



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

11.00 am, THURSDAY, 24TH SEPTEMBER, 2020

Location

Virtual Meeting

Contact Point

Lowri Haf Evans

01286 679 878

lowrihafevans@gwynedd.llyw.cymru

(DISTRIBUTED 16/09/20)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (8)

Councillors

Elwyn Edwards
Berwyn Parry Jones
Edgar Wyn Owen
Gruffydd Williams

Simon Glyn
Huw Gruffydd Wyn Jones
Gareth A. Roberts
Gareth Tudor Morris Jones

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. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1. APPLICATION NUMBER - C20/0324/17/DT - Y BORTH, 30 CAE SARN, Y GROESLON, CAERNARFON, GWYNEDD, LL54 7TW 6 - 25

Front, side and rear extension

LOCAL MEMBER: Councillor Eric M Jones

[Link to relevant background documents](#)

5.2. APPLICATION NUMBER C20/0222/20/LL - SWN Y MOR, CAENARFON, LL55 1UE 26 - 54

Demolition of existing stables and erection of new stables along with the erection of an indoor riding school building, manège and associated infrastructure (including relocating the access and parking arrangements)

LOCAL MEMBER: Councillor Gareth Griffith

[Link to relevant background documents](#)

5.3. APPLICATION NUMBER C20/0102/33/LL - PLAS YNG NGHEIDIO, CEIDIO, PWLLHELI 55 - 70

Extend existing touring caravan site to adjacent land by creating new access from existing camp site, relocating one touring caravan site and adding 8 new touring caravans

LOCAL MEMBER: Councillor Anwen Davies

[Link to relevant background documents](#)

**5.4. APPLICATION NUMBER C20/0250/11/LL - MOSTYN ARMS, 71 - 82
MOSTYN ARMS, 27 STRYD AMBROSE, BANGOR, GWYNEDD,
LL57 1BH**

Change of use of ground floor from a public house into a residential flat.

LOCAL MEMBER: Councillor Keith Jones

[Link to background documents](#)

Agenda Item 4.1

PLANNING COMMITTEE	DATE: 24/09/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	

Number: 1

Application Number: C20/0324/17/DT

Date Registered: 28/04/2020

Application Type: Householder

Community: Llandwrog

Ward: Groeslon

Proposal: Front, side and rear extension

Location: Y Borth, 30 Cae Sarn, Y Groeslon, Caernarfon, Gwynedd, LL54 7TW

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1 Description:

- 1.1 Full application for the demolition of a front porch, side flat roof garage and rear conservatory to construct a single storey flat roof extension on the side and rear elevations of a semi-detached house. The proposed extension will include a bedroom, playroom, porch and dining/living room. It is intended to install an artificial slate roof on the front of the proposed side extension along the gable end of the house. The plan shows that the principal windows are to be installed on the front and rear elevations. It is intended to install two high level windows in the side elevation of the side extension.
- 1.2 The property shares a boundary with properties to the north east and south west. The proposed side extension would be along the neighbouring boundary to the south west, and the proposed rear extension would be located approximately 0.50 metres from the neighbouring boundaries on both sides.
- 1.3 It should be noted that the proposal includes three parking spaces in the front curtilage instead of the garage.
- 1.4 The semi-detached property is located within a residential estate and the village's development boundary.
- 1.5 The site is served by an unclassified county road.

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, adopted 31 July 2017
- TRA 2: Parking standards
- TRA 4: Managing transport impacts
- PCYFF 1: Development boundaries
- PCYFF2 – Development criteria.
- PCYFF3 – Design and place shaping
- 2.4 National Policies:
- Planning Policy Wales (Edition 10, November 2018)
- TAN 12 Design (2016).

3. Relevant Planning History:

3.1 The property has no recent relevant planning history.

4. Consultations:

Community/Town Council: No observations.

Transportation Unit: No objection.

Biodiversity No concerns.

Public Consultation: A notice was posted on the site and nearby residents were notified.
No response had been received within the advertising period.

5. Assessment of the relevant planning considerations

The principle of the development:-

5.1 It is proposed to construct an extension to a semi-detached house that is located within the village's development boundary. The proposal is therefore in accordance with the objectives of policy PCYFF 1.

Visual amenities:-

5.2 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 or improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, the height 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 they limit the risk and danger of flood water run-off and prevent 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.

5.3 The proposal involves demolishing the existing single-storey extension at the side of the building, the conservatory to the rear, and constructing a larger single storey side and rear extension. The plans show the proposal to erect a roof of artificial slate on the proposed side extension. From the adjacent county road only the front of the extension would be visible, and it is considered that the intended design is acceptable. The proposal would not have a negative impact on the appearance of the house or the area in general. It is considered that the proposal complies with policy PCYFF 3.

General and residential amenities:-

5.4 The application was advertised near the site and nearby residents were notified. The proposal involves demolishing the existing extensions and constructing a larger extension. The property shares a boundary with another property to the north east and south west. The proposed extension would be single-storey, and located close to the property's boundaries with neighbouring houses. The proposed side extension would be along the neighbouring boundary to the south west, and the proposed rear extension would be approximately 0.50 metres from the neighbouring boundaries on both sides. The plan shows that the proposed rear extension would extend out approximately 4 metres from the rear elevation of the house, and the principal windows would be located in the rear elevation of the extension. It is intended to install two high level windows in the side elevation of the side extension. It is also noted that there is a high timber fence on the side boundaries of the property's rear garden.

PLANNING COMMITTEE	DATE: 24/09/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	

5.5 In the above circumstances, it is not considered that the proposal would have a significant negative impact on the amenities of nearby residents. The proposal is not significantly contrary to policy PCYFF 2.

Transport and access matters:-

5.6 The plans show that it is proposed to demolish a garage to create a bedroom and playroom on the gable end of the house. The proposed extension would extend out from the front elevation of the house by approximately 1.50 metres which is the same distance as the current porch. The pictures submitted by the applicant show that the front section of the curtilage has already been covered by hard core material and is used as a parking space. It is not considered that supporting the application will significantly affect the property's parking. Observations received from the Transportation Unit confirm that it has no objection to the proposal. The proposal therefore complies with Policy TRA 2 and TRA4.

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 To approve – conditions

1. Commence the work within five years.
2. In accordance with the plans



Pwyllgor Cynllunio ***Planning Committee***

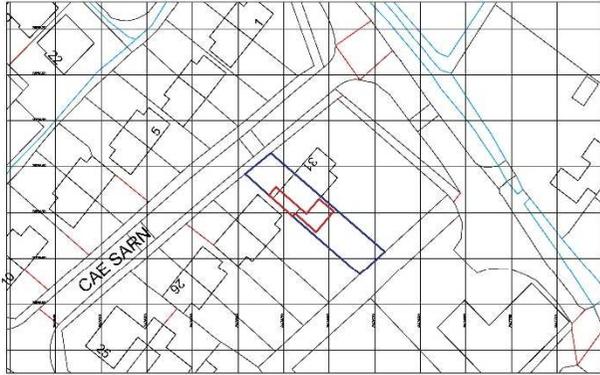
24/09/2020

C20/0324/17/DT

**Estyniad blaen, ochr a cefn.
Front, side and rear extension.**

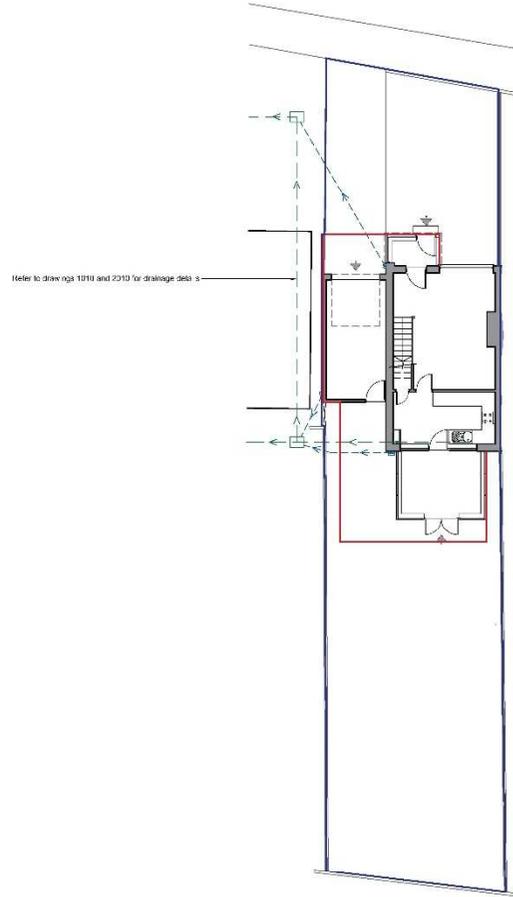
**Y Borth, 30 Cae Sarn, Y Groeslon, Caernarfon,
Gwynedd, LL54 7TW**

KEY
 — Ownership Boundary
 — Development Area



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Site Location Plan
 Scale: 1:500 @ A1 & 1:1000 @ A3



Site Plan
 As Existing
 Scale: 1:100 @ A1 & 1:200 @ A3



- Notes
1. The design and drawing is to be read in conjunction with and in the order of the accompanying set.
 2. Where a drawing other than that of site plan is shown, the drawing must be plotted in order.
 3. For other than site plan drawings, the drawings must be checked on site by the contractor, multiple full scale details are not allowed.
 4. Contractors must refer to drawings for all materials.
 5. A reference on the drawing is to be read in conjunction with the relevant section of the contract.
 6. All drawings, specifications and other documents are information for guidance.
 7. It is the responsibility of the contractor to ensure that the drawings are correct for the work to be carried out.
 8. The contractor is responsible for ensuring that the drawings are correct for the work to be carried out.
 9. If there are any discrepancies between the drawings and the contract, the contractor must refer to the contract immediately.
 10. Please refer to the contract for any other conditions of contract which may apply.

Drawing Status	Rev	Date	By	App'd	Revision
F - Available					
S - Plans/Design					
P - Planning					
B - Building Consent					
D - Detailed Design					
M - Measurement					
T - Tender					
C - Construction					
R - Record					

Rev Date By App'd Revision

9 13/03/23 GRS J-GR issued to site and LPA for planning.
 Rev Date By App'd Revision

gethinroberts <small>gethinroberts.com</small>	Mr & Mrs Williams - 30 Cae Sarn, Gwrosion		Gwynys Iwan Iwan Cwynydd, LL-18-8LZ gethin@gr.com ARB Registration No: 087700
	TDD.01 Scale (A1)	No. 1000 Status: P Version: 0	Date:

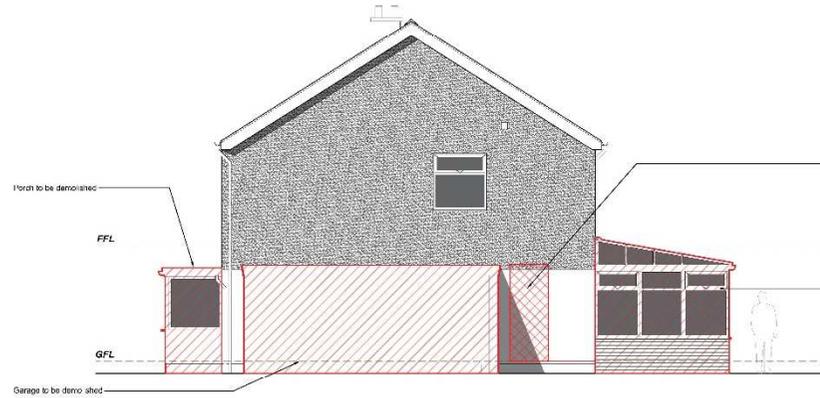


Front Elevation
As Existing
Scale: 1:50 @ A1 & 1:100 @ A3

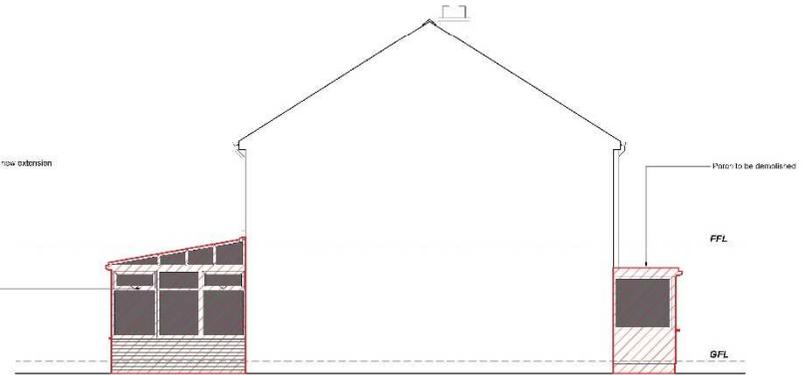


Rear Elevation
As Existing
Scale: 1:50 @ A1 & 1:100 @ A3

- KEY**
- Areas to be demolished
 - Areas to be altered
 - Existing walls
 - New walls
 - Outline of demolished structure/extension
 - Final drainage
 - Rainwater and surface water drainage



Side Elevation (South-West)
As Existing
Scale: 1:50 @ A1 & 1:100 @ A3



Side Elevation (North-East)
As Existing
Scale: 1:50 @ A1 & 1:100 @ A3



- Notes**
1. This does not constitute a structural connection with any of the scope of the accompanying job.
 2. Where indicated the floor, floor joist, or any other floor structure is to be replaced in situ.
 3. The main structure of the building is to be retained in situ. The existing structure is to be retained in situ.
 4. All work is to be carried out in accordance with the relevant Building Regulations.
 5. All information on this drawing is to be read in conjunction with the relevant Section 5 Planning Application, Building Regulations, and all other relevant documents.
 6. In the event of any discrepancy, the most recent shall prevail.
 7. The existing drainage and water systems are to be retained for the purposes of water, gas, and electricity.
 8. There are no reserved dimensions indicated for furniture or fixtures etc. If you have any queries, please refer to the drawings, please contact GTR immediately.
 9. Please note GTR is not responsible for any work which is carried out by any other contractor.

Drawing Status	Revision	Date	By	Check	Remarks
P - Finality					
S - Sketch design					
P - Planning					
B - Building Control					
D - Landscape Design					
M - Measurements					
T - Trace					
C - Construction					
R - Record					

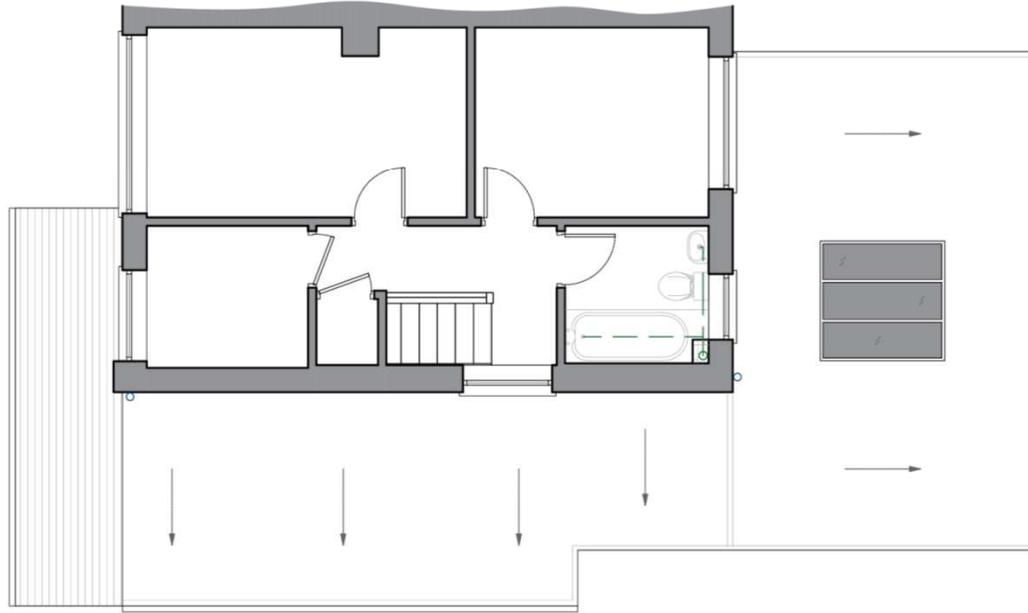
gethinroberts

Mr & Mrs Williams - 30 Cae Sam, Gwrosion

Project: TDD.01 No: 1200

Elevations As Existing Scale (A1): 1:50 Status: P Revision: 2

Cwmyn Llaniogthorn
Cwmynedd, LL48 6LJ
geth111roberts@gmail.com
ARB Registration No: 0877001



First Floor Plan
As Proposed
Scale - 1:50 @ A3



Notes:

1. Any long formal drawing is to be read in conjunction with and at the scale of the accompanying title.
2. Where a section is shown in black or grey are used the drawing shall be printed in colour.
3. Changes to the drawing shall be made by the architect and shall be marked by the contractor, using a letter and number to indicate the change.
4. All dimensions are to be taken as indicated.
5. All dimensions are to be taken as indicated with the relevant section unless otherwise stated.
6. All dimensions are to be taken as indicated with the relevant section unless otherwise stated.
7. This drawing may contain survey information by others and is to be used solely for the purposes for which it was made.
8. These are uncontrolled documents issued for information purposes only. If you have any queries regarding the drawing, please contact GPR's immediately.
9. GPR's shall not be held responsible for any errors arising from changes made to an uncontrolled copy file.

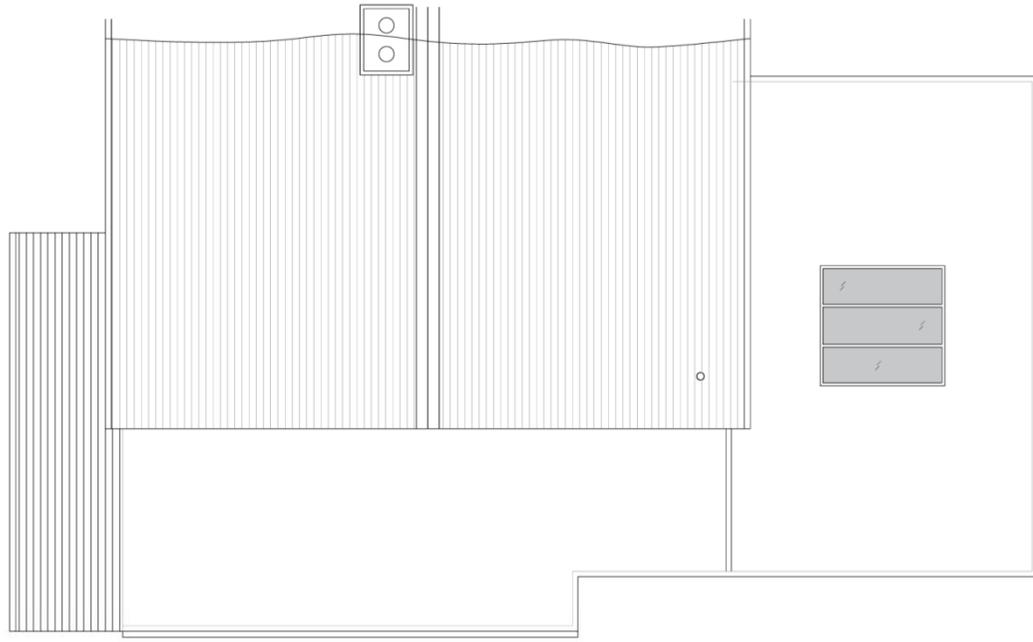
Rev	Date	Drawn	Checked	Reason
1	15.03.08	GPR	GPR	Reduction in door raised into Porch. Annotations added. Issued to SE and LPA for Planning.
2	14.03.08	GPR	GPR	Issued for Client comment.

gethinroberts g
Gwynn, Llanfihban
Gwynedd, LL48 8LJ
gethinroberts@gmail.com
ARB Registration No: 0877099

Mr & Mrs Williams - 30 Cae Sam, Groeslon

Project	TDD.01	Year	2011
Scale (1:50)	1:50	Status	P
		Revision	1

First Floor Plan
As Proposed



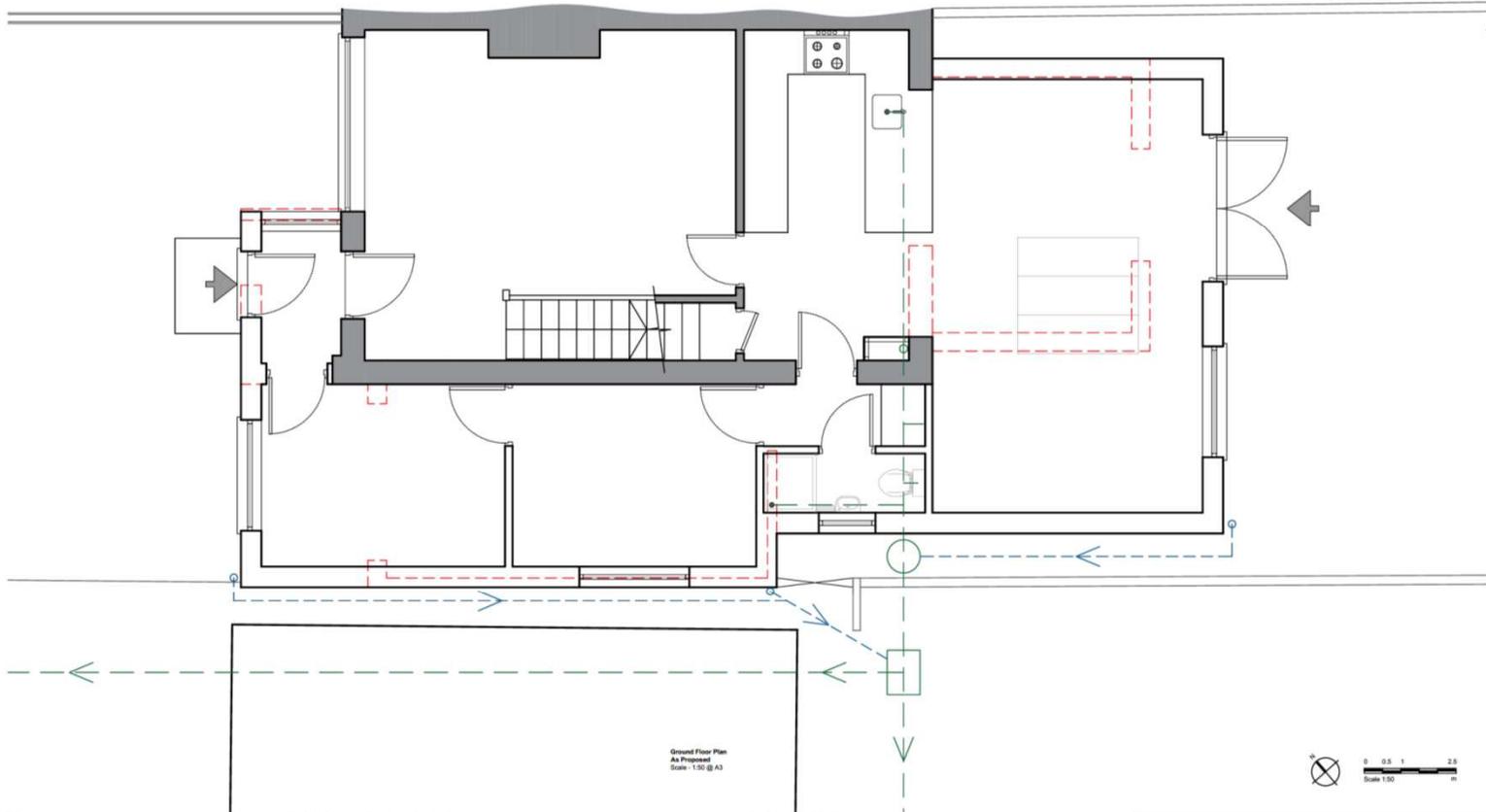
Roof Plan
As Proposed
Scale - 1:50 @ A3



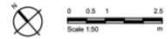
- Notes**
1. Any hatched drawing is to be roof in conjunction with and at the scale of the accompanying cut.
 2. Where notes other than black or grey are used, the drawing must be plotted in colour.
 3. For class 'C' construction drawings all dimensions are to be checked on site by the contractor, making it for Local Authority purposes only.
 4. Where dimensions, materials, or dimensions are in italics, they are to be used in conjunction with the relevant Gethin Roberts Penzance Architect (GRPA) specification and trade connection drawings and information by specialist.
 5. All construction on this drawing is to be read in conjunction with the relevant Gethin Roberts Penzance Architect (GRPA) specification and trade connection drawings and information by specialist.
 6. In the event of any discrepancy, please contact us immediately.
 7. This drawing may contain survey information by others and is to be used solely for the purposes for which it was created.
 8. This drawing is intended for information purposes only. If you have any queries regarding the drawings, please contact GRPA immediately.
 9. Please note GRPA cannot be held responsible for any errors arising from changes made to an uncontrolled copy file.

Rev	Date	Drawn	Auth	Revised
1	15-03-20	GRPA	GRPA	Bedroom 4 door moved into Porch. Annotations added. Issued to SE and LPA for Planning
2	14-07-20	GRPA	GRPA	Issued for Client comment
Rev	Date	Drawn	Auth	Revised

<p>Mr & Mrs Williams - 30 Cae Sarn, Groeslon</p>		<p>0 0.5 1 2.5 Scale 1:50</p>
	<p>gethinroberts </p> <p>Gethin Roberts Penzance, Cornwall gethinroberts@gmail.com ARB Registration No: 087706</p>	
<p>Roof Plan As Proposed</p>	<p>Project: TDD.01 Scale: 1:50</p>	<p>No: 2012 Date: P Revision: 1</p>



Ground Floor Plan
As Proposed
Scale 1:50 @ A3



- Notes**
1. Only this formal drawing is to be used in conjunction with and at the scale of the accompanying contract.
 2. Where necessary other than that set out in the contract, the drawing must be printed in colour.
 3. The scope of Construction, drawings and dimensions are to be checked on site by the contractor, leading to the Local Authority approval only.
 4. Unless otherwise indicated, all dimensions are in millimetres.
 5. All dimensions on this drawing are to be taken in conjunction with the relevant Building Regulations Particular Architectural (BIPA) specification and take into account drawings and information by specialist.
 6. In the event of any discrepancy, please contact us immediately.
 7. This drawing may contain survey information by others and is to be used solely for the purposes for which it was issued.
 8. This drawing is the intellectual property of the architect and is to be used solely for the purposes for which it was issued. Any other use, without the written consent of the architect, is prohibited.
 9. The architect and/or contractor shall be held responsible for any errors arising from changes made to an unapproved drawing.

Rev	Date	Drawn	Auth	Revision

Rev	Date	Drawn	Auth	Revision
1	14-05-20	GWR	GWR	Redesign of door raised into Porch. Annotations added. Issued to SE and LPA for Planning.
2	14-05-20	GWR	GWR	Issued for Client comment.

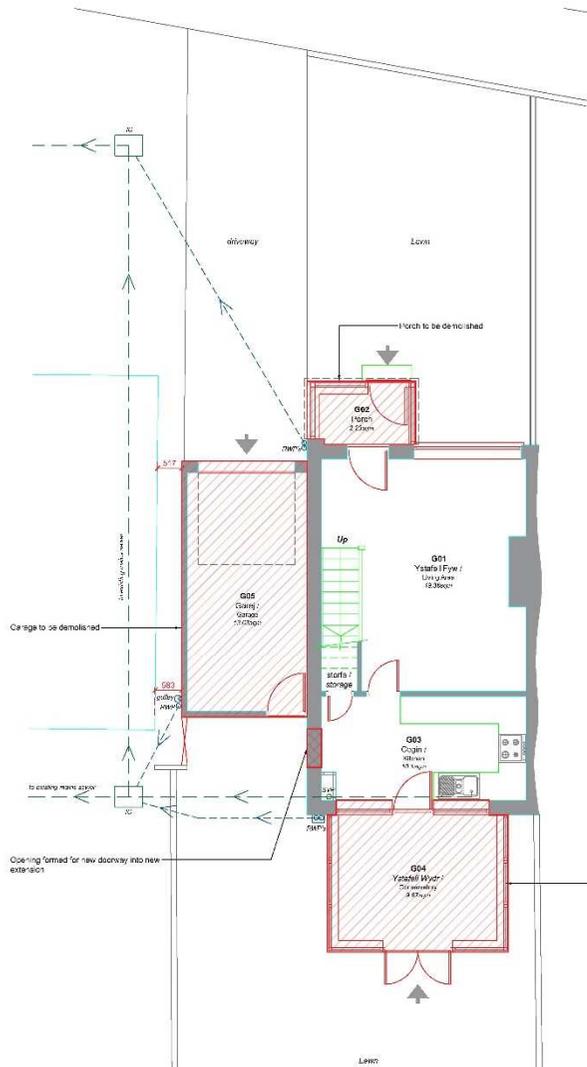
Rev	Date	Drawn	Auth	Revision

gethinroberts g
Gwynn, Llanbaban
Gwynedd, LL48 8LJ
gethinroberts@gmail.com
A/RB Registration No. 087705

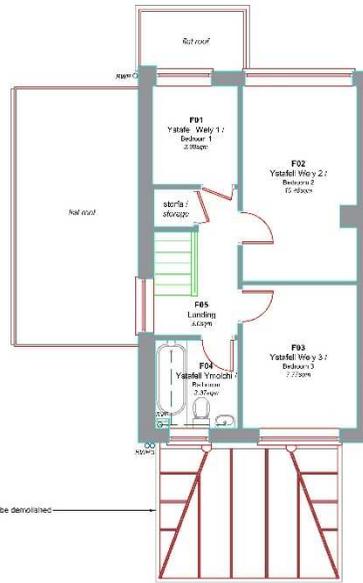
Mr & Mrs Williams - 30 Cae Sarn, Gwreslon

Project: TDD.01
Year: 2010
Scale: 1:50
Status: P
Revision: 1

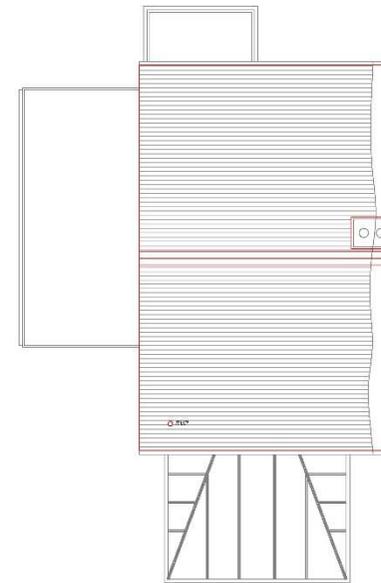
Ground Floor Plan
As Proposed



**Ground Floor Plan
As Existing**
Scale: 1:50 @ A1 & 1:100 @ A3
Floor area (including Storage) = 64.96sq.m



**First Floor Plan
As Existing**
Scale: 1:50 @ A1 & 1:100 @ A3
Floor area = 28.37sq.m



**Roof Plan
As Existing**
Scale: 1:50 @ A1 & 1:100 @ A3

- KEY**
- Areas to be demolished
 - Areas to be retained
 - Existing walls
 - New walls
 - Outline of demolished structure/extension
 - Foul drainage
 - Rainwater and surface water drainage



- Notes**
1. This does not include any work to be carried out in connection with any of the scope of the accompanying work.
 2. Where indicated on the floor plan, any area that is to be demolished is shown in red.
 3. The area of the floor plan that is to be retained is shown in green.
 4. The area of the floor plan that is to be demolished is shown in red.
 5. All information on this drawing is to be read in conjunction with the relevant Section - Section Plans & Details - (SPP) and the relevant drawings and specifications.
 6. In the event of any discrepancy, the most recent drawing shall prevail.
 7. This drawing is for information only and is not to be used for any other purpose without the prior written consent of the architect.
 8. There are no implied warranties, express or implied, in this drawing.
 9. This drawing is for information only and is not to be used for any other purpose without the prior written consent of the architect.
 10. This drawing is for information only and is not to be used for any other purpose without the prior written consent of the architect.

- Drawing Status**
- P - Preliminary
 - S - Sketch Design
 - B - Planning
 - P - Building Control
 - D - Landscape Design
 - M - Measurement
 - T - Tender
 - C - Construction
 - R - Record

Rev	Date	By	Check	Remarks
1	15-03-20	CH	SR	Revised drawing issued to client for comment
2	15-03-20	CH	SR	Revised drawing issued to client for comment
3	15-03-20	CH	SR	Revised drawing issued to client for comment
4	15-03-20	CH	SR	Revised drawing issued to client for comment
5	15-03-20	CH	SR	Revised drawing issued to client for comment
6	15-03-20	CH	SR	Revised drawing issued to client for comment
7	15-03-20	CH	SR	Revised drawing issued to client for comment
8	15-03-20	CH	SR	Revised drawing issued to client for comment
9	15-03-20	CH	SR	Revised drawing issued to client for comment
10	15-03-20	CH	SR	Revised drawing issued to client for comment

gethinroberts

Mr & Mrs Williams - 30 Cae Sam, Groslen

Project: TDD.01 **ID:** 1010

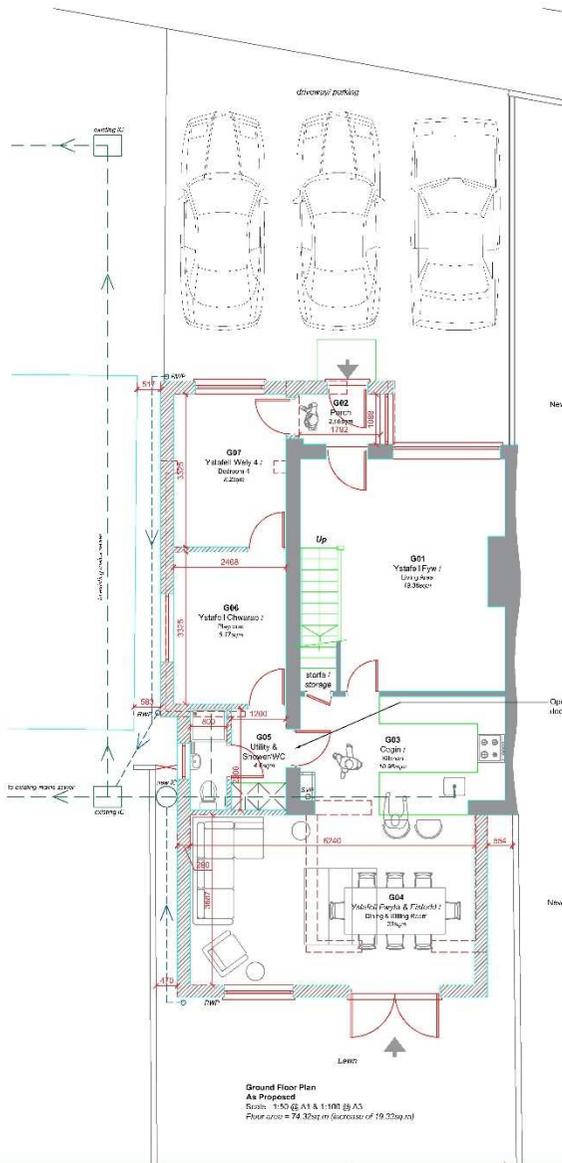
Scale (A1): 1:50 **Status:** P **Revision:** 2

Project: TDD.01 **ID:** 1010

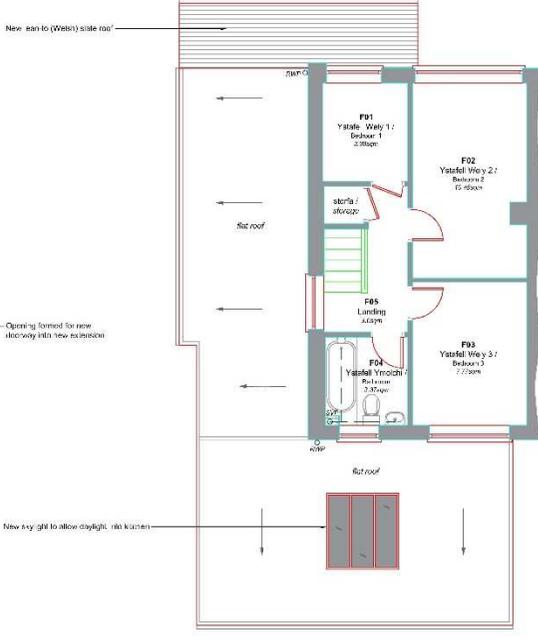
Scale (A1): 1:50 **Status:** P **Revision:** 2

Project: TDD.01 **ID:** 1010

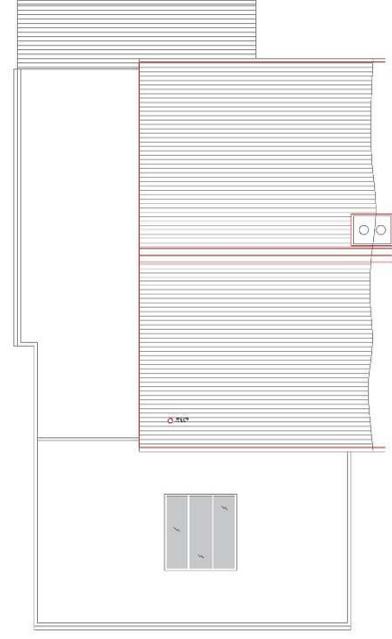
Scale (A1): 1:50 **Status:** P **Revision:** 2



Ground Floor Plan As Proposed
 Scale: 1:50 @ A1 & 1:100 @ A3
 Floor area = 74.52sqm (excludes of 19.52sqm)



First Floor Plan As Proposed
 Scale: 1:50 @ A1 & 1:100 @ A3
 Floor area = 28.57sqm



Roof Plan As Proposed
 Scale: 1:50 @ A1 & 1:100 @ A3

KEY

- Existing walls
- New walls
- Outline of demolished structure/extension
- Flood drainage
- Rainwater lead & inlets water storage

Scale 1:50 @ A1
 Scale 1:100 @ A3

- Notes**
1. This does not include structural or electrical connections with any of the existing buildings.
 2. Where indicated the floor, ceiling or any area etc. for flooring to be placed in situ.
 3. The area of floor indicated above is for reference only. It is not intended to be a final floor area. It is intended to be a final floor area.
 4. Where indicated the floor, ceiling or any area etc. for flooring to be placed in situ.
 5. All information on this drawing is to be read in conjunction with the relevant Section - Section Plans & Details - (SPP) and the relevant drawings and specifications.
 6. In the case of any discrepancy, the contract shall prevail.
 7. The drawing is not intended to be used for any other purpose than for the purposes for which it was prepared.
 8. There are no implied warranties, express or implied, in this drawing.
 9. The drawing is prepared for the client's use only. It is not to be used for any other purpose.
 10. The client is responsible for ensuring that the drawing is used for the purposes for which it was prepared.
 11. The client is responsible for ensuring that the drawing is used for the purposes for which it was prepared.

- Drawing Status**
- P - Finality
 - S - Sketch design
 - B - Planning
 - PC - Building Control
 - D - Approved drawings
 - M - Measurement
 - T - Trace
 - C - Construction
 - R - Record

Rev	Date	By	Check	Remarks
0	14-05-20	DR	SR	Issued for Client comment
1	19-05-20	DR	SR	Issued for Client comment
2	20-05-20	DR	SR	Issued for Client comment

gethinroberts g
 CONSULTANTS

Mr & Mrs Williams - 30 Cae Sam, Greslion

Project: **TDD.01** No: **2010**

Scale: 1:50 Status: **P** Revision: **2**

Project: **TDD.01** No: **2010**

Scale: 1:50 Status: **P** Revision: **2**











Agenda Item 4.2

PLANNING COMMITTEE

DATE: 24/09/2020

REPORT OF THE ASSISTANT HEAD OF ENVIRONMENT DEPARTMENT

Number: 2

Application Number: C20/0222/20/LL

Date Registered: 05/03/2020

Application Type: Full

Community: Y Felinheli

Ward: Y Felinheli

Proposal: Demolition of existing stables and erection of new stables along with the erection of an indoor riding school building, manège and associated infrastructure (including relocating the access and parking arrangements)

Location: Sŵn y Môr, Caernarfon, LL55 1UE

Summary of the Recommendation: To approve with conditions

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1. Description:

- 1.1 This is a full application for the demolition of the existing stables and erection of new stables in their place along with the erection of an indoor riding school building, riding manège and associated infrastructure (including rearranging the existing access and parking arrangements) on a site near the banks of the Menai Straits at Llanfair Is Gaer which lies to the north of Caernarfon and to the south of Felinheli. The application can be split into several different elements, which include:-
- Demolition of the existing stables for the applicant's private use and erection of new stables measuring 36.5m long, 12.2m wide with a height of 5.9m to the roof ridge, along with the erection of an indoor riding school measuring 61m long, 30m wide with a height of 8.2m to the ridge with a total floor surface area of 2,275m².
 - A small corner of the riding school will include toilets and a viewing area/coffee place.
 - Undertaking associated infrastructure work to include a provision for treating rainwater and foul water, walking paths and vehicle paths around the site and new fencing.
 - Extending the surface area of the existing manège from 72m x 28m to 60m x 60m.
 - Making occasional use of the nearby fields as an overflow car park.
 - Altering the location and design of the existing access off the nearby unclassified county road along with the provision of 20 parking spaces within the site.
 - Undertaking landscaping and tree planting work in accordance with the recommendations of the Visual and Landscape Impact Assessment submitted as part of the application.
 - There will be an element of excavating and filling the existing land surface in order to accommodate the riding school and stables below.
 - Extending the eastern boundary of the site from 120m to 130m long.
- 1.2 The 0.17ha site lies adjacent to the applicant's property known as Sŵn y Môr with the existing driveway and access off an unclassified county road which also serves St Mary's Church and Plas Menai national water-sports centre. The site currently includes stables and the manège that are located immediately behind Sŵn y Môr. The access is set on an angle to the nearby county road with parking spaces located between the access itself and the stables. The site is extensively screened with a thick *clawdd* which is approximately 2m high and this forms the northern boundary of the site.
- 1.3 To the north of the site, the unclassified county road is located, along with St Mary's Church (grade II listed building), a cemetery and the Plas Menai national water-sports centre; located to the east is agricultural land and a woodland, along with Lôn Las Menai/Wales Coast Path and the A487 trunk road lies further afield. To the east, there is agricultural land and a woodland and the Griffiths Crossing Industrial Estate lies further afield and the applicant's property situated on the banks of the Menai Straits is located to the west.
- 1.4 The site lies in open countryside and the Anglesey Area of Outstanding Natural Beauty (AONB) is situated approximately 80m to the west and the Menai Straits and Conwy Bay Special Conservation Area is located approximately 200m to the north. According to LANDMAP (the Welsh landscape baseline), the area around Plas

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Menai is identified as an area of low sensory and visual surfaces considering the nearby modern, mixed and discordant developments.

- 1.5 In order to support the application, the following documents were submitted - Design and Access Statement, Business Plan, Planning Statement, Report on the Pre-application Consultation (PAC), Preliminary Ecology Report along with a Visual and Landscape Impact Assessment Report.
- 1.6 It was confirmed that the applicant had undertaken a pre-application consultation in accordance with Article 1 of the Town and Country Planning Act (Development Control Procedure) (Wales) (Amendment) 2016, as the proposal is a development that is defined as a *major development*. A Pre-application Consultation Report (PAC) has been included with the application in order to reflect this consultation. Although the development is one that is described as a *major development*, there is no need for an Environmental Impact Assessment in relation to this development as this type of development is not included within Schedule 2, Regulation 2(1) of the Town and Country Planning Regulations (Environmental Impact Assessment) (Wales) 2017.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 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:-**

ISA1: Infrastructure provision

ISA4: Safeguarding existing open spaces

PCYFF1: Development Boundaries

PCYFF2: Development criteria

PCYFF3: Design and place shaping

PCYFF4: Design and landscaping

PCYFF5: Carbon management

PCYFF6: Water conservation

PS5: Sustainable development

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PS6: Mitigating the Effect of Climate Change and adapting to them

AMG1: Areas of Outstanding Natural Beauty Management Plans

AMG5: Local Biodiversity Conservation

PS1: The Welsh Language and Culture

PS4: Sustainable Transport, Development and Accessibility

TRA2: Parking standards

TRA4: Managing transport impacts

CYF6: Re-use and adapt rural buildings or a residential unit for business use or construct new units for business/industry

PS19: Conserving and enhancing the natural environment

PS20: Preserving and where appropriate enhancing heritage assets

Gwynedd Design Guidance (2003)

Supplementary Planning Guidance (SPG): Maintaining and Creating Distinctive and Sustainable Communities

SPG: Character of the landscape

SPG: Planning for Sustainable Building

2.4 **National Policies:**

Planning Policy Wales (PPW), Edition 10, November 2018

Technical Advice Note (TAN) 12: Design

TAN16: Sports, Leisure and Open Spaces

TAN 18: Transport

NCT23: Economic Development

TAN24: The Historic Environment

TAN6: Planning for Sustainable Rural Communities

3. **Relevant Planning History:**

- 3.1 Pre-application enquiry, application number Y19/001172 - demolition of existing stables and erection of new stables along with the erection of an indoor riding school building and manège. The response stated whilst the principle of developing and extending the business on this site is acceptable under the policies of the Joint Local

Development Plan, the success of any planning application would depend to a vast degree on an assessment of the visual impact of the development and the possible harm to the landscape. In addition, it will be essential to establish the exact nature of the activities that will take place on the site so that the potential impacts on the area's amenities and any broader side-effects on considerations such as transport, can be assessed.

- 3.2 Application number C12/0995/20/LL – retrospective application to erect a stable, along with the provision of a hardstanding. Approved in August 2012.
- 3.3 Application number C10A/0310/20/LL – erection of stables, new access, driveway and riding area approved in August, 2010.

4. Consultations:

Community/Town Council:	Object - the size and height of the building affects the character and conservation of the area, in particular as the ancient Church and a cemetery are located in the area. The tranquil experience and atmosphere of the cemeteries will be affected by the noise created by the enterprise.
Transportation Unit:	No objection to the proposal on the grounds of road safety and parking, but recommend including relevant conditions/notes if the application is approved.
Natural Resources Wales:	<p>No objection to the application, but note the following observations:</p> <p>Protected Sites - This site is within 200 metres of the Menai Straits and Conwy Bay Special Area of Conservation (SAC). Natural Resources Wales has noted the potential impact routes of pollution for the features of this site.</p> <p>The above pollution routes might not lead to a substantial impact if the developer adheres to the pollution prevention guidelines (within the Advice to Developer section below).</p> <p>Landscape - Agree with the mitigation proposals noted in the Visual and Landscape Impact Assessment (Siân Griffiths, LVIA, January 2020) in paragraph 1.15 and we do not have any additional requirements. No proposals have been included for exterior lighting. If the manège, car park, access to buildings, and external spaces will need to be lit, we recommend that a lighting plan is stipulated as a condition of any permission. The lighting units selected, and their location, would need to be confirmed and show the night sky and side lighting and the visibility of the lighting source would be avoided within views of the AONB.</p> <p>Protected Species - It is noted that the bat report submitted to support the above application (<i>Cambrian Ecology</i>, 15 November 2019), has noted that no bats were using the application site. Therefore, there are no further species observations to make on the application as submitted.</p>

	<p>Other matters - The above observations only relate specifically to matters on the check-list, Advice Service on Development Plans: consultation subjects (September 2018). No consideration has been given to the possible impacts on other matters and we cannot disregard the possibility that the proposed development can impact the interests of others. The applicant is reminded of the fact that it is their responsibility to ensure that all other licences/permissions are relevant to the development, as well as planning permission.</p>
Welsh Water:	<p>Recommends that the applicant contacts Natural Resources Wales as the proposal involves using a septic tank.</p>
Public Protection Unit:	<p>No response.</p>
Biodiversity Unit:	<p>The report of Cambrian Ecology showed that the development would not impact biodiversity. In accordance with the report, the recommendations in section 10 should be realised (<i>Biodiversity Gain</i>) by planting indigenous trees. A condition should be imposed that the developer presents a planting scheme for approval by the Authority.</p> <p>Following NRW's observations above, Gwynedd Council, as the Competent Authority must undertake a Test of Likely Significant Effect under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) before determining the application.</p> <p>The first step is to undertake a Test of Likely Significant Effect:</p> <p>There is a small risk for some polluted material to escape from the site after the demolition of the building and the building work and impact the features of the Menai Straits and Conwy Bay SCA European Site. The developer will be required to follow recognised good practice for this type of development. These have been detailed in the observations from Natural Resources Wales and there should be a condition.</p> <p>The developer is advised to follow the directions within Advice Note Pollution Prevention 5 "Maintenance work in water or close to water":</p> <p>Due to the above details and the size of the development, its distance from the European site (185 metres), Gwynedd Council can be confident that the development will not lead to a Significantly Negative Impact on the features or processes of the Menai Straits and Conwy Bay SAC.</p>

Gwynedd Archaeological Planning Service:	Despite the restricted footprint of the development, potential exists of identifying archaeological materials from the middle ages and, in this respect, there will be a need to undertake archaeological mitigation measures in the form of a relevant planning condition should the application be approved.
Water and Environment Unit:	<p>From January 7 2019, sustainable drainage systems (SuDS) will be required to control surface water for every new development of more than one dwelling or where the building area with drainage implications is 100m² or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers. These systems must be approved by Gwynedd Council in its role as the SuDS Approval Body prior to the commencement of the construction work.</p> <p>Due to the size and nature of the development, it is likely that an application will need to be provided to the SuDS Approval Body for approval before construction work commences. No drainage materials have been submitted to date, and until an application is made to the SuDS Approval Body, there is no assurance that the site plan would enable compliance with the full suite of national NDS standards.</p>
Isle of Anglesey County Council, Built and Natural Environment Unit	The Built and Natural Environment Unit comes to the conclusion that the Landscape Impact Assessment submitted with the application notes small detrimental impacts, the natural beauty of the AONB would be protected (there would be no direct impact on the landscape of Anglesey AONB). There would be a minor detrimental impact on the special quality of the vast views/character of the seascape of a number of open views within Anglesey AONB. The Assessment underlines several matters that are associated with design and landscaping in order to reduce impacts. We consider that additional information would be needed regarding some of them by means of a planning condition, should you intend to approve. The impacts on other landscape features of the Menai Straits that are local to the area are not being assessed here. The condition recommended is to present landscaping details before commencing and implementing after completing the construction work. In addition, it is recommended that the Local Planning Authority considers whether the cladding details can be improved further to reduce how much light would be lost - in particular on the Menai Straits side or other sensitive elevations, location and lighting of any exterior lights used and how long they will be on for.
Welsh Government (Economy and Infrastructure Department):	No instructions.

North Wales Police:	No response.
Language Advisor, Corporate Support Unit:	After receiving additional information from the applicant, the Unit is happy that there is an intention to work bilingually as well as erecting bilingual signs within the site. Once the business will be ready to open to the public, the applicant can then collaborate with the Unit/Language Initiative.

Public Consultation:

A notice was placed in the press, on the site and nearby residents were informed. The notification period has already ended but no objections had been received from the public to the proposal following the statutory advertisement period.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The principle of constructing new stables, along with erecting an indoor riding school building and associated riding manège is grounded in Policy PCYFF1 and CYF6 of the LDP. Policy PCYFF1 states that outside the development boundaries, proposals will be refused unless they are in accordance with specific policies in the Plan or national planning policies or that the proposals show that its location in the countryside is essential. Policy CYF 6 states that proposals to convert rural buildings for business use or to adapt a residential unit in order to allow home working or new units for industry or business will be approved, provided that the following criteria can be met:-

1. That the scale and nature of the development is acceptable given its location and size of the building in question.
2. That the development would not lead to a use that conflicts with nearby uses or has an impact on the viability of similar uses nearby.

The third criterion is irrelevant to this particular application as it does not relate to the use of an existing building.

5.2 **That the scale and nature of the development is acceptable given its location and size of the building in question** - The proposal involves erecting two relatively substantially sized structures with a combined floor area of 2,275m². The stables are located in the north-western corner of the site on a right angle to the applicant's house, facing the nearby unclassified county road, with the cemeteries located further to the north. The largest building, namely the riding school, stands approximately 16m to the east of the stables and it is laid out so that it runs parallel with the existing *clawdd* which defines the northern boundary of the site. Considering that the land drops from 13m (Above Ordnance Datum) on the eastern boundary of the site down to 10m to the western boundary of the site, 3/4 of the riding school's floor area will be set into the landscape by undertaking excavation and filling work. The highest section of the building will be set approximately 2.3m below the existing surface of the land. However, 2/3 of the floor area of the stables will be set at approximately 0.35m above the existing land level, but on a plot of land that is lower than the eastern part where the riding school is located. It is intended to locate a manège 7m to the south of the

riding school with a path around it, parking spaces in the north-western corner of the site in between the proposed stables and the existing *clawdd*, along with landscaping work.

5.3 As referred to above, the application site lies in open countryside and the Anglesey Area of Outstanding Natural Beauty (AONB) is situated approximately 800m to the west and the Menai Straits and Conwy Bay Special Conservation Area is located approximately 200m to the north. According to *LANDMAP* (the Welsh landscape baseline), the area around Plas Menai is identified as an area of low *sensory* and *visual* surface, considering the modern, mixed and incompatible developments located nearby. Despite the *LANDMAP* description of the nearby area, any new development on this plot of land must be considerate of its visual impact on views in and out of the Anglesey AONB, along with views of it from local public areas and to this end a Visual and Landscape Impact Assessment Report was submitted with the application.

5.4 The Visual and Landscape Impact Assessment concludes as follows:-

- Anglesey AONB is located approximately 800m to the west of the site but only intermittent and fragmented views can be seen of the application site from the direction of the AONB itself, with the Griffiths Crossing Industrial Estate creating a more intrusive feature within the broader landscape. It is also confirmed that only minor detrimental impacts would be caused to the natural beauty of the AONB and that there would be no direct impact on the landscape of the AONB itself or on the integrity of the Llanidan Registered Historical Park and Garden, which is located to the north of the AONB itself.
- The impact of the proposal would be more prominent during the winter season, on the grounds of internal light, considering the nearby deciduous vegetation. Although no details of the interior lighting provision were received with the application, this element of the development can be conditioned by asking the applicant to submit a comprehensive lighting plan for approval by the LPA. The applicant confirmed that there is no intention to install exterior floodlights in this proposal.
- The cumulative impact of agricultural type construction was considered within the local landscape but it is believed that there is sufficient space between these buildings so that they would not have a detrimental impact on the character of the landscape based on numbers and density, particularly when looking at the site from Anglesey AONB.
- A nearby residential property is located to the east of the application site, however, it is not believe that the general amenities of the occupants of this property will be undermined on the grounds of visual amenities.
- Plas Menai and St Mary's Church are located to the north of the site; however, it is believed that the development would have a low to medium impact on the setting of this property.
- Although the site is of a general quality, it is also acknowledged that it is of a medium sensitivity, due to its location near the Menai Straits, Anglesey AONB and St Mary's Church. When assessing the impact of the development on the landscape and its visual impact collectively, it is believed that the proposal would have a minor detrimental impact on the landscape during the post-construction period (the first year) and within the long-term (15 years). Although it would not be possible to screen the development 100%, considering that broader views of the site can be seen from all four directions, undertaking planting and landscaping work, as well as retaining the existing vegetation, would be a way of reducing the development's impact on visual amenities. The response of Anglesey Council's Built and Natural Environment Unit is in agreement with the results of the Visual and Landscape Impact Assessment based on the impact of the proposed development on the setting of the AONB.

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5.5 **That the development would not lead to a use that conflicts with nearby uses or has an impact on the viability of similar uses nearby** - in response to the pre-application consultation, the LPA expressed the importance of establishing the exact nature of the activities that will take place on the site, so that it is possible to assess the potential impacts on the area's amenities and to this end, there would be a need to submit a business plan, considering the numerous sensitive uses near the site, including residential dwellings, a church and a water-sports activities centre. In acknowledging the above advice, the applicant has submitted *Sŵn y Môr Riding Centre Business Plan* in order to show sustainability and the scale of the development with the main points of the Plan relating to:-

- The applicant's vision is to develop a renowned sustainable riding centre to encourage children, young people and adults in north Wales and Anglesey to nurture and develop their riding skills in a homely, wholesome and safe environment.
- The aim will be to have up to 2,500 to 2,700 customers per annum and it is anticipated that the level of transport in and out of the site will vary between as little as two movements per day in the middle of winter and up to 20 movements during the summer. It is likely that these numbers will increase to up to 60 movements when events are held; however, these will only be occasional.
- It is not intended to propose facilities to accommodate horses from outside as the applicant already has 11 horses in her ownership on the 8ha holding.
- The Business Plan forecasts that the venture will be financially sustainable within 3 years, when assessing factors such as the development period, the operational period, the offer itself (*product*), locals, the local market. After conducting research, it is suggested that there is a substantial hidden interest and demand for horse-riding and horse-jumping in the local area and beyond.

5.6 As has already been referred to, a number of various land uses are located in the catchment area of the application site, including residential dwellings (Bwthyn Griffiths Crossing and Bwthyn Groeslon) approximately 148m to the east, Plas Menai water-sports centre and associated accommodation, along with St Mary's Church and cemeteries to the north. The applicant's dwelling (Sŵn y Môr), stands immediately adjacent to the northern boundary of the site. It is also noted that the site is already used for horse-riding use, but this use is restricted to the applicant's personal use and to friends of the family.

5.7 Considering the nature and scale of the proposal, it is not believed that it would conflict with nearby uses based on the distance between the application site and the location of the nearest residential dwellings, that outdoor leisure use is already established nearby, which attracts people to the area, and it is anticipated that commercial horse-riding use will not substantially disrupt the use of activities of the nearby church/cemeteries as this use will be self-contained and located separately to these uses. It is not believed that the use will undermine the viability of nearby uses on the grounds that these properties are residential dwellings and a church and that the water-sport centre use is a corresponding attraction to this proposed attraction.

5.8 Considering the assessment above, it is believed that the proposal is acceptable on the basis of the principles and matters assessed above. However, it is also required that the proposal complies with other relevant policies and these will be discussed below.

Visual amenities

5.9 The site is located within a site that is sensitive in terms of the landscape, with statutory designations located near the site itself. This sensitivity has been acknowledged in the

Visual and Landscape Impact Assessment document submitted to support this application, with the document recommending mitigation measures in order to reduce the impact of the development on the landscape. The effect of the development on the landscape can be assessed by responding to the following aspects:-

- Setting - the proposed buildings are located in a way that will reduce their visual impact, not just on the local landscape but also on the broader views of it. The stables and riding school will be located close together and near existing buildings and structures, including the applicant's dwelling, the nearby unclassified county road and the Plas Menai structures, which appear as a group of buildings, rather than as separate buildings. Existing vegetation such as the 2m high *clawdd*/dense privets that run along the northern boundary of the site, as well as numerous trees planted in the applicant's garden assist to reduce the visual impact of the proposed buildings, and undertakes additional planting and landscaping around the site.
- Size and scale - the proposed buildings are of a common size and scale for agricultural buildings in the countryside and their scale will be reduced by using different materials on the exterior elevations and *by sinking* the vast majority of the main building (the riding school) into the surface of the land. The manège will be constructed in sand and will be set on the same level as the existing land and the only visible element of this part of the attraction will be the timber fence around it.
- Design and appearance - the design and appearance of the buildings are standard for agricultural buildings and are constructed of grey-blue coloured cement corrugated sheets coverings on the roofs, the highest levels of the walls will be constructed of timber boards and the lowest levels will be clean concrete panels. Various materials will be used on the site's surfaces, including tarmac for the parking spaces, concrete in between the two buildings, natural sand to surface the manège and a timber fence around it, along with a path of *grasscrete* or similar to the nearby field. The construction has been designed in order to reduce any light pollution that could derive from using the site as a riding school. The Planning Statement states that it is not intended to install exterior floodlights and the use of interior lighting will be kept to the minimum required to operate effectively within the construction itself. Nevertheless, any light pollution impacts will be most prominent during the winter months, and in order to reduce this impact it is intended to plant vegetation between the construction and the Menai Straits in accordance with the recommendations of the Visual and Landscape Impact Assessment submitted as part of the application. It can be ensured that any light impact is kept to a minimum by including a relevant condition.

- 5.10 The grade II listed building of St Mary's Church is located approximately 70m to the north-west of the application site. Considering the distance between them, the vegetation around the periphery of the church and the content of the Visual and Landscape Impact Assessment document, any impact on the setting and character of the church will be low to medium, considering also that buildings already exist not too far from the church's location. When considering the above aspects of the development, it is believed to be acceptable on the grounds of its impact within the landscape and its impact on nearby statutory landscape and historical designations. Therefore, to this end, it is believed that the proposal as submitted is acceptable based on the requirements of Policy PCYFF3, CYF6, AMG1, PS19 and PS20 of the LDP.

General and residential amenities

- 5.11 Apart from the applicant's property, the nearest residential dwellings are located approximately 148m to the east of the application site and these dwellings are known as Bwthyn Griffiths Crossing and Bwthyn Groeslon. The two dwellings are located adjacent to the junction with the A487 trunk road and they are set back from the

unclassified county road that serves the site. Although it would be inevitable for an element of noise disturbance to disrupt the residential and general amenities of the occupants of these dwellings, it would not be an all-year occurrence as this cause would only be for specific periods during the year, when occasional events would be held on the application site. It is also noted that the source of permanent noise derives from the traffic using the nearby trunk road and it is anticipated that quite a non-significant increase in noise nuisance would derive from the proposed development, compared to the noise deriving from the users of the trunk road itself. Accommodation (Llys y Môr) that is associated with the Plas Menai use is located to the north of the application site; however, considering that visitors to the centre will only reside at this accommodation for a temporary period, it is not believed that it would have a substantial detrimental impact on the visitors themselves. To this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policy PCYFF2 and CYF6 of the LDP.

Transport and access matters

- 5.12 The site and other nearby properties are served by an unclassified county road with a junction to the A487 trunk road located nearby, further to the east. It is intended to improve and adapt the existing access by widening the opening to 6m, re-set the opening so that it is on a right-angle to the unclassified county road, along with the creation of 5m radius walls. It is proposed to provide parking spaces for 20 cars within the site along with further parking provision, if needed, in the field located adjacent to the main building, when occasional events are held. As part of the statutory consultation process, the Council's Transportation Unit was consulted and it was confirmed that they did not have an objection to the proposal, subject to the inclusion of relevant conditions/design notes. It is therefore believed that the proposal is acceptable based on the requirements of Policy TRA2 and TRA4 of the LDP.

Sustainability matters

- 5.13 There are several policies within the LDP that promote sustainability in new developments within the County. Policy PS5 supports developments which are consistent with sustainable development principles, and where appropriate, developments should:
- "Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport", in accordance with Strategic Policy 4.*
- 5.14 PPW (2018) states:
- In rural areas the majority of new development should be located in those settlements which have relatively good accessibility by non-car modes when compared with the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys."*
- 5.15 This is supported by Technical Advice Note 18: Transport, which states:
- "Development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes."*

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- 5.16 The application site lies 293m to the west of the roundabout on the A487 trunk road and 398m away from a public bus stop. In addition, the site is within convenient walking distance to another public bus stop near *Griffiths Crossing* which is used by a number of bus services. A network of public footpaths are located nearby, along with *Lôn Las Menai* which is a part of the Wales Coastal Path.
- 5.17 In addition to the above elements, it is believed that the proposal is accessible and inclusive, which allows access to all and offers a full provision for people with disabilities, and uses land that could be described as previously used land. It is also noted that the proposal would involve using equipment to reduce electricity use and energy-efficient lamps will be installed throughout the buildings. There is also provision for the removal of waste produced within the site and a bin storage area is located near the main entrance. Considering these proposals, it is believed that the development is acceptable on the grounds of the requirements of Policy PS4 and PS5 of the LDP.

Linguistic matters

- 5.18 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 10, 2018), along with TAN20. The SPG 'Maintaining and Creating Unique and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.19 It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it will be expected to submit a Statement/Report has been highlighted in Policy PS1 of the LDP, along with Diagram 5 of the SPG. The proposal does not reach these thresholds.
- 5.20 Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement / Assessment noted in Policy PS1, guidance is provided in terms of the type of relevant applications where it is needed to give consideration to the Welsh language in Appendix 5 (The Screening Procedure) of the SPG (section Ch to Dd). The guidance included within Appendix 5 notes that every retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement / Assessment shows how consideration has been given to the language.
- 5.21 On the grounds of this requirement, information was submitted by the applicant, stating the following:-
- (i) Signage - in accordance with guideline number 4 of Policy PS1 of the LDP, it is intended to install operational signage, along with bilingual instruction/warning signs within the site and in accordance with guideline number 5 of this Policy, Welsh names will be used for this development. This element of the development can be conditioned if the application is approved.
- (ii) Employment - the *Sŵn y Môr* Riding Centre will be a family business and, therefore, the element of local ownership is important to underline. On the contrary to other similar centres, there is an opportunity to emphasise the Welsh feel of the service as the applicant and her children are fluent Welsh-speakers and there is an opportunity to emphasise this element in the work. The information and research suggests that there

is hidden interest and demand for this type of attraction and it is estimated that the main customers of the attraction will derive from the local market.

- 5.22 To this end, therefore, it is considered that the proposal complies with relevant guidelines within Policy PS1 of the LDP, along with the requirements of the relevant SPG.

Biodiversity matters

- 5.23 As part of the application, an Initial Ecological Report was submitted, stating that there are no protected species within the area of the application site which could be affected by the proposed development. However, PPW states that planning authorities will need to attempt to retain and enhance biodiversity when exercising their functions and the Report recommends mitigation measures including installing bird boxes on the exterior elevations of the buildings, as well as planting indigenous trees and this can be ensured by including appropriate conditions on any planning permission. It is also noted that the response of the Biodiversity Unit to the statutory consultation process confirms that the development will not lead to a Significant Negative Impact on the features or processes of the Menai Straits and Conwy Bay Special Conservation Area. To this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policy AMG5 of the LDP.

Archaeological Matters

- 5.24 The application site has an agricultural history dating back to the 19th century, and considering the location of the nearby church, there is potential to uncover remains from the middle-ages, along with pre-historic remains, and this is following recent findings when constructing the nearby bypass. As a result, the Gwynedd Archaeological Planning Service states that archaeological mitigation measures will need to be carried out in the form of including a relevant planning condition, if the application is approved. To this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policy PS20 of the LDP.

6. Conclusions:

- 6.1 Based on the above assessment, it is considered that the proposal is in accordance with local and national policies, and that there are no other material planning considerations that outweigh these policy considerations. To this end, therefore, it is believed that this proposal is acceptable subject to the inclusion of the following conditions:-

7. Recommendation:

- 7.1 To delegate powers to the Assistant Head of the Environment Department to approve the application, subject to the following conditions:-

Conditions

1. Five years.
2. In accordance with the plans.
3. Landscaping matters.
4. Submission of a lighting plan for the buildings and the exterior areas, including their type and the time when they will be on.
5. Comply with the mitigation measures of the Preliminary Ecological Report.
6. Present archaeological mitigation measures.
7. Present the details of the bilingual signs within the site.

PLANNING COMMITTEE	DATE: 24/09/2020
REPORT OF THE ASSISTANT HEAD OF ENVIRONMENT DEPARTMENT	

8. Parking spaces to be completed before the development is used for any purpose.

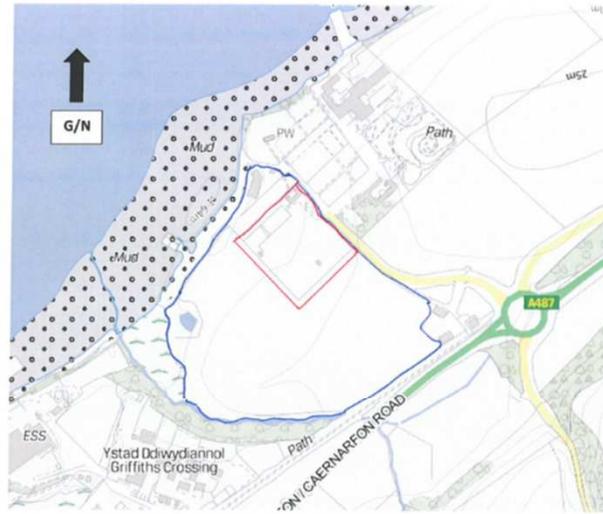
A note drawing the applicant's attention to the Sustainable Drainage System (SuDS).

C20/0222/20/LL

Dymchwel stablau presennol a chodi stablau newydd ynghyd â chodi adeilad ysgol farchogaeth dan do, manege a seilwaith cysylltiol (gan gynnwys ad-drefnu'r trefniadau mynediad a pharcio)/Demolition of existing stables and the erection of new stables in addition to the erection of an indoor riding arena, manege and associated infrastructure (including the re-alignment of the access and parking arrangements)

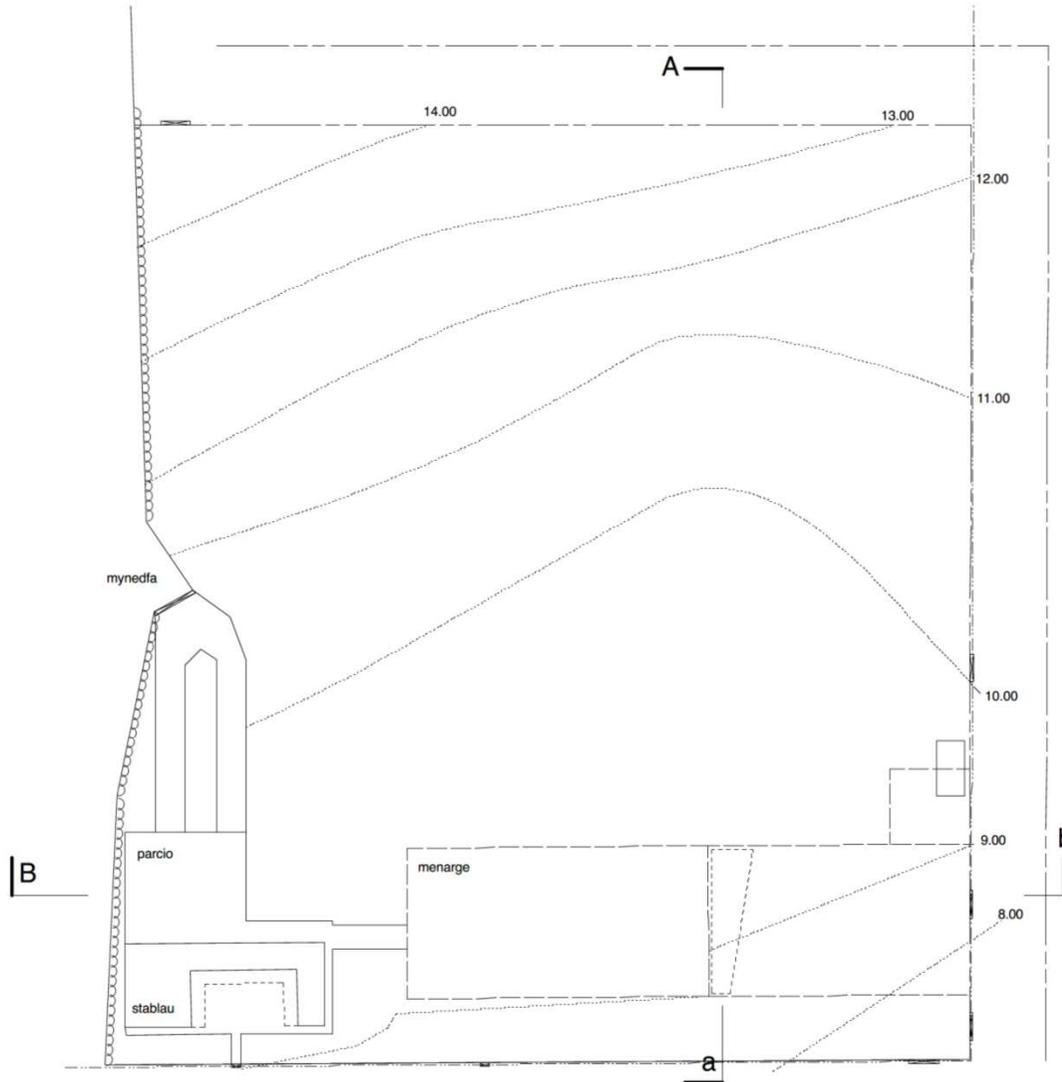
Swn y Mor, Caernarfon, LL55 1UE

Sŵn y Môr, Llanfair IsGaer, Caernarfon LL55 1TS – Cynllun Lleoliad/Location Plan



Graddfa/Scale 1:5000

Ffynhonnell/Source: lle.llyw.cymru (hawlfraint y map gwreiddiol Arolwg Ordnans/copyright of original map held by Ordnance Survey). Mae'r seilfap yn cynnwys gwybodaeth sector gyhoeddus sydd wedi ei drwyddedu dan Drwydded Llywodraeth Agored f2.0./The base map contains public sector information licensed under the Open Government Licence v2.0.



NODYN
Yr adeiladydd i gynnwys darpariaeth ar gyfer storio, ailgylchu
a rheoli gwastraff yn ystod y cyfnod adeiladu a meddiannaeth.
Lleoliad i'w gytuno cyn i'r gwaith safle gychwyn

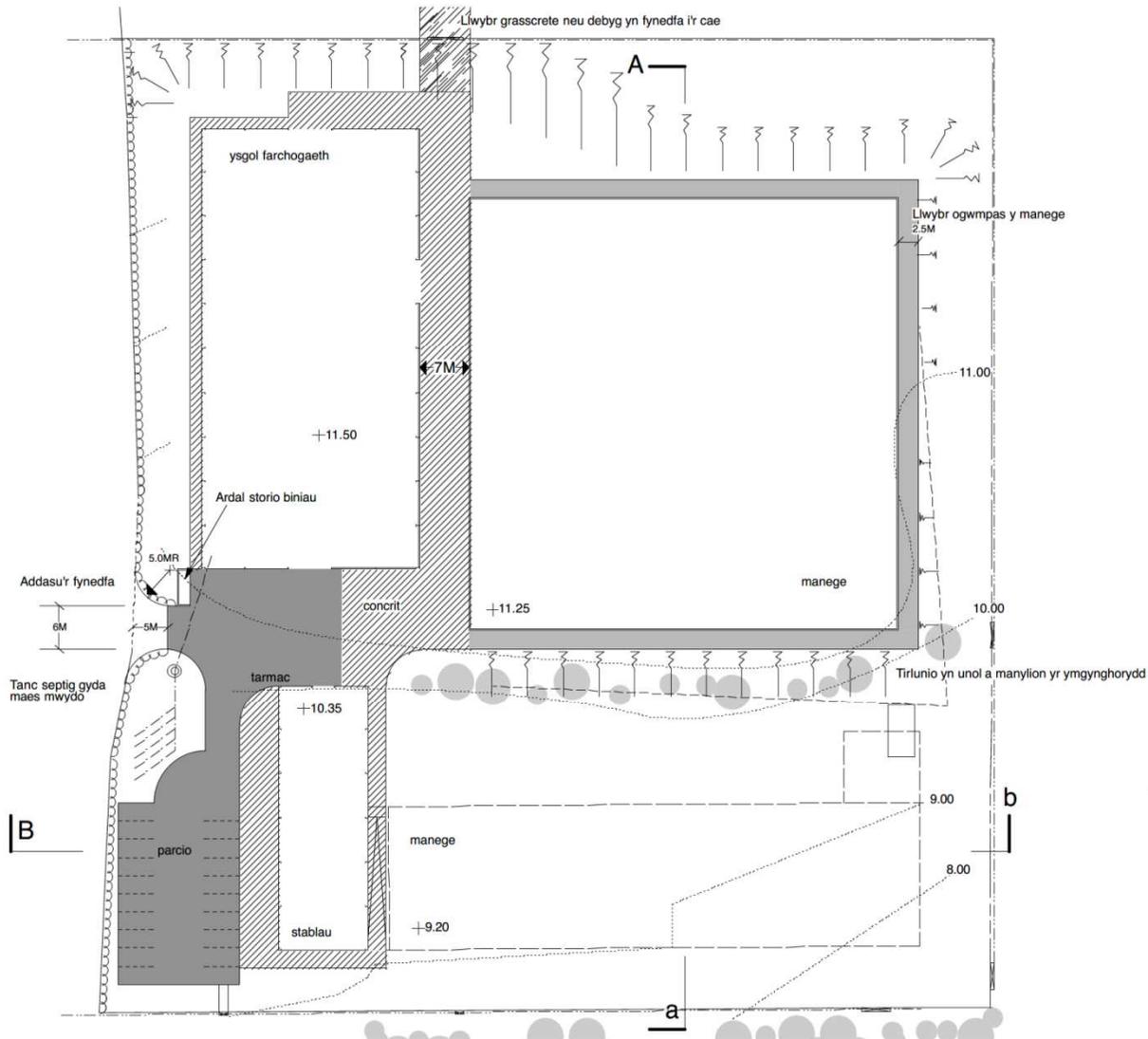


[--]01
safle presennol/existing site
1:500@A3

Job: 380/01.20

swn y mor
griffiths crossing
gwynedd
ll55 1ts

maredudd ab iestyn RIBA
pensaer / architect
02920 318855
07850 092883
abiestyn@btinternet.com

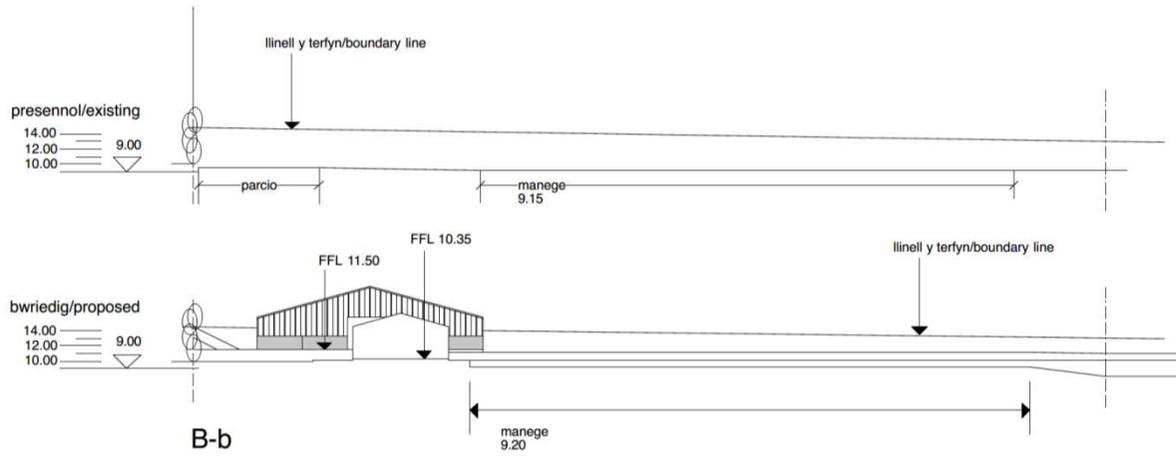
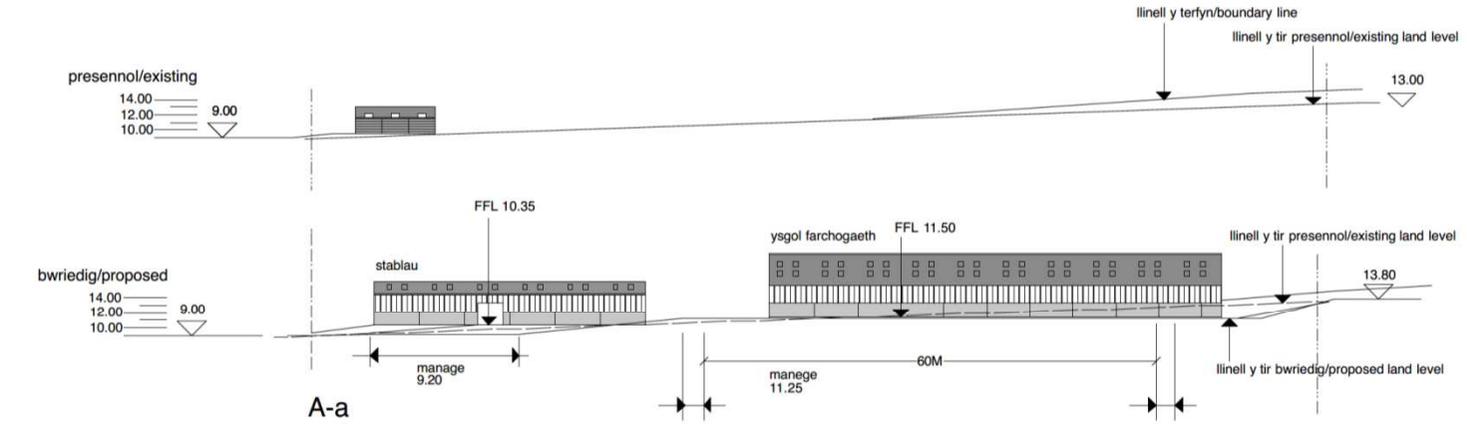


[9]-J01
safle bwriedig/proposed site
1:500@A3

Job: 380/01.20

swn y mor
griffiths crossing
gwynedd
ll55 1ts

maredudd ab iestyn RIBA
pensae'r architect
02920 318855
07850 092883
abiestyn@btinternet.com

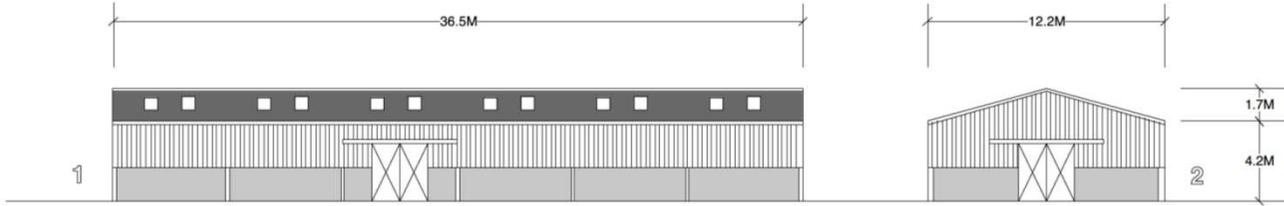


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safe bwriedig/proposed site
1:500@A3

Job: 380/01.20

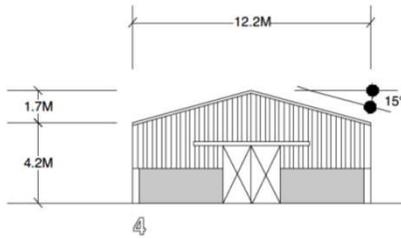
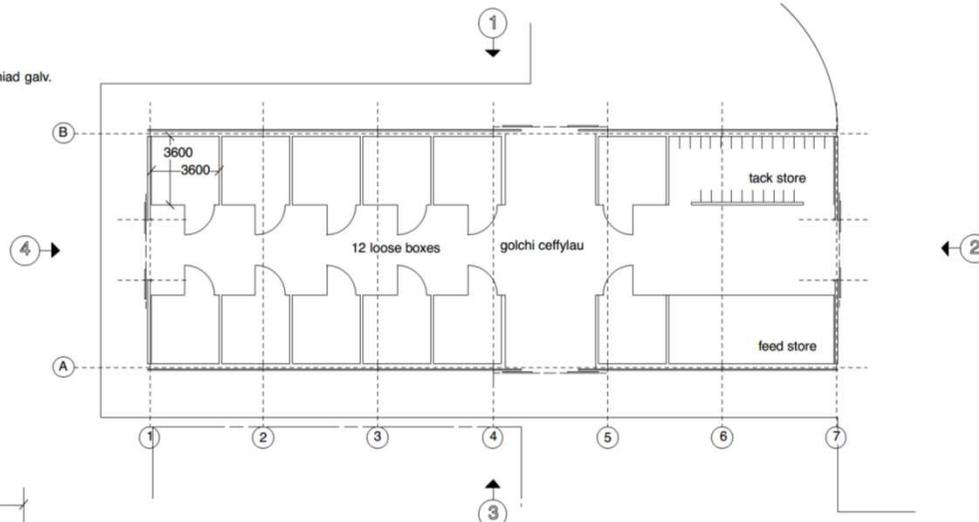
swn y mor
griffiths crossing
gwynedd
ll55 1ts

maredudd ab iestyn RIBA
pensaer / architect
02920 318855
07850 092883
abiestyn@btinternet.com

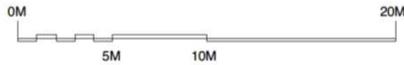
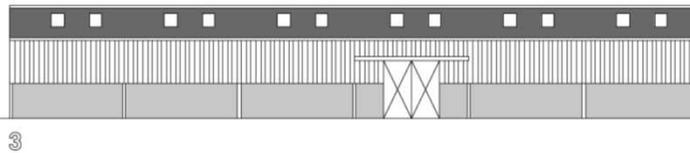


Adeiladau amaethyddol i BS5502 ClassII

- TO: Shitiau sment ffibr lliw glas 'Slate Blue'
Ffenestri to o shitiau clir
- WALIAU: Lefel uchaf o fyrddau pren 150x25
Lefel isaf o baneli concrit lliw naturiol
- DRYSAU: Drysau lithro pwrpasol o shitiau dur gorfenniad galv.
- GWTERI: Dur weedi ei galfanoidio- llw naturiol
- PIBELLI: Pibelli dwr glaw 100mmø PVC llw llwyd



Bocsus nythu adar i'w gosod ar waliau allanol yr adellad newydd.
Y nifer a'r math i'w cytuno gyda'r ecolegydd ymgynghorol

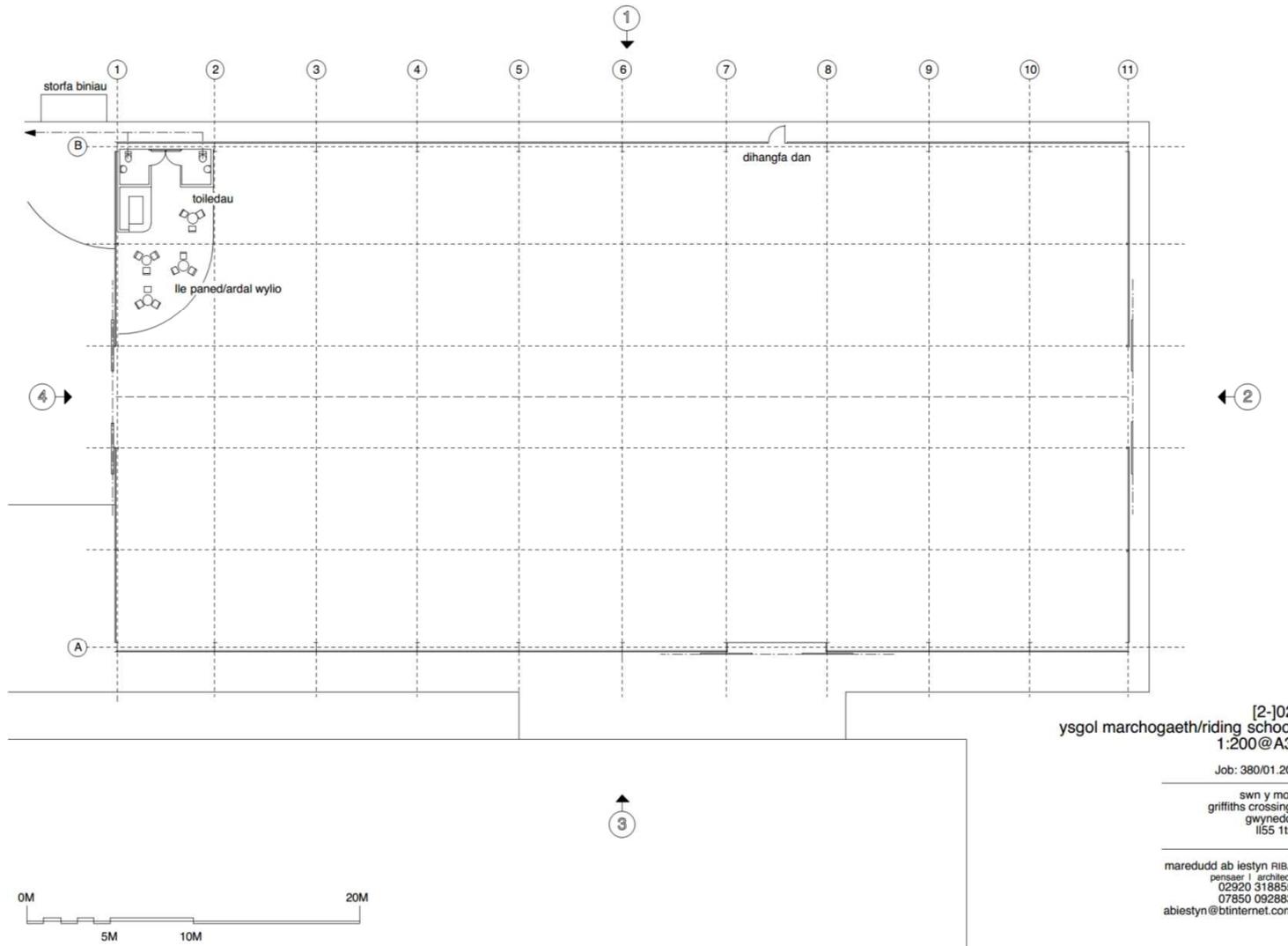


[2]-J01
stablau/stable block
1:200@A3

Job: 380/01.20

swn y mor
griffiths crossing
gwynedd
l155 1ts

maredudd ab iestyn RIBA
pensaer i architect
02920 318855
07850 092883
abiestyn@btinternet.com

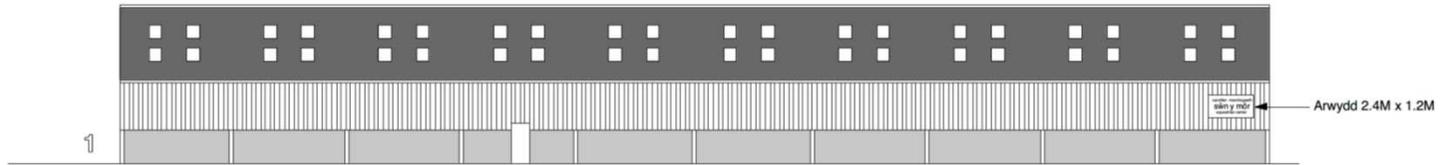


[2]-J02
ysgol marchogaeth/riding school
1:200@A3

Job: 380/01.20

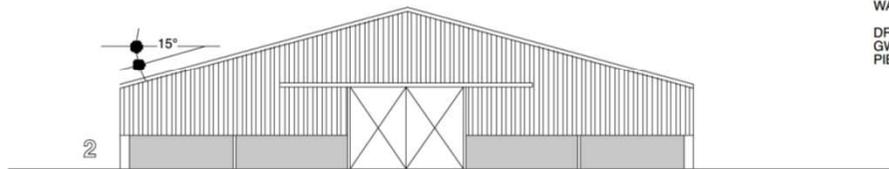
swm y mor
griffiths crossing
gwynedd
ll55 1ts

maredudd ab iestyn RIBA
pensaer i architect
02920 318855
07850 092863
abiestyn@btinternet.com

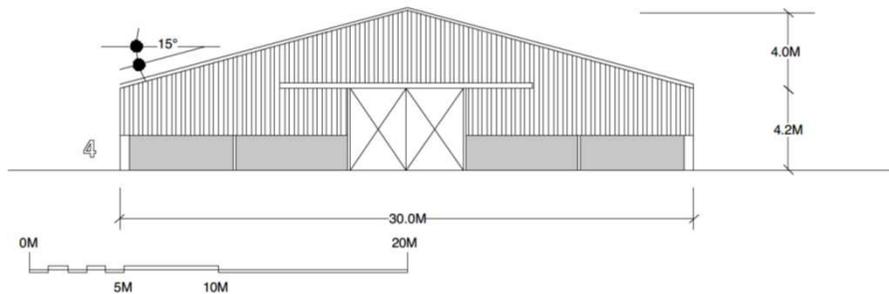


Adelladau amaethyddol i BS5502 ClassII

- TO: Shitiau sment ffibr liw glas 'Slate Blue'
Ffenestri to o shitiau cilr
- WALIAU: Lefel uchaf o fyrddau pren 150x25
Lefel isaf o baneli concrtll liw naturiol
- DRYSAU: Drysau llithro pwrpasol o shitiau dur gorfenniad galv.
- GWTERI: Dur wedi ei galfaneiddio- liw naturiol
- PIBELL: Pibelli dwr glaw 100mme PVC liw llwyd



Bocsus nythu adar i'w gosod ar waliau allanol yr adellad newydd.
Y nifer a'r math i'w cytuno gyda'r ecolegydd ymgynghorol



[2-]03
ysgol marchogaeth/riding school
1:200@A3

Job: 380/01.20

swn y mor
griffiths crossing
gwynedd
ll55 1ts

maredudd ab iestyn RIBA
pensaer i architect
02920 318855
07850 092883
abiestyn@btinternet.com















Number: 3

Application Number: C20/0102/33/LL

Date Registered: 07/02/2020

Application Type: Full

Community: Buan

Ward: Efailnewydd / Buan

Proposal: Extend the existing touring caravan site to land nearby by creating a new access from the existing camping site, move the location of one touring caravan and add eight new touring caravans.

Location: Plas yng Ngheidio, Ceidio, Pwllheli

Summary of the Recommendation: TO REFUSE

PLANNING COMMITTEE	DATE: 24/09/2020
REPORT OF THE ASSISTANT HEAD OF THE ENVIRONMENT DEPARTMENT	

1. Description:

- 1.1 This application relates to extending the existing camping site into adjacent agricultural land. It is proposed to create additional pitches for eight touring caravans as well as a new internal link road with a pitch to relocate one touring caravan from the existing site. As part the proposal, it is proposed to excavate the field where the caravans will be placed in order that its level is approximately one metre lower than its existing level. Timber post and pig netting fencing will be erected along the site's boundaries with a row of trees planted between the extension and the existing site (these have already been planted). Part of the new site would be used as an extension to the play area on the existing caravan and touring pods site.
- 1.2 There is planning permission for a site for 18 touring caravans and two mobile pods on a field east of the application site. Application number C17/0317/33/LL was also approved to permit a storage area for up to 30 touring caravans on alternative land within the farm's holding.
- 1.3 The site is located in open countryside within a Special Landscape Area. It is also located within a Landscape of Outstanding Historic Interest. The site is served by a class 3 road which runs parallel to the farm. The Cors Geirch Site of Special Scientific Interest (SSSI) is nearby which is also a Ramsar site and the Llŷn Fens Special Area of Conservation (SAC).
- 1.4 This application is an amendment of an application for eight additional pods on the same site that was refused on 22/07/2019 (application number C19/0090/33/LL).
- 1.5 The application is submitted to Committee as the site is owned by a Council member.

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 (Wales) Act 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, adopted 31 July 2017**
TRA 2 – Parking standards
TRA 4 – Managing transport impacts
PCYFF 1 – Development Boundaries
PCYFF 2 – Development criteria
PCYFF 3 – Design and place shaping
PCYFF 4 – Design and landscaping

TWR 5 – Touring caravan, camping and temporary alternative camping accommodation

PS 19 – Conserving and enhancing the natural environment

AMG 2 – Special Landscape Areas

AMG 5 – Local biodiversity conservation

PS 20 – Conserving and enhancing cultural assets

AT 1 – Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Supplementary Planning Guidance – Holiday Accommodation (2011)

2.4 National Policies:

Planning Policy Wales, Edition 10, December 2018

Technical Advice Note 13 – Tourism

Technical Advice Note 18 – Transport

3. Relevant Planning History:

C19/0903/33/LL – Application to amend conditions 4 (season), 5 (holiday use only), 7 (submission and agreement of pod details) and 8 (agreement of storage details) attached to planning permission C14/1218/33/LL – Still under consideration.

C19/0090/33/LL – Creation of camping site for 8 pods, access road, parking spaces and extend amenity building – Refused - 22/07/19

C17/0317/33/LL – Change of use of part of an agricultural field to store up to 30 touring caravans during the winter months – Approved 8 June 2017.

C16/1090/33/LL – Increase the number of touring units from the 11 that were approved to 19 (in addition) and erect a washing facility – Approved 20 December 2016.

C14/1218/33/LL – Change of use of a field to form a touring caravan site for 11 caravans and two camping ‘pods’ along with the construction of a toilet/shower block and installation of a septic tank - Approved 27 March 2015.

C12/0718/33/LL – Improvements to vehicular access and engineering work - Approved 16 July 2012

C12/0195/33/LL – Site for 12 touring caravans and washing facilities - Refused - 19 April 2012.

C08D/0048/33/AM – Single-storey dwelling - Refused - 14 April 2008

C07D/0267/33/AM – Erection of two houses – Refused 19 September 2007

C02D/0035/33/LL – Agricultural shed - Approved 12 April 2002.

4. Consultations:

Community/Town Council: Support

Transportation Unit: No observations to offer

Natural Resources Wales: No objection – guidance for the applicant

Biodiversity Unit: Insufficient information has been submitted to confirm that there would be no detrimental impact on the Llŷn Fens Special Area of Conservation. The information submitted regarding landscaping measures is insufficient to assess their efficiency.

Public Protection Unit:	Not received
Fire Service:	No observations to offer
Welsh Water:	No observations to offer
Caravans Officer:	Concern, that if the site layout shown on the plans is followed then the caravans will be too close together and will cause a fire hazard. The layout shown would not be acceptable under the licence conditions.
Public Consultation:	A notice was posted on the site and nearby residents were notified. The advertising period has expired and no correspondence was received in favour or against the proposed development.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 As this is a site for touring caravans, the application has to be considered under Policy TWR 5 of the LDP that sets out a series of criteria to approve such developments.
- 5.2 Criterion 1 in policy TWR 5 states that any new touring caravan development should be of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and / or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape.
- 5.3 The proposed development is located in a field to the west of the existing touring caravan and mobile pods site. It can be seen from the cross-section plan, submitted as part of the application, that the field subject to the application is approximately three metres higher than the ground level of the existing caravan site. As part of the proposal, it is intended to excavate the field so that its level is lowered by approximately one metre. This means that approximately the lowest metre of the caravans would be sunken into the ground compared to the existing ground level. However, the highest part of the caravans would be visible. Trees have been planted along the site's eastern boundary, although no information has been submitted regarding the type of trees, the exact location planted and what maintenance programme will be in place to ensure they are successful as a screen to the site. Despite the effort to plant trees, it is considered that the site cannot be described as one that is well hidden by the existing features of the landscape and, considering all the proposed excavation and re-levelling the field, it is not believed that it can be said that it is easy to assimilate these units into the landscape (even if it is accepted that the landscaping proposed is sufficient).

- 5.4 The field in question varies in terms of ground levels and is currently comparatively visible and open, especially from the A497 county highway above and near the Bryn Cynan roundabout, and on the approach from the roundabout down the slope towards the site and from sections of Cefn Morfa road, north of the site. As noted above, the application land is on a higher level than the existing touring caravan site and although it is intended to excavate approximately one metre in the field in order to place the caravans on the land, the upper part of the caravans would remain visible in the landscape. It is unlikely that the groundworks and planting would be sufficient to hide the caravans for some years, if at all.
- 5.5 Policy PCYFF 4 of the LDP requires that every proposal should assimilate with their surroundings and will refuse proposals that do not show how consideration has been given to landscaping matters from the outset as part of the design proposal. Although we realise what the applicant notes in terms of landscaping, however, as noted by the Biodiversity Unit, insufficient detail has been submitted with the application to show that the proposed planting and landscaping would be successful, indeed it is not proposed to undertake any landscaping along the site's northern boundary although the site is very visible from Cefn Morfa, south of Morfa Nefyn. In addition, Policy AMG 2 requires that a development should aim to maintain, enhance or restore the recognised character of the Special Landscape Area. It is not considered that approving a touring caravan site and all the associated work on this site would be of assistance to maintain, enhance or restore the character of the Special Landscape Area. Indeed, due to its location on higher ground, it is considered that the proposal would unavoidably cause further harm to the landscape of the Special Landscape Area which would be visible from the surrounding area. It is realised that it would be seen in the same context as the existing touring caravan site, however, granting this application would extend the harmful impact of the existing site on the landscape. A development of this nature and scale would therefore be likely to stand out obtrusively in the landscape and cause significant harm to the visual quality of the landscape and it is considered that the proposal is contrary to Policy PCYFF 4 and Policy AMG 2 of the LDP.
- 5.6 The site lies within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. The proposal involves extending an existing caravan site. In terms of its location and size, however, it is considered that the proposal would only have a local impact and that it would not have a wider impact on the historic landscape. Therefore, it is considered that the proposal is acceptable in terms of Policy AT 1 of the LDP.

General and residential amenities

- 5.7 Other than the Plas yng Ngheidio farmhouse, there are two dwellings in the vicinity of the application, namely a bungalow known as Tŷ Ni which is within the ownership of the farm, and the property opposite known as Graeanfryn. It is not considered that a site with eight additional caravans would be an over-development of the site and would not lead to additional traffic to an extent that would significantly harm local amenities. The Graeanfryn site itself acts as a Caravan and Camping Club exempt caravan site, therefore, the use in question would be unlikely to affect the property any more than it currently experiences. Therefore, it is not considered that the proposal would cause significant harm to the amenities of the local neighbourhood and the proposal is considered to be acceptable in terms of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.8 It is proposed to use the existing access to the site for the development. The Transportation Unit submitted observations on the proposal and they have no objection.

Therefore, it is considered that the proposal is acceptable in terms of road safety and complies with Policies TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.9 Cors Geirch lies approximately 200 metres north of the site which runs parallel with afon Geirch. The marsh has been identified as a Ramsar site and a Special Area of Conservation (SAC) which is of international conservation significance. The marsh is also designated as a Site of Special Scientific Interest (SSSI) of national significance. In the original proposal for the touring site, namely C14/1218/33/LL, Natural Resources Wales expressed concern regarding the proposed sewage disposal system and the possible impact on the protected site. A condition was imposed on that application to provide a reed bed. However, more recently on application C16/1090/33/LL, the applicant had discussions with Natural Resources Wales at which an understanding was reached that installing septic tanks with a soak-away of a higher than usual quality would be acceptable. Details of these septic tanks were submitted as part of application C16/1090/33/LL, and Natural Resources Wales and the Biodiversity Unit were satisfied with these details and that the capacity was sufficient for the proposal.
- 5.10 The intention with the existing application is to connect to the existing septic tank, however, the Biodiversity Unit have voiced a concern as to whether or not the existing system is sufficient to serve the proposal in question. The observations of the Biodiversity Unit require the developer to submit evidence showing that the system can sufficiently cope with the additional volume generated as a result of connecting eight additional caravans to the system. On the grounds of the information submitted, it is not possible to fully assess the proposal against the requirements of Policy PS 19 and national planning guidance to ascertain if the proposal is likely to have an impact on the designated SSSI, SAC and the Ramsar site.

Licensing Matters

- 5.11 The Council's Licensing Enforcement Officer expressed concern that the site layout as designed would not be appropriate to receive a caravan site licence as a fire hazard would emanate from the proximity of the caravan pitches to each other. A detailed amended plan based on licensing conditions would be required showing compliance with the licence prior to recommending the approval of the application. Although these are not matters that deal directly with planning, this site extension would not receive a licence without planning permission and therefore even if this application is approved it would not be possible to implement the development. It would have been possible to request further details as suggested by the Licensing Officer, however, as there is a fundamental policy objection to this application it is not considered that there is any justification to place more costs on the applicant.

6. Conclusions:

- 6.1 Policy TWR 5 of the LDP requires that any touring caravan development should be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape. This development would be in a prominent place in the landscape and would inevitably be harmful to this landscape that is in a designated Special Landscape Area. Therefore, it is considered that the proposal is contrary to point 1 of Policy TWR 3 in the LDP.

- 6.2 The site is visible in the landscape and the site in question is on a higher level than the existing touring caravan site on the farm. The site would be visible in the landscape and it is not considered that the proposal would integrate well with its surroundings. Neither does the application indicate clearly how consideration was given to landscaping matters as part of the proposal. In light of this, it is considered that the proposal would not do anything to maintain, enhance or restore the recognised character of the Special Landscape Area and the proposal is therefore contrary to the requirements of Policy PCYFF 4 and AMG 2 of the LDP.

7. Recommendation:

7.1 To refuse – reasons

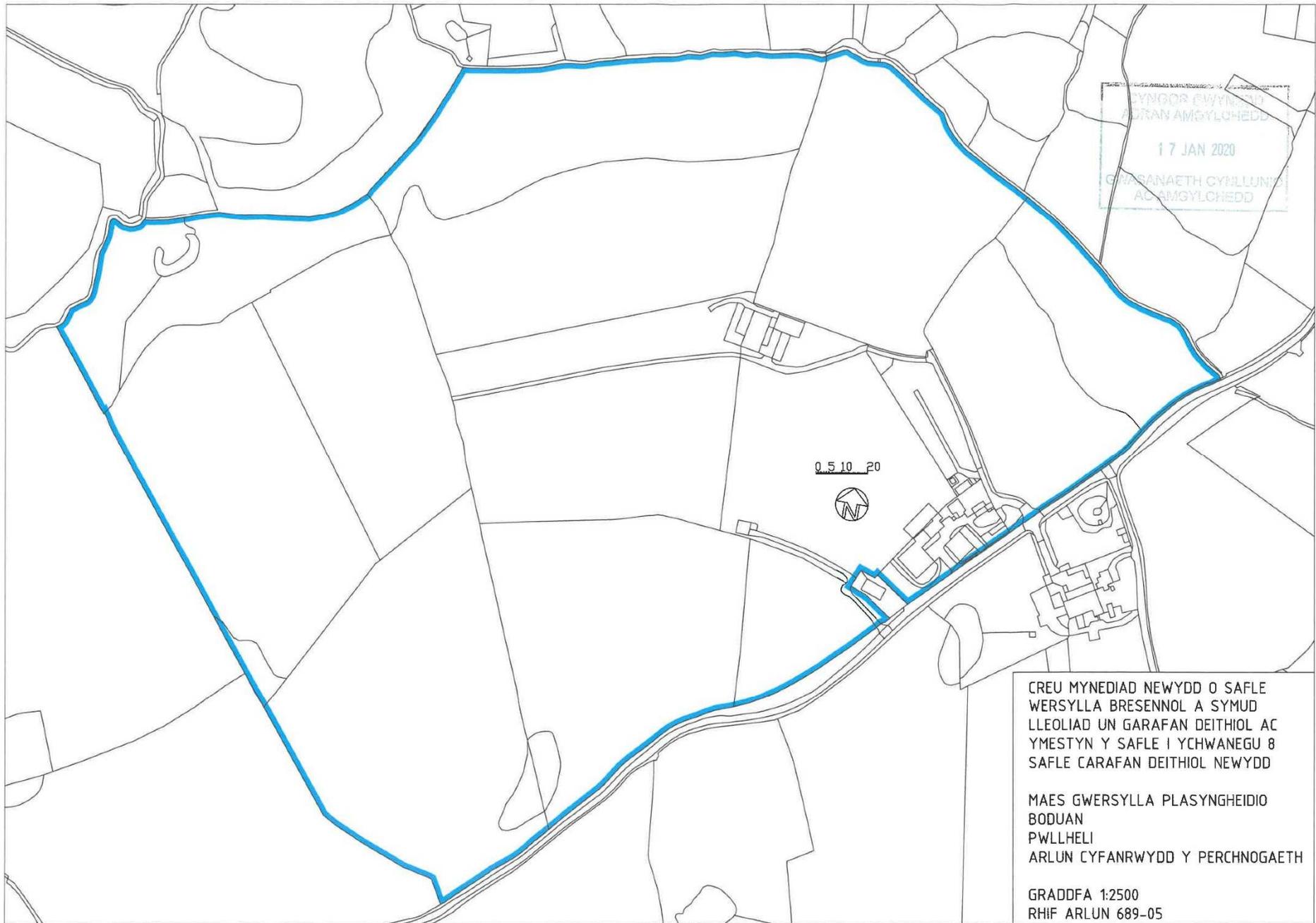
1. The development would be harmful to the landscape and would not integrate appropriately into the landscape in open countryside. In light of this, it is not considered that the proposal would add towards maintaining, enhancing or restoring the recognised character of the Special Landscape Area and the proposal is therefore contrary to the requirements of Policy PCYFF 4 and AMG 2 of the Anglesey and Gwynedd Joint Local Development Plan.

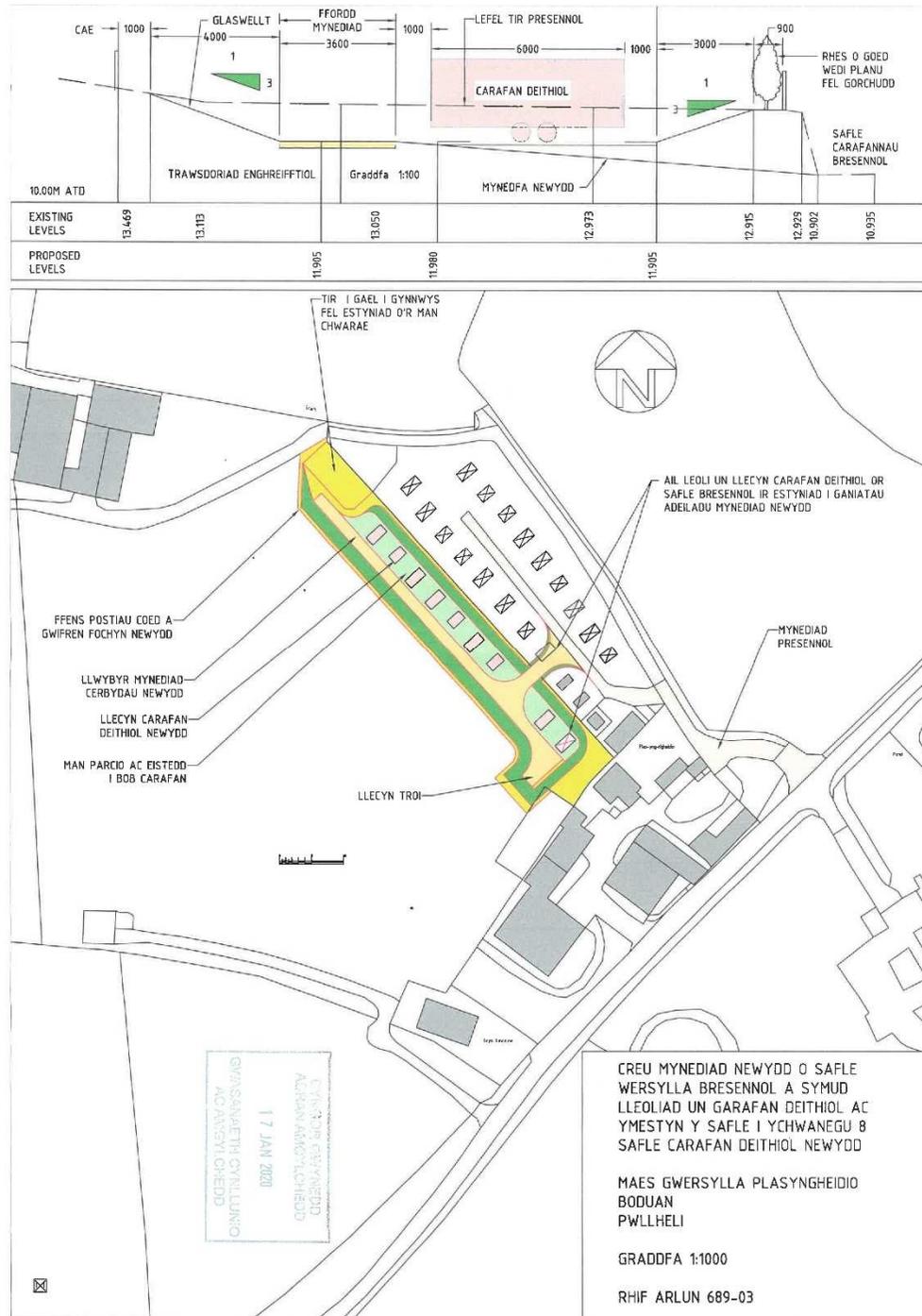
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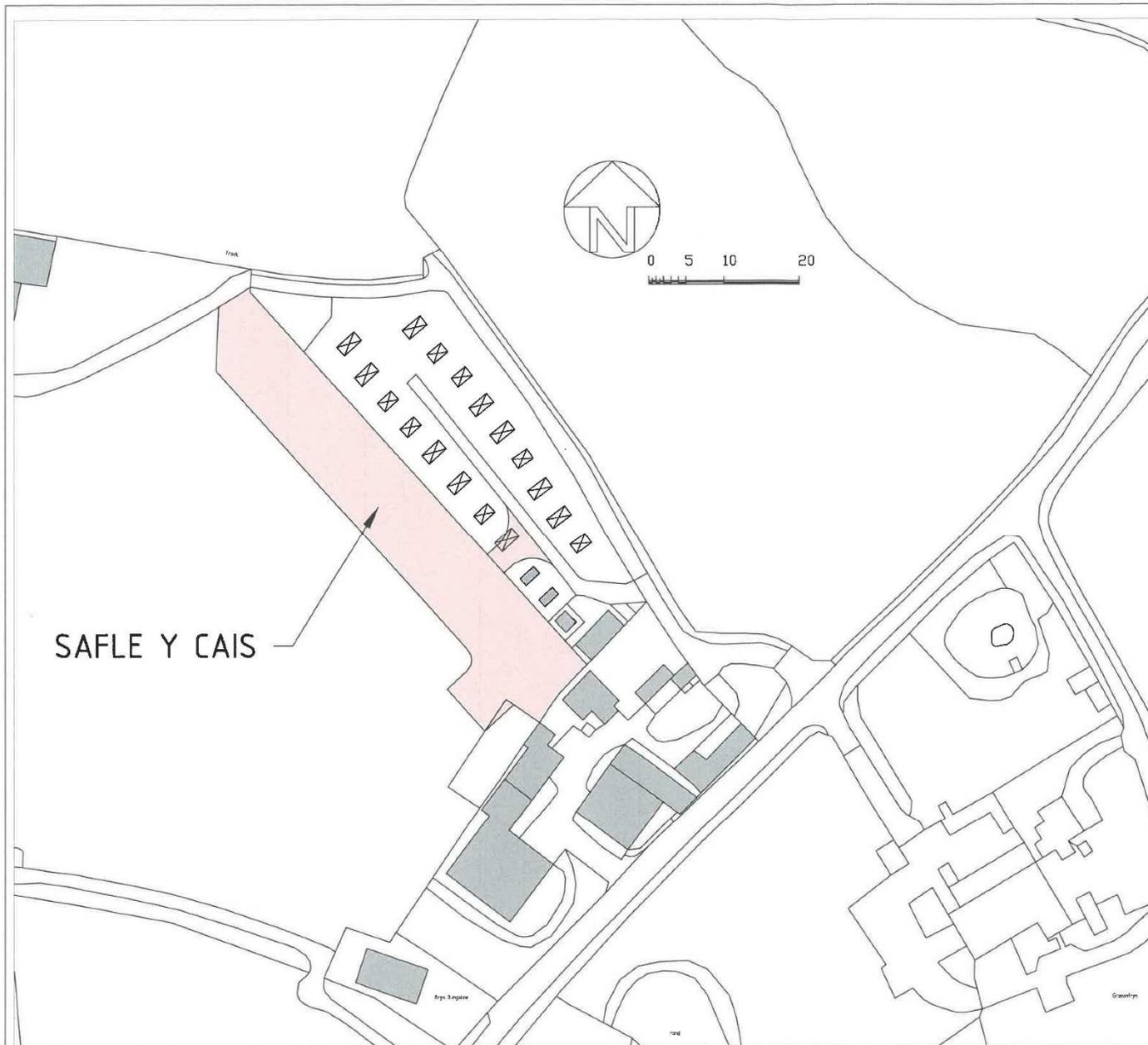
Ymestyn safle carafanau teithiol presennol i dir gerllaw trwy greu mynediad newydd o'r safle gwersylla presennol, symud lleoliad un garafán deithiol ac ychwanegu 8 carafán deithiol newydd.

Extend existing touring caravan site to adjacent land by creating new access from existing camp site, relocating one touring caravan site and adding 8 new touring caravans

Plas yng Ngheidio, Ceidio, Pwllheli, LL53 8YL







CYNGOR GWYNEDI
ADRAN AMGYLCHEDD
17 JAN 2020
GWASANAETH CYNLLUNIO
AC AMGYLCHEDD

CREU MYNEDIAD NEWYDD O SAFLE
WERSYLLA BRESENNOL A SYMUD
LLEOLIAD UN GARAFAN DEITHIOL AC
YMESTYN Y SAFLE I YCHWANEGU 8
SAFLE CARAFAN DEITHIOL NEWYDD

MAES GWERSYLLA PLASYNGHEIDIO
BODUAN
PWLLELI

GRADDFA 1:1000

RHIF ARLUN 689-02













Number: 4

Application Number: C20/0250/11/LL

Date Registered: 17/03/2020

Application Type: Full

Community: Bangor

Ward: Hiracl

Proposal: Change of use of ground floor from public house to residential flat

Location: Mostyn Arms, 27 Ambrose Street, Bangor, Gwynedd, LL57 1BH

Summary of the Recommendation: Approve with conditions

PLANNING COMMITTEE	DATE: 24/09/2020
REPORT OF THE ASSISTANT HEAD OF THE ENVIRONMENT DEPARTMENT	

1. Description:

- 1.1 This is a full application for a change of use of the public house (Class A3 Use) on the ground floor to a residential flat (Class C3 Use) in the Hirael area to the north of the city centre. Internally the proposal will involve the provision of an internal passageway, living room, dining room, two bedrooms, bathroom and kitchen. Externally, the intention is to undertake minor changes to the western and rear elevations of the building by installing two new windows with opaque glazing for one bedroom, along with the demolition of the existing one-storey roof which covers the exit below.
- 1.2 The property is serviced from an unclassified county road (Ambrose Street) and although there is no parking provision within the curtilage of the site, the current situation is that local residents park on the carriageway on nearby streets due to the high-density developed nature of this part of Bangor. The property is located within the development boundary of the Bangor Sub-regional Centre as contained in the LDP but the surrounding area has not been designated for any particular land use. To the north of the site there is a footpath to dwellings in Bro Seiri with the Capel Seion flats further afield, to the east is Ambrose Street with residential dwellings further afield, to the south are residential dwellings on Ambrose Street and Fairview Road, and to the west are the Bro Seiri flats.
- 1.3 A Design and Access Statement was submitted in support of the application along with correspondence from local estate agents stating that no interest had been shown after the ground floor of the property had been marketed as a public house for over 12 months. The application was submitted to the Committee as the applicant is an Elected Member.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 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:**

PCYFF1: Development Boundaries

PCYFF2: Development criteria

PCYFF3: Design and place shaping

PS5: Sustainable development

ISA2: Community facilities

PS17: Settlement strategy

TRA2: Parking standards

TAI1: Housing in the Sub-regional Centre and the Urban Service Centres

2.4 National Policies:

Planning Policy Wales (Edition 10 - December 2018)

Technical Advice Note 12: Design

3. Relevant Planning History:

Application number C01A/0603/11/LL – first floor extension to flat approved December 2001.

Application number C01A/0406/11/LL – extension and alterations to public house approved September 2001.

4. Consultations:

Community/Town Council: No objection.

Transportation Unit: No recommendation as it is deemed that the proposal will not have a detrimental impact on any road or proposed road.

Natural Resources Wales: No observations to make on the application.

Welsh Water: Condition regarding the disposal of surface water from the site.

Public Protection Unit: No response.

Public Consultation:

A notice was placed on the site and neighbouring residents were informed. The notification period has already ended but no objections had been received from the public to the proposal following the statutory advertisement period.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The principle of creating a residential unit causing the loss of use as a public house is based on Policies PCYFF1, TAI2 and ISA2 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. As referred to above, the site is located within the development boundary of the Bangor sub-regional centre. Policy TAI1 states that in the Bangor Sub-regional Centre and urban service centres that housing to meet the Plan's strategy will be secured through housing designations along with suitable windfall sites within the city.
- 5.2 The indicative housing supply for Bangor over the Plan period amounts to 969 units (which includes a 'slippage allowance' of 10%) and between 2011 and 2019 a total of 572 units have been completed in Bangor (224 on designated sites and 348 on windfall sites). The windfall land bank, i.e. sites with extant planning permission on sites not designated for housing, stood at 173 units as of April 2019, with further permission for 119 units on sites designated for housing in the LDP. Taking the information above into consideration, the total number of residential units in Bangor is 864, which is much lower than the indicative supply of 969 units.
- 5.3 A survey of the situation in relation to the windfall provision within the Sub-regional Centre and Urban Service Centres in April 2019 indicated that, based on the 1,785 units (not including the 10% slippage allowance) foreseen on windfall sites, 835 units had been completed, and there were 452 additional units in the land bank (and likely to be completed). Thus it can be seen that there is

PLANNING COMMITTEE	DATE: 24/09/2020
REPORT OF THE ASSISTANT HEAD OF THE ENVIRONMENT DEPARTMENT	

a shortfall of 498 units in terms of windfall provision. Based on the completion rates to date within the Sub-regional Centre and Urban Service Centres (April 2018), this proposal is acceptable.

5.4 Criterion 2(iii) of Policy ISA2 states that the LDP aims to withstand the loss or change of use of an existing community facility, which in this case is a public house. There are, however, exceptions to this criterion if the developer can show that:

- the current use is no longer financially viable - confirmation was received from the applicant's accountant that the viability of the business had been discussed following receipt of the figures for the year 2018-2019. According to the accountant, the only option would have been to reduce opening hours to save on heating bills, but that the profit from doing so would be insufficient to pay overhead expenses or to provide a living wage for the applicant. There was no other way to make savings and the accountant has confirmed that it is no longer viable or profitable to run the public house business at the property. Consequently, the applicant will retire at the end of this year and the public house will close permanently.
- there is no reasonable expectation for it to become financially viable - as referred to above, confirmation was received from the applicant's accountant that it is no longer viable or profitable to run the public house business at the property, and the applicant himself states that the situation will not improve in the light of the social distancing measures currently in force in response to Covid-19. It is also a small, local pub with physical limitations to the site/building that would prevent the applicant or any prospective purchaser from improving the facilities for customers.
- no other appropriate community use could be established - bearing in mind the constraints of the existing facility in terms of design/form and the extent of the floor area, along with the fact that there is already a residential unit on the first floor, it is deemed that the choice of suitable alternative community use would be extremely limited. The applicant notes that similar community facilities exist within walking distance from the Mostyn Arms in Hirael ward itself and in the city centre.
- there is evidence of genuine attempts to market the facility, which have been unsuccessful - evidence was submitted with the application which shows that the property (including the flat upstairs) has been widely marketed in accordance with the Red Book guidance by two experienced estate agents since 2017. In May 2018 the asking price for this commercial/residential property was £295,000; in June 2018 the price was reduced to £270,000 and reduced further to £255,000 in October 2018. The property was taken off the market due to lack of interest in August 2019 and one of the estate agents confirmed that there was no local market for a facility of this size, also taking into account the impact of Brexit on small businesses and the fact that people were not prepared to work long hours for meagre financial returns.

5.5. Taking the assessment above into consideration, the proposal is deemed acceptable in principle, but it shall be required to comply with other relevant policies as discussed below.

Visual amenities

5.6 As referred to above, the intention is to undertake minor changes to the western and rear elevations of the building by installing two new windows with opaque glazing for one bedroom, along with the demolition of the existing one-storey roof which covers the exit below, and installing a new north-facing window. A turning space and amenity area for the occupants of Bro Seiri is to the rear of the site, and taking into consideration the nature and scale of the alterations to the rear elevations of the building, it is not believed that they would have a substantial impact on the visual amenities of this part of the urban streetscape. It is therefore deemed that the proposal complies with the requirements of Policy PCYFF3 of the LDP.

General and residential amenities

- 5.7 Residential dwellings are located in all four directions, including flats and terraced houses. Nevertheless, taking into consideration the scale of the proposal (creation of a 2-bedroom flat), the current use as a public house and the fact that the site is located in an established high-density residential area, it is not deemed that converting the public house into a residential unit will undermine the general and residential amenities of adjoining occupants on the basis of loss of privacy and the creation of noise disturbance. To this end, therefore, it is deemed that the proposal is acceptable based on the requirements of Policy PCYFF2 of the LDP.

Transport and access matters

- 5.8 Since the site is located within a high-density residential area, there are very few opportunities for occupants to park their cars off the local roads network. Due to the scarcity of off-road parking provision, people customarily park on the carriageway of local streets, and this will be the case with this particular application. Bearing in mind the parking constraints along with the nature and scale of the proposed development, the Transportation Unit has no objection to the application based on parking standards and road safety. It is also noted that the site's central location would be accessible to several modes of transport, such as walking, cycling and public transport to reduce the need to use a car. It is therefore deemed that the proposal complies with the requirements of Policy TRA2 of the LDP.

6. Conclusions:

- 6.1 Having considered the above assessment, it is believed that the proposal for a change of use from a public house to a residential two bedroom flat is acceptable on grounds of location, scale, density, use, road safety, visual amenities and residential amenities and therefore complies with relevant national and local planning policies and guidance.

7. Recommendation:

- 7.1.1 To delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions:
1. Five years.
 2. In accordance with the plans and details submitted with the application.

C20/0250/11/LL

Newid defnydd llawr gwaelod o dafarndy i fflat breswyl/

**Change of use of ground floor from a public house into
a residential flat.**

Mostyn Arms, 27 Stryd Ambrose, Bangor, LL57 1BH



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Construction Risks	Maintenance/Opening Risks	Demolition/Adaptation Risks

Rev	Change	Description	Initials	Date



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**Conversion of
 Mostyn Arms Pub
 Bangor**

Location plan

Mr. Keith Jones

project	drawing status	date	
SH1811	Preliminary	05/03/2020	
originator	scale @ A1	number	rev
AM	1:1250	A-03-02	

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Construction Risks	Maintenance/Working Risks	Demolition/Adaptation Risks
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Rev	Change	Description	Initials	Date

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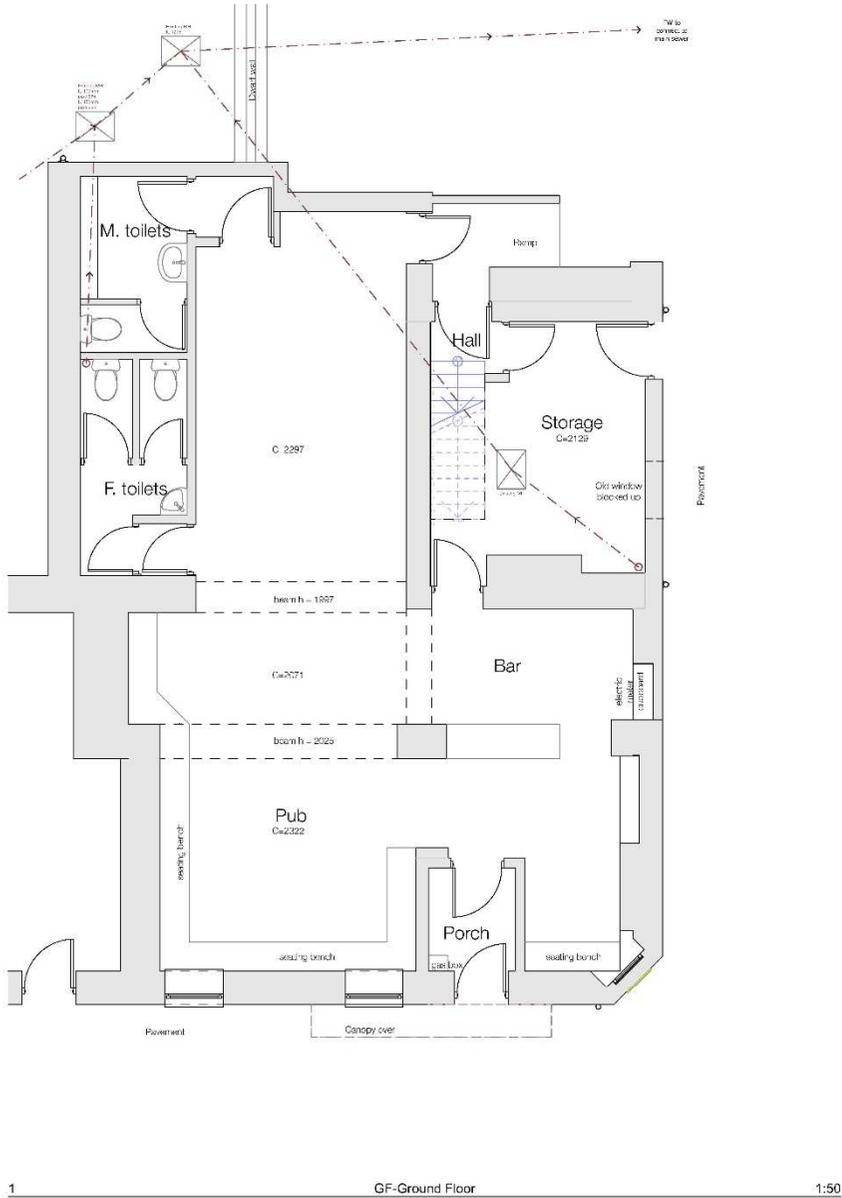
Conversion of Mostyn Arms Pub Bangor

Block plan

Mr. Keith Jones

project	drawing status	date
SH1811	Preliminary	05/03/2020
originator	scale @ A3	number rev
AM	1:500	A-03-03

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1 GF-Ground Floor 1:50

Structural Engineer's Statement (continued)
 I will take all due care and attention to the design of the structure and the construction of the works, and I will not be responsible for the design of any other works which may be carried out in connection with the works.
 Date of this Statement: 11/05/2018
 Engineer's Name: [Signature]



2 Front Elevation 1:100



3 Side Elevation 1:100



4 Rear Elevation 1:100

Rev: Change: Description: Initials: Date:

Plot Name: St. Georges Road, Mostyn Bridge, A. Agency 1124 JFY
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**Conversion of
 Mostyn Arms Pub
 Bangor**

Existing Ground floor plan & Elevations

Mr. Keith Jones	Date
Project	04/03/2018
Client	
Originator	
AM	A-01-01

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