniad / Decision 3/10/18	dirprwyedig / delegated	Aelod Lleol / Local Member Cyngor Cymuned dim gwrthwynebiad. / Community Council no objection. Hysbyseb safle / Site notice	
C17/1010/43/LL – Caniatáu / Approved - Diwygio amodau ar ganiatad C11/0661/43/LL - Amod 2 er adeiladu unedau gwyliau ar rhan y fferm yn unol â chynlluniau diwygiedig ac amod 21 i amrywio deunyddiau wyneb allanol yr unedau ar safle'r fferm / Vary condition on permission C11/0661/43/LL - Condition 2 in order to build the holiday units on the farm site in accordance with revised plans and condition 21 to vary the materials proposed for the external wall of the units on the farm site Cofrestru / Registered 23/10/17. Penderfyniad / Decision 13/12/17	Dirprwyedig / Delegated	Aelod Lleol / Local Member Dim ymateb / No response Cyngor Cymuned – dim gwrthwynebiad / Community Council – no objection Hybyseb safle / Site notice	
C17/0416/43/LL – Caniatáu / Approved - Addasiadau i uned wyliau yn cynnwys gosod 3 nen olau cadwraethol, ffenestr talcen newydd ac addasiadau mewnol (safle fferm) / Alterations to holiday unit to include the installation of 3 conservation rooflights, new gable window and internal alterations (farm site) Cofrestru / Registered 9/5/17. Penderfyniad / Decision 16/6/17	dirprwyedig / delegated	Aelod Lleol / Local Member Dim ymateb / No response Cyngor Cymuned – dim gwrthwynebiad / Community Council – no objection Hysbyseb safle / Site notice	
C16/1595/43/LL – Caniatáu / Approved - Diwygio amod 3 ar ganiatâd cynllunio C07D/0309/43/LL er mwyn defnyddio llety staff fel uned wyliau / Vary condition 3 on planning permission C07D/0309/43/LL in order to use staff accommodation as a holiday unit Cofrestru / Registered 22/12/16. Penderfyniad / Decision 17/2/17	dirprwyedig / delegated	Aelod Lleol / Local Member Dim ymateb / No response Cyngor Cymuned- dim gwrthwynebiad / Community Council – no objection Hysbyseb safle / Site notice	
C16/0976/43/LL - Caniatáu / Approved - Diwygio amodau 2 (unol â'r cynlluniau) a 7 (nifer o unedau) ar ganiatâd cynllunio C11/0661/43/LL er mwyn diwygio dyluniad y datblygiad a lleihau nifer yr unedau gwyliau i 19, ynghyd â diddymu amodau 8, 9, 10 (Cod Cartrefi Cynaliadwy) / Vary conditions 2 (in accordance with plans) and 7 (number of units) on planning permission C11/0661/43/LL in order to amend the development design and reduce the number of holiday units to 19, together with the deletion of conditions 8, 9, 10 (Code for Sustainable Homes)	Dirprwyedig / Delegated	Aelod Lleol / Local Member dim ymateb / no response Cyngor Cymuned yn gefnogol / Community Council was supportive Llythyrau cymdogion a hysbyseb safle / Letters to neighbours and site notice	Diwygio amodau a nodir yn y disgrifiad yn unig a hefyd yn lincio yn ôl i'r caniatâd gwreiddiol C11/0661/43/LL. / Amend conditions noted in the description only and also linking back to the original permission C11/0661/43/LL. Atodiad 1 yn dangos cymhariaeth o ôl troed y ddau ddatblygiad. / Appendix 1 shows the comparison between the footprint of both developments. Atodiad 2 yn dangos cymhariaeth edrychiad y ddau ganiatâd. / Appendix 2 shows the comparison between the appearance of both permissions.

Cofrestru / Registered 23/8/16. Penderfyniad / Decision 14/10/16			Fe aseswyd y cais, sef bwriad i ddiwygio amodau, yng nghydestun meini prawf y Cynllun Dirprwyo ar y pryd ac ar y sail yma nid oedd angen cyflwyno'r cais i'r Pwyllgor ac yn ogystal nid oedd unrhyw wrthwynebiadau wedi eu derbyn yn lleol. Mae adroddiad y swyddog (Atodiad 3) yn egluro ac yn asesu'r sefyllfa gynllunio yn llawn. / The application, namely the proposal to amend conditions, was assessed in the context of the criteria of the Delegated Rights Scheme at the time and on this basis there was no need to submit the application to the Committee and also no objections had been received locally. The officer's report (Appendix 3) explains and assesses the planning situation in full.
C13/1021/43/LL – Caniatáu / Approved – Adeiladu derbynfa i wasanaethu'r llety gwyliau i gynnwys swyddfa / storfa i offer cysylltiedig / Construct a reception building to service the holiday homes to include office / storage of associated equipment	dirprwyedig / delegated	Aelod Lleol / Local Member Dim ymateb / No response Cyngor Cymuned – dim gwrthwynebiad / Community Council – no objection Hysbyseb safle / Site notice	
C13/0322/43/LL - Caniatáu / Approved – DIDDYMU AMOD 5 AR GANIATÂD C11/0661/43/LL SY'N RHWYSTRO UNRHYW BERSON/DEULU I DRIGO YN YR UNED AM FWY NA 3 MIS ER MWYN CYSONI'R HOLL SAFLE A GALLUOGI DEFNYDD GWYLIAU DDI-GYFYNGIAD / DELETE CONDITION 5 ON APPROVAL C11/0661/43/LL WHICH RESTRICTS ANY PERSON/FAMILY TO RESIDE IN THE UNIT FOR MORE THAN 3 MONTHS IN ORDER TO REGULARISE THE WHOLE SITE AND TO ENABLE UNRESTRICTED HOLIDAY USE Cofrestru / Registered 22/3/13. Penderfyniad / Decision 10/5/13	Dirprwyedig / Delegated	Aelod Lleol / Local Member dim ymateb / no response Cyngor Cymuned- dim ymateb / Community Council – no response Hysbyseb safle / Site notice	Rhoddwyd amod newydd yn lle sef: 'Rhaid defnyddio'r unedau gwyliau ar gyfer dibenion gwyliau yn unig ac ni chaniateir ei ddefnyddio gan unrhyw berson(au) fel unig, neu brif fan preswyl'. Roedd y cais yma yn gofyn cysoni'r amod gwyliau a ddefnyddir ar gyfer yr holl safle a hynny o ganlyniad penderfyniad apêl ar safle Fferm Plas Pistyll. Caniatâd yma ond yn berthnasol i Amod 5 yn unig ac hefyd yn lincio yn ôl i'r caniatâd gwrieddiol C11/0661/43/LL / A new condition was imposed namely: 'Holiday units must be used for holiday purposes only and no person(s) is permitted to use them as his/her sole, or main residence'. This application required the reconciliation of the holiday condition used for the whole site which resulted from an appeal decision on the Plas Pistyll Farm site. This condition is only relevant to Condition 5 and also links back to the original permission C11/0661/43/LL
C11/0661/43/LL – Caniatáu / Approved - DYMCHWEL PLAS PISTYLL A CHODI 20 UNED GWYLIAU HUNAN GYNHALIOL YNGHYD Â CHODI 16 UNED GWYLIAU HUNAN GYNHALIOL YN LLE'R SAFLE CARAFANAU PRESENNOL / DEMOLISH PLAS PISTYLL AND ERECT 20 SELF CATERING HOLIDAY UNITS TOGETHER WITH THE ERECTION OF 16 SELF-CONTAINED HOLIDAY UNITS IN LIEU OF THE EXISTING STATIC CARAVAN SITE Cofrestru / Registered 18/8/11. Penderfyniad / Decision 23/8/12	Pwyllgor / Committee	Aelod Lleol / Local Member dim ymateb / no response Cyngor Cymuned- dim ymateb / Community Council – no response Llythyrau cymdogion a hysbyseb safle / Letters to neighbours and site notice	Caniatawyd y cais gyda 28 o amodau. / The application was approved with 28 conditions. Bu i'r caniatâd gael ei ddechrau a'i gadw'n fyw pan y bu adeilad y Plas gael ei ddymchwel. Mae ceisiadau pellach wedi eu nodi yma sydd yn gofyn diddymu/diwygio/rhyddhau nifer o'r amodau. Mae hyn yn sefyllfa gyffredin gyda datblygiad o'r maint a'r natur yma. / The permission commenced and remained extant when the Plas building was demolished. Further applications have been noted here that request the deletion/amendment/discharge of a number of conditions. This is a common situation with a development of this size and nature. Atodiad 4 – copi o'r adroddiad i'r Pwyllgor / Appendix 4 - a copy of the report to the Committee Atodiad 5 – copi o'r cofnodion Pwyllgor / Appendix 5 - a copy of the Committee minutes Atodiad 6 – copi o'r amodau / Appendix 6 - a copy of conditions

<p>C08D/0422/43/LL – Caniatáu / Approved – ADDASU CYN-WESTY I 14 O FFLATIAU AR GYFER DEFNYDD GWYLIAU / CONVERSION OF FORMER HOTEL TO 14 APARTMENTS FOR HOLIDAY USE</p> <p>Cofrestru / Registered 13/11/08. Penderfyniad / Decision 16/2/09</p>	Pwyllgor / Committee	Aelod Lleol / Local Member dim ymateb / no response CC a hysbyseb safle / CC and site notice	
<p>C07D/0635/43/LL – Caniatáu / Approved – Adeilad hamdden ar gyfer pwll nofio, newid 29 o garafanau sefydlog gyda 29 o gabanau unedau dwbl pren, gosodiad diwygiedig i'r safle / Construction of leisure building to house swimming pool, replacement of 29 static caravans with 29 wooden double unit chalet/lodges and ancillary services, revised layout for the site</p> <p>Cofrestru / Registered 5/12/07. Penderfyniad / Decision 29/4/09</p>	Pwyllgor / Committee	Aelod Lleol / Local Member Dim ymateb / No response	Caniatâd yma wedi rhedeg allan/wedi ei ddi-ddymu / This permission has run out/been dissolved
<p>C07D/0309/43/LL - Caniatáu / Approved - - ADDASU AC YMESTYN ADEILADAU ALLANOL YN 8 UNED GWYLIAU HUNAN ARLWYOL, AC UN UNED AR GYFER LLETY STAFF / CONVERSION AND EXTENSION OF OUTBUILDINGS INTO 8 SELF CATERING HOLIDAY UNITS, AND ONE UNIT AS STAFF ACCOMMODATION -</p> <p>Cofrestru 25/5/07. Penderfynwyd 18/09/07. Caniatawyd apêl 09/04/08 gan yr Arolygaeth Cynllunio i ddi-ddymu amod yn cyfyngu defnydd o 28 diwrnod yn unig mewn unrhyw 12 mis.</p> <p>Registered 25/5/07. Decision 18/09/07. Appeal approved 09/04/08 by the Planning Inspectorate to abolish the condition restricting use of 28 days within any period of 12 months.</p>	Pwyllgor / Committee	Aelod Lleol / Local Member dim ymateb / no response	

Ceisiadau i ryddhau amodau (AC) a cheisiadau am ddiwygiadau ansylweddol (DA) / Applications to discharge conditions (DC) and applications for non-material amendments (NA)		
<p>C18/0517/43/AC – Caniatáu / Approved – Rhyddhau amod 2 (cytuno carreg) ar ganiatâd cynllunio C17/1010/43/LL / Discharge condition 2 (agree stone) on planning permission C17/1010/43/LL</p> <p>Cofrestru / Registered 6/7/18. Penderfyniad / Decision 20/7/18</p>	Dirprwyedig / Delegated	
<p>C18/0516/43/AC – Caniatáu / Approved – Rhyddhau amodau 20 (llechi), 22 (carreg) a 24 (gorffeniadau allanol) ar ganiatâd cynllunio C11/0661/43/LL / Discharge conditions 20 (slate), 22 (stone) and 24 (external finishes) on planning permission C11/0661/43/LL</p> <p>Cofrestru / Registered 6/7/18. Penderfyniad / Decision 20/7/18</p>	Dirprwyedig / Delegated	
<p>C18/0514/43/DA – Caniatáu / Approved – Diwygiad ansylweddol i ganiatâd C17/1010/43/LL ar gyfer newid diwygio dwy ffenestr ar edrychiad talcen y math 5 o unedau / Minor amendment to permission C17/1010/43/LL for the revision of two windows on the gable elevation of the type 5 units</p> <p>Cofrestru / Registered 6/7/18. Penderfyniad / Decision 27/7/18</p>	Dirprwyedig / Delegated	<p>O'r 1/9/14 rhaid i Awdurdodau Cynllunio lleol ac ymgeiswyr ddefnyddio y weithdrefn statudol i gymeradwyo diwygiadau ansylweddol i ganiatadau cynllunio sydd eisoes yn bodoli. Mae hyn yn cyd-fynd gyda Adran 96A o'r Ddeddf Cynllunio gwlad a Thref. Mae 'Canllawiau Cynllunio: Cymeradwyo Diwygiadau Ansylweddol i Ganiatadau Cynllunio sy'n bodoli Eisoes' wedi ei gyhoeddi gan LIC yn Gorffennaf 2014 ac mae'e'n egluro nad yw cais am ddiwygiad ansylweddol yn ganiatad cynllunio ac felly nid yw gofynion Gorchymyn Gweithdrefn Rheoli Datblygu Cymru sy'n ymwneud gyda gofynion statudol ar gyfer ymgynghori ar geisiadau Cynllunio yn berthnasol. Mewn achosion fel hyn mae gan yr ACLI ddisgreswin a ran dewis hysbysebu partion eraill a ddiddordeb yn y cais am ddiwygiad ansylweddol...Yn yr un modd nid yw'n rheidrwydd fod angen cyhoeddusrwydd na hysbysebiad ac os yw'r ACLI o'r farn fod angen ymgynghori o gwbl yna dylai'r ymgynghoriad fod wedi ei dargedu at bartion penodol. /</p>
<p>C18/0512/43/DA – Caniatáu / Approved – Diwygiad ansylweddol i ganiatâd C16/0976/43/LL ar gyfer newid dyluniad grisiau o rai caeedig i rai agored / Minor amendment to permission C16/0976/43/LL to change the design of the stairs from closed to open stairwell</p> <p>Cofrestru / Registered 6/7/18. Penderfyniad / Decision 27/7/18</p>	Dirprwyedig / Delegated	<p>From 1/9/14, local Planning Authorities and applicants must use the statutory procedure to approve non-material revisions to extant planning permissions. This corresponds to Section 96A of the Town and Country Planning Act. 'Approving Non-material Amendments to an Existing Planning Permission' was published by WG in July 2014 and it explains that an application for a non-material amendment is not planning permission, and therefore, the requirements of the Development Management Procedure Order (Wales) that are related to statutory requirements for consultation on Planning applications are irrelevant. In such cases, the LPA has discretion in terms of choosing to inform other parties and interest in the application for a non-material amendment...Similarly, it does not necessarily mean that publicity or advertisement is required and if the LPA deems that any consultation is required, then the consultation should be targeted to specific parties.</p>

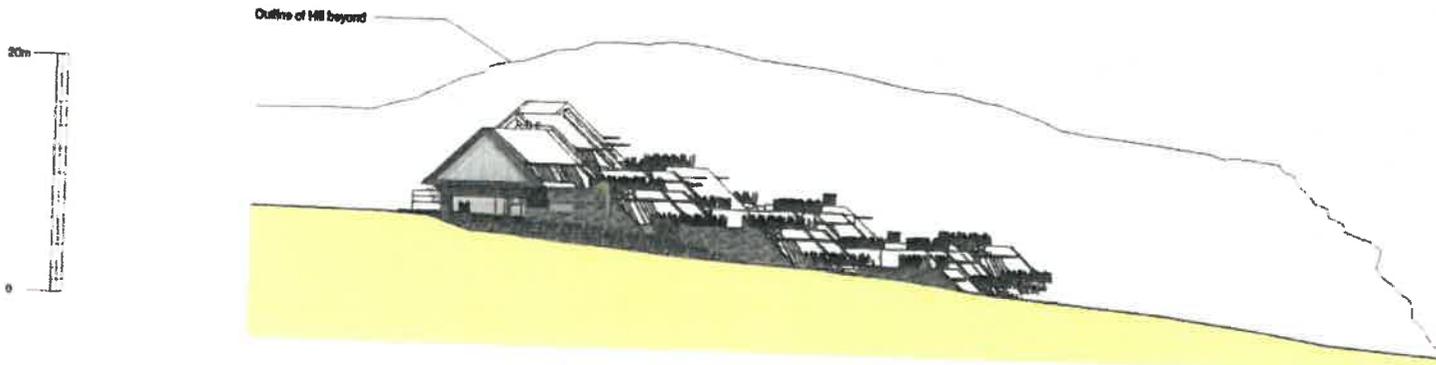
ATODIAD/ APPENDIX 1



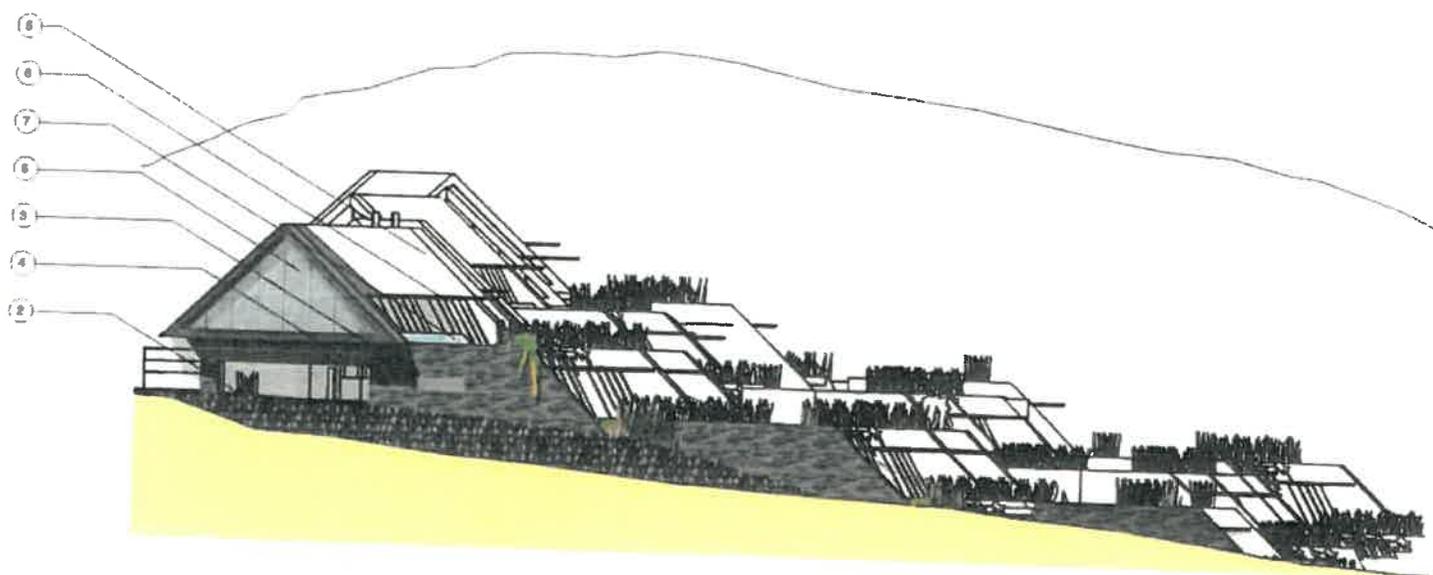
Atodiad 1
 - ol troed
 cynllun
 C11/0661/43/LL
 a
 C16/0976/43/LL

ATODIAD/ APPENDIX 2

Cynllun C11/0661/43/LL



North East Elevation
Scale 1:200



East Elevation
Scale 1:100

NOTES:
 ALL WORKMANSHIP TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF ANY APPLICABLE STANDARDS AND REGULATIONS.
 PLANS SHOWN AT 97% ABOVE FINISH LEVEL, TO SHOW PROPORTION OF UNFINISHED FLOOR SPACE.

Materials

1. Existing stone wall reinforced
2. New stone wall to match existing
3. New uncladding profiled slate faced walls with recesses for existing boxes and other landscape features
4. Treated heavy gauge timber cladding with countersunk stainless steel fixings
5. Slate roof to match existing farm buildings
6. Marine grade aluminium framed windows
7. Cartilvered glass balustrade with stainless steel fixing
8. Treated timber decking
9. Solar Panels

Refer to Landscape Architects drawings for details of landscaping

Natural Retreats
 LLŷN PENINSULA
 FOR PLANNING APPROVAL

NO.	DESCRIPTION	DATE	BY
PL	PLANNING		
PS	PLANNING	10/01	PS

REVISIONS SUBJECT TO APPROVAL

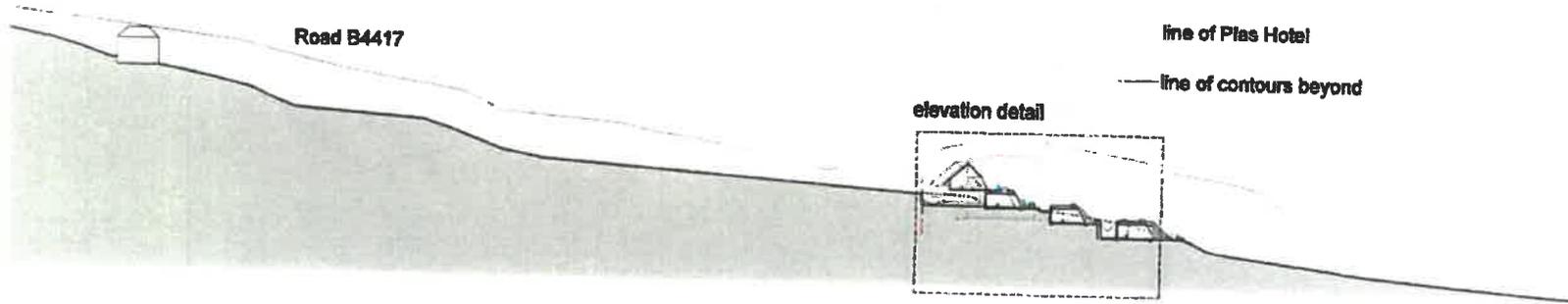
NO.	DESCRIPTION	DATE	BY
142			P2

rayholearchitects
 4th floor, 88 park lane
 swaythorpe, leeds
 LS20 1JD
 t +44 (0) 113 2826 4262
 f +44 (0) 113 2826 4999
 www.rayhole-architects.com

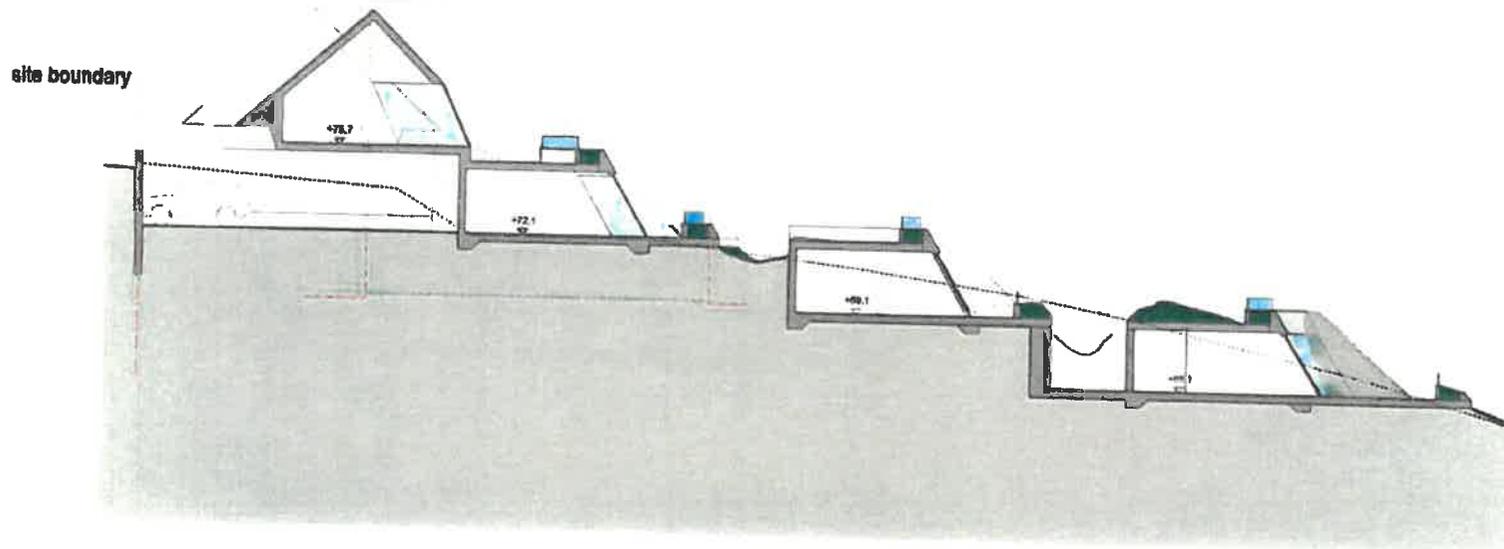
Cynllun C11/0661/43/LL

100mm
ORIGINAL SHEET DD1 - A1

NOTES:
ALL STRUCTURES TO BE CONSTRUCTED WITH AND ARCHITECTURE TO BE INSPIRED BY AND RESPONSIVE TO THE LOCAL ENVIRONMENT.
GLASS SHOULD BE ABOVE ROAD LEVELS TO MAINTAIN FUNCTIONALITY OF LANDSCAPE ARCHITECTURE.



Plas site : Proposed site section 1:500



Plas Proposed Section DD 1:100



Note : Refer to Landscape Architects drawings for details of landscaping

Page 63

Natural Retreats
LLŷN PENINSULA
FOR PLANNING APPROVAL

NO.	DESCRIPTION	DATE	DR BY
P1	Planning Form	18/01/11	VB
P2	Planning Form	19/01/11	VB

THIS DRAWING IS SUBJECT TO COPYRIGHT

CLIENT

PROJECT

NATURAL RETREATS

STYLE

PLAS SITE SECTION

PLAS PROPOSED SECTION DD

DATE	SCALE
18/01/11	1:500
19/01/11	1:100

DESIGNED BY

DRYDEN

DRAWING NO.

123

REVISION

P2

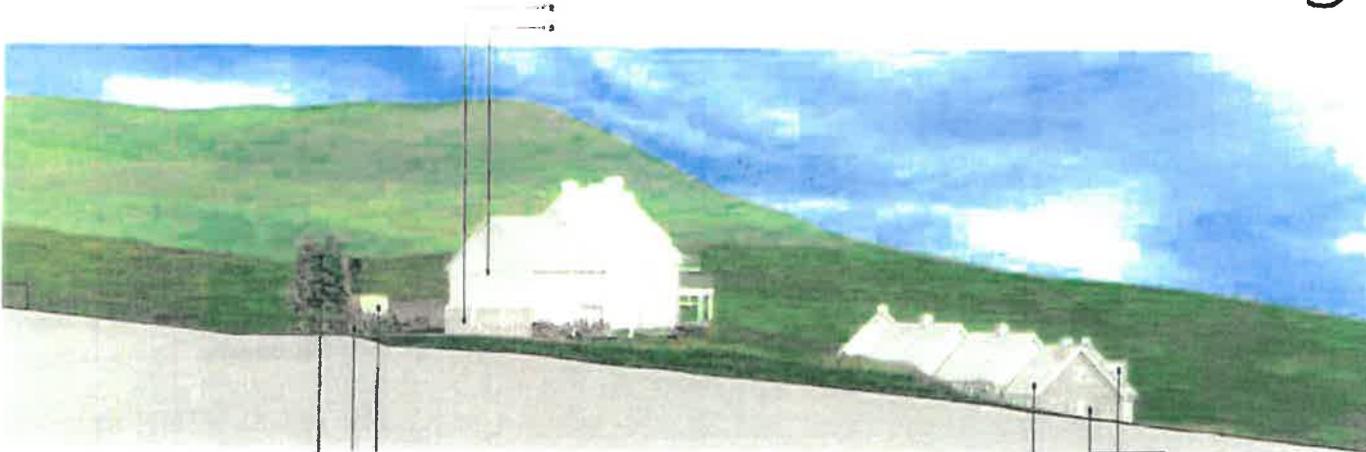
rayholearchitects

Ray Hole Architects
Creative Architects
1-44 St David's Place
Cardiff, Wales
Tel: +44 (0) 1495 6862 6862
www.rayhole-architects.com



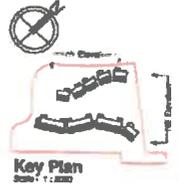
North West Elevation
Scale: 1:100

Cynllun C16/0976/43/LL heb y diwygiad
ansylweddol



North East Elevation
Scale: 1:100

These elevations are for information only and are not to be used for construction purposes. They are subject to change without notice.



MATERIALS:

- 1 PROPOSED NATURAL SLATE TILE ROOF TO MATCH EXISTING FAIR BUILDINGS.
- 2 PROPOSED STONE WALL; STONE TO BE LOCALLY SOURCED.
- 3 PROPOSED 80/20 HORIZONTAL TIMBER CLADDING.
- 4 PROPOSED VERTICAL TIMBER CLADDING.
- 5 PROPOSED RED WOODEN CLAD TIMBER WINDOWS.
- 6 PROPOSED EXTERNAL COMPOSITE DOORS.
- 7 PROPOSED METAL STANDING SEAM ROOF.
- 8 GREENING BIRCH WALL TO BE RE-FINISHED.
- 9 PROPOSED ORCHARD TREES PLANTING. INDICATIVE LOCATIONS SHOWN. LANDSCAPE DESIGN TO BE DEVELOPED BY LANDSCAPE ARCHITECT.
- 10 PROPOSED PLANT BUSH COVER.
- 11 PROPOSED VERTICAL TIMBER CLADDING TO EXTERNAL STAFF BUILDING.
- 12 PROPOSED EXTERNAL TIMBER BALCONY WITH TIMBER POST AND WIRE RAILING.
- 13 PROPOSED BIN STORE WITH VERTICAL TIMBER CLADDING.
- 14 HORIZONTAL TIMBER SCREEN WALL.
- 15 PROPOSED EXTERNAL TIMBER DECK.

Scale: 1:100
Date: 10/10/2024

NATURAL RETREATS
FOR THE 100% COUNTRYSIDE

Natural Retreats _____
Llyn Penrhyn _____
South West Elevation _____

Project: P16-100
Reference: 01-20-2024-0027
Scale: A
Drawing: 01
Date: 10/10/2024

Cynllun C1620976143/LL gyda diwygiad amsylwedd

NOTES
ORIGINAL A2
All levels and dimensions to be checked on site prior to construction / alterations report discrepancies immediately.
Do not scale dimensions from this drawing. This drawing is copyright reserved.
REVISION
A 04/08/10 State amended ICT



Site Elevation - Top (Grey)
1 : 200



Site Elevation - Rear (Grey)
1 : 200



Site Elevation - Bottom (Grey)
1 : 200

DATE • 21.01.10 DRAWN • LC
SCALE • 1:200 A2 CHECKED •
PROJECT
Natural Retreats
Llyn Peninsula
Plas Pistyll
DRAWING
Plas Pistyll
Site Elevations (Grey)
TRAIL ARCHITECTS
13 CAMPBELL STREET, PENMAENMAYR, Gwynedd, LL57 2JG
WWW.TRAILARCHITECTS.CO.UK
DRAWING No. REV
18001-L(90)111 A

ATODIAD/ APPENDIX

3

DELEGATED REPORT
C16/0976/43/LL - PLAS PISTYLL, PISTYLL

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

1.1 The application involves amending and removing a condition on planning permission C11/0661/43/LL. The conditions for amendment are as follows:

- Condition 2 - Amend in order to complete the development in accordance with the amended plans.
- Condition 7 - Amend in order to reduce the number of holiday units on the site of the former Mansion to 19 rather than 20.
- Conditions 8-10 - Remove them as these were conditions relating to the requirement of the sustainable housing code which is no longer considered under planning.

1.2 The proposal involves amending the holiday units' design and layout on the section of the original application site where the former mansion lies. The modifications involve constructing units that may be more traditional in design than the original units, but that still contains more contemporary elements within the design. The units would be roughly positioned on the land in two rows, in an attempt to follow the land's contours and take advantage of the site's natural shape and reduce the visual impact. The units would be located on two levels. The proposed parking areas would be located between the units on the higher level on an existing stone wall that abuts the southern part of the site. A substantial green space will be located between both levels and around the units. The units would be broken up through various levels to the roofs, and the fact that the units are placed at angles, in-keeping with the land's contours. It is proposed for the majority of the roofs to be slated, but there would be metal roofs in some places. The exterior elevations would be a combination of stone and timber planks. The number of units have also been reduced from 20 to 19.

1.3 Conditions 8-10 relate to the requirements of TAN 22 ("Planning for Sustainable Buildings") where it was required for dwellings to meet a minimum of Level 3 of the Code for Sustainable Homes. This statutory requirement is no longer relevant to such applications as Welsh Government abolished the document in July 201. This change was made as amendments to section "L" of the Building Regulations meant that these requirements now come under these regulations, and not under planning regulation.

1.4 The site is located in a 'hollow' with the natural landscape surrounding it and concealing it to an extent from the east, south and west. The site is prominent from the coast to the north but it is also located on a cliff above the sea. There are a number of statutory designations here, including:

- The site is within an AONB.
- Near a SSSI
- Near a Special Area of Conservation.
- Site within the Llŷn Heritage Coast.
- Near prehistoric enclosed land.
- Within a Landscape of Outstanding Historic Interest.
- St Beuno's Church nearby, which is a Grade I Listed Building.
- Llŷn Coastal Path leading down towards / past the site.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

A2 - Protecting the Social, Linguistic and Cultural Fabric of Communities

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

A3 - Precautionary Principle

Safeguard Listed Buildings against proposals for their total or partial demolition unless there is outstanding justification for doing so, in accordance with a number of criteria regarding the condition and ownership of the building.

B7 – Sites of Archaeological Importance

Refuse proposals which will damage or destroy archaeological remains of national importance (whether scheduled or not) or their setting. Also refuse any development which will affect other archaeological remains unless the need for the development is greater than the significance of the archaeological remains.

B8 – Llŷn and Môn Area of Outstanding Natural Beauty

Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features of the site.

B9 – Heritage Coast

Refuse proposals for any building or structure on the heritage coast unless they can conform to a series of criteria aimed at avoiding significant damage to recognised features.

B12 - Protecting Historic Landscapes, Parks and Gardens

Protect landscapes, parks and gardens of special historic interest in Wales from developments that would cause significant harm to their character, appearance or setting.

B16 – Protecting Nature Conservation Sites of National Importance

Refuse proposals that are likely to cause significant damage to nature conservation sites of national importance unless they conform to a series of criteria aimed at protecting, enhancing and managing recognised features within the sites.

B20 - Species and their habitats of international and national importance

Refuse proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

B22 - Building Design

Promote the design of good buildings by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

B23 - Amenities

Safeguard the amenities of the local area by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

B25 - Building Materials

Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

B27 - Landscaping Plans

Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

C1 - Locating New Developments

Land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new developments. New buildings, structures and supplementary facilities in open countryside will be refused with the exception of a development which is permitted under another policy within the Plan.

C3 - Re-using Previously Developed Sites.

Proposals will be approved that prioritise re-using land and buildings previously developed and located within or around development boundaries, provided that the site or the building and the use are suitable.

C7 – Building in a Sustainable Manner

Proposals for new developments or for the adaptation and change of use of land or buildings will be refused where consideration has not been given to specific environmental matters. Proposals must conform to specific criteria relating to building in a sustainable manner, unless it can be demonstrated that it is impractical to do so.

CH30 - Access for All

Refuse proposals for residential, business/commercial units or buildings/facilities for public use unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

CH33 – Safety on Roads and Streets

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

D13 – Attractions and Facilities

Proposals for the development of new attractions and facilities for visitors, or to improve the standard of existing facilities will be approved if they are located within a development boundary or on other specific sites if there are no suitable opportunities within a development boundary. Every proposal would be required to comply with the criteria involving the development of ‘niche’ markets or supports the development of an identified theme as identified in the Gwynedd Tourism Strategy and also the design, layout and appearance of the proposed development.

D15 – Self-serviced Holiday Accommodation

Proposals for developing new, permanent self-catering holiday accommodation and conversion of existing buildings or existing establishments will be approved if the design, setting and appearance of the development is of high quality and if it conforms to criteria relevant to the location and scale of the development, impact on the permanent housing stock and on residential areas and availability of this type of holiday accommodation.

Gwynedd Design Guidelines 2002

Holiday Accommodation 2011

Planning for sustainable building 2010

2.3 National Policies:

Planning Policy Wales (Fifth edition, November 2012)

Technical Advice Note (TAN) 5: Planning and Nature Conservation (2009)

Technical Advice Note (TAN) 12: Design (2009)

Technical Advice Note (TAN) 18: Transport (2007)

Technical Advice Note (TAN) 20: The Welsh Language – Unitary Development Plans and Planning Control

The Welsh Office Circular 60/96 (Planning and the Historic Environment: Archaeology)

The Welsh Office Circular 61/96 (Planning and the Historic Environment: Historic Buildings and Conservation Areas)

3. Relevant Planning History:

3.1 The recent relevant planning history includes:

C11/0661/43/LL - Demolishing Plas Pistyll and erecting 20 self-catering holiday units together with the erection of 16 self-catering holiday units in lieu of the existing static caravan site - Approved 23 August 2012. This permission has been implemented by virtue of the fact that the Mansion has been demolished.

C08D/0422/43/LL – permission granted on 16/2/09 to convert the Plas into 14 holiday apartments along with creating an adjacent tennis court and small leisure building.

C07D/0635/43/LL – permission granted in 2009 to build a leisure building with a swimming pool (farm site) and exchange 29 static caravans for 29 timber chalets. Permission implemented in part, therefore it is extant.

4. Consultations

Community/Town Council:	Agreed to approve the application.
Transportation Unit:	No recommendation as it is not anticipated that the proposed development would have a detrimental effect on any road or proposed road.
Footpaths Unit:	Public footpath no 1 Pistyll would need to be protected during and at the end of the development.
Welsh Water:	Not received.
Natural Resources Wales:	Not received. No concerns.
Public Protection:	
Biodiversity Unit:	No Biodiversity concerns in relation to amending the application.
AONB Unit:	The application relates to amending elements of the planning application approved in 2011 to demolish the former Plas Pistyll hotel and construct a new development consisting of 20 holiday units. These plans were for a development in terrace form, with a lot of glass, solar panels, and timber and slate on some sections. In terms of the AONB, there is no objection to the principle of amending conditions to approve an amended plan.

The site is located within a prominent area of the Area of Outstanding Natural Beauty (AONB). The AONB is a statutory designation of the same status as a National Park, designed to acknowledge the special landscape and coast of the area. The site is on part of the Llŷn Heritage Coast and the Wales Coastal Path is nearby. The former hotel was an eye sore and demolishing it was a significant visual improvement to the area.

The amended plans show a development that is more similar to a housing estate on two tiers. The houses are

not in a straight line, rather, they are on an angle in an effort to follow the contours of the land, which is unusual in terms of local building pattern.

In terms of the design, there are some traditional elements, such as the pitched roof and the chimney, and some modern elements such as the flat roof dormer windows, large windows (north-western elevation), balconies and associated metal parts.

In terms of the materials, there are some that are commonplace in the local area such as slate and stone, whilst some are unusual, e.g. timber cladding, aluminum frame windows, composite doors.

From the designs and details submitted, it is difficult to anticipate how the development would look in situ, and there is doubt whether it would be in-keeping with this rural and coastal location within the AONB. The proposal to plant "orchards" was noted, but trees in this location would take significant time to establish and create effective landscaping (also, there is a public / coastal footpath on this land).

Gwynedd Archaeology Service: Submitted observations but considered that these matters could be dealt with under condition 12 of the original planning permission.

Public Consultation: A notice was placed on the site and neighbouring residents were informed. The advertising period ended on 9 January 2014 and no letters / correspondence of objection had been received.

5. Assessment of the relevant planning considerations:

The principle of the development

5.1 This is an application to amend conditions on approval C11/0661/43/LL in terms of the units' design, reducing the number of units and removing the Code for Sustainable Housing conditions. The principle for the proposal has already been established, and this permission has already been acted upon, and would therefore remain in perpetuity. It is therefore considered that the proposal is acceptable in principle and in terms of Policies A3, C1, C3 and D15 of the GUDP.

5.2 Social, Linguistic and Cultural Fabric of Communities

The application would result in a reduction of one holiday unit on the site. It is not considered that the proposal would affect the proposal's social and linguistic structure compared to the approved application. It is considered that the proposal is acceptable in respect of Policy A2 of the GUDP.

Visual amenities

5.3 The changes to the units' design and layout on the site is what is relevant here. It is considered that this amended design and layout still makes use of the site's contours which helps the proposal to integrate better with the landscape. The high wall to the rear where the Plas used to be will remain, and this will remain an important existing feature in order to define the site and conceal the proposed parking spaces from the road. It is intended to plant an orchard on the northern side of this wall in an attempt

to further landscape the site. The plans show a proposal to locate the proposal on two levels, with units on the southern end and northern end of the site and green space between them. This amended design could be described as being somewhat more traditional in terms of its appearance than what was approved in application C11/0661/43/LL, but there are still modern elements to the proposal. The rows of units would be broken up further by placing the units on an angle and through the variety of roof levels. This avoids a uniform appearance for the development and allows the contours of the site to be used. Most of the roofs would be finished with slate but an element of metal would be used on other parts of the roofs. It is proposed that the external walls be a combination of stone and timber planks. It is considered that this amended proposal is acceptable in respect of Policies B22 and B25 of the GUDP.

5.4 As explained above, this amended design retains many of the features of the previous application and continues to make use of the site's natural contours. More green space can also be seen between buildings in comparison to the previous application. It is proposed to retain the stone wall and to plant an orchard which is also helpful in terms of the proposal's visual impact. It is not considered that this amended proposal would visually impact different views into, out of and across the AONB and the proposal is, therefore, acceptable in terms of Policy B8 of the GUDP.

5.5 In the same manner, it is considered that this amended design would have a relatively small impact on the heritage coastline and the landscape of outstanding historic interest, and that the proposal is therefore acceptable in terms of Policy B9 and B12 of the GUDP.

5.6 **Archaeological Matters**

Observations on the application were received from the Gwynedd Archaeological Planning Service. They, however, consider that condition 12 of the original planning permission is sufficient to deal with any matters deriving from the changes. It is, therefore, considered that the proposal is acceptable in terms of Policy B7 of the GUDP.

General and residential amenities

5.7 The proposal is acceptable in terms of Policy B23 as it is not considered that there will be any further loss of privacy deriving from the proposal or more overdevelopment than that caused by extant permissions; this is also the case in terms of traffic and noise.

Transport and access matters

5.8 The amendments would reduce the number of proposed units on the site. The Transportation Unit had no observations to make.

It is considered that the proposal is acceptable in respect of Policies CH33 and CH36 of the GUDP.

Biodiversity matters

5.9 The Transportation Unit has no concerns regarding the proposed changes. The Biodiversity conditions included on permission C11/0661/43/LL will remain. The proposal is, therefore, acceptable in terms of Policy B16 and B20 of the GUDP.

Sustainability matters

5.10 As previously noted, changes in relevant legislation means that it is now not required to satisfy the building requirements to a sustainable standard through the planning procedure. The new buildings will have to reach sustainable building standards, but this is now carried out under part L of building control, and not planning. As the requirements of building to a sustainable standard continues under building regulations, it is not considered that removing conditions 8-10 would make a difference in terms of Policy C7 of the GUDP.

6. **Conclusions:**

6.1 Having considered the above and all the material planning matters, it is believed that this proposal to amend conditions 2 and 7 and to remove condition numbers 8-10 from permission number C11/0661/43/LL is acceptable.

7. **Recommendation:**

To approve with conditions:

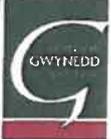
1. Units on the Plas Pistyll site to be constructed in accordance with the plans submitted.
2. No more than 19 holiday units will be permitted on the Plas Pistyll site, and no more than 25 holiday sites will be permitted on Pistyll Farm (including the Farmhouse and the eight holiday units that already exist).

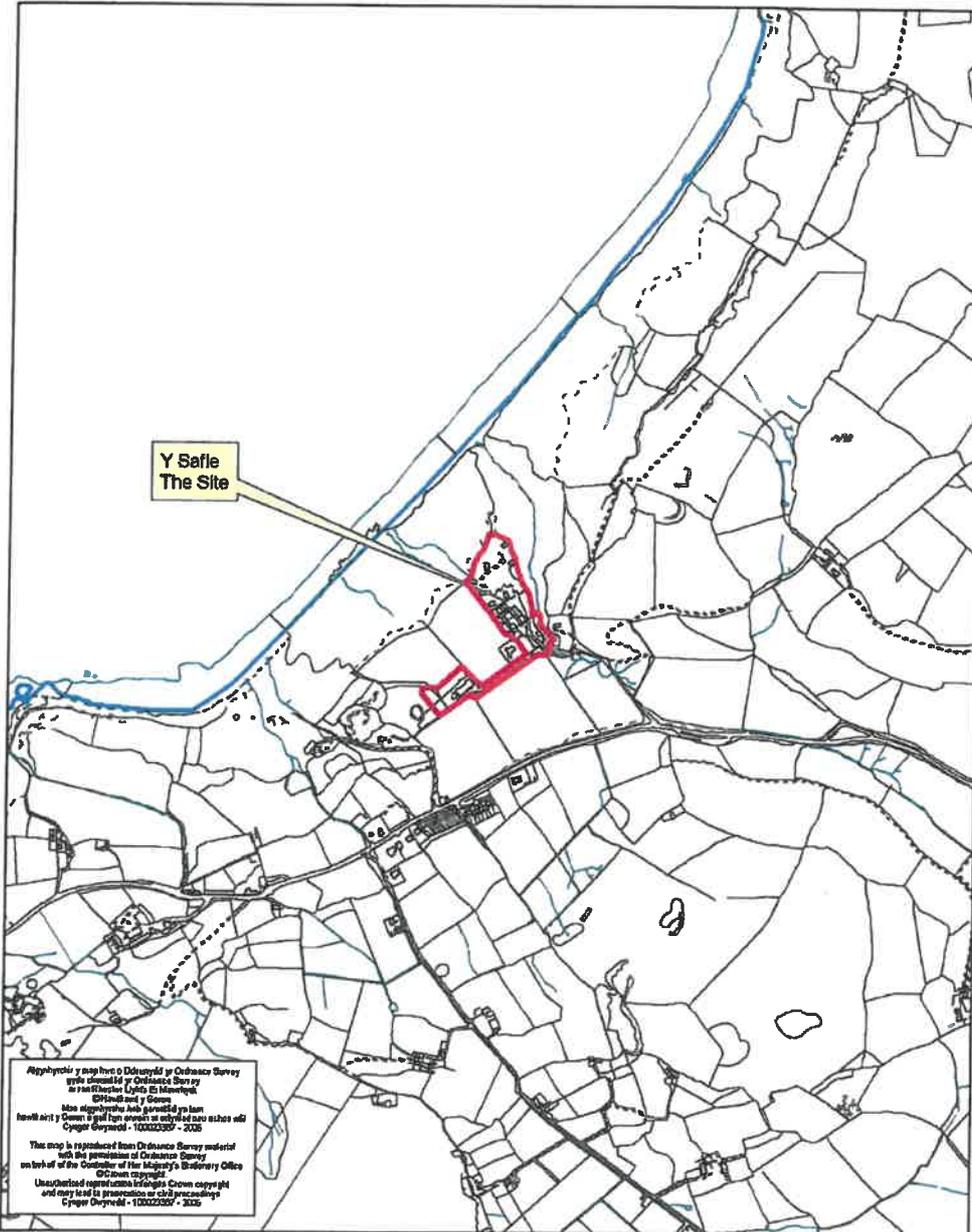
3. This permission is for the amendment of condition 2 and 8 and to remove conditions 8, 9 and 10 from planning application C11/0661/43/LL. The remaining conditions on C11/0661/43/LL must be adhered to.

ATODIAD/ APPENDIX 4

PWYLLGOR CYNLLUNIO	DYDDIAD: 16/01/2011
ADRODDIAD PENNAETH ADRAN RHEOLEIDDIO (CYNLLUNIO, TRAFNIDIAETH A GWARCHOD Y CYHOEDD)	DOLGELLAU

Rhif: 3

	Rhif y Cais / Application Number : C11/0661/43/LL
	Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa. Location Plan for identification purposes only. Not to scale.



Number: 3

Application Number: C11/0661/43/LL
Date Registered: 18/08/2011
Application Type: Full - Planning
Community: Pistyll
Ward: Llanaelhaearn

Proposal: DEMOLISH PLAS PISTYLL AND ERECT 20 SELF-CATERING HOLIDAY UNITS TOGETHER WITH THE ERECTION OF 16 SELF-CATERING HOLIDAY UNITS IN LIEU OF THE EXISTING STATIC CARAVAN SITE
Location: PLAS PISTYLL AND PISTYLL CARAVAN PARK, PISTYLL, PWLLHELI, LL536LR

Summary of the Recommendation: TO DELEGATE POWERS TO APPROVE SUBJECT TO SIGNING A 106 AGREEMENT TO REMOVE A PREVIOUS PERMISSION AND RECEIVE AMENDED PLANS

1. Description:

- 1.1 This application relates to the Plas Pistyll site and the adjacent caravan park in Pistyll Farm.
- 1.2 Plas Pistyll itself is a site that is in a serious condition and is located in a prominent location in the landscape as the bulky building is visible from the coast and also from the road leading from Llithfaen to Nefyn. The building used to be a hotel and more recently planning permission has been granted to convert the building into 14 apartments for holiday use and create a tennis court near this development, along with a leisure building on the farm site.
- 1.3 The farm site is used as eight holiday units, a warden flat and the former farmhouse. Also, there are hardstandings and an access track for 29 timber chalets between the former timber buildings and the coast.
- 1.4 The proposal involves demolishing the Plas and redeveloping the site to create 20 new holiday units on the site (16 x three bedroom and 4 x two bedroom), along with associated parking. The proposal seeks to keep away from the tennis court site that has been granted approval, in order to stay away from the area of archaeological interest. The layout of the 20 units on this site attempts to follow the contours of the land in order to take advantage of the site's natural topography and reduce the visual impact.
- 1.5 It is intended to create 4 'levels' to create a type of terrace and avoid creating a uniform development in terms of layout in order to follow the contours of the land. Every unit would have a sea-view and an external area in front of it, placed on top of the unit below. It is intended for the units on the highest level to have slate ridge roofs with concealed parking spaces below and behind the existing stone boundary wall (which intends to be retained).
- 1.6 In terms of materials, it is intended for the units to be broken up by a series of stone walls in an attempt to blend into the landscape better and substantial landscaping would be undertaken to soften the impact, as well as using timber and glass cladding in the northern sea-facing elevations.
- 1.7 On the farm site, it is intended to adhere to the form of the existing buildings in terms of layout, scale and design in order to build 16 new holiday units to replace the 29 timber

chalets that have been approved on the site and remove the hardstandings that can already be seen on the site. This would involve restoring the land immediately on the coast to grassland.

- 1.8 To summarise, the proposal involves creating 36 new holiday units to replace the previously approved 29 timber chalets and 14 holiday apartments, along with a tennis court and building for leisure use.
- 1.9 The site is located in a 'bowl' with the natural landscape surrounding it and concealing it to an extent from the east, south and west. The site is prominent from the coast to the north but it is also located on a cliff above the sea.
- 1.10 There are a number of statutory designations to consider here, including:
- Site located within an Area of Outstanding Natural Beauty;
 - Near a Site of Special Scientific Interest (SSSI);
 - Near a Special Area of Conservation (SAC);
 - Site within the Llŷn Heritage Coast;
 - Near prehistoric enclosed land;
 - Within a Landscape of Outstanding Historical Interest;
 - St Beuno's Church nearby, which is a Grade I Listed Building;
 - Llŷn Coastal Path leading down towards / past the site/Public Footpath.
- 1.11 It has also become apparent that choughs nest in the Plas and that bat and owl surveys have been submitted with the application.
- 1.12 Also forming part of the application are: Design and Access Statement; Language and Community Impact Assessment; Ecological Survey; BREEAM Assessment; Planning Statement; Archaeological Assessment; Landscape Assessment and the outcome of a period of public consultation (undertaken by the developer).

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

A2 - Protecting the Social, Linguistic and Cultural Fabric of Communities

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

A3 - Precautionary Principle

Safeguard Listed Buildings against proposals for their total or partial demolition unless there is outstanding justification for doing so, in accordance with a number of criteria regarding the condition and ownership of the building.

B7 – Sites of Archaeological Importance

Refuse proposals which will damage or destroy archaeological remains which are of national importance (whether they are registered or not) or their setting. Also refuse any development which will affect other archaeological remains unless the need for the development is greater than the significance of the archaeological remains.

B8 – Llŷn and Môn Area of Outstanding Natural Beauty (AONB)

To safeguard, maintain and improve the character of the Area of Outstanding Natural Beauty by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features of the site.

B9 – Heritage Coast

Refuse proposals for any building or structure on the heritage coast unless they can conform to a series of criteria aimed at avoiding significant damage to recognised features.

B12 - Protecting Historic Landscapes, Parks and Gardens

Protecting Historical Landscapes, Parks and Gardens - Safeguard landscapes, parks and gardens of special historical interest in Wales from developments which would cause significant damage to their character, their appearance or their setting.

B16 – Protecting Nature Conservation Sites of National Importance

Refuse proposals which are likely to cause significant damage to nature conservation sites of national significance unless they conform to a series of criteria aimed at protecting, enhancing and managing recognised features within the sites.

B20 – Species and their habitats of international and national importance

Proposals which are likely to cause unacceptable disturbance or harm to protected species and their habitats will be refused unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

B22 - Building Design

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and character of the local landscape and environment.

B23 - Amenities

Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

B25 - Building Materials

Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

B27 - Landscaping Plans

Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

C1 - Locating New Developments

Land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new development. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

C3 - Re-using Previously Developed Sites

Proposals that give priority to re-using previously developed land or buildings that are located within or near development boundaries will be permitted provided that the site or building and the proposed use are appropriate.

C7 – Building in a Sustainable Manner

Proposals for new development, or for the adaptation and change of use of land or buildings will be refused where consideration has not been given to specific environmental matters. Proposals must conform to specific criteria regarding building in a sustainable manner, unless it can be demonstrated that it is impractical to do so.

CH30 - Access for All

Proposals for residential/business/commercial units or buildings/facilities for public use will be refused unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

CH33 – Safety on Roads and Streets

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

D13 – Attractions and Facilities

Proposals for the development of new attractions and facilities for visitors, or to improve the standard of existing facilities will be approved if they are located within a development boundary or on other specific sites if there are no suitable opportunities within a development boundary. It will be a requirement that each proposal conforms to the criteria regarding the development of 'niche' markets or support for the development of the recognised Gwynedd Tourism Strategy and also the design, appearance and setting of the proposed development.

D15 – Self-catering Accommodation

Proposals for developing new, permanent self-catering holiday accommodation and adaptation of existing buildings or existing establishments will be approved if the design, setting and appearance of the development is of high standard and if it conforms to criteria relevant to the location and scale of the development, impact on the permanent housing stock and on residential areas and availability of this type of holiday accommodation.

Supplementary Planning Guidance:

Gwynedd Design Guidance (2002)
Holiday Accommodation 2011
Planning for Sustainable Building 2010

2.3 National Policies:

Planning Policy Wales (2011):

Chapter 5, Protect and Improve the Natural Heritage and Coastline
Chapter 6, Protecting the Historic Environment
Chapter 11, Tourism, Sport and Recreation

Technical Advice Note (TAN) 5: Planning and Nature Conservation (2009)

Technical Advice Note (TAN) 12: Design (2009)

Technical Advice Note (TAN) 18: Transport (2007)

Technical Advice Note (TAN) 20: The Welsh Language – Unitary Development Plans and Planning Control

Technical Advice Note (TAN) 22: Planning for Sustainable Buildings (2010)

The Welsh Office Circular 60/96 – (Planning and the Historic Environment: Archaeology)

The Welsh Office Circular 61/96 – (Planning and the Historic Environment: Historic Buildings and Conservation Areas)

3. Relevant Planning History:

3.1 The recent relevant planning history includes:

C08D/0422/43/LL – permission granted on 16/2/09 to convert the Plas into 14 holiday apartments along with creating an adjacent tennis court and small leisure building. Permission not commenced; however, 3 years remain on the permission.

C07D/0635/43/LL – permission granted in 2009 to build a leisure building with a swimming pool (farm site) and exchange 29 static caravans for 29 timber chalets. Permission implemented in part, therefore it is extant.

4. Consultations:

Community/Town Council: No response

Transportation Unit: No objection

Environment Agency: No objection but notes observations about:

- Appropriate ecological assessments achieved before commencing the work.
- To implement in full all mitigation steps and recommendations outlined in the ecological report.
- Observations about an Environmental Licence and the Agency's arrangements/procedures.

Welsh Water: No response

Public Protection Unit /
Caravans Officer: No objection

Access Officer: Observations about meeting British Standards and the external provision of paths, ramps, stairs and surfaces.

Countryside Council for
Wales:

- The statutory requirement for the Authority to consider the purpose of protecting and improving the natural beauty of the AONB.
- CCW believe that there will be a real improvement in the landscape's quality and visual amenities by getting rid of the existing chalet park and exchanging them for more traditional buildings in nature.
- Demolishing the Plas is also a substantial improvement to this open and valuable part of the AONB.
- A development of this scale not in keeping with its open location and there are insufficient features such as walls, *cloddiau*, and scrub growth to 'tie in' the proposal to the site in a visual sense.
- The modern design is out of place on such an open site in the AONB and also in relation to the historical landscape.
- Is it possible to have green roofs in order to reduce the visual impact / mass?
- In weighing up the proposal, CCW believes that the proposal is an improvement in terms of the landscape, considering the site in its current state.
- Sites (SSSI and SAC) have been protected to the east of the site. Any waste discharged from sewerage works

should be piped immediately to the watercourse, rather than it being discharged into the ground or into a soakaway.

- Need to ensure good practice of working in accordance with the guidelines of the Environment Agency on Pollution Prevention.
- Subject to the above points being implemented, it is not likely that the proposal will affect the SSSI or SAC.
- In terms of protected species, a small number of lesser horseshoe bats use the Plas as a roost and the mitigation steps outlined in the bat report and the plans submitted with the application should be adhered to. There will be a need to secure a licence after planning permission is granted.
- The chough also nests in the Plas and the Council's Biodiversity officer will deal with this aspect.

AONB Officer:

Detailed observations in two parts:

Farm-

- caravan park reflects a number of farms in Llŷn;
- object to extending the Pistyll Farm farmhouse; the proposed extension dominates the original farmhouse and harms its historical character. Its features are unsuitable;
- the existing farmhouse and farm buildings appear natural in the landscape;
- five new blocks of flats create an unnaturally large built development in a rural area in the AONB;
- the basic principle of exchanging static units for permanent buildings causes concern.

Plas –

- very visible and is an eyesore in its current location in a prominent place in the Llŷn AONB;
- the ideal situation would be to restore the original building as it is prominent and striking in the landscape;
- based on the AONB, it is believed that there is justification to demolish and redevelop the site; this would be in line with Aim NA 4 in the AONB's Management Plan and the redevelopment would conform to NA 3 to ensure that new developments are in keeping with the local area and that they have a positive effect or the least possible harmful effect on the environment;
- more surface area, but on lower levels; going to be prominent from viewpoints located above (the highway/coastal path/near the Church);
- the use of slate and timber on the elevations of the buildings is an alien feature in the landscape; also, the

substantial windows are an alien feature.

- It must be ensured that any new development fits in well in the landscape, the coast and the broader area.
- The proposed developments appear alien and strange from a number of directions based on its planning, design and materials.
- It is a shame that the company has not retained the original names of Pistyll Farm and Plas Pistyll.
- The Community and Language Statement does not give due attention to some aspects.

Biodiversity:

Notes that there is a need to provide for the bats and chough. To do this, there is a need to act in accordance with the recommendations/conditions included in their observations.

Archaeological Trust:

Archaeological Assessment Report meets standards. Suggests specific conditions relating to archaeology.

CADW:

No response.

Conservation Officer:

Impact of a large-scale development on the landscape and setting of a listed building being overbearing and out of character in the local environment. It cannot be supported.

Caravans Officer:

No objection.

Public Consultation:

Several notices were placed on the site and neighbouring residents were informed. The application was advertised in the press. The consultation period has ended and two letters were received objecting on the following grounds:

- Light pollution
- Additional traffic
- Noise and overlooking from the site
- Number of units

Six letters / correspondences had been received supporting the application on the following grounds:

- Existing condition of the Plas
- Economic reasons

5. Assessment of the material planning considerations:

5.1 The principle of the development

There is extant permission for 14 flats within the Plas for holiday use and for 29 timber chalets. Hardstandings for the chalets are in place; however, the associated work of creating a leisure building with a swimming pool has not been commenced. Nevertheless, the permission has been commenced and is therefore live. Similarly, work on the Plas has not been commenced; however, the permission period is yet to end. It is now intended to exchange the 14 flats within the Plas for 20 self-catering new holiday units and erect 16 self-catering units on the farm site near the eight holiday units, warden flat and former farmhouse. This will involve restoring the hardstandings for the chalets to grassland.

Relevant to the principle of the development are policies D15 'Self-catering Holiday Accommodation', C3 'Reusing Previously Developed Sites' and C1 'Locating New Developments'. In accordance with Policy D15, the concept of developing new, permanent self-catering holiday accommodation will be approved, provided that the development is located within a development boundary or if a suitable previously developed site is used. Also, it should be ensured that the scale of the development is suitable, considering the site. The UDP defines previously developed land as: land where there is, or was, permanent structures (except for agricultural or forestry buildings) and an established associated surface infrastructure.

Policy C1 approves new developments outside development boundaries if it relates to rural tourism. Policy C3 gives priority to re-use previously developed land or buildings, provided that the site or building and the proposed use is suitable and in keeping with the objectives and development strategy of the Plan.

As a result of demolishing Plas Pistyll, the site would fall into the definition of previously developed land and this also considers the extant permission on the site. Therefore, consideration will need to be given to the scale of the proposed development. It should be noted further that the fact that the site is previously developed land does not necessarily mean that it is suitable for development; consideration should also be given to other factors as noted in policies C3 and C1 and such restrictions could include matters relating to location, presence of protected species or archaeological value.

Policy D15 also approves proposals to extend existing self-catering holiday accommodation establishments if the design, setting and appearance of the development is of a high standard and that all criteria can be satisfied. The criteria include:

- Developing on suitable previously developed land;
- Acceptable scale, considering the site, location and/or settlement in question;
- No loss of permanent housing stock;
- Not located within a residential area and that it will not cause substantial harm to the residential character of the area;
- Not leading to an excessive concentration of this type of accommodation within an area.

Considering the extant permissions on the site, it is not believed that the proposal leads to creating an excessive number of this type of accommodation as there are fewer units than

what has been approved previously; the location is not within a residential area and it is not likely to cause more significant harm to the residential character of the area than the extant permissions would and it will not lead to the loss of permanent housing stock.

Therefore, the two points that need to be assessed is the scale and suitability of the previously developed site. In terms of the scale and suitability of the previously developed site, the extant permissions and the scale of the developed land / land that could be developed under these permissions must be borne in mind. In this context, the scale is less on the farm site as it is intended to develop within the parking spaces / gardens of the existing units and remove the hardstandings and access roads leading to the chalets – this would mean that grazing / green land would be reclaimed, rather than extending the site. On the site of the Plas, it is intended to develop on more land, but within the ‘curtilage’ of the Plas, which has overgrown but continues to be a curtilage, and also on a lower level to be in keeping with the contours of the land, rather than adhering to the bulky building of the Plas.

Policy A3 relates to the Precautionary Principle and this seeks to obtain the required information in order to make an informed decision; this can lead to changes to the proposal or appropriate conditions.

As a result, I do not believe that there is an objection in principle based on the suitability of the site or general scale of floor area. Therefore, I am not of the opinion that the proposal is contrary to Policies C1, C3 or D15, or Policy A3 of the UDP.

5.2 Social, Linguistic and Cultural Fabric of Communities

Policy A2 of the UDP and TAN 20 relates to the above and a Statement of this type has been submitted with the application. The application site is located within the parish of Llanaelhaearn where 77% of the population is able to speak Welsh; this is a higher percentage than the average in the County and in Wales. Because of its close connection to Nefyn, it can be also noted that 80% of the population there speaks Welsh. It is obvious that the language is viable in both communities. There has been a small increase in the population number in the parish of Llanaelhaearn between the 1991 and 2001 censuses. Creating a development for tourism is in keeping with the general strategy of the UDP. There is no proof that these visitors would contribute to inward migration in the area as only holiday accommodation would be provided here; thus contributing positively towards local expenditure, local jobs and a visual improvement to the site of the Plas and the hardstandings. It is possible that the development could lead to further investment in services associated to the development.

It is proposed to nurture a relationship with the Welsh Language Board in order to maximise benefit from the development in the local area and promote local produce and services and establish the sense of place. It is possible to promote the language and local character by means of the development. On these grounds and based on the extant permissions, I do not believe that the proposal is contrary to Policy A2 or the advice given in TAN 20.

5.3 Landscape Designations

Site of Archaeological Importance

An archaeological assessment has been submitted with the application which identifies that there is prehistoric enclosed land near the site. As a result, it is noted in the assessment that it should be ensured that the development is designed in a way that will prevent any direct impact on the enclosed land and that an archaeological assessment programme is obtained in order to assess the status of the land within the former garden of the Plas Pistyll ruin. The response of Gwynedd Archaeological Trust suggests appropriate conditions that would ensure that the proposal is in accordance with Policy B7.

Llyn Area of Outstanding Natural Beauty

The application site lies within the Llyn AONB. Planning Policy Wales (Edition 4, 2011), notes that appropriate consideration should be given to conservation and natural beauty when dealing with applications within an AONB; however, consideration should also be given to any economic benefits deriving from the development. Policy B8 – ‘Llyn and Anglesey Areas of Outstanding Natural Beauty (AONB)’ - of the UDP expands upon the principles set and notes that there is a need to seek to protect, maintain and improve the character of the AONB and that any development proposals that would cause significant harm to the landscape and coast, wildlife, historical remains and buildings, language and culture and the tranquil and unpolluted nature of the area should be refused except for in circumstances where there is a national economic or social benefit and where refusing the application would harm the local economy. Furthermore, it should be ensured that appropriate consideration has been given to the harmful effects on the character of the area and that measures have been taken to mitigate the effects in the application.

Detailed observations have been received from the AONB Officer (noted above). In the context of these observations and the proposal, it is essential to weigh up the impact of the extant permissions and the development that is the subject of this application. It is a unique situation considering the extant permissions and the current site. When considering the observations of the AONB Officer, there is a need to mention the precedent and basic principle of exchanging caravans for permanent units. This situation is unique in terms of the current use made of the site, the permission for caravans and the Plas site; therefore, I do not believe that it is possible to create a precedent. The basic principle is another issue; however, it is supported by other Council policies discussed in this assessment (previously developed land). The scale of the proposal is a concern from the perspective of the AONB, as well as the alien features which are not in keeping with the area. It is believed that there is fundamental concern here about the size, scale, design and lack of justification to demolish and rebuild the Plas and a lack of compliance with the AONB's Management Plan as a result of this. The Management Plan asks for developments to be in keeping with the local area and to have a positive effect, or the least possible harmful effect, on the AONB.

The Plas site is an eyesore, it is not listed and it is an alien feature in the landscape, and the same would be true even if it were in a good condition. The proposal to demolish and rebuild the units on a larger footprint, but lower in height, is very different to what is on the site at present; however, no demands can be made to restore the Plas to its original condition as it is not a listed building; thus it is not protected. I am of the opinion that the new plan is ambitious and modern and attempts to cause the least possible harmful impact on the landscape; this is reiterated in the supplementary documents submitted with the application.

In terms of the farm site, possibly caravans are a relatively normal feature in the area; however, it is in a prominent location in the landscape and can be seen from surrounding public areas. There is an extensive area of development on the site at present and the intention is to 'tighten' this with the new holiday units. The observations of the AONB Officer state that the proposal is unusually large and that the extension to the current farmhouse is unnatural and has unsuitable features and that it would overbear the farmhouse and have a detrimental effect on its character. Discussions have commenced to reconsider the design of these two units, along with the details of the other units on the farm, including setting the glass 'walls' back from beside the stone walls in order to create a type of recess. These changes will lead to a design and details that are more in keeping.

Once again, considering the extant permissions, I believe that the proposal causes the least possible harmful impact as it seeks to strike a balance between 29 chalets on this very visible site (although this is 'normal' in the area), and providing permanent holiday units on a less prominent part of the site and on a smaller scale in terms of numbers. The Countryside Council believes that there will be a real improvement to the landscape and visual amenities by doing away with the caravan site and exchanging it for buildings around the 'farmyard'. In addition, it is believed that redeveloping the Plas will be a substantial improvement to this visible area; but there is concern about the modern design proposed and the lack of 'anchoring' to the site by means of *cloddiau*, walls and natural vegetation. Possibly a green roof would be more suitable to reduce the visual impact and possibly there is a need to reconsider other aspects relating to this also.

In weighing up these issues, the proposal does not comply in full with Policy B8 or the AONB Management Plan; however, the planning history and live permissions improve the situation and to this end, I do not believe that any additional substantial / significant negative impact derives from this proposal than what would happen in the current situation on the site. This view is supported in the summary of the observations of the Countryside Council for Wales.

Heritage Coast

It is considered that the proposal complies with Policy B9 because the current site will be redeveloped for a similar use in a coastal location. Any significant harm is assessed above and the importance of biodiversity is discussed under another heading. The policy is also complied with by giving priority to locations with a visual connection to current buildings or existing structures.

Landscape of Outstanding Historical Interest

Policy B12 relates to Landscapes of Outstanding Historical Interest and much of Llŷn was included on the Register of Landscapes of Outstanding Historical Interest in Wales because of its collection of small archaeological and historical features, which narrate a seamless story from the prehistoric age to the present day. The policy asks for consideration to be given to the historical landscapes when the impact of proposals on such a large scale are assessed where they have more of an impact than just a local impact. It is not believed that the proposal is likely to have more than a local impact on the landscape because of the nature of the location and existing land uses; therefore, the proposal is not contrary to Policy B12.

5.4 Nature Conservations and Species and their Habitats (Biodiversity)

An ecological assessment has been submitted with the application. During the site visit in order to undertake the ecological assessment and previous inspections by field experts, it was noted that evidence existed of the presence of some protected species such as bats and owls. Furthermore, it is known that choughs nest in Plas Pistyll. Choughs are given additional protection under Section 1 of the Wildlife and Countryside Act. The ecological report places emphasis on the need to ensure that mitigation steps are used in order to ensure that the development's impact on these species is restricted. It is suggested further that any work should be undertaken during the period of the year when birds are not nesting, namely 1 March to 30 September.

Choughs nest regularly in the old Plas. Following discussions with the applicant and following expert advice from Adrienne Stratford, we have agreed upon steps to mitigate the loss of the nesting site. A specific building will be created that will be suitable for Choughs to nest in it, as illustrated in the amended plans and in the report 'Protected Species Mitigation Strategy/ Plas Pistyll' (27.10.11), attached to the application.

This can be managed by means of a condition that this building is built to provide a nesting site as illustrated in the amended plans and Mitigation Strategy. It must be ensured that no period within the nesting season goes by without having a nesting site in place. This means that the new site must be in place before the old Plas is demolished. A method statement and timetable should also be submitted to the Local Authority for approval, explaining how this will be implemented, before commencing any work. A condition should also be included to ensure that no demolition work takes place during the nesting Season – 1 March to 30 August.

There are records of lesser horseshoe bats in Plas Pistyll. It will be required to include a condition to ensure that a purpose-built bat roost has been created in accordance with the amended plans and details in the report 'Protected Species Mitigation Strategy/Plas Pistyll' (27.10.2011), attached to the application. Once again, it must be ensured by means of a condition that the new provision for bats is in place before any demolition work is undertaken, and the Plas must not be demolished either, and a method statement and timetable should also be sent to the local authority for approval, to explain how this will be implemented before any work is commenced.

Furthermore, a condition will be needed to monitor the success of these methods for bats and choughs and a report must be submitted within five years of commencing the work.

In terms of the choughs, a condition will be required to ensure that the grazing land on the site is grazed to secure a feeding habitat for the Choughs as described in the report (ecological) submitted. (Land to be grazed in favour of chough in accordance with expert advice by Stratford).

In order to ensure compliance, evidence will need to be submitted to the authority regarding compliance with these conditions.

The above is reiterated in the observations of the Countryside Council for Wales and they state that they do not believe that there will be any impact on land designations or in terms of wildlife, provided that the above advice/conditions are followed. To this end, it is believed that the proposals and suggested mitigation measures comply with policy B16 and B20 of the UDP.

5.5 Design, Materials and Landscaping Plans

An extensive Design and Access Statement and Design Statement have been submitted to support and justify the application. As the development is located within an AONB, serious consideration needs to be given to the design of the development and how it would affect the local landscape. Note that there is no design value to the Plas Pistyll building. It appears that serious consideration has been given to the design of the proposed development in order to ensure that it is sensitively in keeping with the natural landscape and extensive discussions have taken place prior to submitting the application, as well as two submissions to the Design Commission. Furthermore, design measures have been taken to ensure the sustainability of the development, in accordance with policy C7.

The design on the site of the Plas is very different and it takes advantage of the site's contours in order to blend into the landscape better. The high wall behind the Plas will be retained and this will keep an important current feature in order to define the site and conceal the proposed parking spaces from the road. It can be seen from the plans that this proposal has been 'stepped' down and roughly it follows the footprint of the Plas and its curtilage. By doing so, this allows for the visual impact of the three-storey building and cellar (previously four-storey) to be reduced. Therefore, consideration must be given to the extant permission to convert the Plas when considering this proposal. In terms of Policy B22, the proposal respects the site and its surroundings and it is considered to be a very different design and form and it may not be to everyone's taste; however, I do not consider that this is contrary to Policy B22, in particular considering that a development that is not completely suitable for the site exists there at present. When weighing up these issues, the proposal does not have a detrimental impact on the form and character of the surrounding landscape or on the local natural or historical environment. Its visual impact has been restricted to a relatively small area because of its location in a natural 'bowl' in the land and with the greatest impact from the sea towards the land. I do not consider that this proposed impact is greater than the impact of developing the Plas into 14 flats.

The design proposed on the farm site is more traditional with some modern elements, e.g. the glass walls on some of the gable ends. There is a need to reconsider elements/details of this design so that it is better in keeping with this; in particular from the perspective of the extension to the existing farmhouse, number of roof lights, size of openings, etc. and also in order to push the 'glass' walls further into the walls. The agent has also expressed his willingness to do so, should the application be supported in principle, and the Planning Manager given permission to act. Nevertheless, I do not believe that the form or scale or main principle of the design is contrary to Policy B22 and it would certainly be an improvement to a caravan site that extends to the cliff of the site and which forms the most visible part of the site. The proposal will be a more compact form of development that would be more in keeping because of its scale, size, design, form, etc. and would certainly be better in terms of the visual impact on the form and character of the landscape. Therefore, I do not consider that the proposal, with the changes outlined above, are contrary to policy B22.

In terms of the building and landscaping materials, the proposal uses traditional materials on the 'farm' site that would be in keeping with the existing materials. Therefore, it is believed that the proposal is in accordance with Policy B25 as the new needs to be tied in with the old on this part of the site, in order to reflect tight 'farm' units. The landscaping plan that is relevant to this part of the application strengthens the eastern appearance with trees and bushes; it is assumed that a traditional *clawdd* to the front of the site to define

the field would be advantageous and a condition can be imposed to this end; this part of the application would therefore be in accordance with Policy B27.

The site of the Plas is very different to the farm site as it is more open and on a slope. The grass roofs proposed for the majority of the units will be an opportunity to landscape and soften the impact from every direction and in reality only one block (the highest) will have a slate roof. Planting plans will be undertaken around the balconies in order to soften the impact and new *cloddiau* will be created – it is suggested that more *cloddiau* are created along the boundaries of the site than what is shown and this can be managed by means of a further condition. The landscaping will need to be controlled now for the future by means of appropriate and relevant conditions in order to ensure that the standard of the development does not slip. The main aim of the Plas site is to blend into the landscape as successfully as possible and it is believed that the ‘live’ grass roofs with a purposefully soft nature, along with the rest of the landscaping, will succeed to do this. Therefore, it is believed that the proposal is in accordance with Policy B27 and should local stone walls be used (to reflect *cloddiau*) as a method of cladding the eastern and western sides of the units (namely the site boundaries), the proposal would also be in accordance with Policy B25.

5.6 General Amenities

In terms of general amenities, consideration must be given to the reasonable privacy of nearby users; that it is not an overdevelopment of the site; that there will be no increase in traffic or noise resulting in significant harm; reducing opportunities for anti-social behaviour; and considering the needs of all users. To this end, the proposal is acceptable in terms of Policy B23 as it is not considered that there will be any more loss of privacy deriving from the proposal or more overdevelopment than that caused by extant permissions; this is also the case in terms of traffic and noise. Developing the site is likely to reduce anti-social opportunities and a Manager will live on the site. The development will also consider all of its likely users.

5.7 Traffic and access matters

The response of the Transport Officer states that there is no objection to the proposal. It is true to say that it is not considered that there would be a substantial increase in traffic, considering the extant permissions. The access will remain as present and it is considered safe. It is also considered that the current road network is of a sufficient standard to deal with the traffic flow that is likely to derive from the new development. It is therefore considered that the proposal complies with Policy CH33 of the UDP.

5.8 Relevant planning history

The extant permissions on the site are very relevant when assessing the application; these have been referred to previously in the report. These permissions provide a ‘fall back’ situation which means that the Plas could be converted into 14 holiday apartments along with creating an adjacent tennis court and small leisure building. In addition, a leisure building with a swimming pool (farm site) can be built and 29 timber chalets can be erected. This permission has been implemented in part, therefore it is live.

5.9 Response to the public consultation

It is not believed that there will be a substantial rise in traffic or noise levels and due to the nature of the site, which is substantially lower than the public highway, overlooking

will not be possible. It is not believed that noise levels or light pollution will be worse than what would have been possible under extant permissions on the site and the number of units is less than what has already been approved (but in the form of different units). Other letters are supportive of the application based on the economic benefit and visual improvements.

6. Conclusions:

- 6.1 It is acknowledged that a broad range of self-catering accommodation of high quality is essential in order to provide choice for tourists, and unavoidably, the proposed development would be a substantial economic investment to the local area. However, the possible impact of the development on the AONB and on the area in general must be weighed up carefully. The measures submitted to mitigate any possible negative impact that the development would have on the landscape and protected species are applauded and the above assessment assesses whether or not these measures are sufficient. It must also be emphasised that holiday use only will be made of these units as permanent use would not be supported under the Plan's policies; this can be controlled by means of relevant conditions.
- 6.2 Critically, when considering this application, bear in mind that there is extant permission for 53 units on the site (14 Plas, 10 Farm, including a warden flat and existing farmhouse and 29 chalets), and it is proposed to have 46 units (20 Plas, 10 existing farm and 16 new farm). This is an improvement in itself and it is believed, based on the above assessment, that no detrimental impact or greater impact derives from this proposal compared to the extant permissions. This means that this does not create a precedent for the future as it is a unique situation in terms of the site and extant permissions.
- 6.3 There is a need to discuss minor details relating to changing materials, boundaries and design as discussed in the assessment; however, this will not change the main principles of the proposal or its design. A request is made for permission for officers and the Planning Manager to act and agree upon these issues without having to resubmit the application to the Committee.
- 6.4 On these grounds, I am not of the opinion that the proposal is contrary to relevant policies discussed in the above-mentioned assessment and that there is no other material planning consideration that states otherwise. It is possible to control the mitigation measures, etc. by means of relevant conditions.

7. Recommendation:

To delegate powers to the Senior Planning Manager to approve the application subject to signing a 106 Agreement to abolish permission no. C07D/0635/43/LL to build a leisure building with a swimming pool (farm site) and exchange 29 static caravans for 29 timber chalets and for the LPA to receive acceptable amended plans relating to the two units near the farmhouse, as well as the details of the remainder of the units on the farm site, *cloddiau* / boundaries and materials, as well as relevant conditions relating to:

1. time
2. compliance with amended plans
3. materials
4. holiday permission only / occupancy period
5. retention of manager unit/office
6. bat mitigation measures / further reports
7. chough mitigation measures / further reports

8. ensure that the lands to the front of the Plas/farm are not developed
9. method of lighting the site
10. landscaping and restoring the chalets site to agricultural land prior to occupying the new holiday units
11. parking
12. confirmation of sewerage/drainage issues.

ATODIAD/ APPENDIX 5

PLANNING COMMITTEE, 16.01.12

Present: Councillor Huw Price Hughes (Chairman)
Councillor Owain Williams (Vice-chairman).

Councillors: Alun Wyn Evans, Gwen Griffith, Margaret Griffith (Substitute), Louise Hughes, Anne Lloyd Jones, R. Len Jones, Dewi Llewelyn, June Marshall, Dafydd Roberts, Glyn Roberts and John Pughe Roberts (Substitute).

Others invited: Councillor Selwyn Griffiths (Local member).

Also present: Gruffydd Wyn Morris (Senior Planning Service Manager), Hywel Thomas (Development Control Manager) Rhun ap Gareth (Senior Solicitor) and Glynda O'Brien (Committee Officer).

Apologies:- Councillors Elwyn Edwards, Dilwyn Lloyd and Guto Rhys Tomos.

1. DECLARATION OF PERSONAL INTEREST

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

- Councillor Owain Williams (who was a Member of the Planning Committee) in Item 5 on the agenda, Planning Application No. 3 (C11/0661/43/LL) as he was the owner of a caravan park close to Plas Pistyll.

The member was of the opinion that it was a prejudicial interest, and withdrew from the Chamber during the discussion on the item.

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

- Councillor Selwyn Griffiths (not a member of this Planning Committee) in relation to Item 5 on the agenda, Planning Applications Nos. 1, 2, 5 (C11/0015/44/AM), (C11/0241/44/LL), (C11/0929/44/LL)
- Councillor Dafydd Roberts (a member of this Planning Committee) declared that he was a local member in relation to Item 5 on the agenda, Planning Application No. 3 (C11/0661/43/LL).

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

2. MINUTES

The Chairman signed the minutes of the previous meeting of this committee held on 19 December 2011 as a true record, subject to adding the name of Councillor Selwyn Griffiths to the list of apologies of those absent from the meeting. The councillor explained that he had apologised in relation to Application No

C11/0862/44/AM – Land adjacent to Cefn y Gader, Morfa Bychan, as he declared a personal interest.

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 No. C11/0015/44/AM – Land at Penamser Industrial Estate, Porthmadog

Outline application to create five A1 non-food retail units and one A3 food and drink unit to include a manager's living unit together with parking provisions and services.

(a) The Development Control Manager elaborated on the application's background and drew attention to additional information outlined in the report. A letter had been received from WYG company on behalf of the applicant giving additional retail information together with a letter from the applicant outlining points regarding the background of the site and employment opportunities. Additional observations had been requested from a consultant in the retail field which stated that no additional evidence had been submitted by the applicant that lead planning officers to amend the recommendation namely to refuse the application. It was noted that this site had a planning history with planning consent given for one extensive unit in 1997 with a more recent consent for three smaller units of approximately 10,000 square feet. The application before them was for permission for smaller units of approximately 5,000 square feet together with an unit to provide food with accommodation for the manager to live on site. The planning officers felt that this development would have an impact on the viability and vitality of Porthmadog town centre, as the smaller sized retail units would compete with local shops. It was noted that the consultant with expertise in this field agreed with the officers' comments and therefore the officers' recommendation was to refuse the application on the basis of relevant policies.

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

- That in the past, Members had noted how important it was for Porthmadog residents to have access to goods locally and that they did not have to travel to other centres such as Bangor
- It was currently estimated that about 45% of Porthmadog's spending power was lost to the town and the local authority had sought to take action to resolve the problem by granting retail consent for non-food retail units of 4,000 m² on the Morbaine site.
- Unfortunately, permission did not allow units to be built that were less than 10,000 square feet. 10,000 square feet was the size of the majority of non-food retail units situated on Ffordd Caernarfon in Bangor. Since Porthmadog was smaller in size it would not be viable for retailers to trade from units of this size.

- Therefore, smaller units were required of approximately 5,000 square feet – a size permitted in other small towns.
- A full retail assessment had been conducted by a retail specialist regularly employed by many local authorities, including Gwynedd Council. They had confirmed that there was sufficient retail capacity for the proposal and no harm would come to the town centre with the development of units of approximately 5,000 square feet.
- The application was for less square footage than what had already been granted on the site in a previous application.
- That a family pub/restaurant was included in the proposal and of the type operated by Marstons, such operations were common on retail parks. It would serve the town as well as the tourism industry.
- The residential accommodation would be solely used by the Manager.
- That the family pub/restaurant in Porthmadog had received full Board approval by Marstons and if planning permission was granted an element of the scheme could proceed immediately. The development would employ between 40-50 people.
- In addition, there had been interest from non-food retailers for an acceptable sized retail unit that would create further jobs.
- The Morbaine site was expensive to develop and the remediation works had been costed at around £300,000 per acre compared to industrial land values of £30,000 per acre.
- An appeal was made for the Committee to support the application.

(c) The local Member (who was not a Member of this Committee) took the opportunity to address the Committee and he stated that he was in a dilemma with the above application as he was anxious to see development in Porthmadog and the creation of jobs in light of the fact that many jobs had been lost recently from the Gelert company. On the other hand, he was also anxious to safeguard shops in the town centre. There was also a split in the views of the community and the Town Council. Since consent was extant for 3 units and the application before them was to amend this to 5 units, the Local member stated that he tended to support the application and it was difficult to envisage what impact it would have on the town centre and it would be an opportunity to generate jobs for the area.

(ch) Several other Members supported the above and that it was an excellent investment bearing in mind the scarcity of jobs in the area. Whilst sympathising with the small shops in the town centre the feeling was that it would be a development that would attract people from areas such as south Meirionnydd who currently travelled to shopping centres in Shrewsbury, Chester and Telford. Therefore, it was anticipated that there would be an increase in the number of shoppers to the shopping park and the high street and this would not have a detrimental impact on the town centre.

(d) Another Member added that out of town shopping parks were popular, however, in this context although it was outside Porthmadog it was located fairly close to the town. The view was that they had to be enterprising but at the same time cautious. The development would offer a resource to the residents of Porthmadog and the vicinity and they would not have to travel to similar centres in Bangor etc.

(dd) Whilst sympathising with the Local member with the split in the views of the community, a Member stated that she was very envious of the prosperity and vitality of the Porthmadog High Street. She was of the view that the development of retail

non-food centres had an influence on towns and this had been seen in the deterioration of the High Street in Bangor. Another Member supported this view and that lessons should be learnt. The view was that the centre of Porthmadog was lively and if the application was granted it was anticipated that jobs would be lost and shops would close and consequently this would destroy the town. It was not yet known what was the impact of the by-pass on the town.

(e) A Member noted that the Town Council's views should be considered and in the end people would shop wherever they wanted and where it was convenient. It was felt that times had changed and the trend was to have shops in retail parks these days and they were popular because of our busy lifestyles and parking facilities etc. The development should be given an opportunity and the application supported.

It was proposed, seconded and voted to approve the application as there was extant permission for 3 units and there was no reason to refuse to increase the number to 5 smaller units as this would create jobs and would be a boost to the area's economy.

RESOLVED: (a) To approve the application because of the economic opportunities to create jobs by increasing the units to 5 smaller units rather than 3 larger units.

The Committee's reasons for their decision that was contrary to the Officers' recommendation: since there was extant permission for 3 units there was therefore no reason to refuse to increase the number to 5 smaller units as this would create jobs and be a boost to the area's economy.

(b) To request the Development Control Manager to agree and specify appropriate conditions.

2. Application number C11/0241/44/LL – Unit 2 Penamser Industrial Estate, Porthmadog.

Full application to amend condition 5 on planning permission ref. C10D/0264/44/LL which restricts the sale of A1 (Non-food) bulky goods, to enable the unrestricted sale of (A1) non-food goods and non-food retail.

(a) The Development Control Manager expanded on the application's background and drew attention to the fact that removing the condition and granting the sale of any type of goods on a site of this size was likely to harm the vitality and viability of Porthmadog's town centre and was contrary to policy D2 and D29 of the Gwynedd Unitary Development Plan.

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

- That there was extant retail planning consent on the site and the application before them was to extend the choice and type of goods that could be sold from the unit and those would be non-food goods.
- That the unit in question had been vacant since 2005, however, it had been extensively marketed yet no interest had been expressed for its current use.
- The site already benefitted from alternative use consent and could sell bulky retail goods.

- That there was a great deal of undeveloped empty industrial land within the site.
- If the majority of the units were full they would create jobs
- In terms of retail, it was noted in the report that Porthmadog lost trade to other towns such as Bangor etc and this had been confirmed by an independent expert
- There was an opportunity for the development to provide a range of goods and services to meet the needs of the community and the application before them was a means to respond to this and a way to increase the potential to provide a link to the town which was currently being lost to other towns.
- It was acknowledged that the site could sell a wide range of goods and the need for additional goods if approved was minimal
- That the centre of the town of Porthmadog was healthy with the number of empty shops much lower than the national average
- That the proposed development had the ability to attract new retailers who would not trade in the town and therefore they would not compete with town shops and bearing in mind that the site was much more than the units in the town it was not anticipated that the site would attract the current traders in the town to re-locate their business.
- The community and Town Council did not object as outlined in the report before them
- That there had been several attempts to negotiate with planning officers regarding rules and conditions for the units that would ensure that the units would appeal to retailers that did not trade in the town.

(c) The Local Member (who was not a member of the Planning Committee) addressed the Committee and he noted that he had the same dilemma as with the previous application. However, he supported the application subject to the inclusion of a condition that would restrict the site use to larger traders who offer bulky goods and who could not and did not currently trade from the high street.

(ch) A member noted that he did not support the application in the same way as with the reasoning for the previous application, and he envisaged that the centre of Porthmadog would deteriorate as a result of the proposed development. He was of the view that the site should be supported as an industrial site as it was originally and not for retail units.

(d) In response to a query regarding the definition of bulky goods, the Senior Planning Manager explained that it meant goods such as beds, fridges, televisions etc.

(dd) Concern was noted that the units had been empty for 5 years now and consent to amend the condition for the unrestricted sale of goods would attract traders and as a result would benefit the town.

(e) Another Member supported that it would be a valid reason to support the application to amend the condition to make it more marketable for traders. It was felt that empty units were of no benefit to the area and that this application would create jobs.

(f) As there was a division of views between Members they were advised by the Senior Solicitor that it would be necessary for them to give a material planning reason that was different to the previous application, if they refused the application.

It was proposed, seconded and voted to refuse the application as non-restricted (A1) goods were not acceptable for this site.

RESOLVED: To refuse the application as the proposal would involve the unrestricted sale of (A1) goods and non-food retail on a site which has been designated for safeguarding employment in class use B1, B2 or B8, and it is considered that the evidence submitted with the application does not demonstrate a defined quantitative assessment for retail in an out-of-centre location and which is likely to harm the vitality and viability of the Porthmadog town centre, contrary to policy D2 and D29 of the Gwynedd Unitary Development Plan.

3. Application No. C11/00661/43/LL - Plas Pistyll and Pistyll Caravan Park, Pwllheli.

Full application to demolish Plas Pistyll and erect 20 self-catering holiday units together with the erection of 16 self-catering holiday units in lieu of the existing static caravan site.

(a) The Development Control Manager elaborated on the application's background and drew attention that the above building had deteriorated and was an eyesore in the countryside. Reference was made to two extant planning permissions on the site granted in 2009 to convert Plas Pistyll into 14 holiday apartments together with a permission for the farm to exchange 29 static caravans to 29 timber chalets. The application entailed a reduction in the number of units to 36 with the present 10 units in Pistyll Farm making a total of 46.

Attention was drawn to the planning officers' recommendation to delegate power to the Development Control Manager to approve the application subject to signing a 106 Agreement to remove the previous permission relating to the Plas and the permission relating to the leisure building and exchange 29 static caravans for 29 timber chalets.

In addition, a letter was received from Heritage Britain supporting the high quality tourism plans.

(b) Taking advantage of the right to speak, the applicant's representative took the opportunity to outline the background of the Company, the owner of the above property, who offered self-catering accommodation of a high standard in various locations in Britain and Ireland. Plas Pistyll and Fferm Pistyll were purchased by the Company in April 2010 and he went on to say:

- one of the Company's main features was to ensure sustainability and to promote the region by using local skills and employment and guests were encouraged to use local activities.
- there was no intention to set up a shop, restaurant or bar on the site
- the development would be restricted to check-in facilities restricted to self-catering with a welcome hamper of local produce
- the extant planning permission included 53 units, however, the application before them was for fewer units namely 46 – a reduction that had been discussed with the Council's planning officers in order to ensure that the development was attractive yet commercially viable.

(c) The Local Member (who was a Member of the Planning Committee) addressed the Committee and stated that Plas Pistyll was in a pitiful state and he would be extremely happy to see the development of the site as outlined in the planning application and he encouraged his fellow members to approve the application. The Member felt that the application offered a development that would be in keeping with the area and would be

innovative and of a high standard. It was further noted that the community supported the application as it would benefit from the development. The only concern highlighted by the Member was the ugliness of the concrete slabs on the site.

In response, the Development Control Senior Officer gave an assurance that the concrete slabs would be removed as part of the plan.

(ch) The above comments were supported by several Members and the development was welcomed.

(d) In response to a query by the Member regarding retaining the original name, the planning officers gave an assurance that they would discuss this further with the developer.

Resolved: (a) To delegate powers to the Development Control Manager to approve the application subject to signing a 106 Agreement to abolish permission no. C07D/0635/43/LL to build a leisure building with a swimming pool (farm site) and exchange 29 static caravans for 29 timber chalets and for the LPA to receive acceptable amended plans relating to the two units near the farmhouse, as well as the details of the remainder of the units on the farm site, *cloddiau* / boundaries and materials, as well as relevant conditions relating to:

1. time
2. compliance with amended plans
3. materials to be agreed including re-using the Plas stone and/or natural local stone on the prominent surfaces
4. holiday permission only / occupancy period
5. retention of manager unit/office
6. bat mitigation measures / further reports
7. chough mitigation measures / further reports
8. ensure that the lands to the front of the Plas/farm are not developed
9. method of lighting the site
10. landscaping and restoring the chalets site to agricultural land prior to occupying the new holiday units
11. parking
12. confirmation of sewerage/drainage issues.

(b) That the officers should discuss retaining the name of the Plas and Farm following the re-development

4. Application No C11/0928/39/LL – 273 Cae Du, Abersoch, Pwllheli

Full application for a first floor extension above the existing garage.

The Chairman noted that an e-mail had been received from the Local Member together with a letter from a third party who intended to speak at the Committee requesting that the application be deferred due to a family bereavement.

Resolved: To defer the consideration of the application.

5. Application No C11/0929/44/LL – 44 South Snowdon Wharf, Porthmadog

Full planning application to construct a two-storey side extension.

ATODIAD/ APPENDIX 6



DYBLYGEB/DUPLICATE

I/TO:
Robert Fradley,
Natural Retreats
City Tower
Piccadilly Plaza
Manchester
M14BT

Ymgeisydd/Applicant:
ROBERT FRADLEY, NATURAL
RETREATS
CITY TOWER
PICCADILLY PLAZA
MANCHESTER
M14BT

(DEC 11LAC)

Cais Rhif: C11/0661/43/LL
Application Number:

Cofrestrwyd: 18/08/2011
Registered:

**DEDDF CYNLLUNIO GWLAD A THREF 1990
TOWN AND COUNTRY PLANNING ACT 1990**

**GORCHYMYN (DATBLYGU YN GYFFREDINOL A GANIATEIR) CYNLLUNIO GWLAD A THREF 1995
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995**

**GORCHYMYN (TREFNIADAETH DATBLYGU CYFFREDINOL) CYNLLUNIO GWLAD A THREF 1995
THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

Mae'r Cyngor a enwir uchod, yr Awdurdod Cynllunio Lleol, trwy hyn yn **CANIATAU** y datblygiad a geisiwyd gennych, sef:

*The above named Council being the Local Planning Authority **HEREBY PERMIT** the development proposed by you, namely:*

Bwriad/Proposal DYMCHWEL PLAS PISTYLL A CODI 20 UNED GWYLIAU HYNAN GYNHALIOL YNGHYD A CODI 16 UNED GWYLIAU HYNAN GYNHALIOL YN LLE'R SAFLE CARAFANNAU PRESENNOL / DEMOLISH PLAS PISTYLL AND ERECT 20 SELF CATERING HOLIDAY UNITS TOGETHER WITH THE ERECTION OF 16 SELF CATERING HOLIDAY UNITS IN LIEU OF THE EXISTING STATIC CARAVAN SITE

Lleoliad/Location Plas Pistyll and Pistyll Caravan Park, Pistyll, Pwllheli, LL536LR

yn unol â'r cais a'r cynlluniau a benderfynwyd ar 23/08/2012 yn ddarostyngedig i'r amod(au) a nodir trosodd:

in accordance with the application and plans decided on 23/08/2012 subject to the condition(s) specified over :

NODYN – Mae'r caniatad cynllunio hwn yn cael ei reoli gan gytundeb cyfreithiol o dan Adran 106 Deddf Cynllunio Gwlad a Thref 1990.

NOTE - This consent is regulated by a legal agreement under Section 106 of the Town & Country Planning Act 1990.

RHEOLWR RHEOLAETH DATBLYGU / DEVELOPMENT MANAGEMENT MANAGER
ar ran Pennaeth Adran Rheoleiddio (Cynllunio, Trafnidiaeth a Gwarchod y Cyhoedd)
on behalf of the Head of Regulatory Department (Planning, Transportation and Public Protection)

Dyddiad/Date 23/08/2012

**MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES**

Cais Rhif: C11/0661/43/LL
Application Number:

Tudalen/Page: 1

**Pwysig: Cymerwch sylw**

Mae Cyngor Gwynedd yn monitro datblygiadau i sicrhau cydymffurfiaeth gydag amodau cynllunio. Gall peidio cydymffurfio ag amodau neu newidiadau heb ganiatâd i'r cynlluniau a ganiatawyd, wneud y caniatâd yn annilys. Os nad ydych yn siŵr cysylltwch â'r Awdurdod Cynllunio Lleol am gyngor.

Important: Take note

Gwynedd Council monitors developments to ensure compliance with planning conditions. Non compliance with conditions or unauthorised variations to the approved plans could invalidate the consent hereby approved. If in doubt please contact the Local Planning Authority for advice.

Amodau/Conditions:

1. Rhaid cychwyn ar y datblygiad y cyfeirir ato yn y caniatâd hwn dim hwyrach na PHUM mlynedd o ddyddiad y caniatâd.

The development to which this permission relates shall be begun not later than FIVE years from the date of this permission.

2. Cwblheir y datblygiad a ganiateir drwy hyn yn llwyr unol â'r manylion a ddangosir ar gynllun(iau) rhif :

Drawing	Revision	Dyddiad-derbyn
140	P2	4/8/11
141	P2	4/8/11
142	P2	4/8/11
143	P2	4/8/11
102	P2	4/8/11
101	P2	4/8/11
120	P2	4/8/11
121	P2	4/8/11
122	P2	4/8/11
123	P2	4/8/11
105	P2	4/8/11
104	P2	4/8/11
103	P2	4/8/11
100	P5	28/5/12
110	P6	28/5/12
111	P6	28/5/12
112	P5	28/5/12
130	P7	28/5/12
131	P6	28/5/12
132	P6	28/5/12
133	P6	28/5/12
135	P5	28/5/12
136	P5	28/5/12
137	P5	28/5/12

Elevational Section 5 – Farm Site Revision P5 28/5/12

a gyflwynwyd i'r Awdurdod Cynllunio Lleol, ac a gynhwysir yn y ffurflen gais ac mewn unrhyw ddogfennau eraill gyda'r cais, os nad oes amod(au) sy'n ei diwygio wedi ei gynnwys ar y dyfarniad cynllunio hwn.

MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES

Cais Rhif:
Application Number:

C11/0661/43/LL

Tudalen/Page:2



The development hereby permitted shall be carried out in strict conformity with the details shown on the plan(s) numbered:

Drawing	Revision	Date-received
140	P2	4/8/11
141	P2	4/8/11
142	P2	4/8/11
143	P2	4/8/11
102	P2	4/8/11
101	P2	4/8/11
120	P2	4/8/11
121	P2	4/8/11
122	P2	4/8/11
123	P2	4/8/11
105	P2	4/8/11
104	P2	4/8/11
103	P2	4/8/11
100	P5	28/5/12
110	P6	28/5/12
111	P6	28/5/12
112	P5	28/5/12
130	P7	28/5/12
131	P6	28/5/12
132	P6	28/5/12
133	P6	28/5/12
135	P5	28/5/12
136	P5	28/5/12
137	P5	28/5/12

Elevational Section 5 – Farm Site Revision P5 28/5/12

submitted to the Local Planning Authority, and contained in the form of application and in any other documents accompanying such application unless condition(s) to amend them is/are included on this planning decision notice.

3. Cyn dechrau ar unrhyw waith sy'n destun y caniatad hwn rhaid i bob sylfaen goncrïd ar gyfer carafan a'r traciau ffordd a leolir ar y cae o dan y safle fferm gael eu gwaredu yn gyfan gwbl o'r tir a'r tir gael ei adfer i dir pori amaethyddol.

Prior to commencing any development subject of this permission all concrete bases for caravans and access tracks on the land under the farm site shall be removed from the land in their entirety and the land restored to agricultural grazing land.

4. Ni chaniateir i'r fflat ar gyfer warden gael ei ddefnyddio ond gan berson (ac unrhyw bersonau dibynnol arnynt) sydd yn cael ei gyflogi yn gyfan gwbl fel warden safle neu yn gysylltiedig gyda busnes Fferm Pistyll a Plas Pistyll.

The flat for the site warden shall only be occupied by persons (and any dependants) wholly employed as the warden or in connection with the business of Pistyll Farm and Plas Pistyll.

MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES



5. Ni chaniateir i unrhyw berson neu deulu unigol i drigo yn yr uned am fwy na 3 mis mewn blwyddyn.

No single person or family shall be permitted to reside in the unit for more than 3 months in a year.

6. Rhaid i reolwyr y safle gadw cofrestr llawn a chywir o feddiannwyr yr unedau, gan gynnwys y trefniadau llogi a hyd yr arhosiad ac fe ddylai'r wybodaeth hyn fod ar gael i'r Awdurdod Cynllunio Lleol yn ystod pob amser rhesymol.

The site management shall maintain an up to date register of occupiers of the units, including their on-site booking arrangements and the length of stay, and shall make this information available, at all reasonable times to the Local Planning Authority.

7. Ni chaniateir mwy na 20 o unedau gwyliau ar safle Plas Pistyll ac ni chaniateir mwy na 25 o unedau gwyliau ar safle Fferm Pistyll (gan gynnwys y Ty Fferm a'r 8 uned gwyliau sydd eisoes yn bodoli).

No more than 20 holiday units shall be sited on the Plas Pistyll site and no more than 25 holiday units shall be sited on the Pistyll Farm site (including the Farmhouse and the 8 existing holiday units).

8. Dylai pob annedd a ganiateir drwy hyn gael ei hadeiladu i gyflawni o leiaf Lefel 3 y Cod Cartrefi Cynaliadwy a chyflawni o leiaf 1 credyd o dan gategori 'Ene1 - Cyfradd Allyriadau Anheddau' yn unol â gofynion Code for Sustainable Homes: Technical Guide Tachwedd 2010. Rhaid cynnal y datblygiad yn unol â'r asesiad a'r ardystiad cymeradwy ymhob ffordd.

Each new dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene1 - Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010. The development shall be carried out entirely in accordance with the approved assessment and certification.

9. Ni ddylai'r gwaith o adeiladu unrhyw annedd a ganiateir drwy hyn ddechrau hyd nes y bydd 'Tystysgrif Interim' wedi'i chyflwyno i'r Awdurdod Cynllunio Lleol. sy'n ardystio y cyflawnwyd o leiaf Lefel 3 y Cod Cartrefi Cynaliadwy ac o leiaf 1 credyd o dan 'Ene1 - Cyfradd Allyriadau Anheddau', ar gyfer yr annedd unigol honno neu'r math hwnnw o gartref yn unol â gofynion Code for Sustainable Homes: Technical Guide Tachwedd 2010.

Construction of any dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

10. Cyn i'r annedd unigol a ganiateir drwy hyn gael ei ddefnyddio, dylid cyflwyno 'Tystysgrif Derfynol' y Cod Cartrefi Cynaliadwy i'r Awdurdod Cynllunio Lleol sy'n ardystio bod o leiaf Lefel 3 y Cod Cartrefi Cynaliadwy ac o leiaf 1 credyd o dan 'Ene1 - Cyfradd Allyriadau Anheddau', wedi'i chyflawni ar gyfer yr annedd honno yn unol â gofynion Code for Sustainable Homes: Technical Guide Tachwedd 2010.

Prior to the occupation of the individual dwelling hereby permitted, a Code for Sustainable Homes 'Final

MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES



Certificate" shall be submitted to the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

11. Rhaid i'r tanc septig/darpar trin carthffosiaeth arfaethedig a'r system rhedeg dwr i ffwrdd cysylltiol gydymffurfio a SP 6297 ac nid yw unrhyw ran o'r system i'w leoli o fewn 10 metr o unrhyw gwrs dwr.

The proposed septic tank/sewage treatment plant and ancillary soakaway system must conform to BS 6297 and no part of the system is to be sited within 10 metres of any watercourse.

12. Ni chaniateir unrhyw ddatblygiad o fewn safle'r cais (gan gynnwys dymchwel, gwaith aflonyddu tir neu glerio'r safle) heblaw yn gwbl unol gyda'r manylion archaeolegol sydd wedi ei gyflwyno gan yr ymgeisydd ac sydd wedi ei gytuno o flaen llaw gyda'r ymgynghorydd archaeolegol i'r Awdurdod Cynllunio Lleol. Rhaid i'r manylion a'r cynllun archaeolegol dilynol gwrdd gyda holl safonau archaeolegol perthnasol a cymeradwyaeth yr ymgynghorydd archaeolegol. Rhaid i fformat y cynllun archaeolegol ddilyn yr hyn a fanylir yn y 'Management of Archaeological Projects (MAP2)'.

No development (including any demolition, ground disturbing works or site clearance) shall take place other than in accordance with an archaeological specification which has been submitted by the applicant and agreed in advance with archaeological advisor to the Local Planning Authority. The specification and the subsequent archaeological programme must meet all relevant archaeological standards and the approval of the archaeological advisor. The format of the archaeological programme will follow that detailed in the 'Management of Archaeological Projects (MAP2)'.

13. Rhaid ymgymryd â'r datblygiad yn unol a'r holl argymhelliadau yn y 'Site Redevelopment Ecological Survey' dyddiedig 10.11.2010 a baratowyd gan Chris Hall Ltd Mammal Consultancy a'r 'Building Renovation & Extension Bat Survey' dyddiedig 12.8.2010 a baratowyd gan Chris Hall Ltd Mammal Consultancy yn ogystal a'r 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' gan Chris Hall Ltd Mammal Consultancy dyddiedig 27/10/11.

The development shall be undertaken in accordance with all the recommendations in the 'Site Redevelopment Ecological Survey' dated 10.11.2010 prepared by Chris Hall Ltd Mammal Consultancy and the 'Building Renovation & Extension Bat Survey' dated 12.8.2010 prepared by Chris Hall Ltd Mammal Consultancy as well as the 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' by Chris Hall Ltd Mammal Consultancy dated 27/10/11.

14. Cyn dechrau ar unrhyw waith sy'n destun y caniatad hwn rhaid yn gyntaf cyflwyno a derbyn cymeradwyaeth yr ACLL ar ddatganiad o'r dull gweithredu a'r amserlen ar gyfer gweithredu sy'n amlinellu sut y gweithredir yr argymhelliadau a wneir yn y 'Site Redevelopment Ecological Survey' dyddiedig 10.11.2010 a baratowyd gan Chris Hall Ltd Mammal Consultancy a'r 'Building Renovation & Extension Bat Survey' dyddiedig 12.8.2010 a baratowyd gan Chris Hall Ltd Mammal Consultancy yn ogystal a'r 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' gan Chris Hall Ltd Mammal Consultancy dyddiedig 27/10/11.

Prior to commencing any development subject of this permission a method statement and timetable shall firstly be submitted to and approved by the LPA outlining how the recommendations in the 'Site Redevelopment Ecological Survey' dated 10.11.2010 prepared by Chris Hall Ltd Mammal Consultancy and

MAEN BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES



the 'Building Renovation & Extension Bat Survey' dated 12.8.2010 prepared by Chris Hall Ltd Mammal Consultancy as well as the 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' by Chris Hall Ltd Mammal Consultancy dated 27/10/11 shall be implemented.

15. Rhaid i'r tir sydd wedi ei amlinellu yn goch yn Ffigwr 5 o 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' gan Chris Hall Ltd Mammal Consultancy dyddiedig 27/10/11 gael ei bori mewn dull sydd o blaid brain coesgoch.

The land outlined in red in Figure 5 contained in the 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' by Chris Hall Ltd Mammal Consultancy dated 27/10/11 shall be grazed in favour of choughs.

16. Rhaid darparu'r goll glwydfannau ystlumod yn unol gyda'r manylion a nodir yn y 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' gan Chris Hall dyddiedig 27/10/11. Rhaid i'r adeilad newydd i gael ei adeiladu fel clwydfan ystlumod fel y'i dangosir yn Ffigwr 5 o 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' gan Chris Hall Ltd Mammal Consultancy dyddiedig 27/10/11 gael ei adeiladu cyn dymchwel y Plas ac rhaid i'r clwydfannau eraill gael eu creu ynystod adeiladu'r adeiladau newydd.

All bat roosts shall be created in accordance with the details set out in the 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' by Chris Hall dated 27/10/11. The new building to be erected as a bat roost and shown in Figure 5 contained in the 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' by Chris Hall Ltd Mammal Consultancy dated 27/10/11 shall be erected before the demolition of the Plas and all other roosts shall be created during the construction of the new buildings.

17. O fewn 5 mlynedd i gychwyn y gwaith rhaid darparu adroddiad monitro yn ymwneud gyda'r ystlumod a'r brain goesgoch ar y safle ac bydd rhaid ei gyflwyno a'i gymeradwyo gan yr ACLL a bydd gofyn i berchennog y safle gario allan unrhyw argymhellion a wneir.

Within 5 years from the commencement of the development a monitoring report shall be produced relating to the bats and choughs on site, the report shall be presented and approved by the LPA and any recommendations made shall be carried out by the owner of the site.

18. Cyn dymchwel adeilad y Plas rhaid i adeilad penodol gael ei adeiladu ar gyfer brain goesgoch nythu ynddo yn unol gyda'r 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' gan Chris Hall dyddiedig 27/10/11.

Prior to the demolition of any part of the Plas building a building shall be erected to allow choughs to nest in accordance with the 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' by Chris Hall dated 27/10/11.

19. Ni chaniateir cario allan unrhyw waith dymchwel rhwng y 1af o Fawrth a'r 30ain o Fedi mewn unrhyw un flwyddyn.

MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES



No demolition work shall be carried out between the 1st March and 30th September in any one year.

20. Gorchuddir to yr adeiladau ar safle'r Fferm Pistyll, y glwydfan ystlumod a'r adeilad ar gyfer y brian-goesgoch â llechi Cymreig naturiol newydd, y bydd rhaid cytuno ar eu lliw yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol, neu gyda llechen arall sydd yn debyg o ran lliw, gwead a nodweddion hinsoddi fel ag a gymeradwyir yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol.

The roof of the buildings on the Pistyll Farm site, the bat roost and the building provided for the choughs shall be covered with new natural Welsh slates, the colour of which shall be agreed in writing by the Local Planning Authority or with slates of equivalent colour, texture and weathering characteristic as may be approved in writing by the Local Planning Authority.

21. Rhaid defnyddio carreg naturiol o'r math a lliw i'w gytuno'n ysgrifenedig yn gyda'r Awdurdod Cynllunio Lleol yn gyntaf ar holl ddrychiadau yr adeiladau newydd ar y safle fferm.

All elevations of the building(s) to be erected on the farm site shall be faced with natural stone of a type and colour to be firstly agreed in writing with the Local Planning Authority.

22. Rhaid codi panel sampl o'r gwaith cerrig a fydd yn mesur o leiaf 2m x 2m ar y safle i'w gytuno yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol, oddi mewn i 2 fis i ddyddiad y caniatâd hwn.

A sample panel of the stonework measuring a minimum of 2m x 2m shall be erected on the site and agreed in writing with the Local Planning Authority, within 2 months of the date of this permission.

23. Rhaid i holl orffeniadau allanol yr adeiladau, y ffiniau meddal a chaled a'r holl wynebau caled ar safle'r Plas gael eu cyflwyno ar ffurf perthnasol o sampl a'i cytuno yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol cyn dechrau unrhyw waith mewn cysylltiad â'r caniatâd hwn. Rhaid defnyddio'r deunyddiau a gymeradwywyd wedi hynny i adeiladu'r datblygiad.

All of the external finish of the buildings, the soft and hard boundaries and all hard surfacing on the Plas site shall be submitted in relevant form as samples and agreed in writing with the Local Planning Authority before any work is commenced in connection with this approval. The approved materials & colours shall be used in the implementation of the development.

24. Rhaid cyflwyno samplau neu ddisgrifiadau masnachol o'r deunyddiau a'r lliwiau y bwriedir eu defnyddio ar wynebau allanol y datblygiad a'u cyflwyno i'r Awdurdod Cynllunio Lleol a derbyn ei ganiatâd ysgrifenedig cyn eu defnyddio ar y datblygiad. Rhaid defnyddio'r deunyddiau a gymeradwywyd wedi hynny i adeiladu'r datblygiad.

Samples or trade descriptions of the materials and colours proposed to be used on external surfaces of the development shall be submitted to and approved in writing by the local planning authority prior to their use in the development. The approved materials & colours shall be used in the implementation of the development.

25. Rhaid i fframiau'r paneli solar fod o liw llwyd tywyll ag ni ddylia'r bracedi ymwithio y tu allan i ymylon y paneli.

MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES



The frames of the solar panels shall be of dark grey colour and the fixing brackets shall not protrude beyond the edge of the panels.

26. O fewn un mis o ddechrau'r gwaith datblygu, rhaid cyflwyno i'r Awdurdod Cynllunio Lleol a derbyn ei gymeradwyaeth yn ysgrifenedig iddo gynllun tirlunio a phlannu coed.

Within one month of commencement of the development, a landscaping and tree planting scheme shall be submitted to, and approved in writing by the Local Planning Authority.

27. Rhaid cyflawni'r holl blannu a gynhwysir yn y manylion tirlunio a phlannu coed cymeradwy yn ystod y tymor plannu a hadu cyntaf ar ôl cwblhau'r datblygiad neu feddiannu'r eiddo pa bynnag a ddaw gyntaf. Yn achos unrhyw goeden neu blanhigion a fydd o fewn cyfnod o 5 mlynedd o gwblhau'r datblygiad yn marw, a symudir neu a niweidir yn ddifrifol neu a ddaw'n heintus rhaid eu symud a phlannu yn eu lle yn ystod y tymor plannu nesaf eraill cyffelyb o ran maint a rhywogaeth oni bai i'r Awdurdod Cynllunio Lleol ganiatáu ymrwymiad mewn ysgrifen.

All planting, seeding or turfing comprised in the approved details of landscaping and tree planting shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

28. Rhaid i'r holl ddodrefn stryd (yn cynnwys meinciau, seddi, biniau, bolard, safleoedd cadw beiciau polion baneri, planwyr) a'r goleuadau (yngyd a'r lefel o oleuo) a osodir ar y safle fod yn unol â'r hyn a gytunir yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol cyn eu lleoli ar y safle. Bydd rhaid i'r datblygiad gael eu gario allan yn unol gyda'r manylion a gymeradwyir ac aros felly oni bai y cytunir yn gyntaf yn ysgrifenedig fel arall gyda'r Awdurdod Cynllunio Lleol.

All street furniture (including benches, seats, litter bins, bollards, cycle stands, flagpoles, planters) and lighting provision (along with illumination level) shall be as agreed in writing with the Local Planning Authority before they are placed on the site. The development shall be carried out in complete accordance with the details as approved and remain as such in perpetuity unless otherwise firstly agreed in writing by the Local Planning Authority.

Y rhesymau am ddyfarniad y Cyngor i ganiatáu y datblygiad yn ddarostyngedig i'r amodau a nodwyd eisoes ydyw:

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions specified are:

1. Er cydymffurfio â Deddfau Cynllunio Gwlad a Thref.

To comply with the Town and Country Planning Acts.

MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES



2. Cydymffurfio a darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwynderau gweledol y cylch.

To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.

3. Er mwyn sicrhau y datblygir y safle yn drefnus ac er mwyn gwarchod ei fwynderau gweledol.

To ensure orderly development of the site and to safeguard its visual amenities.

4. Sicrhau cydsyniad pholisiau'r Awdurdod Cynllunio Lleol sy'n ymwneud a thai yng nghefn gwlad.

To secure compliance with the Local Planning Authority's policy relating to housing in the countryside.

5. Er mwyn cyfyngu'r defnydd i bwrpas gwyliau gan fod y safle mewn ardal lle na chaniateir datblygiad preswyl newydd fel rheol.

To confine the use to holiday purposes as the site lies within an area where new residential development would not normally be allowed.

6. Er mwyn cyfyngu'r defnydd i bwrpas gwyliau gan fod y safle mewn ardal lle na chaniateir datblygiad preswyl newydd fel rheol.

To confine the use to holiday purposes as the site lies within an area where new residential development would not normally be allowed.

7. Sicrhau datblygiad trefnus y safle.

To ensure orderly development of the site.

8. I gydymffurfio â gofynion N.C.T. 22 o'r "Cynllun ar Gyfer Adeiladau Cynaliadwy" (Mehefin 2010).

To comply with the requirements of TAN 22 on "Planning for Sustainable Buildings" (June 2010).

9. I gydymffurfio â gofynion N.C.T. 22 o'r "Cynllun ar Gyfer Adeiladau Cynaliadwy" (Mehefin 2010).

To comply with the requirements of TAN 22 on "Planning for Sustainable Buildings" (June 2010).

10. I gydymffurfio â gofynion N.C.T. 22 o'r "Cynllun ar Gyfer Adeiladau Cynaliadwy" (Mehefin 2010).

To comply with the requirements of TAN 22 on "Planning for Sustainable Buildings" (June 2010).

11. Sicrhau ffordd effeithiol o ddraenio ac osgoi llygredd o'r amgylchedd dwr.

To ensure a satisfactory method of drainage and to prevent pollution of the water environment.

12. Er mwyn arsylwi a chofnodi unrhyw nodweddion/eitemau o ddiddordeb pensaernïol/hanesyddol a ddarganfyddir.

MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES



In order to observe and record any features/items of archaeological/historical interest which may be uncovered.

13. Er mwyn gwarchod rhywogaethau sydd wedi'u gwarchod.

In order to protect protected species.

14. Er mwyn gwarchod rhywogaethau sydd wedi'u gwarchod.

In order to protect protected species.

15. Er mwyn gwarchod rhywogaethau sydd wedi'u gwarchod.

In order to protect protected species.

16. Er mwyn gwarchod rhywogaethau sydd wedi'u gwarchod.

In order to protect protected species.

17. Er mwyn gwarchod rhywogaethau sydd wedi'u gwarchod.

In order to protect protected species.

18. Er mwyn gwarchod rhywogaethau sydd wedi'u gwarchod.

In order to protect protected species.

19. Er mwyn gwarchod adar sy'n nythu.

In order to protect nesting birds.

20. Er lles mwynder gweledol.

In the interests of visual amenity.

21. Er lles mwynder gweledol.

In the interests of visual amenity.

22. Er lles mwynder gweledol.

In the interests of visual amenity.

23. Er lles mwynder gweledol.

In the interests of visual amenity.

24. Er lles mwynder gweledol.

In the interests of visual amenity.

25. Er lles mwynder gweledol.

In the interests of visual amenity.

MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES



26. Er lles mwynder gweledol.

In the interests of visual amenity.

27. Er lles mwynder gweledol.

In the interests of visual amenity.

28. Er mwyn sicrhau y datblygir y safle yn drefnus ac er mwyn gwarchod ei fwynderau gweledol.

To ensure orderly development of the site and to safeguard it's visual amenities.

Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: Polisi A2, A3, B7, B8, B9, B12, B16, B20, B22, B23, B25, B27, C1, C3, C7, CH36, CH33, D13, D15 o Gynllun Datblygu Unedol Gwynedd 2001-2016.

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: Policy A2, A3, B7, B8, B9, B12, B16, B20, B22, B23, B25, B27, C1, C3, C7, CH36, CH33, D13, D15 of the Gwynedd Unitary Development Plan 2001-2016.

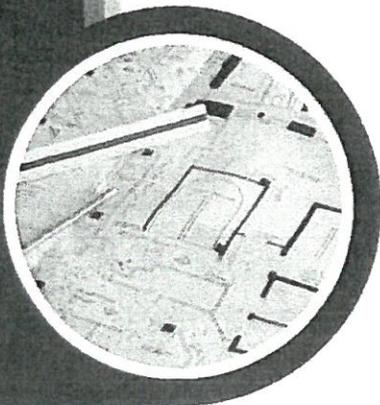
**MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES**

Cais Rhif:
Application Number:

C11/0661/43/LL

Tudalen/Page:11

THE DELEGATED PROCEDURE



Head of Regulatory Department

In the "Scheme of Delegation to Committees" in Part 3 of the Constitution, it is noted where functions that are not the responsibility of the Executive have been delegated to Chief Officers. Where no chief officer has been named in that document, the power has not been delegated rather it has been reserved by the committee.

To act on a day to day basis and within the scheme in the following fields subject to any limitations noted in this Scheme or in the Scheme of Delegation to Committees:-

- Development Control
- Conservation
- Rights of way and countryside management
- Public transport
- Street improvements
- Transport grant matters
- Highways enforcement
- Road safety
- Snowdonia Green Key
- Car parks
- Markets and fairs
- Licensing
- Trading Standards
- Environmental Health

Planning / Development Control

- 1.1 To consider, give advice, report and implement policies and the Council and Committees' decisions on planning matters.
- 1.2 2 To establish and lead forums and groups to consider, give advice, report and implement policies and the Council and Committees' decisions on planning matters.
- 1.3 Provide all information required for local land charges.
- 1.4 Participate in working arrangements in national, regional, professional and other partnerships.
- 1.5 Give observations on consultation documents relating to planning policy where this corresponds to the Council's policy.

1.6 All functions related to town and country planning and as included in the following Acts as amended and including all secondary legislation:

- Planning and Compulsory Purchase Act 2004
- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning (Hazardous Substances) Act 1990
- Caravan Site and Control of Development Acts 1960 and 1968
- Environment Act 1995
- Planning and Compensation Act 1991
- Land Compensation Act 1961
- Habitats Regulations 92/43/EEC
- Anti-social Behaviour Act 2003

The above provides that the determination on any matters requiring decisions under the above acts is delegated to the Head of Regulatory Department, with the exception of the following, which will be the responsibility of the Planning Committee.

- Applications where the Councillor in whose ward a proposed development is located, or any other two members, submit(s) a written request to Planning Managers within the established time scale so that the matter is referred for a decision to the Planning Committee. The written request should include clear planning reasons why a request is made for the application to be referred to Committee. A notification letter should be sent to all local members. The prescribed period for advertising shall be 16 calendar days from the date of the notification letter. A local member may discuss an application with officers before referring it to Committee.
- Applications submitted by serving Members and staff of the Planning Service.
- Applications where an Environmental Impact Assessment is appended to them.
- An application for consent to erect power lines with a capacity of 132KV or more.
- Applications where three or more observations, which are contrary to the officers' recommendation, have been received within the consultation period.
- Applications which the Head of Regulatory Department considers should be referred to Committee.
- Applications for residential developments for five dwellings or more.

- Applications for a commercial industrial or retail development that is larger than 500 square metres.
- Applications for more than five caravans.
- Full planning application for telecommunication masts and equipment.

NOTE

As a matter of good practice the Head of Service will refer any application by a close relative of current staff of the Planning Service, to the Committee to determine. For this purpose a close relative is defined as mother or father, husband or wife, partner, son or daughter or brother or sister.

Gwynedd Planning Delegation Scheme

Head of Environment

In the "Scheme of Delegation to Committees" in Appendix 1 of Part 13 of the Constitution, it is noted where functions that are not the responsibility of the Executive have been delegated to Chief Officers. Where no chief officer has been named in that document, the power has not been delegated rather it has been reserved by the committee.

To act on a day to day basis and within the scheme in the following fields subject to any limitations noted in this Scheme or in the Scheme of Delegation to Committees:-

- Development Control (Planning)
- Planning Enforcement
- Planning Policy
- Conservation
- Biodiversity
- Rights of Way, countryside access and management
- Public transport
- Street improvements
- Transport grant matters
- Highways enforcement
- Road safety
- Snowdonia Green Key
- Car parks
- Markets and fairs
- Licensing
- Trading Standards
- Environmental Health

Planning / Development Control

- 1.1 To consider, give advice, report and implement policies and the Council and Committees' decisions on planning matters
- 1.2 To establish and lead forums and groups to consider, give advice, report and implement policies and the Council and Committees' decisions on Planning matters.
- 1.3 Provide all information required for local land charges.
- 1.4 Participate in working arrangements in national, regional, professional and other partnerships.

1.5 Give observations on consultation documents relating to planning policy where this corresponds to the Council's policy.

1.6 All functions related to Town and Country Planning and as included in the following Acts as amended and including all secondary legislation

- (1) National Parks and Access to Countryside Act 1949
- (2) Historic Buildings and Ancient Monuments Act 1953
- (3) Local Authorities (Land) Act 1963
- (4) Agriculture Act 1967
- (5) Civic Amenities Act 1967
- (6) Welsh Development Authority Act 1976
- (7) Development of Rural Wales Act 1976
- (8) Inner Urban Areas Act 1978
- (9) Ancient Monuments and Archaeological Areas Act 1979
- (10) Local Government, Planning and Land Act
- (11) New Towns Act 1981
- (12) New Towns and Urban Development Corporations Act 1985
- (13) Housing and Planning Act 1988
- (14) Housing Act
- (15) Town and Country Planning Act 1990
- (16) Planning (Listed Buildings and Conservation Areas) Act
- (17) Planning (Consequential Provisions) Act 1990
- (18) Planning and Compensation Act 1991
- (12) Leasehold Reform, Housing and Urban Development Act 1993
- (20) The Local Government (Wales) Act 1994
- (21) Environment Act 1995
- (22) Anti-social Behaviour Act 2003
- (23) Planning and Compulsory Purchase Act 2004
- (24) Planning-gain Supplement (Preparations) Act 2007
- (25) Planning Act 2008
- (26) Localism Act 2011

- (27) Mobile Homes (Wales) Act 2013
- (28) Criminal Justice and Courts Act 2015
- (29) The Well-being of Future Generations (Wales) Act 2015
- (30) Planning (Wales) Act 2015
- (31) Historic Environment (Wales) Act 2016

The above provides that the determination on any matters requiring decisions under the above acts is delegated to the Head of Environment Department, with the exception of the following which will be the responsibility of the Planning Committee:

1. Planning applications where the Councillor in whose ward a proposed development is located, or any other two members, submit(s) a written request to the Planning Manager within the established timescale so that the matter is referred for a decision by the Planning Committee. The written request should include clear planning reasons why a request is made for the application to be referred to Committee. A notification letter should be sent to all local members. The prescribed period for advertising shall be 16 calendar days from the date of the notification letter. A local member may discuss an application with officers before referring it to Committee.
2. Planning applications and/or objections/support for a planning application submitted by Elected Members or current staff of the Planning Service.
3. Planning applications and/or objections/support for a planning application submitted by a close relative of an Elected Member or current staff of the Planning Service. To this end, a "close relative" is defined as a mother or father, husband or wife, partner, child, brother or sister, grandmother or grandfather, grandson or granddaughter.
4. Applications which include an Environmental Impact Assessment.
5. Planning applications that should be referred to Committee according to the Head of Environment Department.
6. Planning applications for housing where the number of houses provided is five or more
7. Planning applications for the provision of a building or buildings where the floor space to be created by the development is 1000 square meters or more; or
8. Planning applications for developments on a site which is 0.5 hectares or more in size

'Planning applications' are defined as: full applications, householder applications, outline applications, reserved matters applications, listed building applications, Conservation Area applications, display of advertisements applications, minerals and waste applications, applications to remove or vary condition(s), applications to remove or vary Planning Obligations, non-material amendments applications.

Agenda Item 8

NAME OF SCRUTINY COMMITTEE	COMMUNITIES SCRUTINY COMMITTEE
DATE OF MEETING	13 December, 2018
TITLE	Gwynedd Council's Smallholdings Estate
AUTHOR	Dafydd Gibbard - Senior Property Manager
CABINET MEMBER	Cllr Dafydd Meurig
PURPOSE	Scrutinise the principles of managing the smallholdings estate

1. BACKGROUND

- 1.1 The statutory provisions of smallholdings by the public sector dates back to the Smallholdings Act 1892. The majority of them were established following the First World War with the intention of offering opportunities for young families to become farmers in their own right.
- 1.2 By today there are 46 individual holdings in the Gwynedd Council Smallholdings Estate, with 35 in Meirionnydd, 10 in Dwyfor and 1 in Arfon.
- 1.3 Of the 46 holdings, 39 come with a house and 7 are land only holdings.
- 1.3 The size of the estate extends to 2996 acres or 1213.53 hectares. The size of the holdings vary from 2.5 acres to 212 acres. The average size of a holding is 65 acres.
- 1.4 There are 2 holdings in the commercial category, 22 in the middle category, 15 in the start-up units and 5 holdings are grazing land only. Part of Penllyn Farm, Tywyn is on a business tenancy as a caravan site and the holding of Tŷ Nant, Dolgellau is currently let on a business tenancy as a café and bunkhouse.
- 1.5 The tenant turnover is low. In recent years, only one or two changes have taken place every year.
- 1.6 In 2008, a comprehensive review of the Estate was carried out by a Working Group of the Resources Scrutiny Committee. It looked at the purpose of the estate, its financial performance and the management arrangements/principles. As a decade has passed since this review, it is now time to revisit this field and scrutinise the considerations related to providing farming opportunities by being owner of the Smallholdings Estate.

2. PURPOSE OF THE SMALLHOLDINGS ESTATE

- 2.1 The main work achieved by the Working Group in 2008 looked at the purpose and principles of managing the estate. It was challenged whether or not there was justification to provide an 'optional' service of this type by considering the Council's current financial situation, and whether providing such a resource continued to be as relevant today as it was some decades ago when the estate was originally established.
- 2.2 The main conclusion of the Working Group was that smallholdings continue to play an important role in the rural community in economic and social terms. In particular, it was concluded that this is one of the few opportunities for young farmers to have access to the agricultural industry nowadays - the first step on the ladder.
- 2.3 It was also concluded that continuing to provide these smallholdings contributed to keeping young people in our rural communities and therefore supported the rural community and economy.
- 2.4 It was acknowledged that the holdings no longer offered a living to families as they used to in the past. Nevertheless, they continue to make an important contribution to the rural economy and provide expert labour for holdings of a more commercial nature.
- 2.5 In light of the above, the Scrutiny Committee at the time decided that the reasoning that supported the importance of providing smallholdings should be ratified as follows:
- Offer young people affordable access to the farming industry - opportunities that would be extremely scarce without the holdings offered by public authorities.
 - An opportunity for new farmers to establish their own businesses and offer the opportunities to move on to holdings of a more commercial nature in future.
 - Offer employment in rural communities and provide expert labour for other holdings.
 - An opportunity to support and promote the local economy in rural areas.
 - A bank of land ready for any challenges the Council may face in future including affordable homes, environmental plans, carbon trading etc.
 - An opportunity to encourage and support environmentally positive strategies along with sustainable farming methods including the Tir Gofal scheme.
 - Contribute to keep young people in the countryside and enable them to contribute towards all aspects of the area's traditional social life.

3. THE ESTATE'S FINANCIAL PERFORMANCE

- 3.1 When the Working Group looked into the estate's financial performance in 2008, the income and the costs were as follows:

Income / expenditure Heading	2008
Income (rent)	£165,800
Day-to-day maintenance costs	£106,300
Other revenue costs (including staffing)	£63,500
Central costs	£13,000
Annual profit/ loss	-£17,000

3.2 Therefore, at the time, there was a cost of £37,000 for the Council to provide the smallholdings estate.

3.3 The Members had a clear wish that the estate should be self-sufficient in future. In order to try to secure this some specific management principles were established:

- a) The rents should be commercial and should therefore be reviewed regularly if there is an opportunity to secure progress.
- b) That every possible opportunity should be taken to terminate those tenancies that continue under the terms of the Agricultural Holdings Acts that existed before 1995. Due to stringent legislative conditions, the rents for these holdings are lower than the rent that could be secured under the legislation that exists by today. It is not possible to force any tenant to change to the new agreements but at times opportunities arise that enable negotiating a transfer from one agreement to the next. Should this be secured, it is then possible to set a more commercial rent level.
- c) To try to promote this change it was agreed to look favourable at requests for early succession from existing tenant sons/daughters if they were competent to farm the holding.
- d) That every time a holding is let to a new tenant that the maintenance responsibility should be transferred to the tenants. The hope was that this would lead to reducing the Councils maintenance costs over the years. It was highlighted at the time that there was a risk that the tenants would not appropriately maintain the buildings.
- e) The agreements offered should also be standardised. In particular, new agreements should be for a trial period of 5 years and then extended based on the performance of the trial period. A specific retirement age of 65 years old should be set at every possible opportunity in order to encourage turnover and to create opportunities to enable re-letting the holdings to young people at the start of their agricultural career.

- 3.4 After adopting these principles, the difference in the financial position of the estate by today is as follows:

Income / expenditure Heading	2008	2018	Difference
Income (rent)	£165,800	£234,000	£68,200
Day-to-day maintenance costs	£106,300	£119,000	£12,700
Other revenue costs (including staffing)	£63,500	£67,900	£4,400
Central costs	£13,000	£16,000	£3,000
Annual profit/ loss	-£17,000	£31,100	£48,100

- 3.5 It can be seen that the estate is now self-sufficient in financial terms. Over the last decade, there is a difference of £48,100 between the loss in 2008 and the income to the Council by today.
- 3.6 It is seen that the income from rent has increased by £68,200 (41%) by being successful with our rent reviews and taking opportunities to transfer tenants from the old agreements to new agreements based on modern commercial terms.
- 3.7 The expenditure on maintenance has remained relatively consistent, mainly due to the change to modern agreements where the tenant is now responsible for maintenance which has assisted us to reduce costs. Nevertheless, there are some statutory elements that cannot be transferred without creating significant risk e.g. testing gas systems, testing fuels, dealing with asbestos etc. We also face significant costs when a tenant who has been in occupancy for an extensive period of time leaves. Generally, the houses have dated considerably and before they can be let to a new family (with the tenant responsible for maintenance) the Council most often faces the significant costs of getting the house to an acceptable condition. Recently, £44,000 had to be invested before re-letting Cefn Madryn and £19,000 before re-letting Tyn y Ffridd. Additionally, we are currently facing costs of approximately £310,000 to renew drinking water purifying systems and supplies on 14 holdings. This has had a considerable effect on the average figure.
- 3.8 In considering maintenance costs, regard should be given to the current condition of the holdings and the expenditure that is likely to face them in future. An annual review is held on the condition of the main buildings. The maintenance backlog (the expenditure needed to deal with existing defect across the estate) is £515,000. Our ability to deal with the backlog depends on securing capital funding from the Council's Assets Management Plan.
- 3.9 The other revenue costs, including expenditure on staff resources have remained relatively consistent over the last decade. Only £9,600 is spent on the staffing resources within the Estate Unit for the day-to-day management of the smallholdings.

4. COUNCIL'S MANAGEMENT ARRANGEMENTS

- 4.1 The smallholding estates are managed by the Estates Unit within the Council's Property Service. The main work of the Estates Unit is to manage all the Council's tenancies (Approximately £1.1M of annual revenue income) along with negotiating the terms for purchasing property for our capital plans and selling properties that are surplus to need. Over the last decade the selling programme has generated approximately £12M in capital income for the Council to be able to use it to invest in our annual capital programme.
- 4.2 Until the local government reorganisation in 1996, the former Gwynedd County Council had two full-time officers managing the Small-holdings Estate. For some years after the estate was managed by the equivalent of one full-time officer. Over subsequent years, this resource was cut consistently and by 2008 there was no specific resource within the Unit to address small-holding matters. Over the last decade the management tasks have been fulfilled as a small part of the Estate Manager's function.
- 4.3 Over the past 12 months, we have been able to free up the time of another officer within the Unit to assist with the work of managing small-holdings and this has enabled us to address matters that could not previously be met. This has enabled us to increase the rent income and deal with a number of contractual matters that were outstanding due to lack of resources. This is a temporary arrangement and has been at the expense of performance in the Estates Unit's other work fields.
- 4.4 The work of maintaining the holdings along with ensuring compliance statutory regulations on ownership has been achieved by other Units within the Property Service which is the same for every other building in the Council's ownership. This resource is sufficient and works effectively.
- 4.5 It is the Cabinet Member with responsibility for Environment matters that has the responsibility to make operational decisions relating to smallholdings. However, the Cabinet Member has established Consultative Panels to assist with matters such as letting vacant holdings or to terminate tenancies. Knowledge of the holdings and the agricultural field in general is of assistance in seeking to manage the estate effectively. There is a separate panel for Meirionnydd and Dwyfor.

5. CONCLUSIONS

- 5.1 The reasoning behind providing small-holdings has been clearly noted in the second part of this report and was subject to detailed scrutiny in 2008. There has been no significant change to the estate since.

- 5.2 The estate's financial position has greatly changed over the last decade and now the estate is self-sufficient and generates an income to the Council £31,100 above running costs. This income is included in the Council's revenue budget. Should there be a wish to reinvest in the estate this would lead to the need to find an equivalent saving in another field. Should the income increase in future (through rent reviews or by transferring to new terms under modern arrangements) allocating the additional amount to be reinvested in the estate could be considered.
- 5.3 There has been no change in the management arrangements for some years but over the last nine months we have been able to increase the available staff resources to operate in this field (temporary) and this enabled us to considerably improve our management of the estate.