



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 10TH JUNE, 2019

Location

Siambr Dolgellau - Cae Penarlâg, Dolgellau

Contact Point

Lowri Haf Evans

01286 679878

lowrihafevans@gwynedd.llyw.cymru

(DISTRIBUTED 31/05/19)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (8)

Councillors

Elwyn Edwards
Berwyn Parry Jones
Elin Walker Jones
Gareth A. Roberts

Simon Glyn
Huw Gruffydd Wyn Jones
Edgar Wyn Owen
Gruffydd Williams

Independent (4)

Councillors

Eric M. Jones
I. Dilwyn Lloyd

Anne Lloyd Jones
Eirwyn Williams

Llais Gwynedd (1)

Councillor
Owain Williams

Gwynedd United Independents (1)

Councillor
Louise Hughes

Individual Member (1)

Councillor
Stephen W. Churchman

PROCEDURE FOR SPEAKING ON PLANNING APPLICATIONS IN THE PLANNING COMMITTEE

The Council has decided that third parties have the right to speak on planning applications at the Planning Committee. This leaflet outlines the normal operational arrangements for speaking at the committee.

1.	Report of the Planning Service on the planning application including a recommendation.	
2.	If an application has been received from a 3 rd party to speak the Chairman will invite the speaker to come forwards.	
3.	Objector or a representative of the objectors to address the committee.	3 minutes
4.	Applicant or a representative of the applicant(s) to address the committee.	3 minutes
5.	Local Member(s) to address the committee	10 minutes
6.	Committee Chairman to ask for a proposer and seconder for the planning application.	
7.	The committee to discuss the planning application	

AGENDA

1. APOLOGIES

To accept any apologies for absence.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

To receive any declaration of personal interest and to note protocol matters.

3. URGENT ITEMS

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

4. MINUTES

6 - 14

The Chairman shall propose that the minutes of the previous meeting of this committee, held on, 20th May 2019, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1. APPLICATION NO C19/0014/19/LL LAND AT LON CEFNWERTHYD, BONTNEWYDD, CAERNARFON 15 - 47

Full application for the provision of 29 residential units with associated landscaping, parking, the creation of a new entrance and an area of public open space

LOCAL MEMBER: Councillor Peter Garlick

[Link to relevant background documents](#)

5.2. APPLICATION NO C19/0279/22/LL LAND AT TAL Y MAES MAWR, NEBO, CAERNARFON 48 - 64

Full application to site 4 safari tents, 1 sauna building and other associated works

LOCAL MEMBER: Councillor Craig ab Iago

[Link to relevant background documents](#)

5.3. APPLICATION NO C19/0306/03/DA 3, PANT YR ONNEN, FFORDD GLANPWLL, RHIWBRYFDIR, BLAENAU FFESTINIOG 65 - 73

Non material amendment to approval C13/0288/03/LL in order to construct a smaller extension with white render instead of natural stone finish as approved.

LOCAL MEMBER: Councillor Annwen Daniels

[Link to relevant background documents](#)

**5.4. APPLICATION NO C19/0355/17/LL 7, BEDDGWENAN ESTATE, 74 - 83
LLANDWROG**

Application for the alteration of the roof at the front of the building in order to facilitate an extension to the existing property.

LOCAL MEMBER: Councillor Eric Merfyn Jones

[Link to relevant background documents](#)

Agenda Item 4.

PLANNING COMMITTEE 20/5/19

Councillors: Stephen Churchman, Elwyn Edwards, Louise Hughes, Simon Glyn, Anne Lloyd Jones, Berwyn Parry Jones, Elin Walker Jones, Eric M Jones, Huw G. Wyn Jones, Dilwyn Lloyd, Edgar Wyn Owen, Gareth A. Roberts, Eirwyn Williams, Gruffydd Williams and Owain Williams

Also in attendance: Gareth Jones (Senior Planning Manager), Cara Owen (Planning Manager) Idwal Williams (Development Control Officer), Gareth Roberts (Senior Development Control Officer - Transport), Rhun ap Gareth (Senior Solicitor) and Lowri Haf Evans (Member Support Officer)

1. ELECTION OF CHAIR

Resolved: To re-elect Councillor Elwyn Edwards as Chair of this Committee for 2019/20.

2. ELECTION OF VICE-CHAIR

Resolved: To elect Councillor Eric Merfyn Jones as Vice-chair of this Committee for 2019/20.

3. APOLOGIES:

Apologies were received from Councillor Menna Baines and Councillor Peter Garlick

4. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

(a) The following member declared a personal interest in the following item, for the reason noted:

- Councillor Edgar Owen in item 7.2 on the agenda (planning application number C19/0169/19/AM as his daughter-in-law worked for the applicant

The Member was of the opinion that it was a prejudicial interest and he withdrew from the Chamber during the discussion on the application.

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

- Councillor Edgar Owen (a member of this Planning Committee), in relation to item 7.1 on the agenda (planning application number C18/0993/26/LL)
- Councillor Elin Walker Jones (a member of this Planning Committee), in relation to item 7.5 on the agenda (planning application number C19/0328/11/LL).

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

5. URGENT ITEMS

None to note

6. MINUTES

The Chair signed the minutes of the previous meeting of this Committee, that took place on 29 April 2019, as a true record.

7. 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 policy aspects.

RESOLVED:

1. **Application Number C18/0993/26/LL – Land Adjacent to Hen Gapel, Ffordd Waunfawr, Caeathro**

Change condition 1 of planning permission C09A/0412/26/LL in order to extend the time granted to commence work for a further five years

- (a) The Development Control Manager elaborated on the background of the application, and noted that the application was deferred in the committee meeting on 29.4.19 in order to allow the Planning Officers to consider the late observations of the Language Unit.

It was highlighted that the entire application was located within the development boundary of Caeathro as included in the LDP, in a relatively prominent location in the centre of the village. It was noted that the design, elevations, materials, plan or form of the houses had not changed since the previous application was approved in 2014 and so it was considered that the proposal remained acceptable.

It was reported that the development included four affordable houses, which equated to 33%. As no official valuation has been received to establish the open market value of the houses, it was noted that the developer would be required to agree on the price with the Planning Department in order to determine an appropriate discount for the affordable houses. It was highlighted that this could be done by means of an appropriate condition that would ensure affordable housing.

When considering educational provision matters, it was anticipated that a total of 15 primary school pupils would emanate from this application for 12 houses, along with another of the developer's developments for 29 houses in Bontnewydd. It was highlighted that Ysgol Bontnewydd, namely the catchment area school, had capacity for 182 pupils (167 at present). Consequently, no financial contribution would be required for the educational provision as admitting an additional 15 pupils would not exceed the capacity.

It was considered that the proposal was acceptable in terms of the principle, location, scale, density, visual / residential amenities, road safety and infrastructure matters and in accordance with the relevant policies.

- (b) Taking advantage of the right to speak, the applicant's agent noted the following main points:-
- That the application had already been identified as suitable and had been approved in 2014
 - That it was located within the Development Plan
 - Due to the challenging period in the construction sector, the developer had not been able to act within the period of time and therefore he was requesting an extension
 - That no adaptations had been made to the original application
 - That the developer would use local contractors and local materials
- (c) The local member (a member of this Planning Committee) made the following main points:-

- That there was a need for housing in Caeathro
- That he was supportive of the development.

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

(d) In response to a comment regarding flooding concerns on the site, it was highlighted that Planning Officers had consulted with Welsh Water and Natural Resources Wales and they were satisfied with the mitigation measures and the relevant conditions proposed.

(dd) In response to a comment regarding the statutory need to provide a safe play area and that expressing that the private gardens of the new houses provided an adequate response to that, it was highlighted that the Planning Officers had consulted with the relevant officers who confirmed that a substantial playing field already existed opposite the location and that this was sufficient.

In response to a further observations regarding the supply of equipment on the playing field, it was noted that the play area was reasonable as it was.

(e) In response to a suggestion to planting trees as a potentially effective natural method of flood prevention, reference was made to the condition of submitting a landscaping plan.

RESOLVED to approve the application subject to including the following conditions:

1. Five years.
2. In accordance with the plans.
3. Transportation
4. Natural Resources Wales
5. Flood Risk and Coastal Erosion Management Unit
6. Landscaping.
7. Submission of an Ecological Management Plan together with a Construction Environmental Management Plan.
8. Materials / slates
9. Removal of permitted rights for the affordable homes.
10. Condition ensuring that the four houses are affordable through the submission of an affordable housing plan.
11. Condition ensuring that Welsh names are used for the new development, names of houses and street(s).

2. Application No. C19/0169/19/AM - Gypsy Wood, Bontnewydd, Caernarfon

Outline application for the erection of a rural enterprise dwelling

Attention was drawn to the late observations form that had been received

(a) The Planning Manager elaborated on the background of the application, and noted that it had been submitted to the Planning Committee at the request of the Local Member. It was explained that the decision had been deferred at the Planning Committee on 29.04.2019 in order to assess the content of the late letter received from the landowner's solicitor. The letter noted that the landowners would be transferring the business to the applicants and selling the section of land where it was intended to build the house that was the subject of the application, to the applicants.

It was reported that the application site was located approximately 250m away from the development boundary of the village of Bontnewydd, and in terms of the Local Development Plan, it was located in open countryside. As a result of the need to maintain and protect the

countryside, special justification was needed to approve the construction of new houses in the countryside. It was noted that Policy PS17 of the Local Development Plan stated that only housing developments that complied with Planning Policy Wales and Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities, would be approved in open countryside.

Attention was drawn to paragraph 4.3.1 of TAN6 which noted that one of the few circumstances in which new isolated residential development in the open countryside may be justified was when accommodation was required to enable rural enterprise workers to live at, or close to, their place of work. It was further explained that this essential need for accommodation would depend on the needs of the rural enterprise concerned and not on the personal preference or circumstances of the applicant.

It was noted, should the situation with the land ownership and the business change officially in the future, then it would be required to re-assess the proposal in its entirety against the relevant sections of TAN 6. It was reported that it was premature and inappropriate to assess the situation in the future as there was no certainty that this would happen. Should the ownership circumstances officially change in future, it would be required for the applicants to provide the appropriate information to reassess the application in its entirety.

Attention was drawn to paragraph 4.11 of TAN 6 which noted that evidence must be provided that there are no other dwelling(s) or buildings that could be modified to satisfy the need. If dwelling(s) already exist on the enterprise, there would be a need to demonstrate why these cannot be used to satisfy the needs of the enterprise for residential workers, and the reason that labour or residential arrangements cannot be reorganised in order to ensure that the existing accommodation meets the needs of the enterprise without the need for another dwelling.

It was considered that this proposal of erecting a rural enterprise dwelling in the context of the business on the site was contrary to the requirements of policies PCYFF 1 and PS17 of the LDP as well as paragraphs 4.2.36 - 37 of Planning Policy Wales, section 4.3.1 of TAN 6: Planning for Sustainable Rural Communities and section 2.13 of the Practical Guidance for TAN 6.

The Senior Solicitor expressed that the land had been transferred to the applicant, not the business, and with weekly modifications being received, it was difficult to assess the situation. It was suggested that the best solution would be to submit the application from scratch when the entire business had been transferred to the applicant.

- (c) It was highlighted that the Local Member was very supportive of a favourable outcome following the latest information that had been received.
- (ch) It was proposed and seconded to refuse the application.
- (d) During the ensuing discussion, the following main observations were noted by members:
 - That the recommendation to refuse was in line with the relevant policies
 - That approving the application would create a dangerous precedent
 - The need was not proven

In response to a question regarding proposing a different recommendation if the business had been transferred in full, the Planning Manager noted that tests would need to be completed and further evidence gathered.

(dd) RESOLVED to refuse the application on the following grounds

- The site is located in open countryside from a planning policy perspective, and the planning statement and rural enterprise dwelling evaluation confirms that individuals who own 50% of the rural enterprise business, own the land where the business is located and live in a property already located on the site. Therefore, the Local Planning Authority is of the opinion that any functional need that exists with the business on the site is already met and that erecting an additional dwelling on this site would therefore be contrary to the requirements of policies PCYFF 1 and PS17 of the LDP, as well as paragraphs 4.2.36 - 37 of Planning Policy Wales, section 4.3.1 of TAN 6: Planning for Sustainable Rural Communities and section 2.13 of the Practical Guidance for TAN 6.
- The current proposed access for use to serve the proposal in question is sub-standard with regard to visibility towards the direction of Bontnewydd. To this end, the proposal is contrary to the requirements of policy TRA 4 of the Gwynedd and Môn Unitary Development Plan 2017 with regard to ensuring road safety.

3. **Application Number C19/0087/25/R3 Ysgol y Faenol, Penrhos Road, Penrhosgarnedd, Bangor**

Demolish Penrhosgarnedd Centre and erect a new community centre and extend Ysgol y Faenol, new access road together with car park

Attention was drawn to the late observations form that had been received

The Members had visited the site.

- (a) The Planning Manager elaborated on the background of the application and noted that this was an application to rearrange and combine the sites of Ysgol y Faenol and the Community Centre in Penrhosgarnedd. It was noted that the site was located in a residential area, with the majority within the development boundary of Bangor Sub-regional Centre as defined by the Anglesey and Gwynedd Joint Local Development Plan. It was highlighted that the proposal included the following features:

- demolishing the existing community centre
- creating a new car park on the site of the community centre - the school's main vehicular entrance will move to the entrance of the car park, which will include 60 parking spaces and seven drop-off spaces.
- creating a new link road leading from the car park to the existing school site (this would be outside the city's development boundary) - there will be four disabled parking spaces near the building
- closing the main entrance to pedestrians, and creating a new entrance 55m to the west
- demolishing the external buildings to the rear of the school
- constructing extensions to the existing building, to include extra space for a new community centre.

It was reported that Policy ISA 2 of the LDP was supportive of providing new community facilities and it was considered that the proposal met all of that policy's criteria. Although the footprint of the new building would be approximately a third larger than the existing buildings, it was considered that the design was an architectural improvement to the existing unremarkable buildings. Due to the urban nature of the site, it was not considered that the proposal was likely to cause unacceptable long-term detrimental impact to residents nearby or the community in general, although unavoidably, there would be some increase in noise and disturbance. It was reiterated that any harmful impacts could be managed by imposing appropriate conditions on the development.

In response to late observations from Sport Wales, it was suggested that a desk exercise had been implemented by Sport Wales and that they were not familiar with the site. It was reiterated that the proposal improved the resources, was a substantial improvement to the play area and was acceptable in terms of visual amenities.

- (b) It was proposed and seconded to approve the application.
- (c) In response to a question regarding the lack of response of some agencies and whether the committee should proceed without their comments, it was reported that the situation of not receiving comments was quite common and the likelihood was that a response or comment would have been received if these agencies had concerns. The Planning Manager did not have an opinion on the suggestion that some of these agencies were unable to respond due to work pressures.
- (ch) In response to a question regarding respecting the archaeological condition, the Planning Manager noted that the applicant was aware of this condition.
- (d) In response to a question regarding light pollution and the likely impact on the natural environment abutting the development, reference was made to paragraph 5.8 of the report where it was noted that the developer intended to install LED lights on poles and on bollards designed to mitigate light pollution. It was explained that there was potential for light pollution to be a nuisance to residents and cause harm to wildlife. It was considered reasonable to impose a condition on any planning permission to submit a detailed lighting plan to ensure that no unacceptable harm would derive from this aspect.
- (dd) In response to a comment from Sport Wales that the development would be responsible for the loss of a playing field and a games court, along with the statutory need to protect a minimum requirement in terms of the size of the playing field, the Planning Manager noted that much of the site as it stood was unsuitable for holding sports on it as it was on a slope. It was reiterated that the concerns had been addressed and that the provision submitted with the plan would be a substantial improvement - an increase of 300m².
- (e) During the ensuing discussion, the following main observations were noted by members:
 - That assurance was needed that the community centre would continue as a site that would be open to the public after school hours and for periods beyond the school timetable.
 - That the development was an exciting project
 - That this was an opportunity to tidy the site
 - That the plans improved road safety

RESOLVED to approve the application and to delegate powers to the Senior Officer to approve the application, subject to the expiry of the second consultation period with Sport Wales and additional conditions relating to the introduction of a lighting plan and traffic management plan and to the conditions noted below:

1. Time (five years)
2. In accordance with the plans
3. Agree on final materials and colours
4. Transport conditions
5. Submit and agree a detailed Environmental Construction Method Statement for the period of developing the site, including restrictions on the site's working hours.
6. Submit and agree upon a Detailed Boundary Plan
7. Must adhere to the Ecological Survey recommendations

8. Before the new school becomes operational a Demolition Plan must be submitted and agreed for the existing community centre that will include a timetable for the demolition work and for restoring the land.
9. Archaeological Condition
10. No development within the designated Wildlife Site without prior permission from the Local Planning Authority.

Notes

1. Welsh Water
2. Highways
3. Natural Resources Wales
4. Standard advice regarding SUDS

4. Application Number C19/0149/46/LL - Congl y Cae, Llangwnadl, Pwllheli

Demolish existing outbuilding and construct a single-storey extension to dwelling and conversion of outbuilding into two holiday units

- (a) Following the appeal decision of Tynpwll Cottage, Lon-ty'n-pwll, Nefyn, Pwllheli (C18/0023/42/LL), it was suggested that the Committee should defer the decision on the Congl y Cae application in order for Planning Officers to get to grips with the context of the appeal.
- (b) It was proposed and seconded to defer the application.

RESOLVED to defer the application so that the Planning Officers have an opportunity to consider the context of appeal number (C18/0023/42/LL)

5. Application Number C19/0328/11/LL – 33, Bryn Eithinog, Bangor

Extension at the rear and at the front of the property

Attention was drawn to the late observations form that had been received

- (a) The Development Control Manager elaborated on the background of the application, noting that this was an application to extend the current two-storey house in the rear and in the front. The rear extension would be two-storey and the front extension would be above the existing garage, with the exterior elevations of the extensions matching the existing elevations of the two-storey house.

In terms of the principle of the development, it was highlighted that Policy PCYFF2 of the LDP stated that proposals would be refused if the development would have a substantial impact on the health, safety or amenities of the occupiers of local property. It was highlighted that Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria, including: that the proposal adds to or enhances the character or appearance of the site, the building or the area in terms of setting, appearance, scale and height. It was considered that the proposal to extend the residential property was acceptable in principle and that the layout, form, materials, scale and design of the extensions would not create incongruous or dominating structures in this part of the streetscape.

In the context of general and residential amenities, it was noted that residential dwellings and their private gardens were located to the west (31 Bryn Eithinog) and to the north (26

Lôn y Bryn), adjacent to the application site. It was reported that an objection had been received from the occupier of number 31 Bryn Eithinog on the following grounds:-

- Loss of light by creating oppressive structures.
- Loss of privacy and overlooking into property known as 31 Bryn Eithinog.
- Creation of additional traffic.
- Impairing the area's character.

In response to the objection of loss of privacy and overlooking, it was explained that the extensions had been designed to avoid any direct overlooking into nearby property (31 Bryn Eithinog and 26 Lôn y Bryn in this context), therefore it was considered that the proposal, as submitted, would not lead to overlooking and loss of privacy to nearby residents.

In response to the objection of creating additional traffic, it was explained that the property was already a four-bedroom house and that there was no proposal to extend the number of bedrooms within the house. Consequently, the Planning Officers did not anticipate that there would be an increase in traffic entering and exiting the site. It was reiterated that the Transportation Unit did not have concerns regarding road safety or parking requirements and so the proposal was acceptable based on the requirements of Policy TRA2 and TRA4 of the LDP.

In response to the objection of impairing the area's character, it was reported that the nearby area included a varied collection of different types of residential dwellings on the grounds of elevations, scale, form and designs, with a number of them already extended and changed in the past. Having completed the assessment, it was considered that the extensions would not create dominating or incongruous structures in this section of the streetscene.

The Development Control Officer highlighted that observations had been submitted during the consultation period that were immaterial to planning. Some alleged the possibility that the house would be turned into a house in multiple occupation (HMO). It was emphasised that the application had been submitted based on erecting extensions to a Use Class C3 residential house, rather than to a Use Class C4 HMO. In response to this concern, the applicant's agent was contacted and written confirmation was received that the proposal did not relate to changing the use of a house (C3) into a HMO (C4). It was reiterated that the house was being let to students and from the information submitted with the application, there was no evidence submitted stating that the house was used as a HMO.

Having considered all the relevant planning matters and observations received, including the correspondence of objection, it was considered that this application was acceptable on the grounds of the principle, design, location, setting, use, materials, residential amenities, visual amenities and that it complied with the requirements of relevant local and national planning policies and guidance.

- (b) The local member (a member of this Planning Committee) made the following main points:-
- Attention was drawn to the applicant's original application to build the entire house in the garden of the house.
 - That the property was a student house - it was not being used at present as a family home
 - That more student houses were 'creeping' into this residential area - the houses had been originally intended for families
 - A suggestion was made for the Committee to consider the application in light of the transportation concerns and the overprovision of student houses.
- (c) It was proposed and seconded to approve the application.

(ch) In response to a question regarding the use of the existing house and the need for a clear definition of the difference between a student house and a HMO, the Planning Manager highlighted that the property had been assessed as a house for the application. It was reiterated that the house's legal use was as a house and there was no evidence to suggest that it was a HMO. If the applicant wished to change the use of the house into a HMO, a new planning application would have to be submitted, along with an application for a relevant licence. The Development Control Officer noted that the agent had confirmed that the house was being used as a house, and not as a HMO. In further response to the concern, the Senior Planning Manager noted that the allegation regarding the use of the existing house could be investigated.

The Senior Solicitor reiterated that refusing the application on the grounds that it could possibly be a HMO was not acceptable, and he reiterated that enforcement arrangements existed outside the Planning Committee forum. He noted that the Committee needed to consider the application as an extension to a house and that the Members should trust the enforcement process to deal with the HMO matter.

In response to the transportation concerns, it was highlighted that there were sufficient parking spaces outside the house, along with a sufficient curtilage in front of the property for parking purposes.

- (d) During the ensuing discussion, the following main observations were noted by members:
- that the effort being made to invest in order to make the house more comfortable raised doubts that the house was going to be used for business use
 - That the observations and evidence of neighbours regarding the use of the current house needed to be considered
 - That the information was unclear
 - That the work needed to be in accordance with the plans

RESOLVED to approve the application and propose a condition to investigate the current use of the house

Conditions

1. Five years.
2. In accordance with the plans.
3. Natural slate.

The meeting commenced at 1.00pm and concluded at 2.20pm.

CHAIR

PLANNING COMMITTEE	DATE: 10/06/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	DOLGELLAU

Number: 1

Application Number: C19/0014/19/LL

Date Registered: 07/01/2019

Application Type: Full - Planning

Community: Bontnewydd

Ward: Bontnewydd

Proposal: Full application to erect 29 residential units together with landscaping, car parking, create a new access and open public area

Location: Land near Lôn Cefnwerthyd, Bontnewydd, Caernarfon, Gwynedd, LL55 2UD

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

PLANNING COMMITTEE	DATE: 10/06/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	DOLGELLAU

1. Description:

- 1.1 Members are reminded that this application was deferred at the Planning Committee meeting on 29 April, 2019 in order to receive further information/amended plans that would address the Committee's concerns referred to below.
- 1.2 Full application to erect 29 living units and create a new vehicular access, parking spaces, landscaping and create a public open space.
- 1.3 The existing site is agricultural land with further agricultural land extending beyond the site's western boundary with residential housing parallel to the northern boundary and further to the east and south. A class 3 public highway (Lôn Llanfaglan) abuts the southern boundary of the site whilst an unclassified road (Lôn Cefnwerthyd) runs parallel to the eastern boundary. Running alongside the public highway south of the site is afon Beuno that flows into afon Gwyrfai which is further away to the west.
- 1.4 The site is located within the development boundary of the village of Bontnewydd and is designated as a site to erect new housing in the Anglesey and Gwynedd Joint Local Development Plan (LDP). The village of Bontnewydd has been acknowledged as a service village in the LDP; this means that it has a strategic role to meet with the Plan's strategy via housing designations together with suitable windfall sites.
- 1.5 For clarity, the proposal provides the following:
- 6 affordable flats - 2 bedrooms
 - 3 affordable houses - 3 bedrooms
 - 6 houses - 3 bedrooms
 - 8 houses - 3 bedrooms
 - 6 houses - 4 bedrooms
- 1.6 Two parking spaces are shown for each house and some have garages while one parking space each is provided for the flats.
- 1.7 Access to the site is provided from the public highway to the south of the site with improvements proposed in the form of a pavement running alongside this road boundary, passing area provided on Lôn Cefnwerthyd and also a pedestrian access included off Lôn Cefnwerthyd.
- 1.8 All buildings on the site will be two-storey, including the flats, and the finish will be a mixture of bricks and render with roofs of natural slate. The site boundary treatment shown is a mix of a wooden fence, brick and stone walls and railings. The landscaping will comprise scattered tree planting within the site. The developer confirmed that the existing hedge and 'clawdd' the site that abuts Lôn Cefnwerthyd will be retained and rebuilt if damaged during the construction period.
- 1.9 A plot of land has been designated near the site's access as an open public space with a brick wall and railings along its boundaries. As discussed further in the report, playground equipment will now be installed on this land.

As part of the application, the following information was submitted:

- A Pre-application Consultation Report
- Design and Access Statement
- Affordable Housing Statement

PLANNING COMMITTEE	DATE: 10/06/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	DOLGELLAU

- Planning Statement
- Drainage Strategy
- Ecological Evaluation and Hedgerow Assessment
- Community and Linguistic Statement
- Transport Statement

Furthermore, the following documents were submitted with the application:

- Archaeological survey
- Impact Assessment (specifically concerning plots 14, 15, 16, 17)
- Amended Landscaping Plan and confirmation of bat box use
- Amended plan concerning the appearance of plots 14 and 18.
- Amended plan to include the details of a gas pipe, hedge to be retained along the Lôn Cefnwerthyd boundary, playground equipment to be installed within the open space and relocating the houses on plots 14, 15 and 16

1.10 Since the development provides 29 new houses, according to the current regulations, this is defined as a 'major' development. Applicants are required to conduct public consultations themselves prior to submitting an application and to include the results of the consultation in the form of a formal report to be presented as part of the planning application. In addition, a pre-application enquiry was submitted to the Local Planning Authority where material planning matters that would need to be satisfied were noted, including an affordable housing provision on the site, contributions, drainage systems etc.

1.11 For information, a previous permission was granted to erect 26 houses on this site. As part of the application, the vehicular access was to be located off Lôn Cefnwerthyd and more recently this access was created in accordance with the permission granted. As a result, it is considered that a material commencement of this consent has been made and this means that it remains 'live' and that a legal right exists to erect 26 new houses on the site.

1.12 Because of the Committee's concern about the effects of plots 14, 15 and 16 on nearby residential amenities, amended plans were received for the three proposed properties. It is understood that the applicant had discussed the amendments with the owner of the adjacent property and these changes are discussed in greater detail in the report.

1.13 In addition, a plan was received showing the current and proposed location of the gas pipe for the site and it was confirmed that work will have to be carried out to change and relocate the pipe because of its current poor condition.

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 considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the

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recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017

PS 1: The Welsh Language and Culture

PS 2: Infrastructure and developer contributions

ISA 1: Infrastructure provision

ISA 5: Provision of open spaces in new housing developments

PS 4: Sustainable Transport, Development and Accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable development

PS 6: Mitigating the effects of climate change and adapting to them

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PCYFF 6: Water Conservation

PS 16: Housing provision

PS 17: Settlement strategy

TAI 3: Housing in Service Villages

TAI 8: An Appropriate Mix of Housing

PS 18: Affordable Housing

TAI 15: Affordable Housing Threshold and Distribution

PS 19: Conserving and where appropriate enhancing the natural environment

AMG 5: Local Biodiversity Conservation

AT 4 Protection of non-designated archaeological sites

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In addition to the above, the following is also considered pertinent:

Supplementary Planning Guidance (SPG): Affordable housing

SPG: Planning obligations

SPG: Open Spaces in New Housing Developments

SPG: Housing Mix

SPG: Housing developments and educational provision

SPG: Planning and the Welsh language

SPG: Design Guidance

2.4 **National Policies:**

Planning Policy Wales, version 10 2018

Technical Advice Note (TAN) 2: Affordable housing

TAN 5: Planning and Nature Conservation

TAN 12: Design

TAN 15: Development and Flood Risk

TAN 18: Transportation

TAN 20: Planning and the Welsh language

3. **Relevant Planning History:**

- 3.1 Application C08A/0287/19/LL - Full application to erect 26 new dwellings, create an access and play field - approved 30.11.09

4. **Consultations:**

Community/Town
Council:

As the decision was made to defer the application, a meeting was held between the developer and the Community Council. The Community Council confirmed through a formal letter that it now supported the planning application as it improved on the original application as the entrance and water drainage plan had been changed, and that the play ground was better located.

Transportation Unit:

No objection to the original plan or the amended plan, and suggests including standard conditions.

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Natural Resources Wales: Suggest attaching a condition to agree on bio-security measures, need to ensure that the development is maintained in accordance with the ecological survey. As the site is within a zone A, the site has a low risk in terms of flooding matters, aware of flooding experienced at nearby Glanrafon estate. Need to consult with YGC regarding matters concerning surface water disposal/drainage scheme.

Welsh Water: Standard advice and instruction regarding drainage and sewerage issues.

Public Protection Unit: Not received

Footpaths Unit: Not received

Biodiversity Unit: Observations submitted regarding the application in terms of the impact on the hedge, landscaping scheme, bats, open public space. An amended plan was received and in response it was confirmed that the changes were acceptable.

Trees Unit: Not received

Fire Service: No objection

Gwynedd Archaeological Trust: Initial observations stating that an archaeological survey of the site was required, having received the report it was confirmed that remains may exist and a condition should be attached to agree on a programme of archaeological work as part of the development.

Housing Strategic Unit: General observations and confirmation that the plan addresses the needs of the area.

Welsh Government Trunk Roads Agent: No concerns

Gwynedd Council Land Drainage Unit (YGC): Initial observations referring to shortcomings in the information/assessments, need to direct surface water towards afon Gwyrfai rather than afon Beuno. A series of discussions took place between the Unit and the developer's

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engineer. Consequently, the Unit accepts that the design of the water storage is acceptable and that there will be no flooding risk further down the river. It is essential to ensure that the system is constructed correctly and is then maintained.

Wales and West
Utilities:

Wales and West Utilities confirmed with the developer over 12 months ago as to the best option for the gas pipe on site. The current pipe cannot be retained and protected because of its age and condition; therefore, consideration must be given to diverting it. Currently, the final details of the pipe's location are being considered within the site's proposed layout.

Public Consultation:

A notice was placed in the press and on the site and nearby residents were informed. The advertisement period has expired and several letters/correspondences of objection were received on the following grounds:

- Flooding - additional risk to an area/housing that has already suffered the impact of flooding, concern that surface water will link with afon Beuno, flooding risk recognised by the applicant/Council, need to submit a Flooding Impact assessment, sewerage problems/existing systems inadequate, not in accordance with the requirements of TAN 15.
- Traffic problems
- Educational contribution required
- Increase in the number of housing is excessive
- Detrimental effect on the amenities of local residents and the local area
- Loss of privacy/overlooking
- Loss of a natural '*clawdd*'/impact on biodiversity
- Does not comply with local and national policies.
- Existing plan has significantly more of an impact than the previous plan on residential amenities
- Defective assessment in terms of the development's impact on neighbours

As well as the above objections, objections were received that were not material planning objections and these included:

- Loss of view
- Reference to previous policies

Following receipt of amended plans relating to plots 14, 15, and 16, a second consultation was held with the adjacent property once more and the second period of consultation will have ended by the date of the next Committee.

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5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The principle of developing sites for new housing is included in Policies PS 16, PS17, PCYFF 1, TAI 3 and TAI 15 of the LDP. Policy PCYFF1 states that proposals will be approved within development boundaries in accordance with the other policies and proposals in the Plan, national planning policies and other material planning considerations. Policy TAI 3 notes "*In the ... Service Villages housing to meet the Plan's strategy will be delivered through housing allocations ... and suitable windfall sites within the development boundary based upon the indicative provision in the tables*". This site is included within the development boundary and has been designated specifically for new housing. Policy PS 16 states that the Council will be expected to provide for the identified demand for new housing whilst policy PS 17 states that housing developments will be distributed in accordance with the settlement strategy. You will see that 26 is the indicative provision for the number of houses on the site as this is the figure that is noted in policy TAI 3. The current proposal indicates an increase of three to this number and compared with the previous consent for the site. However, this figure is indicative and it is not considered that an additional three units would be unacceptable. In this case, what is proposed is acceptable in principle in terms of the need recognised for housing on designated sites as well as Bontnewydd's status as a service village where higher levels of new housing are expected in comparison with other types of villages.
- 5.2 Policy TAI 8 states that every new residential development should contribute towards improving the housing balance and meet the needs of the entire community. The application details note that 30% of the development will be affordable housing. This percentage is in accordance with the expected percentage for the village of Bontnewydd as noted in section 2 of policy TAI 15.
- 5.3 The proposal also offers a mix of housing in terms of size and type and also provides affordable housing. Confirmation has been received that the proposal addresses the identified need for housing in the area and is therefore in accordance with policy TAI 8 and the relevant SPG.
- 5.4 Whilst considering the above assessment and that the site is designated in the LDP as a specific site for residential development, it is believed that the principle of developing the site for 29 living units is acceptable and complies with the general requirements of the local plan's policies.

Visual amenities

- 5.5 The site is located within a mixed residential area where a wide variety of existing residential housing can be seen in terms of size, design, setting and finishes. Common features can be seen within the buildings mainly in terms of finishes, however, it is not believed that there is one obvious pattern for residential developments within the local area.
- 5.6 It is seen that two-storey buildings are proposed in this case which is in keeping with the majority of the local pattern. The existing Glanrafon housing nearby, which is mainly a development of semi-detached housing in the form of a standard estate, is served by standard roads.

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- 5.7 In addition, the estates of Glan Beuno and Erw Deg nearby vary in terms of form and layout of the houses as they including single-storey, dormer and two-storey houses within individual plots. Apart from these estates, there are also detached houses of various size and design.
- 5.8 Therefore, there is no specific local pattern that needs to be protected or replicated and consequently the principle of what is proposed in this case is acceptable. The land form means that there is a difference in level from the access to the site to the upper section towards the north of this place. It is not believed that the proposal in this case is significantly different to what already exists nearby in terms of location, height and appearance and it is not substantially different to the development already approved. The previous permission and existing proposal have similarities, and although the relocation of the entrance and the addition of three houses would lead to some changes in the layout, this is not believed to be a harmful or an unacceptable change.
- 5.9 As is usual, the details of the exact finishes can be agreed through a series of standard conditions and this is considered appropriate in this case.
- 5.10 Therefore, in terms of matters concerning visual amenities, it is not believed that this development would have an unacceptable impact on these matters considering the varied existing situation, the planning history and what is intended namely new housing in a standard form and appearance. As a result, it is deemed that the proposal is acceptable in respect of the relevant requirements of policies PS 5, PCYFF 2 and PCYFF 3.
- 5.11 A comprehensive landscaping scheme has been submitted for the site. The Biodiversity Unit referred to the need to amend elements of the scheme to include additional hedges and an acceptable species of trees. As a consequence of these observations, the amended plan was received and includes an updated planting list and the addition of additional hedges. As a result, confirmation was received from the Biodiversity Unit that the amendments are acceptable and consequently it is believed that the relevant requirements of policy PCYFF 4 are being met. These aspects can be controlled by means of appropriate conditions. As noted in another part of the report, following concerns highlighted by the Committee, the developer confirmed that the existing hedge that abuts Lôn Cefnwerthyd would be retained and if damaged during the construction phase, it would be replanted.

General and residential amenities

- 5.12 As previously noted, the area's existing built form varies; however, it is also believed that it is also fairly dense. This means that matters such as proximity and overlooking are fairly common within this area and specifically within nearby estates and housing along the road where a close relationship is seen between the houses and also areas that are open from the roads and other public areas. Whilst this does not justify new overlooking it presents a picture of the situation in the local area.
- 5.13 The development will take place within existing open land that rises from the southern section towards the north. Pre-planning application discussions have taken place between planning officers and the developer's representatives. As a form of yardstick in this case, consideration was given to the setting of the houses as previously approved and what is now proposed, including the increase in number from 26 to 29. The most obvious change is re-locating the access, which means that the layout of the estate will

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change as a result of what was approved. Nevertheless, similarities remain between the two plans as seen in the layout of the houses on the western side of the site.

- 5.14 It is seen that the upper section of the site (plots 14, 15, 16, 17) have changed from what was approved in terms of the layout of the proposed houses. There is no increase in this section of the site in terms of the number of housing, they continue to be four in number, but their layout has changed and this means that we have to specifically consider the impact on the residential dwellings located parallel to this section of the site. Observations and an objection was received from the owner of this property stating the obvious differences between both plans and the increase in detrimental impact on the property's residential amenities from what was previously approved. These observations were referred to the developer and he responded by submitting a document in the form of an impact assessment specifically regarding this element.
- 5.15 Detailed consideration has been given via specific details and a series of drawings showing the distances between the rear of the new housing and the existing property and the location of the windows. It is also noted that there will be additional mitigation measures in the form of a permanent wooden fence between 1.9m and 2.3m high erected along the northern boundary and the presence of a block wall on the boundary and trees and a hedge within the garden of the parallel property will also contribute to protect amenities.
- 5.16 It is recognised that there has been a change to what was previously approved and the existing plan, and it is necessary to consider the extent of the detrimental impact there will be, if any, on the residents of the adjacent property. It is considered that the distances, ground levels and the presence of the proposed fence and the existing vegetation would mean that the rear ground floor windows of plots 14-17 would not affect the amenities of the parallel properties to an unacceptable level. In terms of the first floor windows, it is seen that some have opaque glass and therefore there is no concern regarding these. Other windows serve bedrooms and therefore these are the ones that have the potentially greater impact on the parallel property.
- 5.17 The owner of the adjacent property (Tywyn) expressed concern about these houses at the previous committee and some members reiterated these concerns. This led to the deferral of the decision in order that appropriate changes could be made to this part of the site in order to reduce the impact. Although the location and design of plot 14 had been changed before the previous committee, neither the neighbour or members of the committee considered that this in itself was sufficient to overcome the impact. Additionally, it was considered that plots 15 and 16 would also have a detrimental impact on the amenities of the adjacent property, mainly due to overlooking. Consequently, the Committee decided that the applicant needed to reconsider the arrangements of plots 14, 15 and 16. After the Committee meeting, the developer met the owner of the adjacent property and the applicant stated that this meeting resulted in the changes explained below. Officers have consulted again about these changes with the neighbour, but no response had been received at the time of writing this report. As is usual practice, if further comments are received before the Committee, this will be reported as additional information. For convenience, the most recently proposed changes for the individual plots will be explained and assessed:

Plot 14 - despite the change already proposed to the location of the property on this plot, and the changes made to the windows of the first floor of the property, the neighbour and the Committee remained concerned about the impact on Tywyn. Consequently, the angle of the oriel window has changed in order to ensure that the property will not overlook the garden of Tywyn. Plot 14 measures 12.5m from the

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Tywyn boundary (previously it was 8.2) and 17.8m when measured along the diagonal from the corner of plot 14 to the corner of Tywyn. The applicant received information that the owner of Tywyn preferred this option.

Plot 15 - there were concerns about the distance between the rear of the property on plot 15 and the gable end of Tywyn and the overlooking from the first floor windows into the garden of Tywyn. The location of the building is to be moved 4.4m farther from Tywyn so that it is aligned with plot 14. The distance between Tywyn and the rear of plot 15 is now 17.5 metres compared with 13.5m. The arrangement to the rear roof of the building on plot 15 has also been changed, which means that the external walls will change and the run of the roof will extend to include two new rooflights (velux) instead of what was originally proposed. These windows will be set above the line of sight and will restrict outward views toward Tywyn. When these changes were proposed, the applicant understood that the owner of Tywyn preferred this option.

Plot 16 - as in the case of plot 15, there were concerns about the distance between the rear of the property on plot 16 and Tywyn and the overlooking from the first floor windows. The location of the building is to be moved 4.3m farther from Tywyn so that it is aligned with the houses on plots 15 and 16. The internal layout of the property has been changed in accordance with the suggestions made by the owner of Tywyn, by moving the bathroom to the area closest to the garden of Tywyn, relocate one bedroom window to the gable end, and the centre of the window of another bedroom window so that it is farther away from Tywyn. This would leave over 17.5m between the window and the front corner of Tywyn and 21.8m from the window on the rear corner of Tywyn.

A detailed plan was submitted which showed these changes, the distance between them and the boundaries and building of Tywyn and the line of sight stemming from the rear windows of plots 14, 15 and 16 toward Tywyn. It is considered that these amendments would make the development even more acceptable and that the amendments address the neighbour and the Committee's concerns in terms of the impact on the amenities of the nearby property. It is no longer considered that there are any rational grounds to justify any further concerns about the unacceptable impact on the amenities of the adjacent property as a result of the design and setting of plots 14, 15 and 16.

- 5.18 In terms of the impact of the development on other nearby dwellings, it is not believed that any obvious impact would stem from the proposal due to the location and layout of the houses or from the distance between them. Relocating the access will evidently be an improvement in terms of the impact on residents off Lôn Cefnwerthyd and as a result its impact in its new location has to be considered. The new access will be created off Lôn Llanfaglan, opposite the proposed location, see the existing stone wall with a wooden fence partly above it, as well as the established trees behind the stone wall. Concern has been raised regarding the footpath that is to be included in the upper section of the site with access from this to Lôn Cefnwerthyd. Although the developer did offer to remove this, the Transportation Unit is of the view that it would be beneficial to include it to ensure an improvement in that pedestrians would be routed away from Lôn Cefnwerthyd.
- 5.19 Having considered all matters, therefore, including the observations and objections received together with the amendments made, it is deemed that the proposal is acceptable and although there will be some impact, it is not considered to be unacceptable on the grounds of the relevant requirements of policies PCYFF 2 and PCYFF 3.

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Transport and access matters

- 5.20 Local residents raised concerns during the consultation period regarding the likely impact on the local roads network. Obviously having considered the existing situation and what is proposed there will be change and increased movement. What we need to consider is whether the difference in the situation is entirely unacceptable in terms of current standards.
- 5.21 In terms of the obvious changes, it is proposed to create a new vehicular access into the site, which is in a new location to what was previously approved and created. A new standard access is to be created off Lôn Llanfaglan with a pavement on each side. It is also proposed to create a passing place on Lôn Cefnwerthyd as well as a footpath that connects the upper part of the estate with Lôn Cefnwerthyd. A comment was received from a neighbour stating that this path would negatively affect the amenities of nearby houses; however, an Officer from the Transportation Department confirmed that it would be desirable to retain this as it would ensure a suitable link for pedestrians.
- 5.22 An amendment to the original plan was received when it became evident that plot 18 did not have two parking spaces and a garage. Consequently, the amended plan shows plot 18 having been repositioned to provide two parking spaces and a garage. It is not considered that amendment affects the site's layout or on any elevations to an unacceptable degree.
- 5.23 The site is located within approximately 200m of the A487 trunk road, the road that runs through the centre of the village of Bontnewydd. As is required, we consulted with the Welsh Government Trunk Roads Agent regarding the proposal and a response was received confirming that they had no observations to make regarding the proposal.
- 5.24 In the same manner, the Council's Transportation Unit does not oppose the proposal and it suggests that standard conditions be included to ensure that the development is maintained to the expected standards. The Unit confirms that the form and size of the access and the estate road as well as the parking provision within the individual plots are acceptable. It is considered that the site is fairly accessible within the village boundaries, that it is within a reasonable distance to local facilities and services and that it is also accessible in terms of its location within a few miles to the town of Caernarfon. Consequently, it is considered that the proposal is acceptable in terms of transportation and access matters and therefore complies with the relevant requirements of policies PS 4, PS 5, TRA 2 and TRA 4.

Biodiversity matters

- 5.25 As previously stated, observations were received from the Biodiversity Unit regarding the proposal's impact on relevant environmental matters. Amendments to the landscaping scheme were received as a result of the observations as referred to previously. Confirmation was also received that bat boxes will be included within the site.
- 5.26 Because of the presence of afon Gwyrfai nearby, a test was conducted on the likely substantive impact of the development on the river as it has been designated a Special Area of Conservation (SAC). It was confirmed that the development could have an impact on the SAC site and therefore it is suggested that a condition be imposed to ensure that pollutants are not washed into the river and affect the river's features (Natural Resources Wales also suggested that such a condition be attached). Having

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received the amended plan and having imposed a condition to safeguard afon Gwyrfai nearby, it is considered that it is possible to ensure that the development is acceptable and therefore complies with the relevant requirements of policies PS 5, PS 19 and AMG 5.

Archaeological Matters

- 5.27 A response to the public consultation was received from the Gwynedd Archaeological Trust stating that an archaeological assessment of the site should be conducted prior to determining the application. An appropriate assessment was received in due course, which noted that the results were inconclusive. However, the presence of utilities and other features may hide the archaeological features and consequently it is suggested that a standard condition be attached to agree on a programme of suitable archaeological work. In doing so, it is believed that the relevant requirements of policy AT 4 will be met.

Flooding matters

- 5.28 It is recognised that there is great concern locally due to the possible impact of the development on the neighbourhood, bearing in mind that the area and local residents have suffered from flooding in the past. Considering this incident, we therefore have to give thorough consideration to this element in order to fully assess any potential impact on local residents and the area in general.
- 5.29 Afon Beuno runs alongside the Lôn Llanfaglan and flows into afon Gwyrfai which is approximately 100m away to the south west. Afon Beuno is located between the existing Glanrafon estate and the front of the application site with Lôn Llanfaglan running through the centre. Part of afon Beuno is designated as a C2 flooding zone with the zone boundary ending at the verge of the public highway. No part of the application site is within the flooding zone and therefore there is no requirement for a formal Flooding Impact Assessment for the site itself in this case.
- 5.30 The land is on a slope and water will inevitably run down from the site to the bottom, and local residents have understandably highlighted concern regarding the impact of any additional run-off onto the area, as it will eventually flow into Beuno. This matter has been highlighted to the developer from the outset and he has been advised that it will be necessary to ensure, via information and specific control measures, that the development will not affect local residents in terms of site drainage issues.
- 5.31 What is proposed on the site is to create an area under the open public area to include specialist equipment that will collect water in bespoke tanks and then control its discharge into nearby afon Beuno.
- 5.32 Following the discussions as well as the amendments to the design of the equipment and the additional information submitted, confirmation was received from the Principal Engineer of the Council's Drainage Unit that the design will include a storage space and a system that is adequate to dispose of surface water to the required standards. As a result, it was confirmed that the development would not increase the risk of flooding downstream as long as it is constructed and maintained in full accordance with the agreed details.
- 5.33 During the discussions, it was suggested that surface water should be discharged directly into afon Gwyrfai rather than afon Beuno. This was considered. However it

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was found that this would not be reasonable due to the complexity of creating a direct connection, including ecological concerns due to the status of the river as a SAC, presence of the gas mains, problems with levels etc. Therefore, it is accepted that it is not possible to insist on a direct connection into afon Gwyrfai and as the site currently drains into afon Beuno, this cannot be demanded. The option proposed retains the status quo in terms of flows from the site, therefore this has to be accepted.

- 5.34 The application was submitted before the new legislation concerning sustainable drainage systems (SUDS) was adopted, and therefore these requirements cannot be enforced. Despite this, measures are included within the drainage system design that comprise sustainable drainage features e.g. parking spaces with permeable surfaces where water is led off hard surfaces such as roofs, footpaths etc. It is considered that these measures as well as the main system that collects and discharges surface water for the whole site at the bottom of the site is acceptable in terms of the requirements of policy PCYFF 6.
- 5.35 Observations were received from Welsh Water regarding the proposal and they noted that there are current systems in the area that mean that formal permissions would be required if any existing pipe is to be diverted. Also, confirmation has been given that the intention to connect to the public system is acceptable and that no problems are anticipated with the capacity of the local treatment works if it is increased due to this proposed development. In addition, the need to receive permission from Welsh Water is noted for connections and relevant arrangements as is usual with a new residential development as in this case.
- 5.36 Natural Resources Wales has confirmed the following:
"The site is within zone A in accordance with the development advice maps that correspond to TAN 15: Development and Flood Risk. Zone A is considered to face low risk or no risk of usual fluvial flooding. We are aware of the flooding experienced at nearby Glanrafon estate that was caused by afon Gwyrfai and afon Beuno. The site does not face risk from afon Gwyrfai and it is understood that your colleagues at Gwynedd Consultancy (YGC) (who act as the Lead Local Flooding Authority) have a draft hydraulic flooding model for afon Beuno. In addition, it is understood that the source of the flooding does not cause a risk to the current site however you are advised to consult with YGC in order to ensure that this is the case.
In terms of disposing of surface water, we would also advise that YGC is a body that approves sustainable drainage systems (SUDS) and they need to consult regarding the suitability of the drainage scheme and the mitigation rates and release of proposed water to ensure that risks from the site are not increased because of this development proposal. In addition, they will advise regarding the suitability of the water release point into the existing highways drain with a diameter of 300mm.
We have not considered the potential impacts on other matters, and it is not possible to disregard the possibility that the proposed development could affect other interests, including environmental interests of local importance".
- 5.37 Full consideration has been given to all the relevant planning observations received concerning flooding and drainage matters and it is recognised that the situation causes concern to the residents who have suffered flooding in the past. However, there is no objection to the plan and proposed measures to control water from the relevant bodies namely the Council's Drainage Unit, Natural Resources Wales and Welsh Water. Therefore, it is not considered that there is any reason to refuse the application from this aspect as it is acceptable in terms of the relevant requirements of policies PS 5, PS 6 and ISA 1. Specific conditions will be attached to ensure that what has been agreed will be implemented in accordance with the agreed details.

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Affordable Housing

- 5.38 The plans submitted show nine affordable houses, six two-bedroom flats, and three three-bedroom houses, and they meet the relevant size requirements. Correspondence has been received from a housing association confirming that if the application is successful, they will consider buying the units to be built and let them as affordable housing to eligible people in accordance with Gwynedd Council's housing letting policy or on the basis of intermediate rented housing to applicants on the Tai Teg register.
- 5.39 As a result of the matters raised by the Committee about the number of houses on the site, along with the mix and density, these matters were further discussed with the Joint Planning Policy Unit and a response received confirming the current need for affordable units and the density and mix of the development:
It is noted that this is a site designated in the Plan. As a site that has specifically been identified to meet a proportion of the growth for houses, criterion 3 of Policy PCYFF 2 (Development Criteria) states that "building density of at least 30 living units per hectare is used for residential development sites in order to make best use of the land". The information noted in the Plan in terms of the number of units (approximation) for the housing designation depends on the circumstances of the site. In this case, the number of units that have been given planning permission is consistent with the figure of 30 units per hectare on the site (which is the minimum figure noted in Policy PCYFF 2). It is noted, however, that this is an indicative figure and it would be possible to provide more units on site if acceptable to do so. In this case, however, providing 29 units is commensurate with a density of 33 units per hectare. We must bear in mind that six of these units are flats that are considered a better use of land and that in this instance it responds to demand, as noted in current figures (33% of those on the Tai Teg register wish to have a two-bedroom unit).
- 5.40 Together with the above, a discussion was held on the matter of current demand for affordable housing and the latest situation in this regard. A formal consultation took place with the Council's Housing Strategic Unit and the following response was received. It confirms the current situation in the village of Bontnewydd only, this is the need for two-bedroom affordable units:
Social housing need for the village of Bontnewydd on the basis of registering with the Housing Options team:-
Number of applicants: - 121
Total % need for one-bedroom units: - 34.2%, 2 bedrooms: - 46%, three bedrooms: - 16%, four bedrooms: - 4%
The Tai Teg housing register was also considered. This is where people register for affordable and intermediate housing to buy or rent.
Looking specifically at Bontnewydd:-
Number who selected Bontnewydd (1/2/3rd choice) - 9
Number who wish to buy - 7
Number who wish to rent - 6 (applicants can choose to buy and rent)
% need for two-bedroom units - 33%, three bedrooms - 44%, 4 bedrooms - 11%, no selection - 11%
- 5.41 Based on these most recent figures, the conclusion is that the greatest demand is for smaller two or three-bedroom units. This proposed development would provide 23 two- and three-bedroom units, including nine affordable units (six two-bedroom flats, and three three-bedroom houses), and this provision is believed to be adequate and responds to identified local need. The above evidence confirms that this development provides an appropriate mix of affordable units, including two-bedroom flats, and that the mix

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and density is appropriate and complies with policy requirements and the SPG: Housing Mix. In paragraph 6.1 this states that: Providing two and three-bedroom apartments/houses (whether they are new build, change of use of non-residential buildings or bringing empty houses back into use) will increase the choice for smaller families, young couples and young people who wish to share, or older households who wish to down-size. These type of households would find it difficult to afford four or five-bedroomed houses, or houses of this size would be too big for their requirements.

To this end appropriate arrangements will have to be ensured to ensure a provision of affordable housing on the site and, in this case, this will be achieved through a standard condition. Therefore, it is believed that the proposal is acceptable, based on the relevant requirements of Policies PS 2, PS 18 and TAI 15 of the LDP.

Open space

- 5.42 It is also noted on the plan that an area is to be designated as an open public area and a comment was received from the Community Council stating that play equipment should be installed here. The developer originally confirmed that it would not be possible to install permanent equipment at this spot due to site drainage requirements. Foundations will need to be created for new equipment which means excavating the site and possibly affecting the apparatus underneath. In addition, the equipment and the site will need to be maintained by Welsh Water and the presence of formal equipment would impair the maintenance of the site for drainage arrangements. Originally, the developer confirmed that he would be willing to make a financial contribution towards the installation of new equipment or to improve existing equipment on another play site within the village. Based on the formula included in the relevant SPG, the Joint Planning Policy Unit has confirmed that a contribution will be required if equipment is not provided for the site.
- 5.43 Following the first consultation, comments were received from the Community Council stating its discontentment with these arrangements and that equipment should be included on the site. A meeting was held between the developer and the Community Council to discuss the possible options for the site. The developer has since offered to install less conspicuous equipment on the site and will arrange for the site to be maintained through a management agreement. The Community Council supported the proposal and this was confirmed through a formal letter.

In doing so, it is believed that the relevant requirements of policy PS2 and ISA 5 will be met.

Educational matters:

- 5.44 Policy ISA 1 of the LDP states that educational contribution provision is a factor that should be considered when discussing applications for residential developments, and proposals are only approved when adequate infrastructure capacity exists or will be provided in a timely manner. The Education Service has confirmed during initial discussions that the site falls within the catchment area of the Primary Schools of Bontnewydd and Felinwnda and Ysgol Syr Hugh Owen secondary school. These are the latest capacity and attendance figures for these schools as confirmed by the education department:

- Ysgol Felinwnda Capacity – 38 - current number of pupils on school roll is 25.

PLANNING COMMITTEE	DATE: 10/06/2019
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- Ysgol Bontnewydd Capacity - 182 - current number of pupils on school roll is 167.
- Syr Hugh Owen Secondary School Capacity is 1164 - current number of pupils on school roll is 875

5.45 A formula included in the SPG: Housing Developments and Educational Provision, notes that an assessment should be undertaken of the number of children expected as a result of new housing developments. In the case of primary schools, this would be a total of 10 and in the case of a secondary school the figure would be 8. In this case, and by using the formula as well as the confirmation that capacity is available within the Primary and Secondary schools of the Catchment Area, it will not be required for the applicant to make a financial contribution towards local education facilities. As a result, it is considered that the proposal is acceptable in terms of policy ISA 1.

Language Matters

5.46 Policy PS 1 states that a language statement will be required when a proposed development belongs to specific categories. However, as this proposed development does not involve a greater provision than the indicative housing provision set for the settlement in the Plan, in accordance with the content of Strategic Policy PS1 ('The Welsh Language and Culture'), a Welsh Language Statement will not be required in this case.

5.47 It is noted however that such a statement has been submitted with the application. Criterion 1c of the policy states that a statement needs to be submitted for developments of five or more residential units, unless it addresses evidence of need and demand for housing. It would therefore be suitable to consider the statement submitted alongside the type of units proposed. As has already been stated, nine affordable units are provided on the site which is 30% of the total housing for the site. They are a mix of two-bedroom flats and three-bedroom houses. A local housing association has stated their interest in these units and as a result the 106 Agreement will be drafted in order that the units are transferred to a housing association. It is therefore considered that the proposal is acceptable on the grounds of the requirements of criteria 1c of policy PS 1 as the type, number and provision of affordable units are in accordance with the local demand for such units. It is also considered that it is appropriate that the names of the houses and the estate are in Welsh in accordance with the requirements of PS1.

Relevant Planning History

5.48 As already noted in this report, the previous planning history of this site is a material and essential consideration. Briefly, permission was approved to erect 26 houses together with the creation of a new vehicular access. In the case of this previous application, location of the access at the time was on Lôn Cefnwerthyd. Work was undertaken to create this access by the developer and by doing so, to commence the development and to remain extant. The developer therefore has a legal right to erect 26 new houses on this site without the need for any further permission. It is considered that this is a material planning consideration when determining the current application as a legal right already exists to erect new housing on the site.

PLANNING COMMITTEE	DATE: 10/06/2019
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Response to the public consultation

- 5.49 The above assessment has given full consideration to the objections received during the application's public consultation period. It is not considered that any material planning objections have been put forward that outweigh the relevant planning policies noted in the assessment. Therefore it is believed that there is no reason why the Council should not support this application to contribute towards delivering the objectives of the Local Development Plan insofar as it relates to the provision of affordable houses on land specifically designated for that purpose.

6. Conclusions:

- 6.1 Having considered the above assessment and all the material planning matters, including local and national policies and guidance, as well as the observations received, including objections, it is considered that the application to erect new housing on land designated specifically for such a residential development, is acceptable. Consideration should also be given to the site's planning history namely an extant planning permission to erect 26 houses. It is considered that the proposal satisfies the relevant requirements of local and national policies as noted in the report.

7. Recommendation:

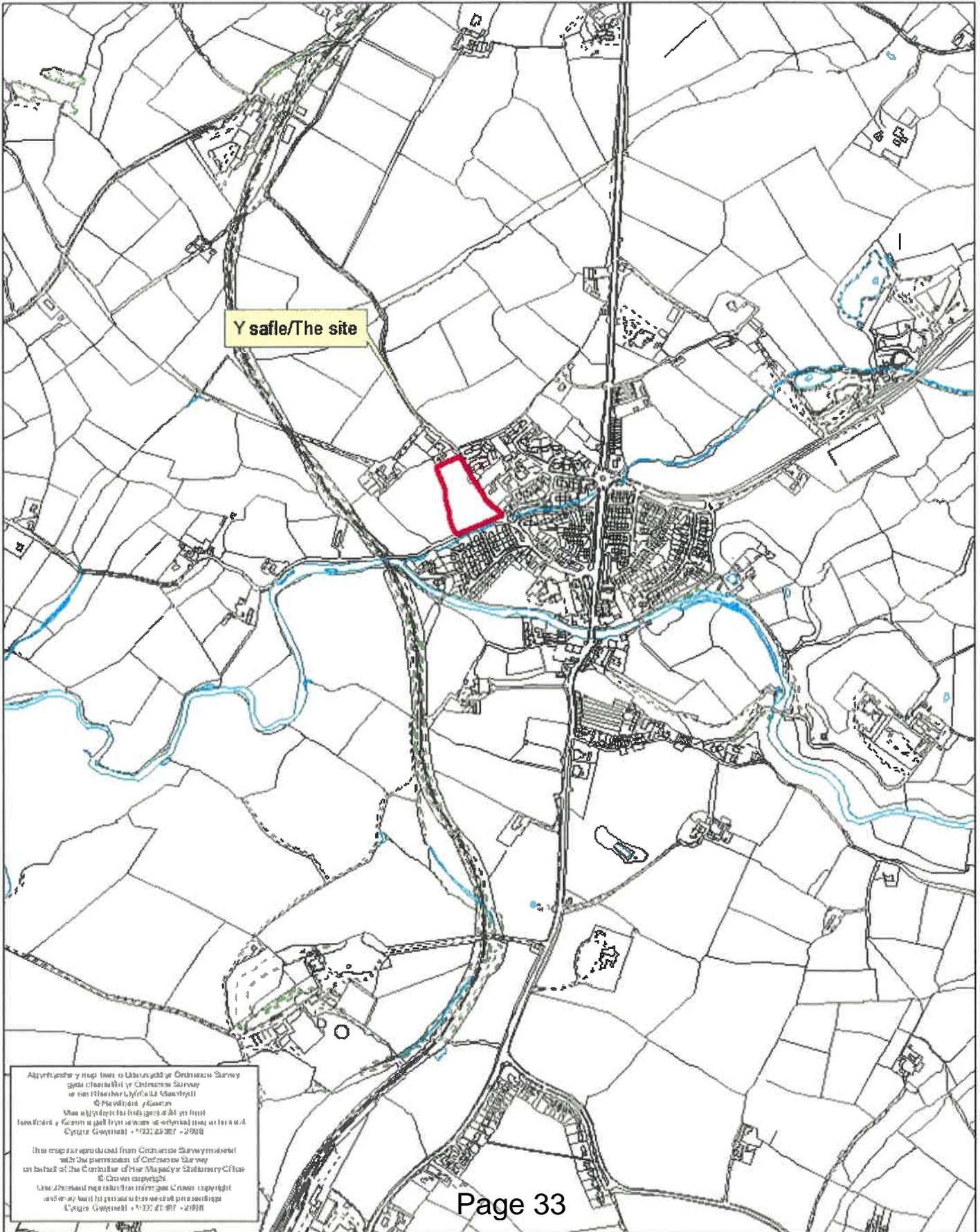
- 7.1 To approve subject to relevant conditions.

Conditions:

1. Time
2. Comply with relevant plans and all the reports
3. Materials / slate
4. Landscaping and the site's boundaries
5. Highways
6. Drainage
7. Biodiversity and management of environmental effects
8. Archaeology
9. Building Control Plan
10. Removal of general development rights for the affordable houses.
11. Removal of general development rights from plots 14, 15, 16, 17 (including installing additional windows and roof lights)
12. Agree on opaque glass for a bedroom window at the rear of plot 14 and agree on opening method
13. Welsh name for the housing estate
14. Details and timetable for installing the equipment in the open space.
15. Agree arrangements to secure affordable housing.



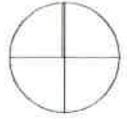
Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



Adroddir y map hon o lywodraeth y Cymroedd a'r Cymroedd
ysgrifenedig y Cymroedd a'r Cymroedd
© Ffawcrist y Cymroedd
Mae adroddir hon yn cael ei hysgrifennu
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© Cymroedd y Cymroedd

Location Plan

N



Location Plan
1:1250

PROJECT

Bontnewydd

TITLE

Location Plan

SIZE

A4

STATUS

PLANNING

PROJECT No

1672

DRAWING No

L.01-P1

DRAWN by

HF

CHECKED

-

DATE

JUL 18

SCALE (u.n.o)

1:1250

JOHN MCCALL ARCHITECTS LTD

No .1 Arts Village, Henry Street, Liverpool L1 5BS Tel: 0151 707 1818 Fax: 707 1819

Old Coop Building, Church Street, Hayfield, SK22 2JE Email: info@johnmccall.co.uk

Existing Site Plan



PLANNING
PROJECT NO: 1072
DRAWING NO: L10231
DATE: 15/07/19
SCALE: 1:500

A1

Existing Site Plan

JOHN MCCALL ARCHITECTS LTD
No. 1, Arts Village, Henry Street, Liverpool, L1 6BB. Tel: 0151 707 1616 Fax: 077 819 1919
Old Coop Building, Church Street, Hoyland, BC23 2AE. email: admin@johnmccall.co.uk

Proposed Site Plan

Schedule of Accommodation

3 Bed - Affordable Apartment	8 No.	8 No. 2 Bed
3 Bed - Affordable	3 No.	3 No.
3 Bed - Open	8 No.	8 No. 3 Bed
3 Bed - Open	8 No.	8 No. 4 Bed
4 Bed - Open	3 No.	3 No.
4 Bed - Open	3 No.	3 No.
TOTAL	35 No.	35 No.

All houses to be provided with 20% to 25% permeable parking spaces. All car spaces to be provided with 10% parking spaces. Floor level indicated are a maximum height. Visibility signs are shown from the centre of the highway at 45 degrees each side.

KEY

- Proposed Tree
- Proposed Landscaping
- Paving
- Private Path
- Public Path
- Low grade edging
- Shared surface and private road
- Grassed Area
- Red Brick Block
- Buff Brick Block
- Existing gas main location
- Proposed gas main location
- Proposed gas main location

The following items in this plan to be checked against the planning LSC for more information on central materials.

See engineer's drainage drawings for more information on attenuation tanks. This plan is a preliminary plan and is subject to change. It is not a final plan and is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.



17.11.2019

CYLLIUN ENWYNGIEDIG
REVISED PLAN
Dedicated to the community

16/05/2019	16/05/2019	16/05/2019
17/06/2019	17/06/2019	17/06/2019
08/04/2019	08/04/2019	08/04/2019
05/04/2019	05/04/2019	05/04/2019

A1	16/05/2019	16/05/2019
16/05/2019	16/05/2019	16/05/2019
16/05/2019	16/05/2019	16/05/2019
16/05/2019	16/05/2019	16/05/2019

John Mckall Architects Ltd
No. 1, Ave. Vines, Henry Road, Liverpool L1 9SD. Tel: 0151 707 9784 Fax: 0151 707 9789
Old Store Building, Church Street, Liverpool, L3 2DE. email: john@mckall.co.uk

Proposed Site Plan
16/05/2019

16/05/2019

16/05/2019

16/05/2019

16/05/2019

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16/05/2019

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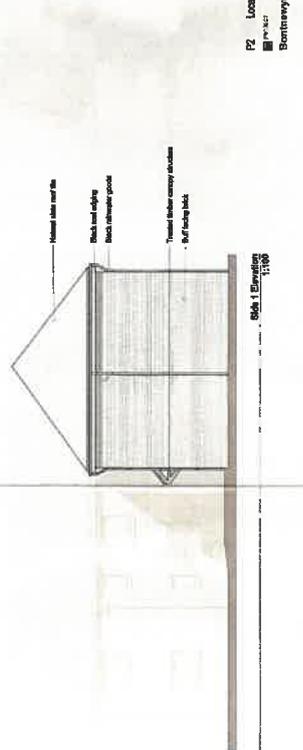
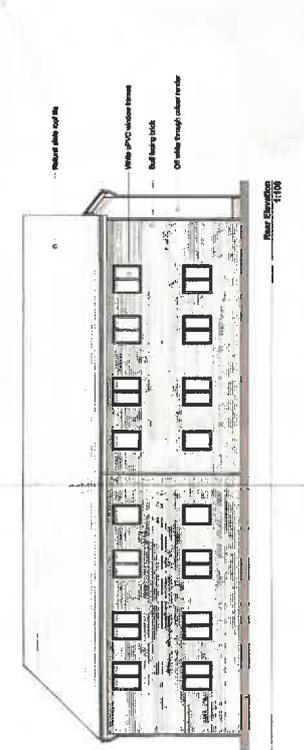
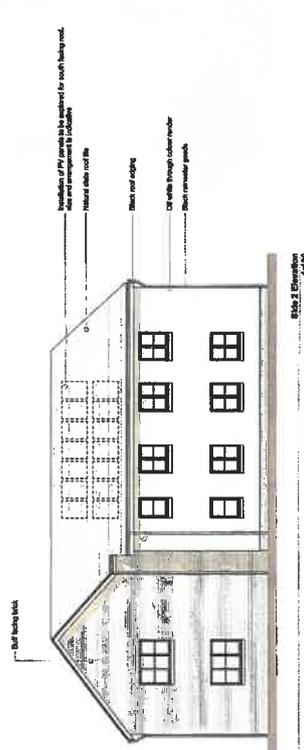
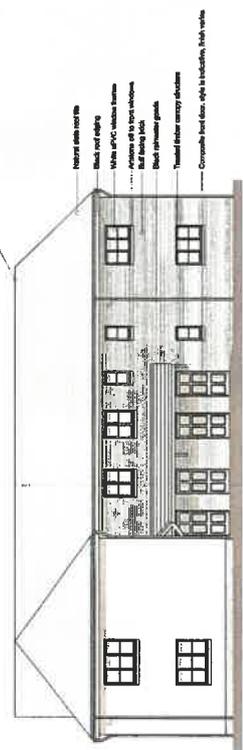
16/05/2019

16/05/2019

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16/05/2019

Block Type 6



CYRILLIN DMYTRIYCHENKO
 REVISED PLAN
 11/01/19
 Dmytriychukovskiy...
 Linnatodolgastrum...
 Linnatodolgastrum

DATE	11/01/2019
TYPE	PLANNING
PROJECT NO.	1072
PROJECT NAME	L1/10/2
DESIGNER	HF
CHECKER	DS
DATE	NOV 18 11:00

Block Type 6

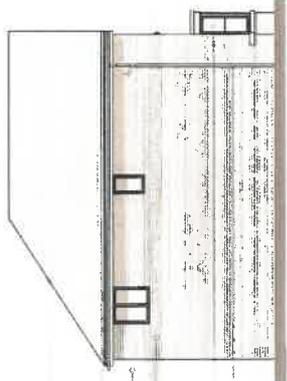
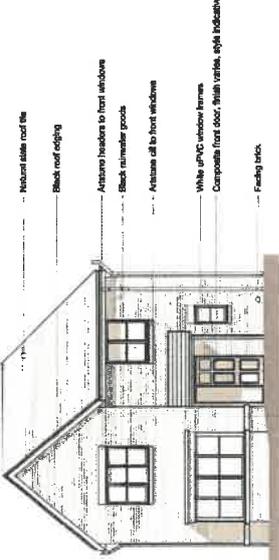
Location key updated
 11/01/19
 Somerswyld

JOHN MCCALL ARCHITECTS LTD
 No. 1, Ash Vale, Henley-on-Thames, Oxfordshire, OX9 1JG
 Tel: 0185 707 1818 Fax: 0185 707 1819
 Email: john.mccall@johnmccall.co.uk

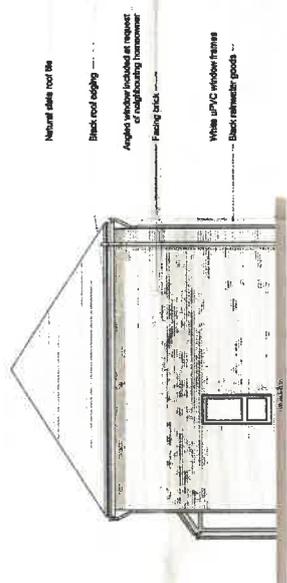
Block Type 1.2 - Gwynant



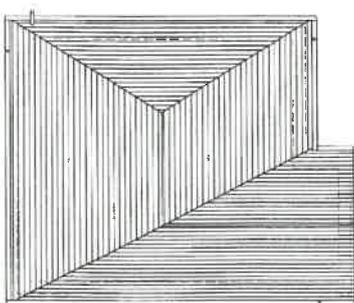
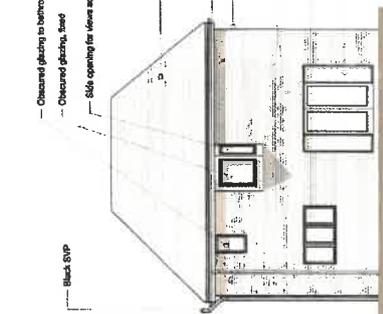
NOTES:
 - Face brick to vary between plots as indicated above to increase variation in the streetscene.
 - Red null brick -
 - Buff brick -
 - These units also include a garage, arrangement and size of which will vary between plots. Please refer to the associated information. Garage brick always to match its associated house.



Side 2 Elevation 1:100



Rear Elevation 1:100



First Floor 1:100



Ground Floor 1:100

**CYNLLUN DIWYGIEDIG
 REVISED PLAN**
 Decwynydd/Received: **FROSA**
 Llohmock/signature: **ang**

P3 Splayed window subjected
 P2 Location key updated
 Bontnewydd

Block Type 1.2 - Gwynant

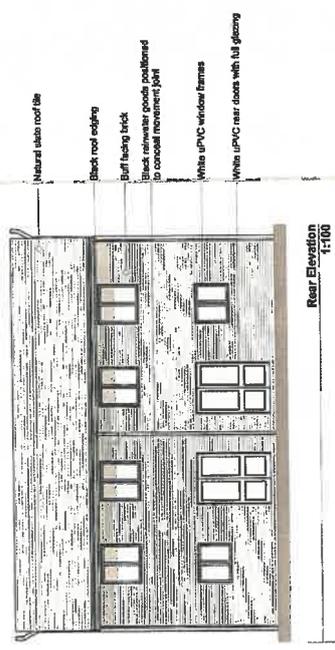
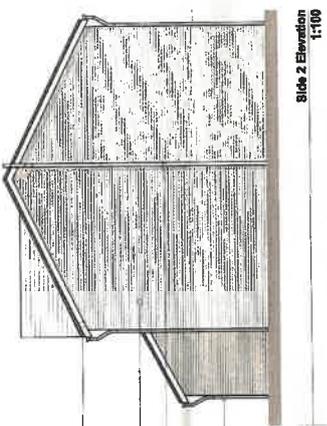
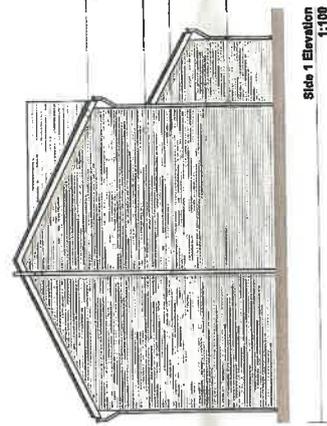
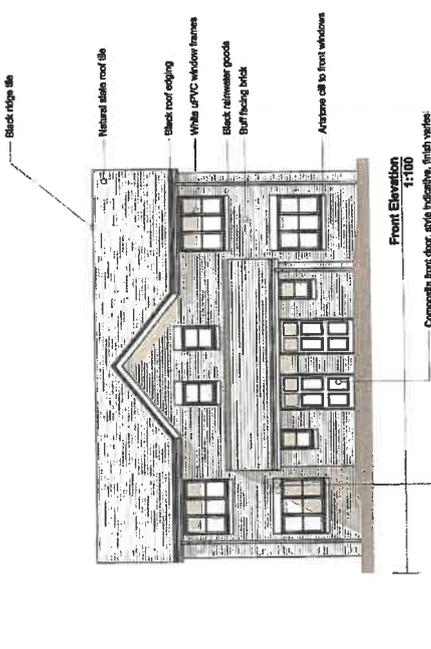
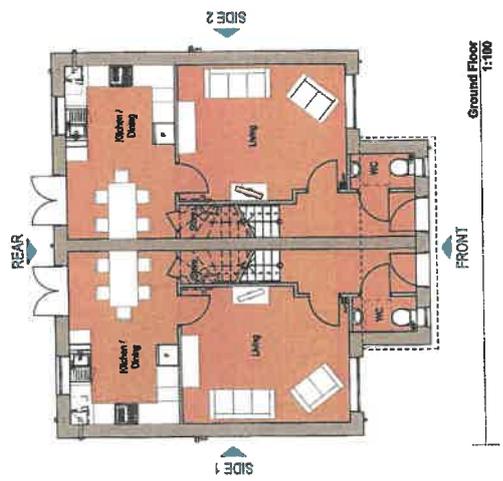
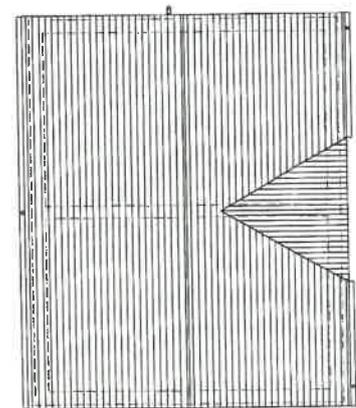
DATE: 16.05.2019
 HF: 11.04.2019

A2

PROJECT NO: 1672
 DRAWING NO: L-15-P3
 DATE: APR 19
 SCALE: 1:100

JOHN MCCALL ARCHITECTS LTD
 No.1 Arts Village, Henry Street, Liverpool L1 8BS Tel: 0151 707 818 Fax: 707 819
 Old Corp Building, Church Street, Hayfield, SK22 2JE e-mail: johnmccall.co.uk

Block Type 2.1 - Colwyn



A2 SIZE

STATUS: **PLANNING** DATE: **11.04.2019**

PROJECT NO: **1672** DRAWN BY: **L11-P2**

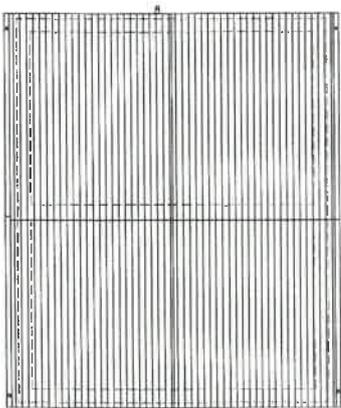
DATE: **NOV 18** CHECKED BY: **-**

Block Type 2.1 - Colwyn

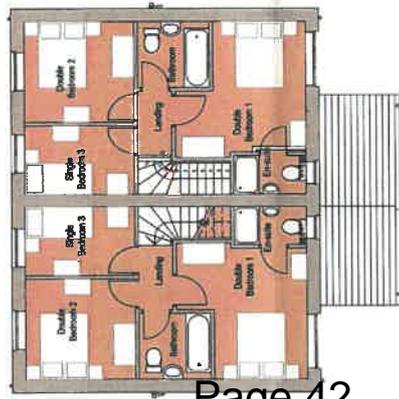
J JOHN MCCALL ARCHITECTS LTD
 No 1 Arts Village, Henry Street, Liverpool L1 6SS Tel: 0151 707 1818 Fax: 707 1819
 Old Coop Building, Church Street, Haydock, SK22 2JE e-mail: admin@johnmccall.co.uk

Block Type 2.2 - Colwyn

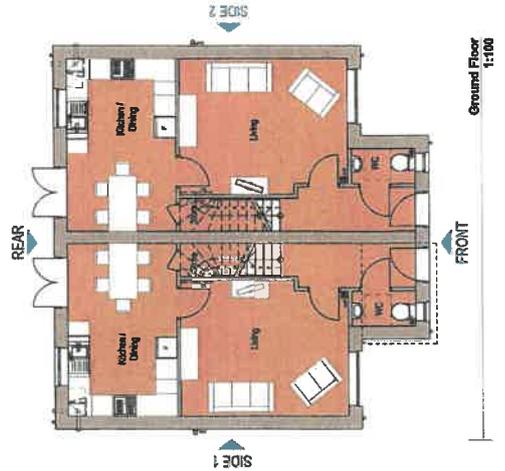
Exact height difference between units may vary between plots. See site plan for more details.



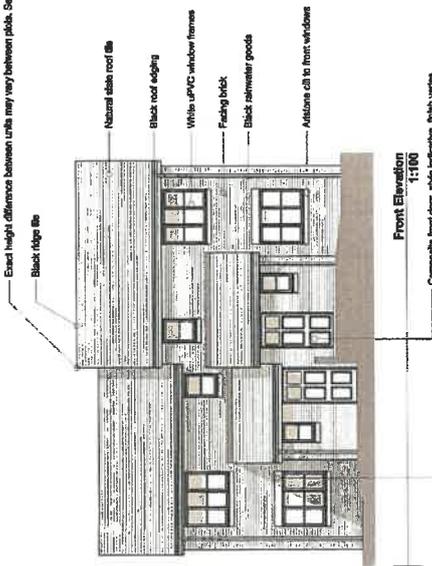
Roof 1:100



First Floor 1:100



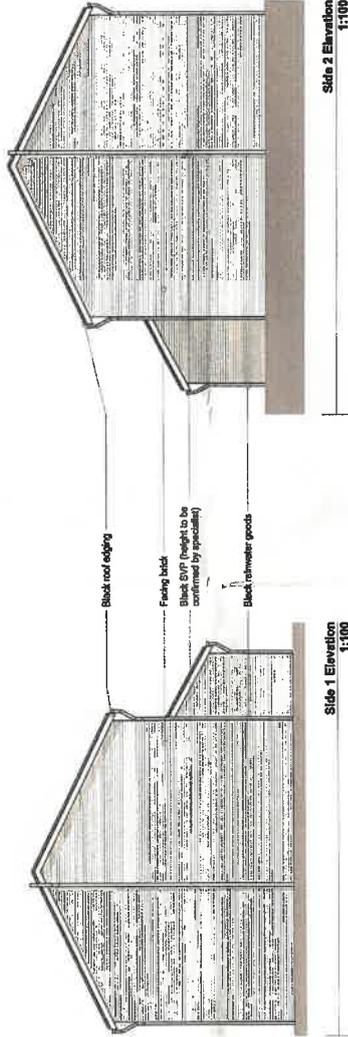
Ground Floor 1:100



Front Elevation 1:100

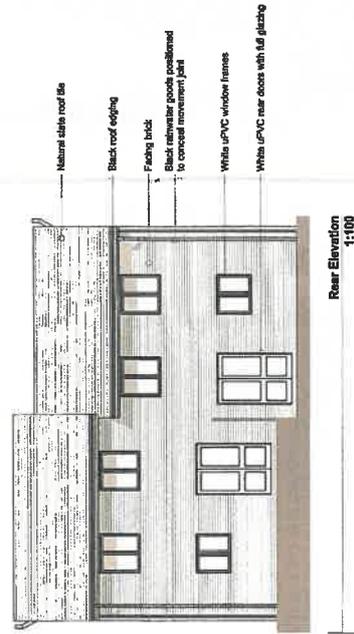
Arched headers to front windows

Composite front door, style indicative, finish varies



Side 1 Elevation 1:100

Side 2 Elevation 1:100



Rear Elevation 1:100



Unit Location Key - NTS

NOTES:
Facing brick to vary between plots as indicated above to increase variation in the streetscene.
Red multi brick -
Buff brick -

CYNLLUN DIWYGIEDIG
REVISED PLAN
Darby/Levy/Reed dated 11.04.19
Lefnod signature

Location key updated
Twinned as part of drainage design development

Borthnewydd

Block Type 2.2 - Colwyn

STATUS: HF 11.04.2019
HF 18.02.2019

SIZE: **A2**

PROJECT NO.	1672	REVISIONS	L-12-P3
DATE	HF	DRAWN	-
DATE	NOV 18	SCALE (ANSI)	1:100

PLANNING

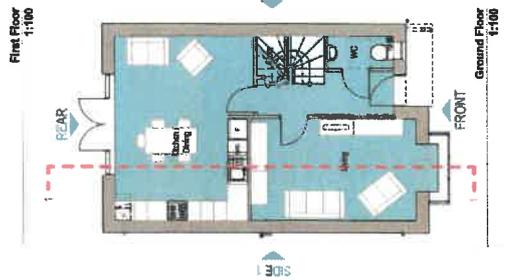
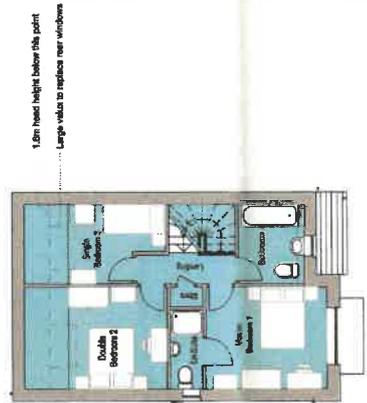
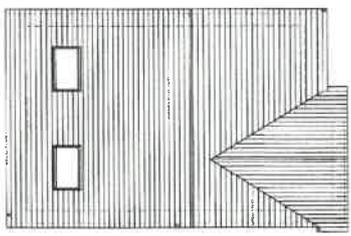
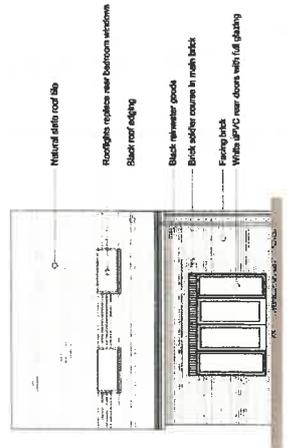
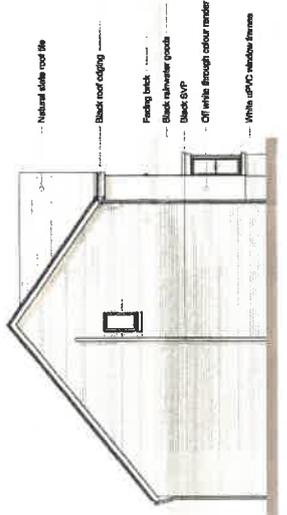
JOHN MCCALL ARCHITECTS LTD
No. 7 Arts Village, Henry Street, Liverpool L1 9SS Tel: 0151 707 8169 Fax: 707 1819
Old Coop Building, Church Street, Hayfield, SK22 2JE e-mail: aurnin@johnmccall.co.uk

Block Type 4.2 - Ogwen

Keyline window details to refer to Block Type 4.2



NOTES:
 - Keyline to refer between plots as indicated above to increase variation in the structure.
 - Red mill block -
 - Buff brick -
 - Some of these units also includes a garage, arrangement and size of which varies between plots, please see site plan for more information.



CYNLLUN DIWYGIEDIG
 REVISED PLAN
 Derbymwyd/Received: 170519
 Llofnod/Signature: *ASA*

PROJECT	Bontnewydd	DATE	A2
CLIENT	Block Type 4.2 - Ogwen	SCALE	1:100
PROJECT NO.	1672	PLANNING	L1B-P1
DATE	MS	DATE	HF
DATE	MAY 19	SCALE	1:100

JOHN MCCALL ARCHITECTS LTD
 Area: Village, Healy Street, Llanwnda, L4 3BS Tel: 0151 707 1516 Fax: 707 1519
 Unit: Old Crop Building, Church Street, Hayfield, S182 2JE email: admin@johnmccall.co.uk

Dimensions are to be checked on site. Do not scale from drawings. Report discrepancies to the Architect.

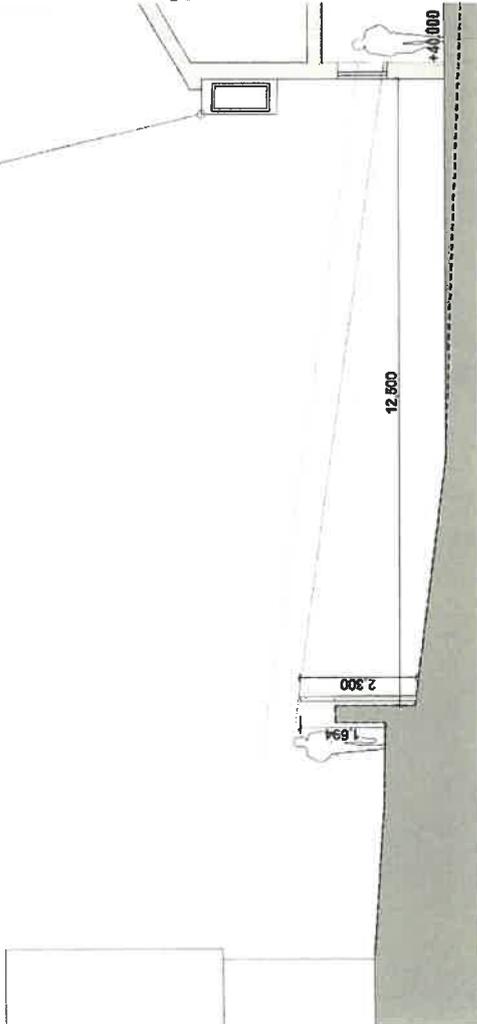
1 bedroom window moved to the gable and other remaining bedroom window moved away from the existing property



Plot 16

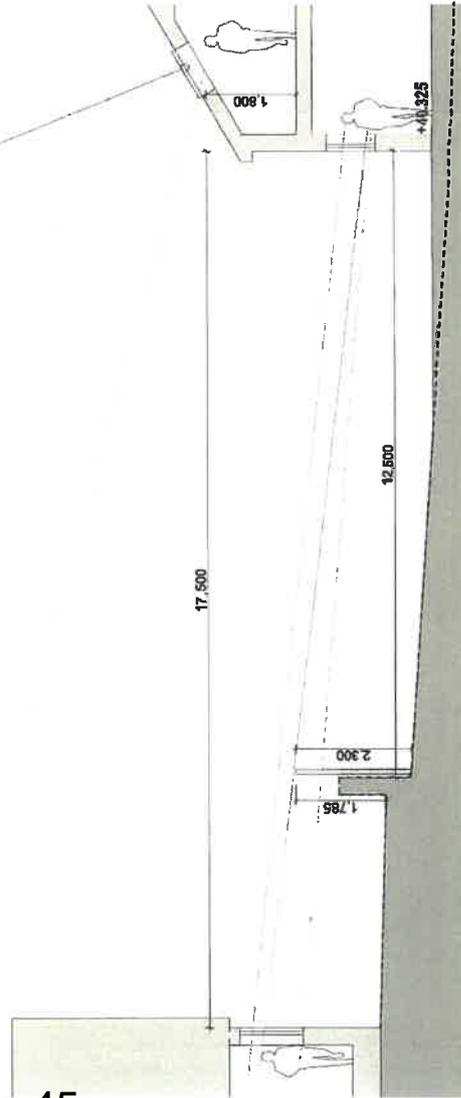
GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION
 Derbyniwyd/Received 15.05.19
 Llofnod/signature *MM*

Angled window ensures no first floor windows look onto adjacent garden



Plot 14

Rear bedroom windows removed and replaced with high level rooflights, above eye height



Plot 15

NOTES

Height of neighbour floor level is approximate based upon external levels. Existing wall heights are approximate based upon client conducted survey.

Proposed finished floor levels are as per current engineers levels and subject to minimal change to suit conditions on site. Extent of view line is approximate, the new boundary annotated shows the approx height required to prevent casual views from the neighbouring property into the proposed dwellings at ground floor level.

Strategy for reducing the concerns of overlooking by the neighbouring property from proposed first floor to existing neighbour are as annotated. These are efforts over and beyond the planning requirements.

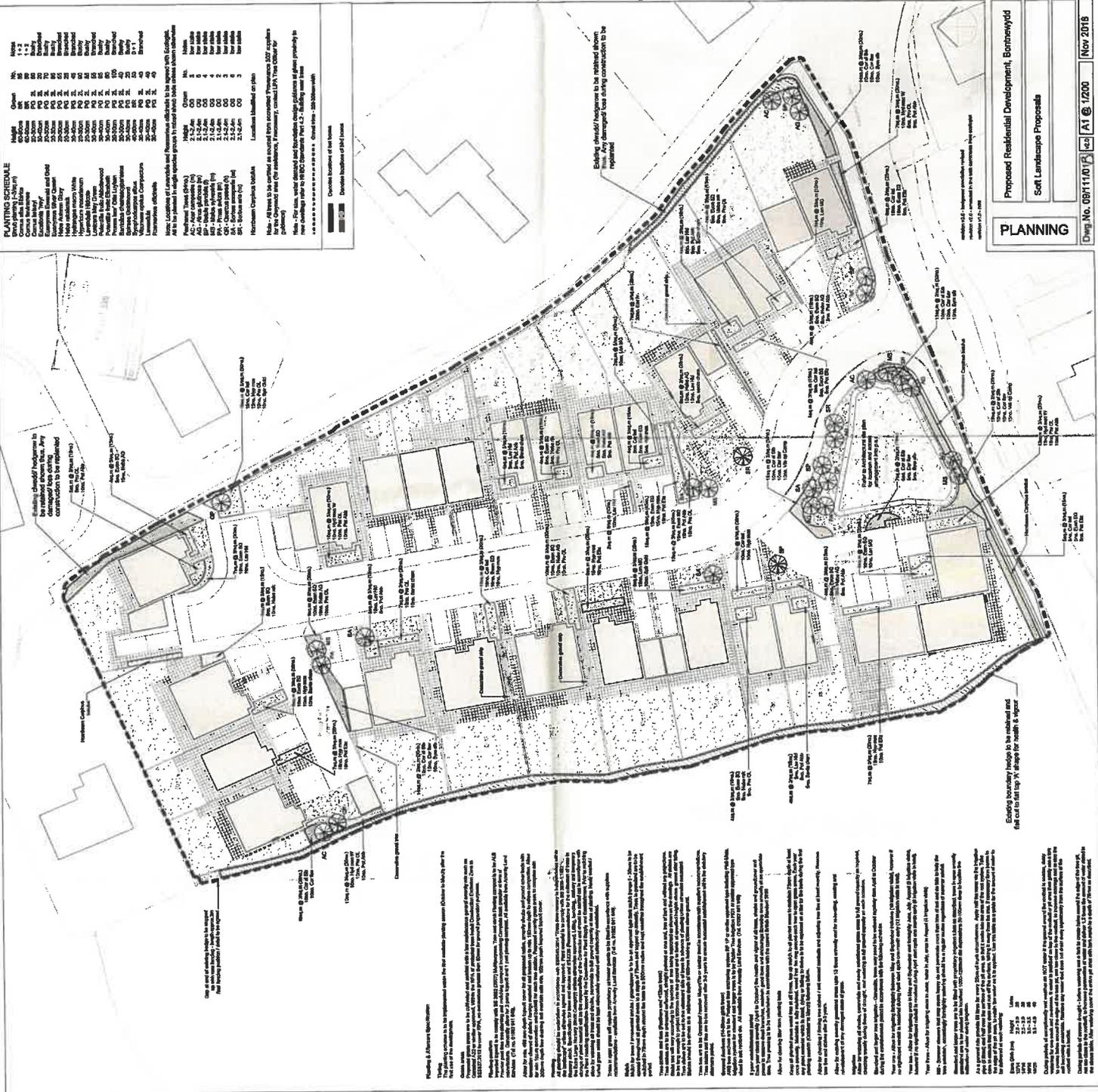


Section Location Plan - NTS

KEY

- Extent of view line
- - - View line if boundary unaltered
- Existing ground line





PLANTING SCHEDULE

Planting	Quantity	Notes
Planting to be removed	15	...
Planting to be retained	20	...
Planting to be installed	30	...

Notes:

- Planting to be removed shall be removed prior to construction.
- Planting to be retained shall be retained throughout construction.
- Planting to be installed shall be installed in accordance with the planting schedule.

PLANNING

Proposed Residential Development, Bonhoeffer
 Soft Landscape Proposals

Dwg. No. 09/11/14/1 [col] AT @ 1:200 [Nov 2018]

Method & Materials

The proposed residential development is to be constructed in accordance with the following specifications:

Method: The proposed residential development is to be constructed in accordance with the following specifications:

Materials: The proposed residential development is to be constructed in accordance with the following specifications:

Planting: The proposed residential development is to be constructed in accordance with the following specifications:

Structural: The proposed residential development is to be constructed in accordance with the following specifications:

Services: The proposed residential development is to be constructed in accordance with the following specifications:

Finishes: The proposed residential development is to be constructed in accordance with the following specifications:

Other: The proposed residential development is to be constructed in accordance with the following specifications:

Agenda Item 5.2

PLANNING COMMITTEE	DATE: 10/06/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	DOLGELLAU

Number: 2

Application Number: C19/0279/22/LL

Date Registered: 27/03/2019

Application Type: Full - Planning

Community: Llanllyfni

Ward: Llanllyfni

Proposal: A full application to construct four 'safari' tents, one 'sauna' building along with associated work

Location: Land at Tal Y Maes Mawr, Nebo, Caernarfon, LL54 6RY

Summary of the Recommendation: TO REFUSE

PLANNING COMMITTEE	DATE: 10/06/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	DOLGELLAU

1. Description:

- 1.1 This is a full application to place four safari tents, construct an associated building to use as a sauna along with other associated works including creating an access road, parking spaces, access paths, landscaping, service links and installing sewage treatment works.
- 1.2 The existing land is agricultural fields with traditional stone walls forming the boundaries of the fields and surrounding fields. Some relatively small scattered individual trees can be seen within the land and on nearby lands. Access to the site leads to the applicant's residential curtilage along the existing private access that backs a detached residential house.
- 1.3 The site is located outside any defined development boundary and, therefore, it is in the open countryside. The site is located within a Special Landscape Area and the Dyffryn Nantlle Landscape of Outstanding Historic Interest, whilst the existing access and part of the access road is located within a C2 flood zone. Part of the site has been designated as a wildlife site. A public footpath runs through the fields parallel to the site's eastern boundary.
- 1.4 The submitted plans show the following:
- Create a new access road off a ramp that has already been created between the curtilage of the applicant's house into the parallel field, create a hard shoulder for parking spaces for nine vehicles and then a series of permanent footpaths towards the individual camping plots.
 - Construct four safari tents of canvas material on a timber frame installed on timber platforms that have been installed on a series of posts in the ground. Service connections leading to the individual units are shown. Inside, they will include an open-plan living/dining area along with a bathroom and two bedrooms. Outside, a decking area will be constructed to the front, giving a total floor surface area of 51.3m². The tents will measure 3.5m high from the timber floor to the ridge, with the floor height from the ground approximately 0.1m, depending on the ground's contour line. The statement submitted notes that the tents will be tacked down into the timber floor and the decking, and not directly into the ground and taken down at the end of the season. It is stated that timber flooring will be installed on the ground.
 - A detached building will be constructed to be used as a sauna room; it will be of timber material, measuring 2.4m to the ridge with a total floor area of 6m².
 - Install standard sewage treatment works with connection to the four tents
 - Create new electricity and water connections into the site from the existing property, feeding individually into the four tents. See also a series of lights parallel to the access paths towards the individual tents.
 - Plant a new hedge along the eastern boundary of the site.
- 1.5 As part of the application, a Landscape Character, Planning and Design and Access Statement was submitted.
- 1.6 For information, no pre-application advice was submitted relating to the proposed development. The application is submitted to the Committee for a decision on the grounds of the proposed development's area size as noted in the application form.

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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 considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017**

Policy ISA 1: Infrastructure Provision

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.

Policy TWR 5: Touring caravan sites, camping sites and temporary alternative camping accommodation

Policy PS 19: Conserving, and where appropriate, enhancing the natural environment

Policy AMG 2: Special Landscape Areas

Policy AMG 3: Protecting and improving features and qualities that are unique to the character of the local landscape

Policy AMG 5: Local Biodiversity Conservation

In addition to the above, it is also considered that the following are relevant:

Supplementary Planning Guidance: Holiday Accommodation

Supplementary Planning Guidance: Tourist facilities and accommodation (draft version but consideration will be given to parts not objected to during the adoption period)

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Isle of Anglesey, Gwynedd and Snowdonia National Park – Landscape Sensitivity and Capacity Assessment – Gillespies March 2014.

2.4 National Policies:

Planning Policy Wales, Edition 10, December 2018

Technical Advice Note 13: Tourism

Technical Advice Note 15: Development and Flood Risk

3. Relevant Planning History:

3.1 It does not appear that this application site has any planning history.

4. Consultations:

Community/Town Council: Objection - impact on the privacy of nearby residents (at least six houses), too prominent and obtrusive in an open location, road safety and an increase in traffic along with unsuitable access, nuisance on the grounds of traffic and visitor noise on the amenities of residents.

Transportation Unit: No objection to the proposal. It is noted that the four units are of appropriate sizes for couples or families and, therefore, likely to attract groups in one vehicle per unit. Consequently, it is assumed that approximately four vehicles at a time are likely to visit the site and, consequently, is unlikely to create significant traffic on local roads. However, the intention to provide parking for nine vehicles is noted and it is assumed that such a large provision is not required.

Footpaths Unit: Not received

Natural Resources Wales: Significant concerns regarding the development and objecting unless the site connects to the main sewage system or if evidence is provided to demonstrate that it is unreasonable to do so. Observations are also presented regarding the impact on the landscape, floods and protected species. These matters are discussed further in the report.

Welsh Water: Standard conditions and advice in relation to equipment, connections and drains

Public Protection Unit: Not received

Biodiversity Unit: No objection

Trees Officer: No objection

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Caravans/Licensing Officer: A licence would be required along with compliance with the requirements of relevant legislation for such sites.

Fire Service: No observations

Land Drainage Unit: No observations

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired and several letters/correspondences of objection were received on the following grounds:

- Detrimental impact on the local roads network
- Local roads are sub-standard for the increase in traffic
- Impact on visual amenities/landscape
- Detrimental impact on the amenities of local residents and the local area on the grounds of noise, loss of privacy, etc.
- Lack of local consultation and lack of information
- Unacceptable development site/size for the area
- The size of the site suggests that there would be further developments/it would set a precedent
- The sewer system provides for a larger number than what is shown
- Detrimental impact on local biodiversity
- Concern regarding flooding
- Incompatible use for the local area/unsuitable site
- Unacceptable design and form
- Lack of information regarding the period of use
- Concern regarding the impact of an increase in traffic on a frail bridge

As well as the above objections, objections were received that were not material planning objections and these included:

- Other sites had been refused by the Caravan Club
- The site is already being advertised/promoted on social media sites
- Planning matters relating to other sites nearby

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 A number of policies within the LDP are relevant when determining this type of application. It is believed that the main policies under consideration in this case are policies TWR 3 and TWR 5. Policy TWR 5 states that proposals for touring sites, camping or alternative temporary camping accommodation sites will be permitted provided they comply with all the criteria noted.

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- 5.2 It is argued in the Planning Statement submitted with the application that Policy TWR 5 should be considered as the tents will not be permanent, because they would only have a restricted connection with the land.
- 5.3 However, for reasons explained in the report, it is considered that Policy TWR 3 is most relevant in this case, as more permanent elements are proposed as part of the development.
- 5.4 Although it is acknowledged that the tents' frame and canvas cover will be removed, there is no adequate reference in the information submitted about what will be done with the timber platforms and the likely steps to secure them onto or into the ground. The Local Planning Authority is of the opinion that they are permanent given that electricity/water/sewerage are connected individually and permanently, and that the floor itself would be installed on a series of timber posts of various sizes to be in-keeping with the land (see para 6.3.85 of the explanation of policy TWR 5 noted below). Removing them from their place completely at the end of the season in the same way as the frames is likely to be impractical, but no information has been received to explain or justify this. In the submitted statement, it is stated that the timber floor would be installed on the ground. There is no reference to how such a structure will be protected, but it is reasonable to expect that there will be an element of 'tacking' the structure to the ground. The timber platforms are not 'caravans', 'alternative camping accommodation' or 'chalets' in the true meaning of the word, but it is believed that they are associated elements that lead towards installing a permanent structure if they are kept in place. It is considered that the proposal to install electricity and water connections for the individual tents, to create an access road, construct a sauna building (despite its small size), footpaths and hard standings and install a series of lights create permanent elements as well as an excess of hard standings which are contrary to Policy TWR 5 and the explanation of it. Part of paragraph 6.3.85 of the explanation of policy TWR 5 notes: *"They should only provide basic facilities for sleeping, seating and eating without installation of water services or provision of drainage facilities for WC, showers and washing. This ensures that such structures do not generate a level of permanence that could increase the level of landscape impact and site restoration should removal of the structures be required."* It is not believed to be reasonable or practical to set up electricity, water and sewerage connections at the beginning of the holiday season and then remove them at the end of the season.
- 5.5 Given these elements as a whole, it is believed that the proposal would involve establishing permanent elements that could not be removed easily without disconnecting the entire systems, which do not appear to be practical. It is considered that these elements will be fixed or permanent, and therefore it cannot be agreed with the agent's view that Policy TWR 5 is the relevant policy for considering this proposal. Consequently, consideration was given to the relevant requirements of Policy TWR 3 in this instance.
- 5.6 This site is within a Special Landscape Area (SLA), therefore, part 1 of policy TWR 3 must be considered, which states *"proposals to develop new static caravan sites (i.e. a single or double caravan), new holiday chalet sites or permanent alternative camping accommodation will be refused in...Special Landscape Areas"*.
- 5.7 The site and the surrounding area in its entirety is located within the Special Landscape Area 07 North Western Fringes of Snowdonia, and is designated due to its important role as *"fringing highland that forms the transformation of the mountains of Snowdonia to the lower hills and the agricultural lands that surround the National Park."*

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- 5.8 Policy TWR 3 does not permit developing a permanent alternative camping accommodation site on sites within Special Landscape Areas. As already noted, it is believed that this proposal is for the creation of a new permanent site. The proposal does not therefore comply with the fundamental requirements of Policy TWR 3 in terms of the creation of new sites within a Special Landscape Area and, consequently, it is believed that the proposed development is contrary to the relevant requirements of TWR 3.
- 5.9 The Local Authorities of the North West commissioned a study by the Gillespies company in the form of a report in response to increasing pressure on the landscape in order to safeguard the most sensitive and notable landscapes from inappropriate developments and in order to encourage suitable developments within suitable areas. The report provides a study based on evidence of the relative sensitivity and capacity of the landscape to tolerate various types and sizes of developments. The assessment of the area where this application site is located noted that the area's designation as a Special Landscape has been specifically made to restrict and slow down the intensive tourism developments in particular. The assessment concludes by stating "within SLA (and all areas that contribute towards its layout, and the layout of the AONB and the National Park), there is no capacity for static caravan/chalet park developments." It is not believed that the principle of the development is acceptable based on the information submitted, and the officers consider that the relevant policy is TWR 3. Part 1 of policy TWR 3 states "proposals to develop new static caravan sites (i.e. a single or double caravan), new holiday chalet sites or permanent alternative camping accommodation will be refused in...Special Landscape Areas".

Visual amenities

- 5.10 The format and appearance of the tents are standard for this type of development. Nevertheless, it is believed that the size of the units are large. The submitted plans show that the timber floor of the tents measure a total of 37.8m² and the external decking measures 13.5m², giving a full total of 51.3m². It is believed that this size is very large for this type of development. In a recent appeal decision (ref. APP/W1850/W/18/3208401) the Inspector notes that in this instance, the floor surface area size of a tent that was over 45m² was 'very large'.
- 5.11 It is not known why the submitted proposal's size and format have been chosen, i.e., why the tents need to intrude on land that is further away from the applicant's house, thus creating a formal road and parking spaces within the closest field to the house. The application site is substantial given that the proposal is for four tents only, and there is also concern that the parking spaces are an unnecessary over-provision. It is believed that the scale of the development is excessive in terms of its extensiveness, and restricting it to a smaller area closer to the existing construction could possibly be an improvement with regard to visual amenities and ensure a logical development (it is accepted that this alone will not overcome the fundamental policy matters involving the principle of the development). It is believed that the proposal as shown is excessive and includes an excess of permanent and unsuitable features for this type of development. Criterion 2 of policy PCYFF 3 notes that a proposal is required to respect the context of the site along with its place in the local landscape. Additionally, criterion 1 refers to approving proposals as long as they add to and enhance the character and appearance of the site or the area. In this instance, it is not believed that the proposal as submitted fully achieves this, and thus is unacceptable from the standpoint of the relevant requirements of policy PCYFF 3.

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- 5.12 Although the presence of traditional boundary walls around the site is likely to protect appearances to an extent, the tents, once they have been set up, are likely to be visible from outside the site, especially from nearby higher grounds. The proposal includes landscaping on the site's eastern boundary in order to provide additional screening. Even if the proposal would be acceptable in principle, it is not believed that the proposed land format and landscaping is likely to ensure that the tents integrate fully into the ground. Therefore, it is not believed that the proposal, in essence, is acceptable in terms of the specific requirements of policy PCYFF 4, given its sensitive location in the countryside and in the Special Landscape Area and the Dyffryn Nantlle Landscape of Outstanding Historic Interest.

General and residential amenities

- 5.13 As noted above, objections were received from local residents, referring to the likely detrimental impact of the proposal on their residential amenities. The nature of this type of development is likely to have an impact to some degree on the general amenities of any area due to the nature of movements, disturbance, noise etc.
- 5.14 The access road to the site backs on two residential properties whilst the site of the tents itself is parallel to a separate residential area. It is likely that there would be an element of disruption for these units, although it is not possible to measure the scale of this disruption. Nevertheless, this is not a justification in itself to approve a development that could impact the local neighbourhood. Although landscaping is proposed on the eastern boundary, and that there are scattered trees within the area, it is not believed that this in itself would entirely safeguard the amenities of nearby residents.
- 5.15 Although there will be periods of time when the tents or the site are vacant, occupiers are expected for a large majority of the year including the summer months, when residents can anticipate using their gardens and having their windows open without any excessive disruption. The outdoor areas that include decking for each tent means that the tents would have a permanent outdoor activity area.
- 5.16 It is recognised that occupiers of the tent are unlikely to spend all of their time outside. Nevertheless, it is believed that tents 2 and 4 as shown on the proposed plan, would be within an area that directly verges on the boundary of the Bryn Tirion property nearby. Given the proximity of these tents to the site boundary and the restricted distance between this dwelling and the site, it is very likely that there will be potential for noise from nearby people on holiday to cause disruption to local residents as they use their properties.
- 5.17 Although the Public Protection Service did not make an observation on the proposal and that noise is a matter managed by a separate legislation, it is believed that the development's proposed plan has the potential to have a detrimental impact on the living conditions of residents in the nearby properties. The requirements of Policy PCYFF 2 states that proposals will be refused if they have a significant detrimental impact on the amenities of occupiers of local residences due to an increase in activity, disturbance or other forms of nuisance including noise. Therefore, it is considered that, based on the above assessment, the proposal is likely to lead to disturbance and would be unacceptable with regard to the relevant requirements of policy PCYFF 2.

Transport and access matters

- 5.18 Many concerns were expressed by local residents regarding the impact of the development on matters relating to transport and access. Mainly, it can be seen that

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there are concerns about increase in transport on the existing rural roads network. As previously stated, a response was received from the Transportation Unit to the statutory consultation. They note that, based on the numbers that have been noted on the plan, which is four tents for families or couples, it is unlikely that there would be a significant increase in the amount of movements in and out of the site.

- 5.19 They consider that the parking provision shown is excessive for the proposal, and it would usually be reasonable to request an amendment to the plan to convey the correct parking numbers. However, in this case, as there are other fundamental objections to the proposal, it is not considered reasonable to request that the applicant provide amended plans as it would not ensure that the proposed development would be acceptable based on all relevant requirements.
- 5.20 Nevertheless, the Transportation Unit has no real objection to the proposal itself and, therefore, it is considered acceptable in terms of the requirements of policies TRA 2 and TRA 4 only.

Biodiversity matters

- 5.21 The site where the tents would be placed is land that has been designated as a Wildlife Site. In response, the Biodiversity Unit notes: *"The field where the huts would be placed has been designated as a Wildlife Site (Brithdir Isaf) and has been designated for its neutral semi-improved grassland habitat and also its wet grassland. These habitats are included in: **Section 7 - a list of habitats of the utmost importance for the purpose of maintaining and improving biodiversity in relation to Wales. Environment (Wales) Act 2016.** It should be assessed whether these habitats are still on the site before approving the application. A report from an ecologist must be received, and it should include measures to mitigate any impact on important habitats, if relevant."*
- 5.22 Therefore, in order to ensure compliance with the relevant requirements of policy AMG 5, it is believed that an appropriate assessment must be submitted in accordance with the above advice. However, in this case, as previously stated, as there are other fundamental objections to the proposal, it would not be considered reasonable to request that the applicant provided amended plans as it would not ensure that the proposed development would be acceptable based on all relevant requirements.

Flooding matters

- 5.23 As previously noted, the existing access towards the applicant's property is located within a C2 flood zone. Access to the application site would also use the same access. The following response was received from Natural Resources Wales under the heading "Flood Risk":
- "We note that part of the development site's access drive is within a C2. Having consulted our maps, the depth of the floods there is approximately 120mm during extreme events (0.1% AEP). Guidance note OGN105a NRW advises that floods to ancillary areas should not be more than 300mm, therefore, we have no further observations on the flood risk."*
- 5.24 Paragraph 11.22 of TAN 15 states that camping sites could raise new problems regarding floods. In this case, part of the access to the site is within the C2 zone, and not the site itself. Also, NRW confirms that the depth of any floods there would be lower than the recognised measure and, therefore, it is not believed that movements in and out of the site would be disrupted.

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- 5.25 Based on the above assessment and the expert advice received, it is therefore believed that the proposal is acceptable based on flood risk and that it, therefore, complies with criterion 15 of policy ISA 1 as well as TAN 15.

Infrastructure Matters

- 5.26 Substantial concerns about the proposed development were highlighted as submitted by Natural Resources Wales with regard to the proposal to drain sewage into a private sewerage system rather than connecting to the main sewer system. They state that the proposed development would be located within an area that has a public sewerage and, as a result, they would expect a new development to connect to the public system unless satisfactory evidence is submitted to show that it is unreasonable to connect to the main supply.
- 5.27 The agent confirmed that the applicant was considering this matter but, at the time of writing this report, no further response had been received.
- 5.28 It is, therefore, believed that the information as it is with this proposal is unacceptable and, consequently, does not comply with the relevant requirements of policy ISA 1.

Any other considerations

- 5.29 In the statement submitted with the application, reference is made to a recent successful appeal against Gwynedd Council's decision to refuse an application for a similar camping development to what is submitted here. This application was refused by Gwynedd Council on the grounds of a lack of compliance with policy TWR 5. A number of factors were considered by the Planning Inspector with regard to this application, but it was ultimately deemed that there was no detrimental impact on the landscape character and visual amenities of the AONB. However, for the reasons explained above, there are so many permanent elements associated with this application that the situation is not the same and, as a result, the requirements of policy TWR 3 are considered relevant in this case.
- 5.30 Although there is a reference above to an objection that is irrelevant by referring to marketing that is already conducted regarding the site, it is fair to note that the information submitted clearly states that each tent will accommodate four people, giving a total of 16 people only. Nevertheless, a website that already markets the site (that has not received permission) notes that the units will be for up to six people, giving a total of 24.

Response to the public consultation

- 5.31 As previously referred to, observations/objections to the proposal have been received from local residents objecting to the proposal, and a number of matters relating to the proposed development have been raised.
- 5.32 It is considered that the relevant matters have received thorough consideration in the above assessment. Matters that can be considered to be material planning matters are quite specific. Therefore, not all of the matters raised can be considered, such as the planning history of other local sites as they are not deemed relevant to this specific development.

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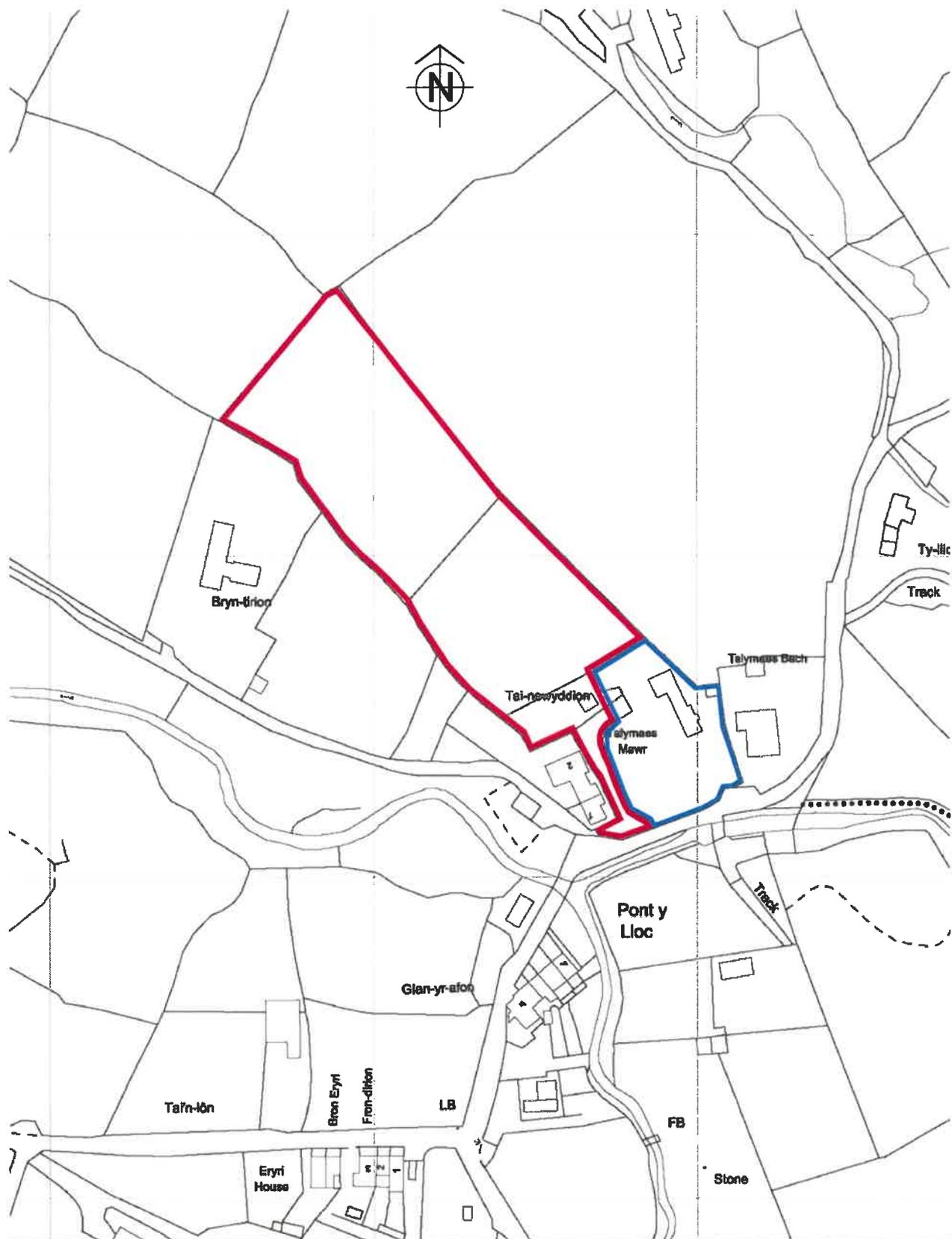
6. Conclusions:

- 6.1 Having considered the above and all the relevant planning matters including the local and national policies and guidance, as well as the observations received, it is believed that this proposal is unacceptable as it is unable to satisfy the requirements of the relevant policies as noted.

7. Recommendation:

7.1 To Refuse – reasons

1. The proposal involves the creation of a new static alternative camping accommodation site within a Special Landscape Area. Policy TWR 3 of the Gwynedd and Anglesey Joint Local Development Plan does not permit the development of new alternative static caravan sites within Special Landscape Areas. Therefore, the proposal is contrary to Policy TWR 3 of the Anglesey and Gwynedd Joint Local Development Plan (July 2017).
2. Policy ISA 1 approves proposals when adequate infrastructure capacity exists. In this case, it is not believed that providing private sewerage treatment works within an area with a public sewerage system is acceptable and, therefore, it is not believed that the proposal satisfies the relevant requirements of policy ISA 1 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017).
3. Criterion 7 of Policy PCYFF 2 states that proposals will be refused if they have a significant detrimental impact on the amenities of occupiers of local residences due to an increase in activity, disturbance, noise or other forms of nuisance. The Local Planning Authority is of the opinion that the proposal is likely to lead to unacceptable disturbance on the amenities of local houses and that this would be contrary to the requirements of policy CYFF 2 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017).
4. The relevant requirements of policies PCYFF 3 and PCYFF 4 note that developments are expected to respect the context of the site and its place in the landscape and integrate with its surroundings. It is believed that the proposal, based on the extent of the entire proposed development site, as well as the presence, form and scale of permanent features such as an access road, parking spaces, access paths, timber platforms, sauna building and permanent connections are unacceptable features that are contrary to the relevant requirements of criteria 1 and 2 of policy PCYFF 3 as well as PCYFF 4 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017) which states that all proposals should integrate with their surroundings.



Location Plan

Scale 1:1250

Client Name	Mr and Mrs D Roberts		
Project Name	Proposed Safari Tent installation at, Tal y Maes Mawr, Nebo Caernarfon, LL54 6RY		
Drawing title	Location Plan		
Project No	drg.no	Rev.	Scales
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Status		Page 60	



architectural design
John Priddy Jones

designing for - retail - commercial - residential

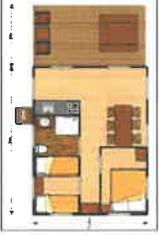
1 Llynnon Terrace
Greal Orme,
Llandudno,
Conwy
LL30 2QP



Tel: 01492 873042
Mail: 07778 636792
email: jpcad@aol.com
www.pjarchitecturalsdesigns.co.uk

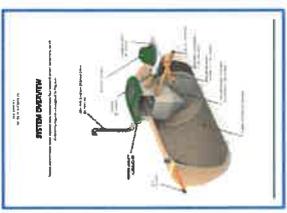


Woody Plus Safari Tents



Total size: 54 m²
 Inner tent dimensions: 5.4 x 7 m (38 m²)
 Includes 15 m² verandah
 Suitable for 8 people

Woody Plus Safari Tents - Plan



Klargaster BioFidant 6 Treatment plant



Sauna Unit at 3.0m x 2.0m

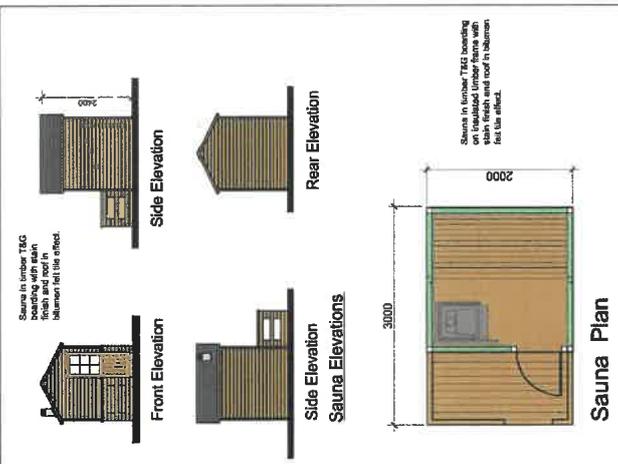


Neptune 5W Wooden LED Bollard

- Access and Driv**
- All to be finished in stone or a compacted MOT mix
 - Driveways to be finished in the same stone surfacing
 - Driveways to be finished in the same stone surfacing
 - Driveways to be finished in the same stone surfacing
- Safari Tents**
- There to be concrete steps with timber grates to a higher finished and decking structure with supporting beams of varying lengths to suit the tent's interior
 - A purpose made external shower will be installed on the verandah of each tent. Shower pan access on each side. Shower pan access on each side. Shower pan access on each side.
 - The structure will be finished bonding with a waterproofing membrane.
 - Drains to be connected to sewer Klargaster BioFidant treatment plant.
 - Drains to be connected to sewer Klargaster BioFidant treatment plant.
 - Drains to be connected to sewer Klargaster BioFidant treatment plant.
- Water and Electric Services**
- Water and Electric Services brought into the site from the main dwelling, trench, sections board and installed to suit the site.
 - Water and Electric Services brought into the site from the main dwelling, trench, sections board and installed to suit the site.
 - Water and Electric Services brought into the site from the main dwelling, trench, sections board and installed to suit the site.



project Proposed Safari Tent Installation at Tai y Mases Mawr, Nabo Coernanton LL54 8RY	client Mr and Mrs Roberts	no description revision	scale 1:100 @A1	date 636 - 02 - 19	sheet no. 03
Mr and Mrs Roberts Proposed Site Plan - Photos		SPECIAL NOTES: Any discrepancy found between this and any schedule or specification should be referred to the consultant before work is accepted. This drawing must not be copied in whole or in part without the prior written permission of jpb/pjb/jpb.			
jpb architectural design jpb, pjb, jpb 11 Bayview Terrace Llandudno Gwynedd LL55 2EP Tel: 01492 555242 Fax: 01773 507572 Email: jpb@jpbdesign.com www.jpbdesign.com		scale 1:100 @A1 sheet no. 03 date 636 - 02 - 19			



GENERAL NOTES:
 Any discrepancy found between this and any schedule or specification must be referred back to the consultant before work is started.
 All dimensions to be checked on site.
 This drawing must not be copied in whole or in part without the prior written permission of joint party parties.

revisions	no	description	date

project
 Proposed Safari Tent installation at Tai y Maes Mawr, Nebo Caernarfon, LL54 6RY

client
 Mr and Mrs Roberts

title
 Proposed Plans and Elevations of Woody Plus Safari Tent

date
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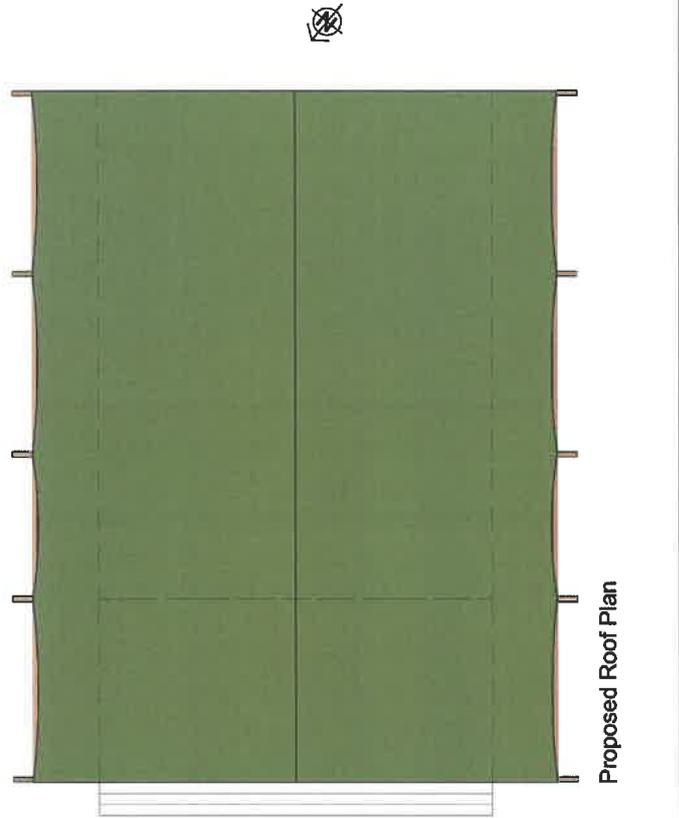
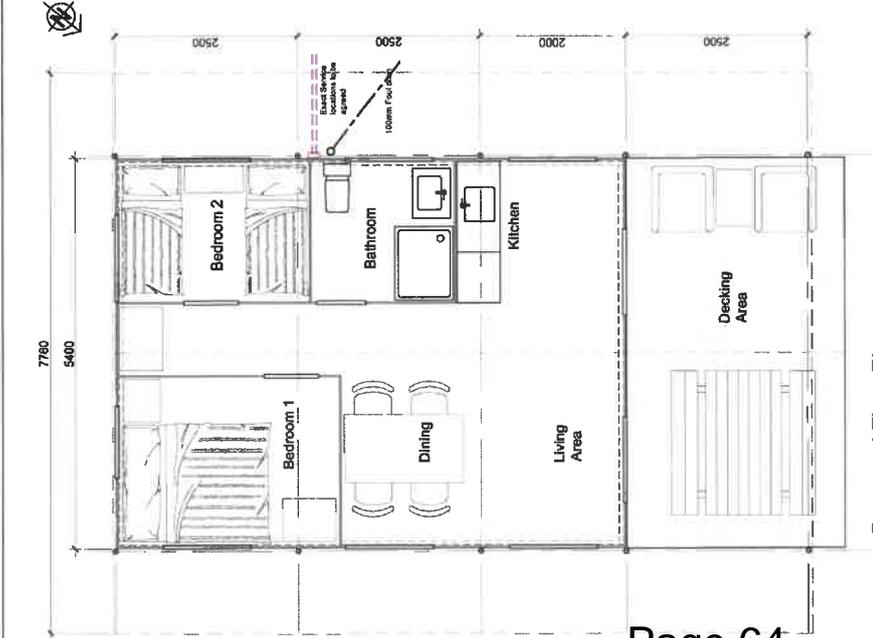
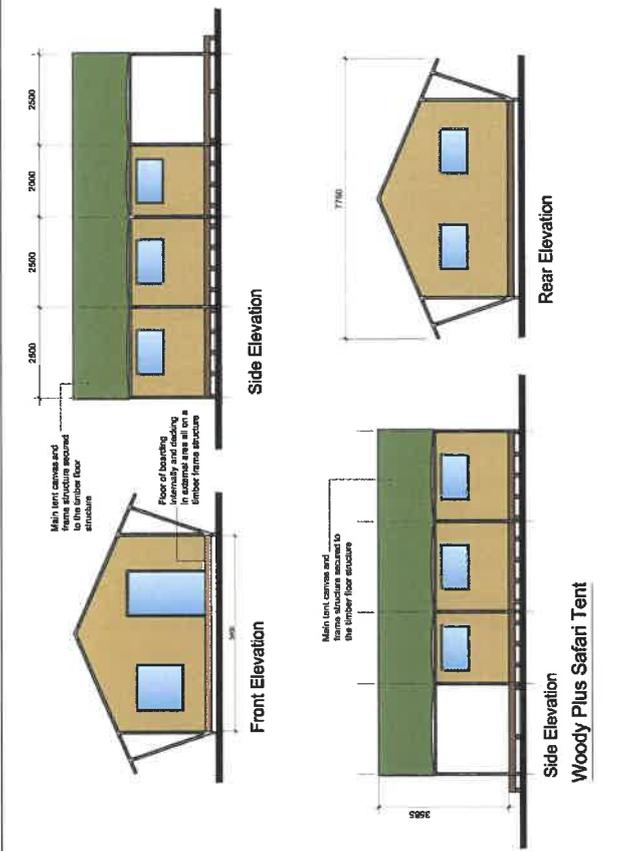
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drawn:

architectural design
 James Parry Jones

1 Llysofn Terrace, Llandudno, Gwynedd, LL52 2DP
 Tel: 01492 61005
 Fax: 01778 426762
 Email: jparry@architecturaldesign.com
 www.architecturaldesign.com

job no.: 636-02-19
draw no.: 04
rev:



- Access and Paths**
- All to be finished in stone on a compacted MOT sub base.
 - New concrete path to be formed against the existing concrete area to be formed against the existing wall and finished in the same stone surfacing.
- Drainage**
- New drainage from each tent in 100mm UPVC terminate at ground level for connection to each tent.
 - Drains to be connected to new 100mm diameter drainage chamber to be installed to manufacturers specifications. See drainage layout on the plan with inspection chamber locations. All surface water to drain naturally into the land.
- Services**
- New Water and Electric Services brought into the site from the main dwelling needs, taxation board and secure housing against wall with flood plain sign to each tent as shown.
- Safari Tents**
- These to be canvas tents with timber pole frame structure as shown on plans and photos all fixed to a timber flooring and decking structure with supporting posts of varying lengths to suit the tent canvas.
- Sauna**
- A purpose made external Sauna unit to be installed and positioned as shown with screen roofing on the roof.
 - The structure will be in timber boarding with a pitched roof with
- Planting**
- New hedge planting along the Eastern boundary to form screening and to enclose the proposed Sauna unit.

PLANNING COMMITTEE	DATE: 10/06/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	DOLGELLAU

Number: 3

Application Number: C19/0306/03/DA

Date Registered: 08/04/2019

Application Type: Minor Amendments

Community: Ffestiniog

Ward: Bowydd and Rhiw

Proposal: Non material amendment to approval C13/0288/03/LL in order to construct a smaller extension with white render instead of natural stone finish as approved.

Location: 3 Pant yr Onnen, Ffordd Glanypwll, Rhiwbryfdir, Blaenau Ffestiniog, Gwynedd, LL41 3LN

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 10/06/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	DOLGELLAU

1. Description:

- 1.1 This is an application for minor amendments to plans previously approved under reference number C13/0288/03/LL, to approve amendments to those approved plans. The previous application included a two-storey gable-end lean to the back with a stone surface in the front elevation and a pebble dash to the side and rear elevation. The amendments include erecting a two-storey side extension without the gable-end lean to in the back and a white render to the front elevation, side and rear. The amended extension would comprise a kitchen on the ground floor and a bedroom and a bath on the first floor. The house is situated within a residential area. The site is served by an existing class 3 county highway.
- 1.2 The site lies within the development boundary and a Landscape of Outstanding Historic Interest.
- 1.3 The application is brought before the Planning Committee as the applicant is a Councillor.
- 1.4 It is understood that work has already commenced on the original permission and an e-mail was received from the Building Control Department confirming this.

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 considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (LDP) adopted 31 July 2017:-

TRA 2: Parking standards

TRA 4: Managing transport impacts

PCYFF 1: Development boundaries

PCYFF2: Development criteria

PLANNING COMMITTEE	DATE: 10/06/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	DOLGELLAU

PCYFF3: Design and place shaping

PS 20: Protecting and where appropriate enhancing heritage assets

AT1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.

2.4 **National Policies:**

Planning Policy Wales (Edition 9, November 2016)

TAN 12 Design (2016).

3. **Relevant Planning History:**

Application number C13/0288/03/LL - Two storey extension on the side of the dwelling - Approved 19.04.2013

4. **Consultations:**

There is no need to consult on minor amendment applications.

5. **Assessment of the material planning considerations:**

The principle of the development

- 5.1 Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria, including: that the proposal adds to or enhances the character or appearance of the site, the building or the area in terms of setting, appearance, scale, height, mass, and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits the risk and danger of flood water run-off and prevents pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and lively environments taking into account the health and well-being of future users.
- 5.2 Planning permission was given to build a two-storey gable-end lean to back extension for a terraced house in 2013; the plans indicated the intention to finish the front elevation with stone and pebble dash the rear elevation in keeping with the existing building. The proposed plans mean erecting a two-storey side extension without the gable-end lean to, and to also finish the front elevation, side and rear with a white painted render. The house is located at the end of a row of houses. Please note that housing in the site's vicinity have been finished

PLANNING COMMITTEE	DATE: 10/06/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	DOLGELLAU

with various materials and therefore it is considered that finishing the extension in white would not look out of place in the area. The site is visible from the adjacent county highway. It is considered that the proposal would not have a significant detrimental effect on the area's amenities, designated as an Area of Outstanding Historic Interest. The proposal is not considered to be contrary to policy PS 20, AT 1 and PCYFF 3 of the LDP.

General and residential amenities

- 5.3 The previous application approved in 2013 was advertised on site and nearby residents were notified and no objection was received. The current application entails erecting a two-storey extension without the lean to, with a different finish to the front elevation. Please note that it is not a requirement to inform nearby residents of such an application and nearby residents were not informed in this case, however, it can be stated that the amendments would not impact local residents any more than the previous application. It is considered that the proposal would not have a significant detrimental effect on the amenities of nearby residents and is not contrary to policy PCYFF 2 in the LDP.

Transportation

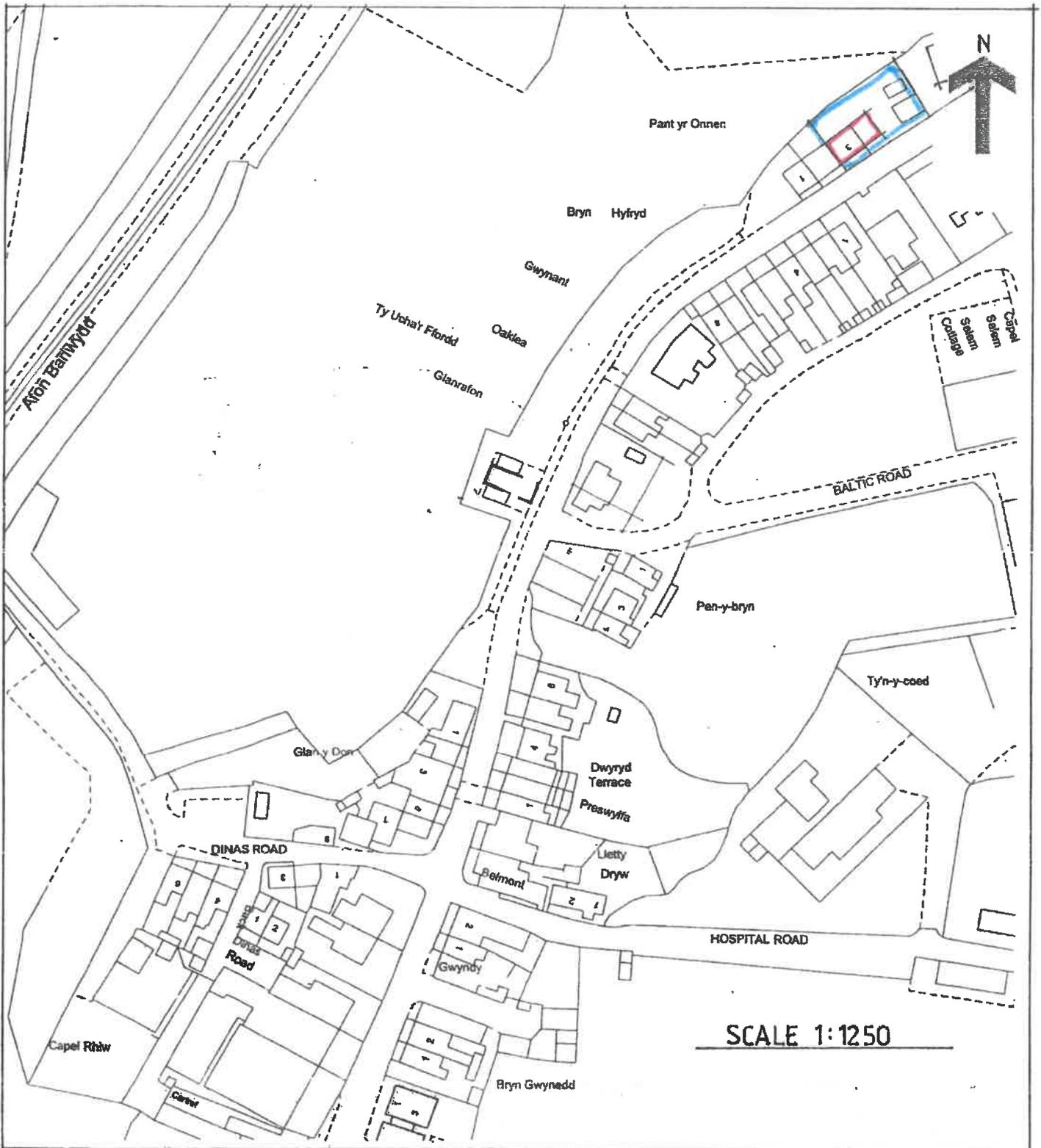
- 5.4 There was no objection to the previous application by the Transportation Unit. It is not considered that the proposal would affect road safety. The proposal is in accordance with policy TRA 2 and TRA 4 of the LDP.

6. Conclusions:

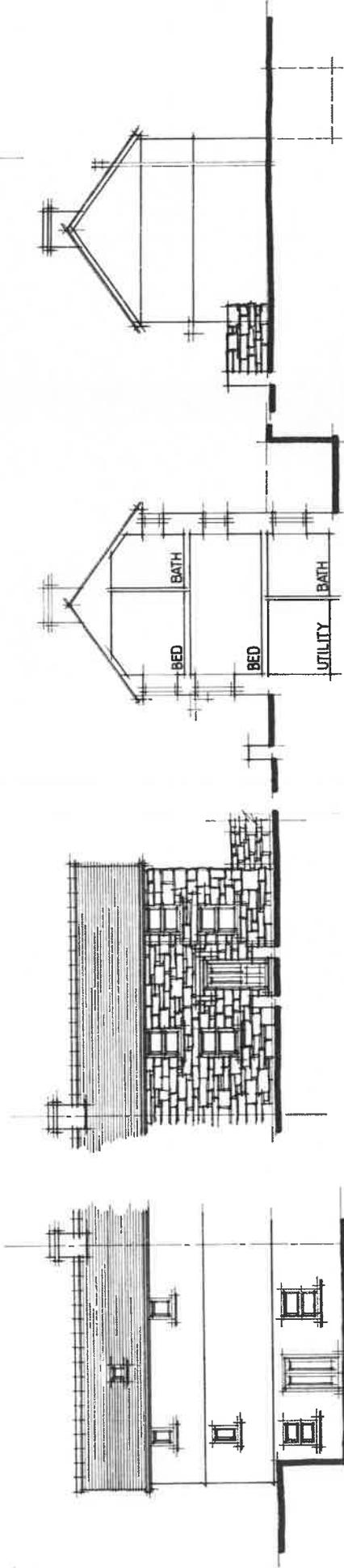
- 6.1 Having considered the proposal in the context of relevant policies it is deemed that the proposal is acceptable for approval.

7. Recommendation:

- 7.1 Approve - conditions:-
1. Five years.
 2. In accordance with the plans.



NOTES

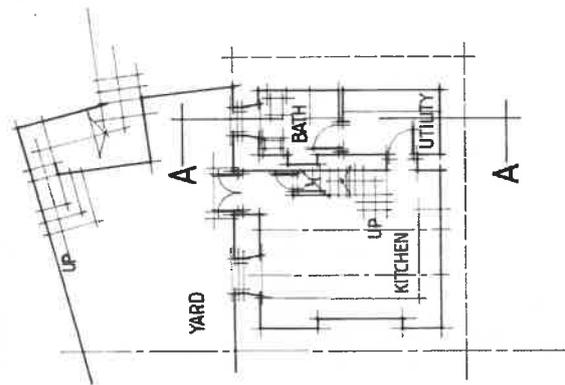


NORTH WEST

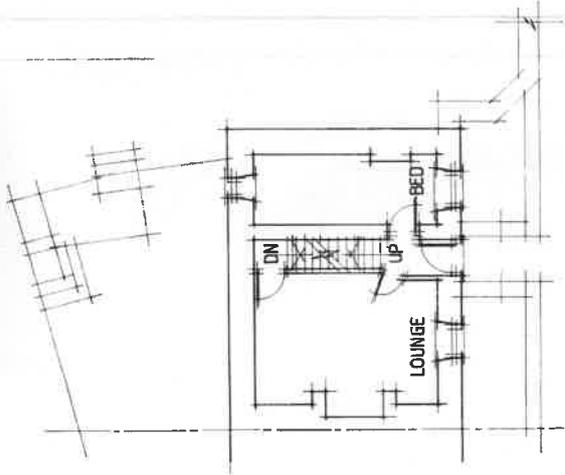
SOUTH EAST

SECTION A-A

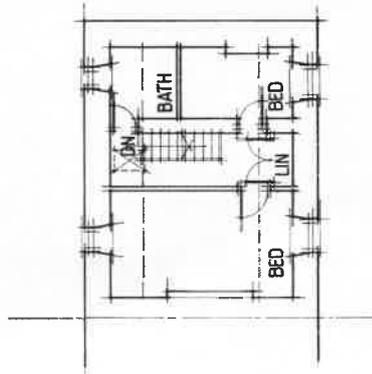
NORTH EAST



BASEMENT



GROUND FLOOR



FIRST FLOOR

27/07/2013

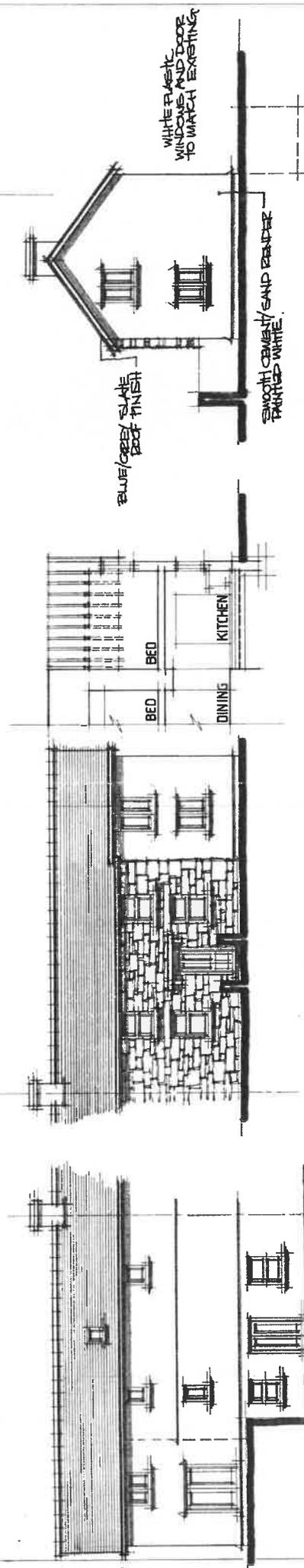
Don Westley
 Architects
 01753 368 237
 don.westley@btopenworld.co.uk

CLIENT
 MICHAELES J DAVIES
 3 PRATT YR ONNEN,
 CHAMBERMIDDE
 RELANAU FFESTINGO
 GWYNEDD

JOB
 PROPOSED EXTENSION
 AT 3 PRATT YR ONNEN
 CHAMBERMIDDE
 RELANAU FFESTINGO
 GWYNEDD

0.1	EXISTING
SCALE	DATE
1:100	FEB 2013
DRWG. NO.	017/ JD 13

NOTES

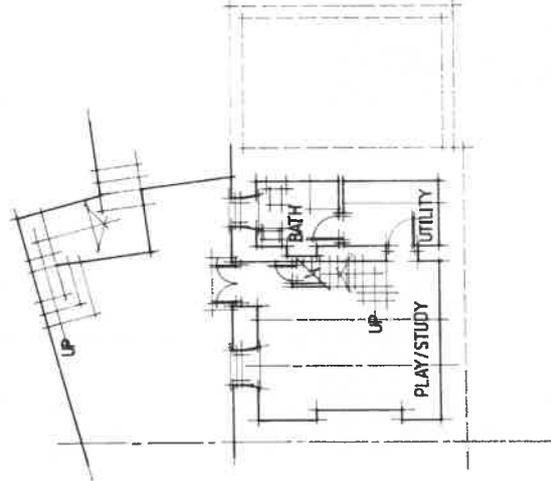


NORTH WEST

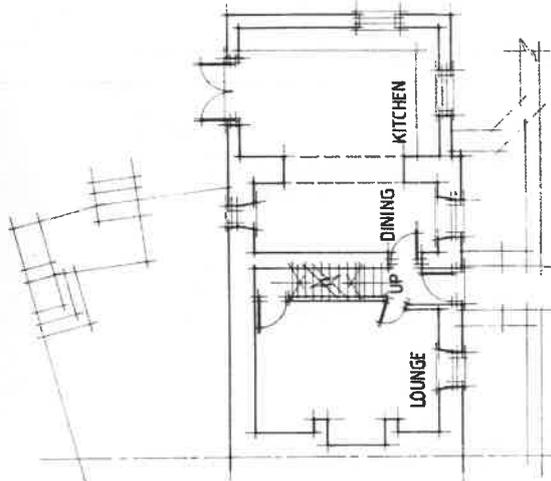
SOUTH EAST

SECTION

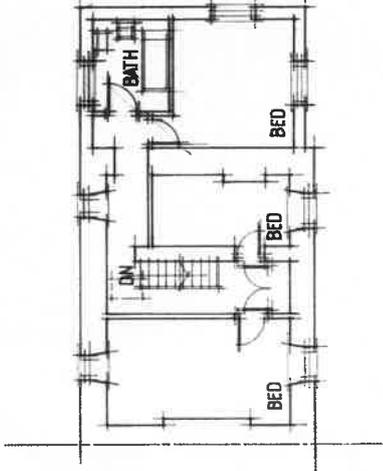
NORTH EAST



BASEMENT



GROUND FLOOR



FIRST FLOOR

EXAMINED FEB 2019.

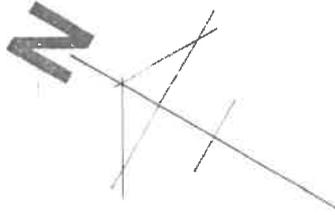
Don Westley
Architect
No. 01783
Gwent
Wales

CLIENT
 MRS MRS J. DANIELS,
 3 FRANKYONNEN,
 RHIMBYDOR,
 BLAENAU FFSINIOTT,
 GARTHLEDD.

JOB
 PROPOSED EXTENSION
 AT 3 FRANKYONNEN,
 RHIMBYDOR,
 BLAENAU FFSINIOTT,
 GARTHLEDD.

0.2 PROPOSED.
 SCALE 1:100
 DATE FEB. 2019
 DRWG. NO. 02/JD 13-B

NOTES



Don Westley
 Architectural Services
 Gwesty Gwastrol
 Tel: 01752 630 297
 Mob: 07970 368 237
 don.westley@yahoo.co.uk

CLIENT

MR & MRS J. DANIELS,
3 PAHT YR ONNEN,
RHINWBYFDIR,
BLAENAU FFESTINIOG,
GAMHIEDD.

JOB

PROPOSED EXTENSION
AT 3 PAHT YR ONNEN,
RHINWBYFDIR,
BLAENAU FFESTINIOG,
GAMHIEDD

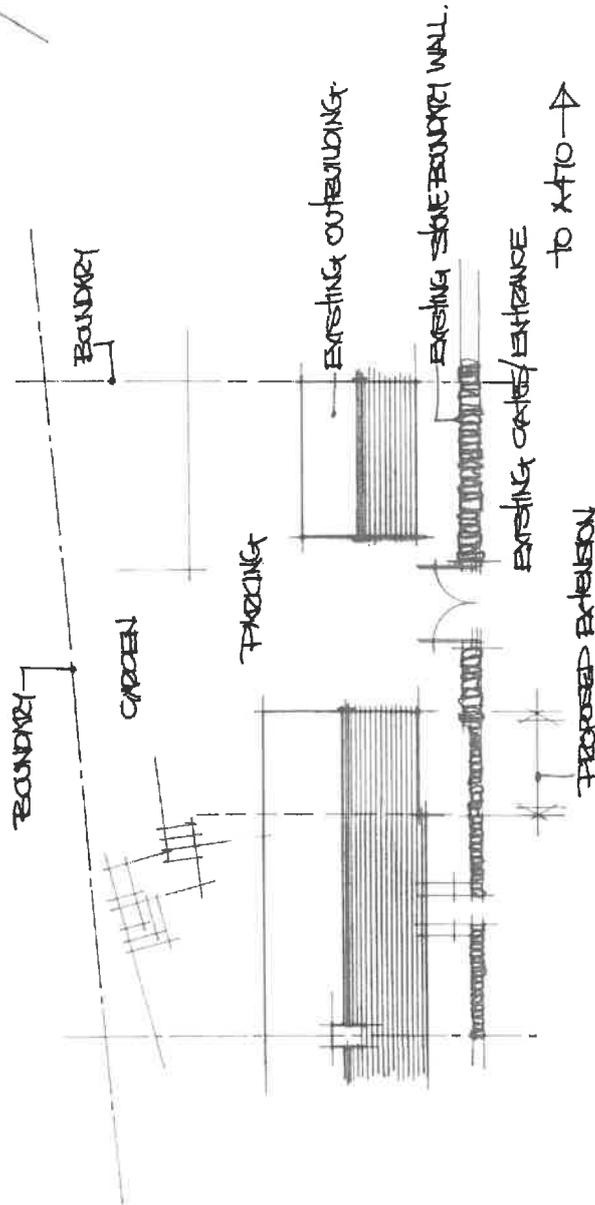
0.3 PROPOSED

SCALE 1:200

DATE FEB 2019

DRWG. NO.

03/JD 13 - B



SITE PLAN

Agenda Item 5.4

PWYLLGOR CYNLLUNIO	DYDDIAD: 10/06/2019
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO A GWARCHOD Y CYHOEDD	GWYNEDD

Number: 4

Application Number: C19/0355/17/LL

Date Registered: 05/04/2019

Application Type: Full - Planning

Community: Llandwrog

Ward: Groeslon

Proposal: Application for the alteration of the roof at the front of the building in order to facilitate an extension to the existing property.

Location: 7, Beddgwenan Estate, Llandwrog, Caernarfon, LL545LL

Summary of the Recommendation: TO REFUSE

PWYLLGOR CYNLLUNIO	DYDDIAD: 10/06/2019
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO A GWARCHOD Y CYHOEDD	GWYNEDD

1. Description:

- 1.1 A householder application to erect a first floor extension to the front of an existing two-storey residential property. The extension would include making internal alterations including moving an existing bedroom to the new extension space and the creation of a bathroom in place of the former bedroom, as well as increasing the size of an existing bedroom on the first floor and extending the existing hallway on the ground floor. Externally, this would include a new pitched-roof, and the new walls would be finished with boards of a light grey colour.
- 1.2 The property is a two-storey house in an estate of similar houses within the development boundary of Llandwrog but outside the conservation area. There is an enclosed garden to the rear of the property, an integrated garage at the front which faces the estate road, and associated parking spaces. The site backs on to open agricultural fields.
- 1.3 This application has been resubmitted as a previous application for the same proposal was refused. It can be seen that some changes have been made to the previous proposal by making certain changes to the form of the front part of the proposed extension's roof. It was previously shown to include a pitched-roof with a full gable end, where the application now shows that a hip-roof would be included for the front part. There have been no changes made to interior of the previous proposal.
- 1.4 The application is submitted to committee at the Local Member's request, as he is of the opinion that a further assessment of the plans is needed.
- 1.5 A statement was presented by the applicant in support of the proposal, giving the background to the estate's development and the changes made since the initial permission which mean that, at first glance, houses appear similar to each other but now have obvious differences including pitched-roofs and gable ends which face in different directions. Confirmation is given that sufficient parking space is available to the front of the property, which is not available to the majority of the other houses. Meanwhile, all manner of changes have been made to other houses including the adjoining property. Confirmation is given that the purpose of the application is to gain more internal space, and that the most appropriate way to do this is as presented, without affecting adjoining houses. The roof gradient fits in with the existing roofs, and a hip-roof has been included to mitigate the effect, whilst compromising on what was previously refused with the wall finishes blending in with those of nearby houses. It is not believed that the extension would be in prominent view from the estate entrance and beyond. There are no objections from neighbours or from any other individual.

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 considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the

PWYLLGOR CYNLLUNIO	DYDDIAD: 10/06/2019
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO A GWARCHOD Y CYHOEDD	GWYNEDD

recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017**

PCYFF 2 - Development Criteria

PCYFF 3 - Design and place shaping

TRA 2: Parking standards

TRA 4: Managing transport impacts

In addition to the above, the following is also considered pertinent:

Gwynedd Design Guidance

2.4 **National Policies:**

Planning Policy Wales (Edition 10, December 2018)

NCT 12: Design

3. **Relevant Planning History:**

3.1 Application C18/0496/17/LL - First floor extension to the front of the property - refused 02.10.18

4. **Consultations:**

Community/Town Council: No objection

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period ended. No letters of objection had been received at the time of writing this report.

Two letters / items of correspondence were received from neighbours, supporting / providing observations on the application on the basis of the fact that:

- The proposal would not affect the residential amenities of neighbours
- There had been no objection to the original proposal which included a roof shape which was of a more suitable appearance than the current proposal
- The property cannot be seen from the road

PWYLLGOR CYNLLUNIO	DYDDIAD: 10/06/2019
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO A GWARCHOD Y CYHOEDD	GWYNEDD

5. Assessment of the material planning considerations:

5.1 The principle of the development

The principle of extending residential dwellings is acceptable as long as the proposal is of high quality and complies with the relevant criteria. In this case consideration is given mainly to the requirements of policy PCYFF 3 that specifically involves design matters and place shaping.

Visual amenities

5.2 The property is a two-storey house with a comparatively modern appearance which is in keeping with the majority of other housing on Bedd Gwenan estate in the village of Llandwrog. The estate is characterised by relatively large houses set within individual plots with a standard estate road leading to the individual sites. The proposal involves erecting an extension which would protrude from part of the current roof-space at the front of the property.

5.3 Policy PCYFF 3 states that proposals will be approved provided they can conform to specific criteria. In this case, it is believed that the following apply:

1. That the development must add to and enhance the character and appearance of the site, the building or the area in terms of setting, appearance, scale, height, mass and elevation treatment.
2. That the development respects the context of the site and its place in the local landscape.

5.4 It is considered that the scale and design of the front extension would change the form and appearance of the property without improving the character and appearance of the site. Whilst making use of sites through innovative design is usually encouraged, it is considered that the scale of the proposal in this case is excessive and top-heavy within the context of the estate. It is accepted that the proposal has been amended from the previously refused application, including the addition of a hip-roof to the front of the extension. However, it is believed that this new element at the front would still present a dominant visual feature not in keeping with the current form of the property, and that it would not respect or improve the character or the appearance of the site. The majority of the dwellings on the estate continue to be in their original form, and approving an extension in this form is likely to create a precedent for similar extensions within this estate where the houses are located very close to each other. It is acknowledged that some buildings have already been changed and extended. However, it is believed that the scale, form and location of these changes are acceptable within the context of the estate as they are not visually prominent and are of a more acceptable form.

5.5 It is considered that this proposal before you neither respects nor considers the context of the site or its setting as part of the streetscape. It is therefore concluded that the design, setting, appearance and scale as a whole conflict with the requirements of policy PCYFF 3 of the Local Development Plan, and particularly criteria 1 and 2, as the development would introduce an alien feature not in keeping with its surroundings which would not respect the context of Bedd Gwenan estate.

General and residential amenities

5.6 The property stands in one of the farthest plots from the estate entrance. Despite this, its setting is visible from the entrance and on the approach along the estate road. The

PWYLLGOR CYNLLUNIO	DYDDIAD: 10/06/2019
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO A GWARCHOD Y CYHOEDD	GWYNEDD

main elevation of the property looks out over the estate road to the front. Although it is considered that the extension is unacceptable from a visual aspect, it is not believed that it would have a detrimental effect on the neighbours' amenities nor that it would cause them an unacceptable disturbance. Therefore, with regard to this aspect, it is not believed that the extension would be contrary to the requirements of policy PCYFF 2 LDP.

Highways Matters

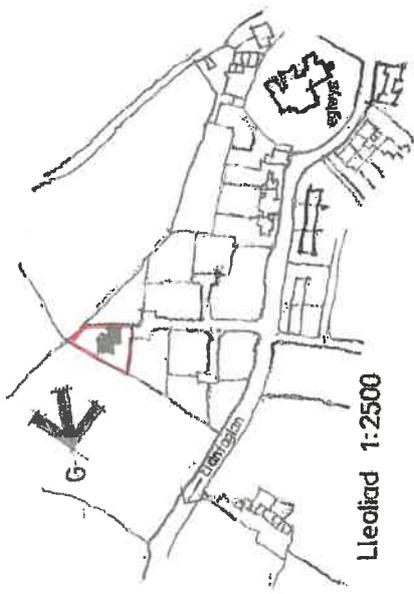
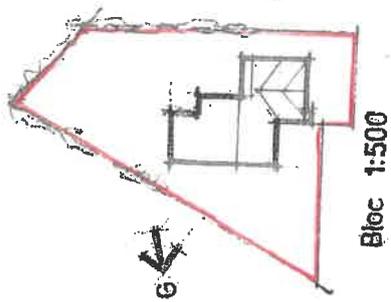
- 5.7 Although a new extension to include a new bedroom would be created, there is no actual increase to the number of bedrooms in the house. The internal refurbishment would mean that the new bedroom would swap places with the existing bathroom.
- 5.8 The parking spaces to the front and side would remain, as would the existing garage. The extension would not affect vehicular access to and from the site. The Transportation Unit does not object to the proposal. Based on this and the fact that there would be no increase in the number of bedrooms, the proposal in this case would not be unacceptable under the relevant requirements of policies TRA 2 and TRA 4.

6. Conclusions:

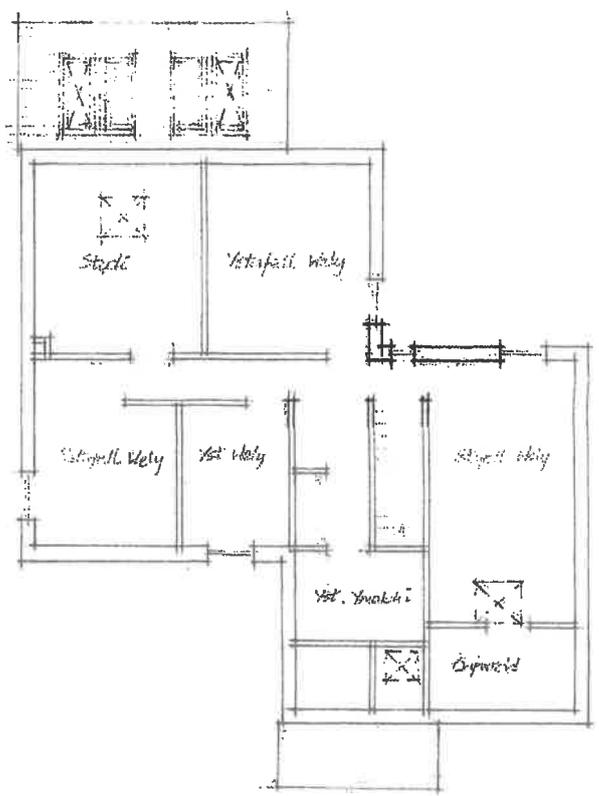
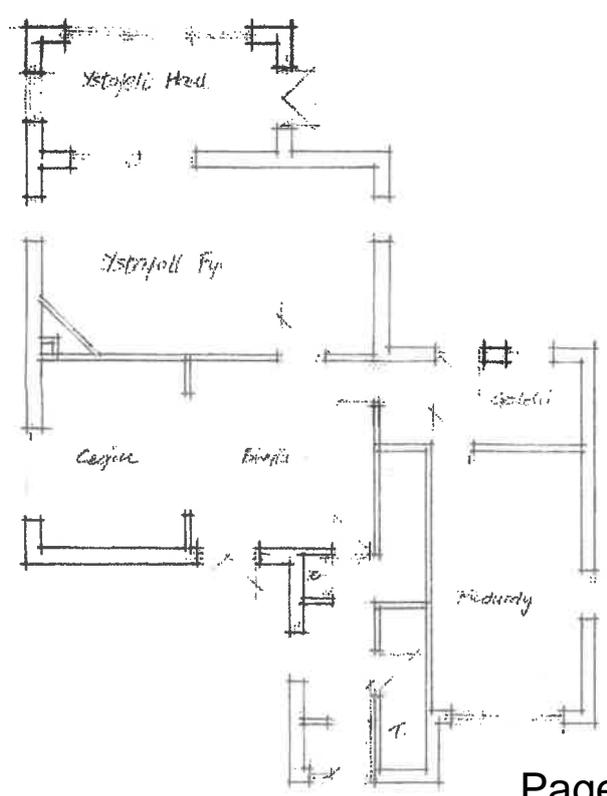
- 6.1 Having considered the above and all the material planning matters including the local and national policies and guidance, as well as observations received including the applicant's observations, it is believed that this proposal to extend the property in the form submitted is unacceptable in this case and is therefore contrary to the relevant requirements of the Council's adopted policies as noted above.

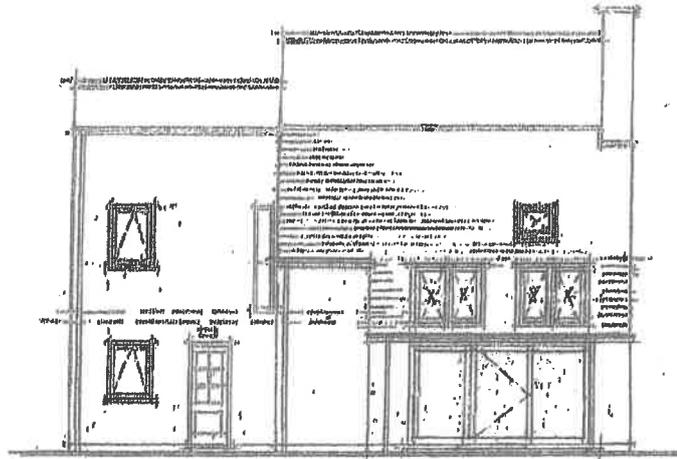
7. Recommendation:

- 7.1 To refuse – reason:
1. It is considered that the setting, appearance and scale of the proposed extension presents the property with a dominant, top-heavy and alien feature which would neither improve its character nor respect its site context within the estate. It is therefore considered contrary to policy PCYFF 3 of the Gwynedd and Môn Joint Local Development Plan (July 2017).



CYNLLUNIAU LLAWR GWREIDDIOI
 EIRYN, 7 BEDDGWENAN, LLANDWROG
 Graddfa 1:100
 Dyddiad Mai 2018
 Rhif Cynllun 2





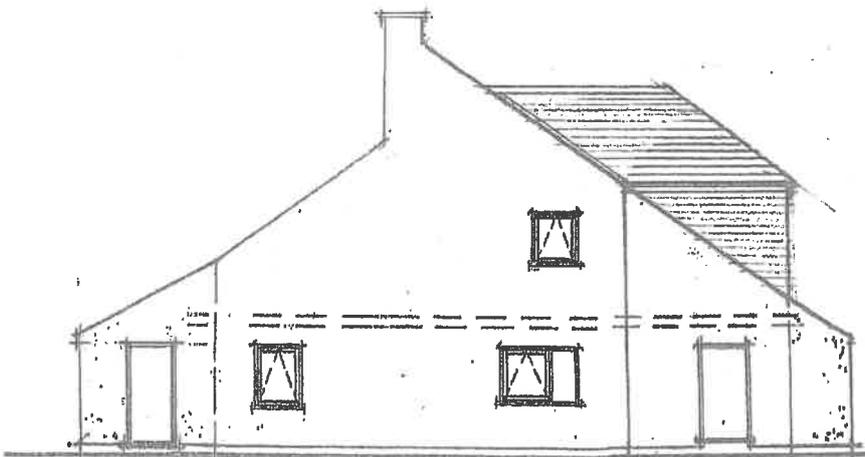
Cefn



Blaen

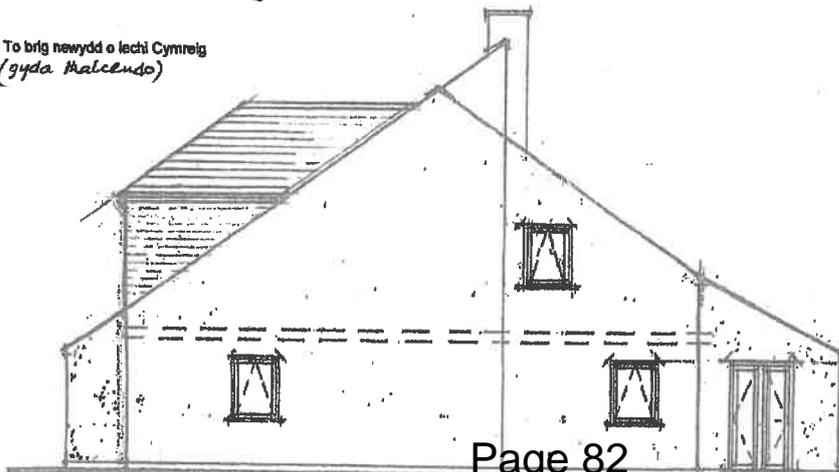
Drws llwyd newydd mewn ffram wen

- Ffensiwl plastig fal y tŷ gwreiddiol
- Byrddau llwyd golau i wyneb ac ochrau y rhan newydd
- All leoli ffensiwl to Velux
- Rendr gwreiddiol i'w gadw



Ochr Ogleddol

To brig newydd o lechi Cymreig (gyda halsenso)



Ochr Ddeheuol

Dyddiad Rhif Cynllun
Maf 2016 3
ESRIL 2019

Graddfa
1:100

DRYCHYADAU BWRIEDIG
EIRYN, 7 BEDDGWENAN, LLANDWROG

NOIDIADAU

DYMYCHWEL RHAN O'R TO

Y tu uwchben yr ystafell wely a'r ystafell ymolchi i ffenyl a'r tŷ llw ddimchwel o'r brig i lawr i gynnwys y llechi a'r gwallt coed er mwyn codi to brig newydd croes.

TO LLECHI

Llechi Cymreig i do yr estyniad i gydymffurfio â thal yr adeilad presennol ac i fod ar ostyll pren meddal 50mm x 25mm, ar groenyn sy'n sneddi, fel Kingspan Niven, ar gypiau coed gan gwmni priodol, fel Huws Gray, wedi'u canoli pob 400mm gan gynnwys smpd trawel i gynnal gwybau. Walbarnt 100mm x 75mm wedi'i gylmu i lawr i'r muriau allanol gyda chylmasu dur 30mm x 6mm a 1m o hyd, o lefel pob 2m. Coed tol i'w tlin. Ynysiad o fyrddau Kingspan Kooltherm K7 110mm rhwyg y distiau gyda byrddau newid Kingspan Kooltherm K18 o dan y distiau newid wedi eu gorffan gyda sgim 3mm.

FFENESTRI AC AWYRU

Ffensiwl yn y muriau allanol newydd i fod o blastig gwyn gyda gwyr drwt i gydymffurfio â'r thal yn yr adeilad presennol. Agoraddeu awyru yn y ffensiwl i roi awyriad cyffwrn sydd yn mesur o leiaf 1.20led o awyrbodol llawr yr ystafelloedd newydd gyda awyrbodol cafnudi i bob ffensiwl i roi cyfanswm mesur sydd o leiaf 8000mm². Gwydr i ffensiwl yr ystafelloedd ymolchi newydd i fod yn wydr aloyw. Awyryddion mecanyddol i'w gosod ar gyfer y ddwy ystafell ymolchi newydd i roi newid aer ar y raddfa o 3 gwallt pob awr gyda rhedid drosodd o 15 munud.

MURIAU ALLANOL

Yr waliau newydd i'w hwynebu gyda byrddau llwyd golau o wneuduried coll plastig gan gwmni fel Duracel. Waliau gwagle allanol o frictiôc cyffwrdd i'w codi ar ben y waliau allanol presennol gyda cymau dur di-staen tro fertigol wedi eu canoli pob 450mm am i fyny a pob 750mm ar draws ac ynysiad Kingspan Thermawall TW50 neu debyg wedi ei osod ar yr ochr fewnol gyda gorffeniad mewnol o blastig ysgafn 13mm o drwch. Lintellau dur 'L.G.' wedi'u gallneiddio a'u hwynebu uwchben yr agoraddeu allanol cyffwrdd gyda gorchudd o gwrw atal lleithder ysbwyth. Pob lintel lymestyn 160mm o bopwr pob agoraddeu. Gwagle bob ochr i agoraddeu allanol newydd i'w casu gyda Kingspan Thermabate 100.

MURIAU Mewnol

Y palle i'r twl dan to i'w dymu i lawr. Muriau mewnol ar y llawr cynnal i greu ystafell ymolchi i'w codi o wallt coed 75mm o drwch wedi eu gorchuddio gyda bwrddplastig a sgim gyda gwyrffibr o fewn y fframwaliau i atal snwl.

LLAWR UCHAF

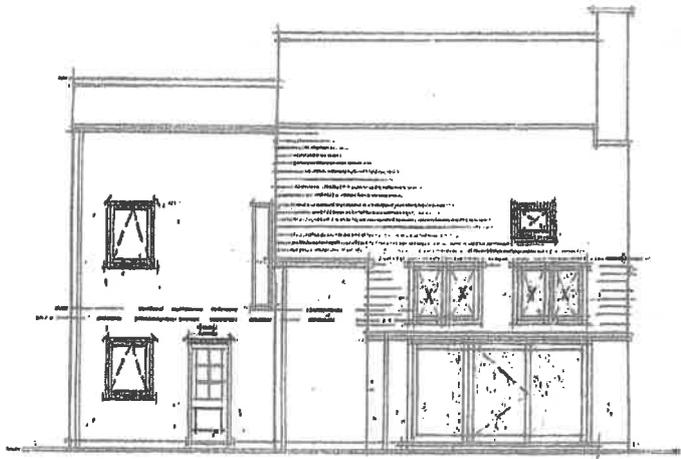
Byrddau sglodion 16mm ar ddistiau coed pren meddal 175mm x 60mm wedi eu canoli pob 400mm gyda byrddau newid plastig 12.5mm a sgim 3mm oddiarno. Gwydrffibr rhwyg y distiau i atal snwl.

LARYMAU IRWG

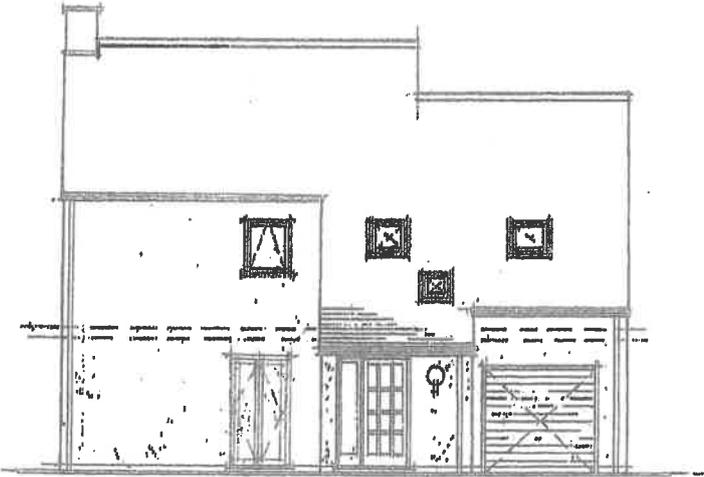
Larymau irwg newydd cydnabyddiaethwy wedi eu cysylltu gyda cythod trysan y tŷ i'w gosod o dan y newid ar waelod y grisiau ac ar ben y landin.

CARTHFFOSIAETH

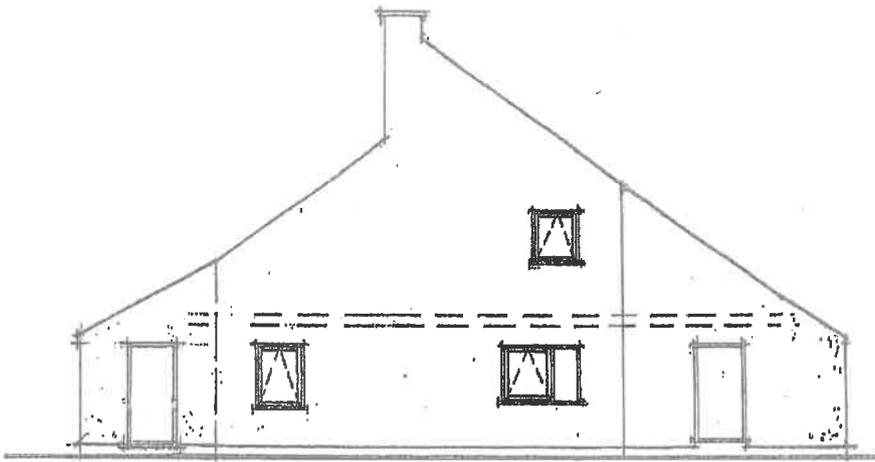
Pibell gwastraff newydd ar gyfer y llawr uchaf ac wedi ei leoli yn y modur y gysylltu drwy draen newydd 100mm Ø i fan archwilio newydd ar linell traen presennol. Landeri 112mm a pibelli dwr glas 60mm Ø o blastig gwyn yn arwain i gwllau dwr glas presennol.



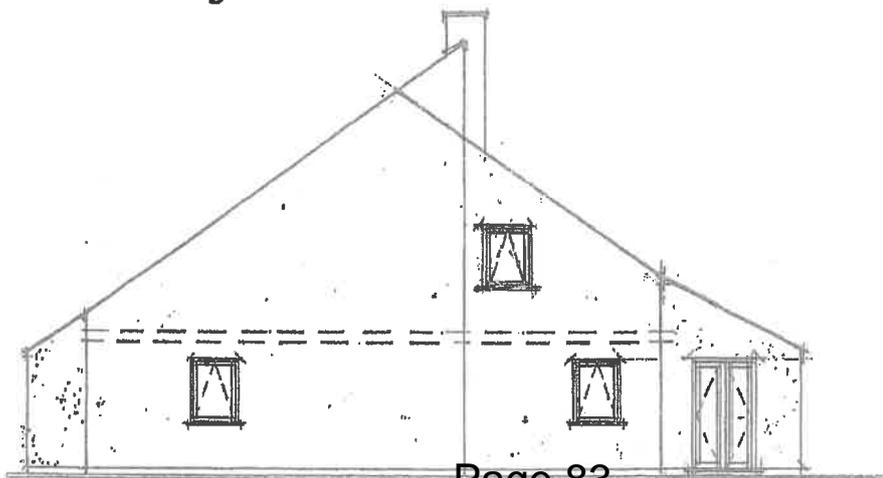
Cefn



Blaen



Ochr Ogleddol



Ochr Ddeheuol