

**GWYNEDD COUNCIL
PLANNING COMMITTEE DECISION NOTICE**

(Section 100C of the Local Government Act 1972 (as amended by the Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020)

7 December 2020

Virtual Meeting

Attendance:

Councillors:

Eric Merfyn Jones (Chair), Stephen Churchman, Elwyn Edwards, Simon Glyn, Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Gareth T M Jones, Huw G. Wyn Jones, Edgar Wyn Owen, Eirwyn Williams and Gruffydd Williams

Officers:

Gareth Jones (Assistant Head – Planning and the Environment), Cara Owen (Planning Manager), Rhun ap Gareth (Senior Solicitor), Gareth Roberts (Senior Development Control Engineer), Keira Sweeney (Development Control Team Leader) and Lowri Haf Evans (Democratic Services Officer).

Others invited:

Councillors Dafydd Meurig, Paul Rowlinson and Steve Collings (Local Members)

Apologies:

Apologies were received from Councillors Dilwyn Lloyd, Gareth A. Roberts and Owain Williams. Apologies were also received from Councillor W Gareth Roberts and Councillor Dewi Roberts (Local Members)

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Date of Planning Committee Meeting	7 December 2020
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SUBJECT

Item 5.1: Canolfan y Felin Uchaf, Rhoshirwaun, Pwllheli, Gwynedd, LL538HS

Installation of 4 glamping cabins, toilet and shower block as well as the siting of 12 tents to be used by the residents of Canolfan Felin Uchaf

DECISION: To delegate the right for the Assistant Head of Environment Department to refuse the application on the grounds of the following reasons:-

Reasons:

- The proposal involves the creation of a new static alternative camping accommodation site within a Special Landscape Area. Policy TWR 3 of the Gwynedd and Anglesey Joint Local Development Plan, 2017, does not permit the development of new alternative static camping sites within Special Landscape Areas. The proposal, therefore, is contrary to the requirements of policy TWR 3 of the Anglesey and Gwynedd Joint Local Development Plan, 2017.
 - The proposal is contrary to criteria number 2, 4 and 7 of policy TWR 5 of the Gwynedd and Anglesey Joint Local Development Plan, 2017, on the grounds that the proposal would create an excess of hardstanding areas; no evidence has been received as to why the additional facilities are required and the tent pitch will be used for 12 months a year. The proposal, therefore, does not comply with all requirements of Policy TWR 5 of the Anglesey and Gwynedd Joint Local Development Plan, 2017.
 - The proposal involves the creation of a new alternative camping accommodation site in open countryside and way outside any development boundary. In addition, it is not considered that the proposal makes use of a suitable site in the countryside as it is an unsustainable site where the majority of the visitors would be dependent on private vehicle use. The proposal, therefore, does not comply with all requirements of Policy TWR5,
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PS4, PS5 and PS14 of the Anglesey and Gwynedd Joint Local Development Plan, 2017, along with the advice contained in Supplementary

Planning Guidance: Tourist Facilities and Accommodation 2019 and Planning Policy Wales, Edition 10, 2018.

THE RESULT OF THE VOTE

In favour	11
Against	1
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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SUBJECT

Item 5.2: Venetia, Venetia Lôn Sarn Bach, Abersoch, Pwllheli, Gwynedd, LL53 7EB

Proposal to create six holiday let flats by converting and extending the main building and the demolition of the existing dwelling to the rear of the site and erect new accommodation blocks in its place.

DECISION: To refuse the application

Reasons:

- 1. The proposal is unacceptable due to its scale, loss of a house from the housing stock, location of the site within a residential areas and there is an excess of this type of accommodation in the area where 42.29% of the housing stock are second homes. The proposal is therefore considered to be contrary to criteria ii, iii, iv and v of policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan. Consequently, it is not considered that the proposal would create a high quality development in terms of design, setting or location and is therefore contrary to the requirements of policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan and Supplementary Planning Guidance: Holiday Accommodation (July, 2011).**
 - 2. The Local Planning Authority has not been convinced that measures such as bilingual signs and Welsh names would be sufficient mitigating measures in terms of improving and contributing positively to the Welsh language and Welsh culture in an area that is already under pressure in terms of language skills together with second homes / holiday units. Based on the information received, it is considered that the proposal is therefore contrary to point 3 of policy PS 1 of the LDP as it is likely to cause harm to the community's character and language balance in a way that cannot be avoided or satisfactorily mitigated.**
 - 3. The proposal would not add to or enhance the character and appearance of the site in terms of its setting, appearance, scale, height and mass, and it would create an obtrusive and dominating feature in the local landscape that would be visible from public spaces and that would not respect the context of the site. Therefore, it is considered that the proposal is contrary to criteria 1**
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and 2 of Policy PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan.

4. The proposal would cause significant detrimental harm to the occupants of nearby housing together with holiday unit users on the grounds of more activities, disturbance, noise, over-looking and loss of privacy and therefore the proposal is contrary to criterion 7 of Policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan.

5. Parking provision on the site is insufficient to serve the proposal and is therefore likely that the proposal will lead to on-street parking in a village where parking provision is under pressure, especially during the holiday season, affecting road safety and it is therefore contrary to the requirements of Policy TRA 2 and TRA 4 of the LDP.

THE RESULT OF THE VOTE

In favour	12
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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SUBJECT

Item 5.3: Ffordd Wynne, Blaenau Ffestiniog, LL41 3DW

Demolish existing building and construct 6 new dwellings

The application was deferred

THE RESULT OF THE VOTE

In favour	
Against	
Abstentions	

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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SUBJECT

Item 5.4: Land opposite Maes Bleddyn, Bethesda, LL57 3EG

Construction of 30 houses including 15 affordable housing, new access, parking as well as associated infrastructure

DECISION: To delegate the right for the Assistant Head of the Environment Department to approve the application subject to the applicant completing a Section 106 agreement to secure a financial contribution for educational provision and the following conditions:-

1. Five years.
 2. In accordance with the documents/plans submitted with the application.
 3. Natural slate.
 4. Samples of materials and colours for the houses as well as details of the solar panels to be agreed with the LPA.
 5. Highways conditions.
 6. Soft and hard landscaping.
 7. Submit details of any structure/building to be constructed within the water pumping station compound.
 8. Development to be undertaken in accordance with the mitigation measures referred to in the Preliminary Ecological Report and the Stage 1 Extended Species Survey.
 9. Biodiversity mitigation measures conditions.
 10. Working hours limited to 8:00 - 18:00 during the week, 08:00 - 12:00 on a Saturday and no working at all on Sundays and Bank Holidays.
 11. Noise level restrictions during the construction period.
 12. Agree on details regarding Welsh names for the development together with advertising signage informing of and promoting the development within and outside the site.
 13. Ensure a plan/arrangements to provide the affordable units.
 14. Removal of general development rights for the affordable units.
 15. Submit a Construction Method Statement including parking provision for the builders' vehicles. Also note no parking on the public highway during the construction period.
 16. To secure road improvements before occupying the permitted units
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17. Submit an Environmental Management Plan to include noise, vibration and dust.
 18. Submit outdoor lighting details to be agreed with the LA before they are installed.
 19. Ensure compliance with SP 5837: 2012 with regard to tree safety.
 20. Archaeological mitigation measures condition.

Note: Inform the applicant of the need to submit a sustainable drainage strategy plan for approval by the Council's Water and Environment Unit.

Note: Inform the applicant of the response of Welsh Water referring to a public sewer that crosses the site.

THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Berwyn P Jones as he was a Member of the Board of Adra

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SUBJECT

Item 5.5: Construction of a building to provide 12 supported living flats, offices on the ground floor together with associated developments to include parking spaces in the back

DECISION: To delegate the right for the Assistant Head of the Environment Department to approve the application, subject to the following conditions:-

- 1. Five years.**
- 2. In accordance with the plans/documents submitted with the application.**
- 3. Samples of materials and colours for the building to be agreed with the LPA.**
- 4. Highways conditions.**
- 5. Development to be undertaken in accordance with the recommendations in the Walking Ecological Survey and Desk-top Study.**
- 6. Working hours limited to 8:00 - 18:00 during the week, 08:00 - 13:00 on a Saturday and no working at all on Sundays and Bank Holidays.**
- 7. Submission of a Construction Method Statement to be agreed with the LPA.**
- 8. Agree on details regarding Welsh names for the development together with advertising signage informing and promoting the development within and outside the site.**
- 9. Ensure a plan/arrangements to provide the affordable units.**
- 10. Condition to submit an Archaeological Programme to be agreed with the LPA.**

Note: Refer the applicant to Welsh Water advice.

Note: Sustainable Drainage Systems requirements.

THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Berwyn P Jones as he was a Member of the Board of Adra
