



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

11.00 am, MONDAY, 4TH OCTOBER, 2021

NOTE

This meeting will be webcast

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

Location

Virtual Meeting

Contact Point

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(DISTRIBUTED 24/09/21)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (8)

Councillors

Elwyn Edwards
Berwyn Parry Jones
Edgar Wyn Owen
Gareth Tudor Morris Jones

Simon Glyn
Huw Gruffydd Wyn Jones
Gareth A. Roberts
Vacant seat

Independent (4)

Councillors

Eric M. Jones
I. Dilwyn Lloyd

Anne Lloyd Jones
Eirwyn Williams

Llais Gwynedd (1)

Councillor
Owain Williams

Gwynedd United Independents (1)

Councillor
Louise Hughes

Individual Member (1)

Councillor
Stephen W. Churchman

PROCEDURE FOR SPEAKING ON PLANNING APPLICATIONS IN THE PLANNING COMMITTEE

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

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

AGENDA

1. APOLOGIES

To accept any apologies for absence.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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

3. URGENT ITEMS

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

4. MINUTES

6 - 26

The Chairman shall propose that the minutes of the previous meeting of this committee, held on 6th September 2021, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1. APPLICATION NO C19/1215/40/EIA HAFAN Y MOR HOLIDAY PARK, PWLLHELI, LL53 6HX 27 - 120

Proposed masterplan comprising the demolition of 56 apartments, creation of new bases for the siting of static caravans, new team accommodation, new beach café including terrace and play area, new coastal defences, minor realignment of All Wales Coast Path as well as associated landscaping, drainage, access and infrastructure works (amended plans)

LOCAL MEMBER: Councillor Peter Read

[Link to relevant background documents](#)

5.2. APPLICATION NO C21/0106/40/LL FFERM LLWYNDYRYS, LLWYNDYRYS, PWLLHELI, GWYNEDD, LL53 6RH 121 - 151

Change of use of land for the siting of 10 holiday pods together with alterations to existing access, creation of passing places, creation of internal access road, and associated landscaping.

LOCAL MEMBER: Councillor Peter Read

[Link to relevant background documents](#)

5.3. APPLICATION NO C21/0647/17/DT 1 TAI TRALLWYN, CILGWYN, 152 - 172

CAERNARFON, GWYNEDD, LL54 7SB

Application for the erection of an office and shed to front of dwelling.

LOCAL MEMBER: Councillor Dilwyn Lloyd

[Link to relevant background documents](#)

5.4. APPLICATION NO C21/0085/18/LL MAES CARAFANAU TROS Y WAEN LÔN CASTELL, RHIWLAS, BANGOR, GWYNEDD, LL57 4EF 173 - 196

Re-configuration of existing touring caravan pitches, creation of 5 additional touring pitches and siting of 8 static caravans to replace existing touring pitches.

LOCAL MEMBER: Councillor Elwyn Jones

[Link to relevant background documents](#)

Agenda Item 4.

PLANNING COMMITTEE 06-09-21

Present:

Chairman: Councillor Eric M Jones

Vice-chair: Councillor Gareth A Roberts

Councillors: Stephen Churchman, Elwyn Edwards, Simon Glyn, Anne Lloyd Jones, Berwyn Parry Jones, Gareth T Jones, Huw Wyn Jones, Louise Hughes, Dilwyn Lloyd, Edgar Owen, Eirwyn Williams and Owain Williams

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Sion Huws (Senior Solicitor), Keira Sweeney (Planning Manager), Gwawr Hughes (Development Control Team Leader), Aneurin Rhys Roberts (Development Control Officer), Idwal Williams (Senior Development Control Officer), Iwan ap Tefor (Senior Engineer - Development Control) and Lowri Haf Evans (Democracy Services Officer)

Others invited:

Local Members: Councillors Menna Baines, Judith Humphreys, Dewi W Roberts, Paul Rowlinson, Angela Russell and Elfed Williams

1. APOLOGIES

None to note

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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

- Councillor Paul Rowlinson (not a member of this Planning Committee) in relation to item 5.1 on the agenda (C20/0805/13/LL)
- Councillor Dewi Roberts (not a member of this Planning Committee), in relation to items 5.2 and 5.9 on the agenda, (C21/0367/39/DT) and (C21/0277/39/DT)
- Councillor Elfed Williams (not a member of this Planning Committee), in relation to item 5.3 on the agenda (C20/0485/18/AC)
- Councillor Owain Williams, (a member of this Planning Committee), in relation to items 5.5 and 5.6 on the agenda, (C21/0495) and (C21/0376/34/LL)
- Councillor Angela Russell, (not a member of this Planning Committee), in relation to item 5.7 on the agenda, (C21/0337/38/DT)
- Councillor Judith Humphreys (not a member of this Planning Committee), in relation to item 5.8 on the agenda, (C19/1089/22/LL)
- Councillor Menna Baines (not a member of this Planning Committee) in relation to item 5.10 on the agenda (C20/1056/25/LL)

3. URGENT ITEMS

None to note

4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee, held on 12 July 2021, as a true record.

5. PLANNING APPLICATIONS

The Committee considered the following applications for development. Details of the applications were expanded upon and questions were answered in relation to the plans and policy aspects.

RESOLVED

5.1. Application Number C20/0805/13/LL LAND NEAR GWERNYDD, GERLAN, BETHESDA

Creation of a car park for 30 vehicles, create a new vehicular access, footpaths together with the installation of 2 charging points for electric cars and a pay and display machine

- a) The Planning Manager elaborated on the background of the application, noting that the site was located opposite the development boundary of the Bethesda local service centre. It was noted that there was no specific policy within the LDP that referred particularly to the provision of new car parks, however, it was considered that policies PCYFF 2, PCYFF3, TRA 2 and TRA 4 were relevant in this case.

It was explained that the proposal's purpose was to provide vehicular parking bays for the communities of Gerlan and Gwernydd. It was reported, due to the built nature and narrow streets in this residential area, there was a serious lack of parking places (private and public) off the public roads network. It was not considered that this proposal was likely to promote or lead to an increase in use of private vehicles but would rather mitigate the existing parking issues in the community.

It was noted that the Transportation Unit had confirmed that the proposal conformed to the parking standards and the proposed access would not have a detrimental impact on road safety. It was considered that the location, size and setting of the extension was logical and acceptable based on principle, design, scale, materials, local building forms, highway matters and residential amenities. Therefore the proposal complied with the relevant local and national policies and guidance.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- He supported the application
 - There was a real need for additional parking sites in the area - the streets were narrow and the lack of parking space was a matter of concern to many
 - Buses had difficulties
 - He thanked the Community Council (the applicant) for submitting the application
 - That many had highlighted concerns regarding visitors to the Carneddau parking in the area - this happened anyway
 - Creating a parking site would not add to flooding concerns
 - The traditional stone wall would be demolished and re-used
 - Hedges would be planted for wildlife
 - He welcomed the installation of electric vehicle charging points - this was a step in the right direction
 - There was a need to ensure that the site was well-managed

- ch) It was proposed and seconded to approve the application

- c) During the ensuing discussion, the following observations were made by members:

- That parking was evidently a problem in the area
- Concern that residents would have to pay for parking, however, this was probably a matter for the Community Council to discuss and control
- There was a suggestion that a feasibility assessment needed to be undertaken - would local residents be willing to pay or continue to park on the road? If not enough would pay for the parking site would this have an impact on the Community Council's plan to repay their debt?

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

1. **5 years**
2. **In compliance with plans**
3. **Provide a CEMP**
4. **Provide a Landscaping Plan**
5. **Provide a Construction Traffic Plan**
6. **Archaeological matters**
7. **Conform to the Initial Environmental Assessment requirements and suggestions**
8. **No lighting except for what has been agreed**
9. **Boundary treatment to be completed prior to using the parking bays**

Notes

- **Ordinary Watercourse Consent**
- **SUDS**
- **Welsh Water**

5.2 Application Number C21/0367/39/DT Sandpiper Lôn Rhoslyn, Abersoch, Pwllheli, Gwynedd

Extensions and adaptations

The application was submitted to the Committee at the Local Member's request

- a) The Development Control Manager elaborated on the background of the application and noted that the work included:
- Erecting a two-storey side extension on the site of an existing single-storey garage - this would extend to the east (side) for the same distance as the existing garage but it would extend 1.4m in front of the existing house and 1.8m to the rear and of the same height as the roof of the existing house. A garage, utility room and bathroom would be located on the ground floor, and a bedroom and bathroom on the first floor. There would be new gable ends to the front and rear of the house, and a Juliette balcony on the first floor to the rear.
 - Erection of a two-storey rear extension on the western end of the property, with a garden room on the ground floor and a bedroom on the first floor. The extension would extend 3.7m to the rear and it would create a new rear-facing gable end.
 - The two-storey extensions would have slate pitch roofs and the new pitch roof on the front and rear would be lower than the roof level of the main house.
 - It was also intended to erect a new porch to the front, and a mono-pitch slate roof across the porch with another existing single-storey extension.

Attention was drawn to the objections received that suggested that the design was not in keeping with the street and was an over-development that would cast a shadow onto neighbours' premises. Reference was made to Policy PCYFF 3 of the LDP that dealt with the location, design and visual impact and stated that all proposals should exhibit a high-

quality design that gave full consideration to the context of the built environment. It was considered that the proposal met with the requirements of policy PCYFF 3 of the LDP and the reasons were listed in the report.

In the context of over-looking and shadowing neighbours' premises, the urban nature of the site and the inter-visibility that already existed between the houses and gardens in the locality were considered. It was not considered that the extensions would lead to added significant harm to neighbours' privacy and there would be no additional significant harm to neighbours' amenities, or those of the area in general, deriving from the development. It was considered that the proposal was acceptable under policy PCYFF 2 of the LDP.

- b) Taking advantage of the right to speak, the applicant noted the following points:
- Sandpiper was built in 1967 as holiday accommodation for his Grandfather.
 - The property was in a dire state - no recent investment
 - There were two bedrooms upstairs and one bedroom downstairs with a bathroom; the house was heated by storage heaters but without insulation - this was unsuitable for the environment. There was a need to completely upgrade electricity and water systems as they were dangerous and unsuitable
 - It was proposed to extend above the garage and out to the back into the garden - very similar to other extensions in the street. This would provide four bedrooms upstairs and this was a priority due to the number of children and the Grandmother who stayed there regularly
 - The precedent for modernisation had extended along the street and even if the application was approved the property would be one of the smallest houses compared to the size of the plot.
 - It was proposed to use a local builder and tradesman
 - That adapting and modernising the house would ensure that it conformed to the current environmental requirements and met with the current building regulations. Insulation of the loft, walls, floors and external walls together with the replacement of every window would reduce the carbon footprint. The new central heating system would also meet with the government's new requirements
 - In order to save time, the plans had been discussed with neighbours and they had given their sweeping support. No formal objections had been received and all were in agreement that the main benefit would be to modernise a house that had been neglected over the last few years.
 - Positive observations had been received from the Planning Department (March 2021) stating that there were no objections to the application in terms of planning considerations.
 - The design was not contrary to any planning policies and the area was not considered to be an area of outstanding beauty.
- c) Taking advantage of the right to speak, the Local Member made the following points:
- That he was highlighting the concerns of neighbours
 - There was no objection to the extension on the garage but there was disagreement regarding the rear extension
 - The adaptations would be an improvement to the property, however, the extension at the back would have a serious impact on a neighbour's garden.
 - The property was (currently) a holiday home for family use
 - It was suggested that a site visit should be conducted or that a few members of the Committee visited the site
 - That the proposal was an over-development

In response to a comment regarding conducting a site visit, the Assistant Head - Planning and the Environment noted that a site visit was not practical under covid regulations and there was sufficient evidence submitted via photographs and the officer's presentation.

- d) It was proposed and seconded to approve the application.
- e) During the ensuing discussion, the following observations were made by members:
- There was a need to improve and modernise the house
 - It was suggested that further discussions should be held with the applicant regarding rear extensions
 - There was a need to consider the concerns of neighbours and the Community Council
 - 'No parking' sign in front of the house - a bilingual sign was needed
 - It was necessary to re-establish a site inspection panel - the suggestion of holding a site inspection visit was acceptable - care could be taken and social distancing in accordance with the guidelines
- f) In response to a question regarding the applicant's 'need' for a larger house; that the adaptations improved the condition of the house for future letting; why was it necessary to change the character of house? Did a house with occasional use 'need' an extension? The Planning Manager noted that justification of the 'need' for an extension was not a consideration under Policy Cyff 3. It was added that the extension at the back extended 1.8m out into the garden from the existing house and it was likely at the end of the day that there would be a shadowing impact.
- g) The members voted on the proposal to approve the application.
- The proposal fell
- h) It was proposed and seconded to refuse the application, contrary to the recommendation.

RESOLVED: To refuse the application

Reasons:

Over-development and detrimental effect on adjacent property.

5.3 Application Number C20/0485/18/AC Victoria Terrace, High Street, Deiniolen, Gwynedd

Varying condition 2 of planning permission number C17/0438/18/LL for a residential development in order to extend the period of three years to enable the submission of a reserved matters application

Attention was drawn to the late observations form that noted that the application area had now had a statutory designation by UNESCO as the Slate Landscape of North West Wales World Heritage Site. Despite the designation it was not considered that the proposal, if approved, would undermine the designation by considering the observations of CADW.

- a) The Senior Development Control Officer highlighted that this was a full application to vary condition 2 of outline planning permission number C17/0483/18/LL to extend the time permitted to submit a reserved matters application. As previously, it was explained that the details related to scale, appearance, landscaping and access to the site had been reserved for future consideration through the submission of an application for reserved matters. It was noted that the proposal continued to entail developing the site for 27 houses (including

five affordable dwellings for general local need), the creation of a new access and provision of an amenity space. It was added that the original application (C09A/0396/18/AM) was subject to a legal agreement under Section 106 in order to provide an element of affordable housing and the legal agreement that was originally signed by the applicant remained valid.

It was reported that the principle of developing the site for residential development had already been accepted be that in 2014 and 2017, however, there was a need to consider if planning circumstances or the situation had changed since the previous applications were approved. In light of local policies, the Local Planning Authority determined the outline application based on the policies of the Gwynedd Unitary Development Plan and the application for a three-year extension was determined partly based on the Gwynedd Unitary Development Plan and partly on the Anglesey and Gwynedd Local Development Plan - Composite Version. By now, the LDP was the adopted local planning policy document and reference was made in the report to the relevant policies.

It was noted that the indicative supply level for Deiniolen over the Plan's period was 45 units and the indicative supply was expected to be met through the T65 housing designated site and through windfall sites - as a result it was possible to support the proposal under Policy TAI3. Five affordable houses would be included in the proposal that equated to 18% of the development. To this end, the proposal continued to meet the affordable housing threshold identified within Policy TAI15.

The proposal provided a broad variety of housing to address the need for such housing in Deiniolen in line with the Gwynedd Housing Needs Assessment, and the assessment for Deiniolen village which indicated the need for two and three bedroom affordable housing and two, three and four bedroom open market housing.

Having considered all the relevant matters including the objections, it was not considered that the proposal of extending the time given under permission number C17/0438/18/LL in order to submit reserved matters was contrary to the policies or the relevant local and national guidance.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- A number of other houses had been constructed during the period - there was concern regarding the capacity of the primary school
 - It was suggested that the Council should purchase a parcel of land near the school and the proposed site for a future school extension
- c) It was proposed and seconded to approve the application

RESOLVED to delegate the right for the Assistant Head of the Environment Department to approve the application subject to conditions:-

- 1. Commencement period for the work**
- 2. Submitting reserved matters.**
- 3. Materials and finishes (including natural slate for the roofs).**
- 4. Access and parking**
- 5. Landscaping.**
- 6. Removal of permitted development rights for the affordable houses.**
- 7. Welsh Water conditions relating to safeguarding the sewers.**
- 8. Conditions of Natural Resources Wales regarding land and surface water drainage.**
- 9. Update the conditions regarding mitigation measures of the ecological assessment.**
- 10. Agree on details regarding Welsh names for the development together with advertising signage informing and promoting the development**

Note: Need to submit a sustainable drainage system application to be agreed with the Council.

5.4 Application Number C21/0546/00/LL Richmond House High Street, Barmouth, Gwynedd,

Conversion of lower ground and ground floor of the building into a farm shop including a wooden advertising box on the forecourt.

Attention was drawn to the late observations form.

- a) The Planning Manager highlighted that the application involved converting part of the lower floor and ground floor of the building from residential use to a farm shop. The lower floor would comprise two storage areas for the shop, a food preparation room and toilet and the farm shop would be located on the ground floor. The remainder of the building would continue with its residential use. The existing window on the north-eastern elevation would be replaced with wooden double doors and a new shop front. As part of the development, it was also intended to install a wooden advertisement box in the property's forecourt. It was noted that the site was situated within the development boundary and within the town centre designation.

The application was submitted to the Committee as the applicant was a Local Member.

In accordance with Policy PS 15 and MAN 1 town centres are protected for uses that are associated with town centres such as retail, commercial, leisure uses provided that the scale and type of development was appropriate to the size, character and function of the centre and provided the proposal complied with the criteria listed in the Policy. It was considered that the principle of the proposal was acceptable in terms of Policy PS 15 and MAN 1 of the LDP in terms of promoting the vitality and viability of town centres and the adaptations complied with the requirements of the relevant policies.

- b) It was proposed and seconded to approve the application.

RESOLVED: To approve with conditions

- 1. Commencement within five years.**
- 2. In accordance with plans.**
- 3. Welsh and / or bilingual signs.**

5.5 Application Number C21/0495/34/LL Penlon, Clynnog Fawr, Caernarfon

Construction of a new house

- a) The Development Control Team Leader highlighted that there was a request from the agent for the Committee to defer the application in order for them to have an opportunity to respond to matters included in the report.
- b) It was proposed and seconded to defer the application

RESOLVED: To defer in order to hold further discussions with the agent to discuss the way forward, e.g. is there an intention to amend the plans?

5.6 Application Number C21/0376/34/LL Land near Plas Beuno, Clynnog Fawr, LL54 5P

Application for the erection of a two-storey house with garage

- a) The Development Control Officer highlighted that the application site was within the development boundary of the village of Clynnog Fawr on an empty plot of land located parallel to a standard vehicular access leading to existing residential dwellings to the rear and side of this proposed development.

It was explained that a previous application for this proposal was refused under C20/1049/34/LL due to its size, scale and design and its impact on nearby properties. It was acknowledged that this proposal was approximately 0.5m lower than the plan refused under the previous application, and the application's agent had provided additional plans that included the streetscape and a plan of the existing levels.

The application was submitted to the Committee at the Local Member's request

The application had been deferred in the Committee on 12.07.2021 in order to correct the site address and re-consult to ensure that consultees and neighbours were aware of the application site.

In considering the general, visual and residential amenities, it was noted that the site was located in a fairly prominent location, adjacent to the main road in and out of the village and was surrounded by buildings of various sizes, design and elevations.

Officers had not been convinced in this case that this was the right building size and design for the site. It was considered that there was a need to consider its location and land levels better to enable the development to contribute to the area's character and enable it to integrate more and in an acceptable way with the pattern and character of the local area. It was not considered that the design conveyed this and, as such, the development could not be supported in the form it was submitted. It was considered that the proposal was contrary to the requirements of policies PCYFF 2, 3 and 4 and PS5 of the LDP.

It was noted that the proposal avoided the inclusion of windows (on the northern elevation) in number and form that would affect the residents of neighbouring properties. Nevertheless, the plan indicated that some of the windows would be opaque, however, it was considered that this would have a worse impact than what was approved in the past and would give the feeling of overlooking (due to their number and height) from the perspective of the properties next door.

Also, it was reported that the site was considerably higher than the neighbouring property, and the proposal to erect a full two-storey property on this level of land would create an incompatible feature in the area as well as cause a markedly oppressive effect on the neighbouring property. It was added that the land level would also increase overlooking into the back garden of the neighbouring property - although the garden was currently visible from the site, the site was not used, therefore any current overlooking was only occasional.

Having considered all the relevant planning matters, including local and national policies and guidelines, it was considered that the proposal was unacceptable in terms of its scale, design, location and land/ground levels for this site. In addition, it was considered that the proposal had a detrimental impact on the privacy and amenities of the neighbouring properties due to its size, height, location and number of windows that are relevant considerations forming part of the considerations to recommend the refusal of the application. Although the site was located within the development boundary, and

planning history indicated that a residential dwelling was approved on this site in the past, it was not considered that the proposal was suitable to justify approving the development in its submitted form.

b) Taking advantage of the right to speak, the applicant noted the following main points and presented a video that had been made in a bedroom of a property opposite to the site:

- That it was proposed to build a two-storey dwelling on land adjacent to Plas Beuno that would create a significant impact on their property and would spoil the view from the front of their property. Certainly, the views boasted in the pamphlets during the property sale period would not exist.
- The impact of the development together with the loss of views would cause a sense of overlooking and of being 'hemmed in'.
- They had moved from Telford to this rural area of north Wales to look for a better life, and had chosen this location specifically for its beautiful views and there was no overlooking from nearby houses.
- They had made an effort to settle in the local community, had learnt to speak Welsh and built their forever home, they did not want to be forced out
- If they had been aware when their offer on the house (plot 1 Plas Beuno) was accepted that it was proposed to build a two-storey dwelling on land near Plas Beuno, they would definitely not have proceeded with the purchase. Many weeks after their offer had been accepted and when they had committed financially to the purchase and could not withdraw, it was advertised that it was intended to build on the land adjacent to the property they had bought.
- He believed that the timing of the latest amended planning application C21/0376/34/LL was a deliberate act in order not to endanger the sale of the other houses being developed on the site near Plas Beuno.
- That all the marketing and promotion materials associated with the sale of the property at Plas Beuno clearly indicated that the proposed area for planning appeared as a green space.
- Planning permission had been refused on the site on two previous occasions - there was no logic or reasonable grounds to approve it this time bearing in mind that the development would have a significant impact on nearby housing

c) Taking advantage of the right to speak, the applicant noted the following points:

- He had been brought up and lived in Clynnog and was an active member of the community
- The application was to build a home for him and his family
- The site had been purchased in 2017 and he was aware that permission had been given on the site in 2008 to construct a family home
- He had discussed the proposal with the Planning Manager in 2016 and had received assurance that planning permission would be approved on the site as long as the design was suitable and similar to the one approved in 2008
- In 2020, an architect was commissioned to plan a suitable house by amending previous plans in order that the plan was in keeping with the houses opposite and in accordance with the Planning Manager's recommendation
- It was proposed to move tonnes of soil in order to sink the house and to follow the streetscape pattern and reduce overlooking
- It was disappointing that the recommendation was to refuse the application - no correspondence had been received. He felt that he had been misled by the Planning Manager and it was suggested that erecting a house was acceptable as long as the design was striking
- The report was misleading in the context of the housing pattern - it was considered that the current design fitted in better than the houses opposite.

- There would not be overlooking - it was proposed to install opaque windows to avoid this
 - A six-foot fence would be erected for privacy
 - The owner of the house next door had submitted a letter of support stating that he was happy with the overlooking measures
 - It was disappointing that other letters of support submitted by neighbours had not been mentioned in the report
 - There was a lack of housing locally and there was no house for sale in Clynnog - his wish was to build a suitable home for him and his family so that he could stay in the village and continue to contribute to the local community
 - Approving the application would ensure that an affordable house would be released to local people in the area.
- d) Taking advantage of the right to speak, the Local Member made the following points:
- There was a suggestion by objectors that the administrative arrangements were misleading
 - Some had bought houses under the understanding that there was no intention to build on the green area
 - A request for correspondence letters from the Planning Department to the applicants to be shared with the Local Member
 - A suggestion to defer the decision - disagreement on both sides
- ch) It was proposed and seconded to refuse the application.
- e) During the ensuing discussion, the following observations were made by members:
- The applicant was referring to the previous planning guidance
 - The design was not in-keeping with the area
 - The type of house and design was wrong and unsuitable
 - Detrimental, oppressive impact on the nearby houses
 - The house filled the plot - an overdevelopment
 - The size of the house was too big for the site

RESOLVED

To refuse the application for the following reasons:

- 1. The proposed house is contrary to criterion 13 of policy PS5, criterion 1 of policy PCYFF 2 and criterion 1 and 10 of policy PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan 2017 because of the size and scale and design of the new dwelling specifically its height, bulk, land and ground levels which means that the proposal is not in keeping with the area's building pattern.**
- 2. The proposed house is contrary to criterion 13 of policy PS5, criterion 7 of policy PCYFF2 and criterion 10 of policy PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan 2017 due to the size and scale and design of the new dwelling specifically its height, bulk, land and ground levels and the location of the windows on the northern elevation which means that the proposal causes a significantly detrimental impact on the amenities and privacy of the residents of the property situated in adjacent to the site.**

5.7 Application Number C21/0337/38/DT Derwen Deg, Llanbedrog, Pwllheli

Demolition of a single-storey garage. Erect a double garage with annexe above, for the personal use of the applicant and family and friends occasionally.

Attention was drawn to the late observations form.

- a) The Planning Manager highlighted that the application was to demolish an existing outbuilding and erect a two-storey building in its place with a double garage on the lower floor and a residential annexe ancillary to the main house. The site was located within the garden of Derwen Deg, a detached property within the Llanbedrog development boundary

The application had been submitted to the Committee at the Local Member's request.

It was reported that a number of objections had been received including one from the Community Council stating concern that the proposal was an over development, that the site was unsuitable and first floor windows would overlook a private property and would create a detrimental impact on nearby neighbours

It was noted that on the whole the principle was acceptable, although the proposal was substantially larger than what already existed on the site. However, it was considered that the proposal was in keeping with the urban area that had a scattered nature and respected the context of the site. It was added that the design was acceptable and was not detrimental to the area's character and did not have a significant impact on neighbours - a condition could be imposed to ensure that the windows that overlook had permanent opaque glass and the proposed materials could be controlled via an appropriate planning condition.

The proposal would be used as a garage and residential annexe and the use could be controlled by imposing a condition to ensure that it was only used as ancillary use to the main house and not for any other use. Additional planning permission would be required for any material change of use of the annexe.

It was considered that the proposal was acceptable in terms of visual amenities, the effect on the AONB and general amenities.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- A number of concerns had been highlighted by local residents
 - The property was located at the base of Mynydd Tir y Cwmwd
 - The sewerage system at the location was unsuitable
 - The annexe was far from the house - there was potential for the unit to be self-contained in the future
 - It set a dangerous precedent of creating a second house in the garden
 - An extension would be best if they required an additional bedroom
 - Issues regarding crossing the road were a cause of concern - the road was unsuitable for the houses
 - That the Community Council objected to the application
 - The proposal was an over development
- c) It was proposed to refuse the application, contrary to the recommendation for the following reasons:
- The proposal was an over development of the site
- d) During the ensuing discussion, the following observations were made by members:

- An extension on the house would be more natural
- Although it was within the development boundary, the proposal appeared to be a new house in the countryside
- It was situated in a prominent site within the village

RESOLVED

**To refuse
Reasons:**

Over-development and harmful visual impact

5.8 Application Number C19/1089/22/LL Tredafydd, High Street, Penygroes

Full application to construct 12 dwelling houses with an access, parking and associated infrastructure

- a) The Planning Manager highlighted that the application was a full application to;
- Provide 12 two-storey houses in the form of detached houses, semi-detached houses and terraced houses, including 8 three-bedroom houses and 4 two-bedroom houses.
 - Creation of infrastructure to include estate roads and associated footpaths, fences/railings and stone walls.
 - Provision of parking spaces for each house, bin storage area and creation of individual gardens to the side and rear of the houses.
 - Provision of amenity spaces within the site along with an area to collect water.
 - The application was amended since its original submission following observations by the Transportation Unit and the Municipal Unit regarding access matters and the location of the bin collection location.

It was explained that the application site was currently empty but in the past it was a busy commercial site as a goods sales warehouse and previously it was a site with a mechanic garage and filling station. It was noted that the site, located within the Penygroes development boundary, was fairly flat and surrounded by residential housing.

Members were reminded that a full application was approved recently in Penygroes to provide 24 residential units, with each of them being affordable houses. It was explained that this site had been included and designated specifically for a residential development and was not a windfall site as in this case. It is not believed that the consent and the associated numbers changed the situation in terms of the numbers of houses identified for Penygroes and it did not affect the threshold identified for the village. Policy TAI 15 of the LDP states that Councils will attempt to ensure an appropriate level of affordable houses in the Plan's area. In Penygroes, two or more housing units were the threshold, whilst noting that 20% of the units should be affordable. As the proposed development proposed 12 units, this corresponded with the threshold noted in Policy TAI 15 to make a contribution to affordable housing.

In the context of educational matters and in accordance with the requirements of the SPG, consideration should be given to the situation in the school that served the catchment area where the development was located. In response to the statutory consultation the Education Department's Information officer stated that Ysgol Gynradd Bro Lleu was over its capacity. As per usual and in accordance with the requirements

of the relevant formula in the SPG, there was justification here to ask for a contribution of £50,480 to meet the lack of capacity in the primary school.

It was added, in accordance with ISA 5 of the LDP, that proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development, would be expected to provide suitable provision of open spaces in accordance with the Field in Trust (FIT) benchmark standards. Although the proposal included open spaces, they did not meet the need for spaces with equipment. In order to comply with the requirements of policy ISA5 of the LDP and the SPG: Open Spaces in New Housing Developments, confirmation had been received by the Gwynedd and Anglesey Joint Planning Policy Unit that it would be required for the developer to provide a contribution of £8911.54 through a 106 agreement to secure appropriate provision in the local area.

Therefore, having weighed up the policy requirements and the guidance provided within the SPG and detailed information submitted as part of the application relating to the viability of the development, including considering house prices, it was believed in this case that there was justification for ensuring and agreeing on a contribution towards play areas and education. The figures showed that it would be possible to secure the playing area contributions, but that it would not be possible to provide the educational contribution in its entirety as the development would not be viable. It was highlighted that discussion had taken place with the agent and should the plan be approved, it was subject to reaching an agreement on the level of contribution via a 106 agreement and also, ensuring that the development complies with policies ISA 1 and ISA 5.

It was considered that the proposal for a residential development on this site would make good use of previously used land within the current development boundary. It was deemed that it would be a positive response to the various housing needs identified in the area. It was not considered that the proposal was contrary to local or national policies and there was no material planning matter that outweighed these policy considerations. Consequently, it was considered that the proposal was acceptable subject to the conditions noted below and the completion of a 106 agreement relating to financial contributions.

- b) Taking advantage of the right to speak, the applicant noted the following points:
- That the application comprised 12 properties, access, landscaping and drainage
 - That no objections had been received from statutory consultees
 - Originally, the plans comprised 12 properties with two affordable houses. Having undertaken a viability assessment, the need for financial contributions was highlighted (lack of capacity in the primary school) and to provide an open space. It was considered that the development would not be viable if contributions were to be made and to provide two affordable houses on the site. Officers from the Planning Department were consulted and it was agreed that an educational and open space contribution would be acceptable and the houses would be marketed as open market housing. Having considered the site and the location it was deemed that the housing would be affordable although they would not be recognised officially as 'affordable housing'
 - There were no ecological or drainage concerns and no concerns in relation to noise and transportation had been submitted
 - The development was within the development boundary of the village.
- c) Taking advantage of the right to speak, the Local Member made the following points:
- She supported the comments of the Community Council that were a current reflection of the local views

- She was concerned about the type of houses that would be built - there was a demand for affordable housing in the area and therefore the general opinion was that some should be affordable housing.
- Gwynedd was facing a dire situation in terms of the access of young people to homes in their communities. With the increase in open market prices this could lead to very expensive houses being constructed that would lead to a situation where individuals from outside the area could offer tens of thousands above the asking price by estate agents. Time after time, local people who offered the asking price for houses, lost out to people from outside the area who were able to offer tens of thousands above the asking price. Receiving the views of estate agents regarding the possible value of these houses was a totally pointless exercise.
- The site was in part of the village that already suffered a great deal from traffic and there was concern about the increase as a result of the housing development. Although there was a great deal of traffic along the adjacent road, no traffic had come in and out of the site for many years - the site had been quiet for a long while. The claim that staff vehicles and customers had used both entrances until recently did not reflect reality, neither was the claim that people were used to consistent disturbance at the location. People living nearby were used to a quiet location and the nearby road was busy.
- In terms of the number of houses in the application - parking was a huge problem at Penygroes and if residents of the new estate started to use plots outside the estate to park the side effect of this to nearby residents was very concerning and caused great frustration. Therefore the concern was that 12 houses was too many.
- Dyffryn Nantlle had lost several surgeries over the last few years and now there was only one surgery left. It had to be noted that the increase in population would mean an increase in the need for more GPs in the area.
- Concern about the capacity situation of the local primary school namely Ysgol Bro Lleu.
- Highlighted the need to deal with the petrol tanks and pollution and possible hazards at the location.
- In terms of the lack of play areas in the area and getting to grips with this, it would be useful if the applicant consulted with the Community Council in terms of identifying the areas and the type of equipment the community would favour.

It was proposed and seconded to approve the application

ch) During the ensuing discussion, the following observations were made by Members:

- If they were open market housing, an assurance was needed that local people would be able to buy the houses
- The value of the houses was now more than the value noted in the assessment - therefore there was justification to provide two affordable houses, educational contribution and a contribution towards an open space
- The area was recognised as a deprived area - was £185,000 affordable?
- People 'from outside' were pricing local people out of the market
- The prices had been assessed in 2019 - by today the prices were higher and therefore there was a possibility of making the development viable.
- Following the construction of the houses - a request for information on the number of local people who would own the houses

In response to a comments regarding ensuring the need for local people, the Assistant Head of Planning and Environment noted that evidence highlighted the need for intermediate housing within the Penygroes development boundary. He added that the size and floor area of the houses in question made them affordable and 24 social

housing houses had already been approved to meet with the 'affordable housing' need in the area. It was added that the Local Development Plan had identified the number (89) and the type of housing needed in Penygroes with 19 living units built between 2011 and 2020 - this highlighted sufficient capacity within the area. Although it was expected for a % to be affordable, it was noted that more than expected of affordable housing had already been approved.

In response to an observation regarding the language statement, and who had completed it, it was noted that the language statement had been assessed by language officers. It was the duty of the applicant to commission a language statement and if it was deficient or insufficient, language officers would have noted this

In response to an observation regarding the housing valuation period, it was highlighted that the viability assessment had been received in 2021 and if the condition of two affordable houses was imposed it would be possible to look at the value of houses in January 2021 and to make an application for an assessment and further valuation of the price.

- d) An amendment was proposed and seconded that a condition to provide 2 affordable houses together with reaching an agreement on the level of the financial contribution towards education and to complete a 106 Agreement to secure a financial contribution towards play areas and education.

A vote was taken on the amendment.

RESOLVED

To delegate the right for the Assistant Head of Department to approve the application, subject to reaching an agreement on the level of the financial contribution towards education and to complete a 106 Agreement to secure a financial contribution towards play areas and education and a condition to provide two affordable homes 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 to be agreed with the LPA.**
- 5. Highways Conditions.**
- 6. Soft and hard landscaping.**
- 7. Biodiversity conditions**
- 8. Agree on details regarding Welsh names for the development together with advertising signage informing of and promoting the development within and outside the site.**
- 9. Removal of general development rights.**
- 10. Submit a Construction Method Statement including parking provision for the builders' vehicles, working hours, deliveries, etc.**
- 11. Submit outdoor lighting details to be agreed with the LPA before they are installed.**
- 12. Safeguard the open space for the future**
- 13. Provision of bin sites**
- 14. Contaminated land matters**
- 15. Drainage / Welsh Water conditions**

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 and Natural Resources Wales.

Note: Various Highways notes

5.9 Application Number C21/0277/39/DT Tŷ Coed Lôn Gwydryn, Abersoch, Pwllheli

First-floor extension above the existing garage together with a first-floor extension to create a veranda

- a) The Development Control Officer highlighted that the application was for an extension and changes to an existing residential property. The changes would include:
- First floor extension above the existing garage - the final extension would be 7.6m high, 0.7m lower than the roof of the house itself. There would be a slate hip roof with a 'Juliette' balcony on the front of the first floor.
 - Erecting a balcony along the first floor of the existing premises (that would act as a ground floor verandah) - there will be a privacy screen on both ends of the balcony
 - Erection of a rear one-storey extension with a slate hip-roof

The application was submitted to the committee at the Local Member's request.

It was reported that Policy PCYFF 2 of the LDP encourages the refusal of proposals that will have a significantly harmful impact on the amenities of local property occupiers. Concern was expressed by a neighbour that creating a balcony on the front of the property would enable overlooking that would be detrimental to their privacy and as a result of those observations the plans had been amended to include privacy screen on the sides of the front balcony. Although it was possible to see a little of the neighbours' front gardens from the balcony as re-designed, the front of the houses on Lôn Gwydryn were already open to the street and were visible from public spaces. It was not considered that the balcony would add significantly to the harm to the privacy of the property that faced the street.

Having assessed the application against the relevant policy requirements, it was considered that the proposal was acceptable in terms of visual amenities, the effect on the AONB and general amenities.

- b) Taking advantage of the right to speak, the applicant noted the following points:
- That the Officer's report, that supported the proposed development, addressed all the concerns that had been noted in the responses.
 - That pre-planning application discussions had been held with the planning officers and the observations had been fully incorporated in the final design.
 - There were some objections from local residents that included matters that were not based on planning matters and were therefore irrelevant
 - That concerns raised in relation to noise and possible disruption from the proposed balcony were assumptions that more people would reside in the house - this was not correct as the number of rooms would not change. The response to concerns regarding the increase in traffic was the same
 - That the objections to a great extent noted that the development was oppressive and nearby property would lose privacy
 - Careful consideration was given to the design of the additions using the current footprint to improve the premises. Although it was accepted that the proposal gave the impression of a larger size, the extension would be located above the current garage, that was over 5 metres away from the nearby property.

- That it was possible to respond to overlooking matters by imposing a condition that additional windows on the back to mitigate concerns - happy to conform to this condition
- No observations had been received from the Highways Unit and no concerns had been raised by the AONB unit.
- The officers' report confirmed that the scale of the proposal was appropriate for the location and the proposed development would comply with all the local and national policies and would improve the character and appearance of the property. The proposal would not in any way be detrimental - in reality it would improve the streetscape.

c) Taking advantage of the right to speak, the Local Member made the following points:

- He supported the concerns of the Community Council - the proposal was an over-development
- It was not in keeping with the area
- It would affect the privacy of nearby residents.
- Every bedroom door opened out onto the balcony and therefore noise would derive from its use
- A similar application in 2004 had been withdrawn.
- The balcony looked over the village hall and down into the village - it created a dominant feeling

ch) It was proposed and seconded to refuse the application for the following reasons:

- The proposal was an over-development
- It was a dangerous precedent
- The impact on the amenities of the neighbours

d) During the ensuing discussion, the following observations were made by members:

- That there was a need to consider the over looking element
- There was no view from the balcony, therefore what would be its use?

In response to an observation regarding over-looking, it was noted that a condition to ensure opaque glass for windows at the back of the building and there was approximately 22m between the property and the nearest house that was considered a sufficient distance.

RESOLVED

To refuse the application contrary to the recommendation

- **Over-development, harmful visual impact and harmful impact on the privacy of neighbouring houses**

5.10 Application Number C20/1056/25/LL Tŷ Menai, Ffordd Penlan, Parc Menai, Bangor

Change of use of building from Use Class B1 (offices) to Use Class D1 (non-residential establishments) together with changes to the external elevations of the building, creating an access road, bus parking and footpaths

- a) The Senior Development Control Officer highlighted that there was a request for the Committee to present their views on the report that formed an appeal statement to the planning inspectorate to recommend to refuse the planning appeal

A full application was received to change the Tŷ Menai/Technium building located on the Parc Menai Employment site, which was currently empty, from its existing Use Class B1 (offices) to Use Class D1 (education non-residential establishment) together with

creating an access road, bus parking, foot paths and changes to the building's external elevations.

It was reported that the development was at a scale that meant that it would have been submitted to the planning committee on 6 September, 2021 however, the applicant had submitted an appeal to the planning inspectorate on the grounds of a lack of decision. It was explained that when an appeal was submitted on the grounds of a lack of decision, the local planning authority had an additional period to determine an application during the first four weeks after the appeal was received. The appeal was submitted on 4 August 2021 and, therefore, the four week period came to an end on 1 September 2021. Having considered the timetable and the fact that no meeting of the Planning Committee would be held in August, it was not possible for the application to be determined within the four week period. Under such circumstances, the system did not allow the Council to determine the application.

It was added that as part of the appeal process, the planning inspectorate gave the local planning authority the opportunity to submit an appeal statement, where the authority could express opinions and recommend a decision. As officers had no delegated rights to determine the application, the application was submitted to the committee in order to receive their opinion. The opinion would be submitted to the planning inspectorate as part of the appeal statement.

Reference was made to the main concerns of the Planning Authority together with the Economy and Community Department, Gwynedd Council and these included:

1. Bangor City Centre Regeneration Scheme

Bangor city was facing several challenges - and the condition and performance of the city centre undermined its function as a regional centre. It was noted that major shops such as Debenhams had closed and Aldi would be relocating to Caernarfon Road, which had a detrimental impact on the viability of the city centre. Part of the scheme to regenerate the city was to increase activities and use in the city centre.

Coleg Menai was an important employer and service provider in the city. The existing site was within reach of the city centre with access and convenient links. There were concerns that relocating the campus to the outskirts of the city would be likely to undermine the business and function of the city centre and would reduce the number of people visiting the centre. As a result, it was considered that the application would undermine the 'Town Centre First' principle.

2. Impact on Parc Menai

The Parc Menai site was one of the most successful employment sites in Gwynedd. It offered an environment of quality and provided sites and property to a wide range of employers. It must be ensured that the proposed development would not have a detrimental impact on the estates pattern of use and thus made it less attractive and competitive. It was noted that Bangor had been identified as a 'Regional Growth Area' in the Welsh Government document 'Future Wales. The National Plan' with a focus on relocating developments within growth areas

3. B1 Employment Use

Parc Menai had been designated as a main employment site within the Local Development Plan. It was not considered that there was an over provision of employment properties within the area, especially property that was greater than 2,000 square metres.

Given the assessment and information submitted as part of the application, it was not considered that providing a further and higher education facility/main campus (for Grŵp Llandrillo Menai) on a site that was designated and safeguarded for use within Use Class B1 and which was designated under the LDP as a Sub-regional Strategic Employment site was acceptable on policy grounds. It was recommended that the Council submitted a statement to the Planning Inspectorate recommending that the appeal be refused.

- b) Taking advantage of the right to speak, the applicant noted the following main points:-
- That a Minister in the Department for the Economy had resolved to close Tŷ Menai and to sell it to Coleg Llandrillo Menai. The Education Minister had agreed to a grant to adapt the building for training and to install the most current equipment in place.
 - As a result, there were £12m grants on the table for investment to create a resource that would, from new cost £30m and outside our reach. This had to be invested and spent by 2023. Our application had been known to the planning department for three years now and therefore the matter had to be brought to attention

The Application

- Change of use of Tŷ Menai, a £17m building that had never been more than half full, to create a training resource for young people that Gwynedd could be proud of.
- We are convinced that it was necessary to leave the Ffriddoedd Campus - the buildings were poor and situated inconveniently in Bangor
- The main area of expertise at the new campus would be digital skills, business and media. The skills were perfectly in keeping with the Parc Menai jobs. Being there would be a catalyst to industry! There were examples across the country of education and industry being co-located and flourishing.

Response to the officers' ground for objection

- There was no objection from the departments of transportation, environmental agencies or the Language Unit - Policy was the only barrier.
- There was no lack of space at Parc Menai. There were at least 29,000 square feet available and possibly more following the change in peoples' work patterns to working from home following COVID.
- There was not sufficient space for a campus in the centre of the city - this had been proven beyond doubt.
- There was no basis to say that students would change the feel of the parc.
- The building was on the edge of the park.
- There were two buildings nearby Ysgol Glanaethwy and Llwyn Brain
- For anyone who had been on a further education college campus, the feeling was more similar to an university than a primary school. The comment was a discredit to the behaviour of our young people.

Conclusion

- That any policy would have to enable a unique out of the norm opportunity to proceed.
- We received legal counsel that stated that there was plenty of flexibility within the policy to approve a unique project.
- That common sense had to prevail. I am certain that Gwynedd ratepayers would not wish to see Tŷ Menai derelict - the next Plas Glynllifon? Ratepayers would prefer to see the resource being used to create a future for their children with a £30m campus for a cost of £12m.
- I trust that you will see the potential of this opportunity and you will be able to support our application for the benefit of generations to come.

- c) Taking advantage of the right to speak, the Local Member made the following points:
- The matter was wider than a ward matter - it included County wide implications
 - The site would re-locate from 'within the boundary' to 'outside the boundary'
 - Although the existing site was not within the Bangor City 'boundary', evidently it played a prominent part
 - There was agreement with the need to regenerate city/town centres to guide towards the centre - the function of town centres had to be re-thought and the associated requirements
 - Accepted the need for an accessible, sustainable location, however, there was a need to protect employment areas
 - The need to create modern education establishments as agreed and for the sectors to have good services.
 - The timetable was tight
 - They hoped for a solution
- d) It was proposed and seconded to recommend that the appeal be refused

During the ensuing discussion, the following observations were made by members:

- Parc Menai was not the appropriate place to relocate Coleg Menai
- Parc Menai was unsuitable
- The current location caused traffic problems, litter amongst residents - Parc Menai enabled the College to thrive.

RESOLVED: Recommend that the appeal is refused on the following basis:-

- 1. The proposal is contrary to Criteria 1 and 2 of Policy ISA3 of the Anglesey and Gwynedd Joint Local Development Plan (2017) which states that the sequential test should be adopted when determining the location of proposals for further and higher education with priority given firstly to existing further or higher education sites or, secondly, on sites which have a close association with an existing campus.???? On this basis, it was considered that the proposal does not comply with criteria 1 and 2 of Policy ISA3 of the LDP or with national policies based on the requirements of 'Future Wales: The National Plan 2040 (2021)' and 'Building Better Places: The Planning System Delivering Resilient and Brighter Futures' (July 2020).**
- 2. The proposal is contrary to the requirements of Policy PS13 and CYF1 of the Gwynedd and Anglesey Joint Local Development Plan (2017) which states that land and units on existing employment sites (Parc Menai is listed in the Policy) are safeguarded for employment/business enterprises.**
- 3. The proposal is contrary to the requirements of Policy PCYF 5 of the Gwynedd and Anglesey Joint Local Development Plan 2017 and Supplementary Planning Guidance: Change of Use of Community Facilities and Services, Employment Sites and Retail Units (2021), which states that proposals to release land on existing employment sites that are protected for Use Class B1, B2 or B8 in accordance with Policy PCYF1 for alternative use will only be approved in exceptional circumstances. Based on the information submitted with the application (and the separate reason for refusal, based on Policy ISA 3), the Local Planning Authority does not consider that exceptional circumstances have been proven. Furthermore, and without robust marketing activity and robust evidence regarding why buildings cannot be adapted to overcome the matters identified, there is no evidence that the site is unlikely**

to be used in the short or long term for the original use or safeguarding use, and that there is no viable business or industrial use for the site. In addition, there is no over-provision of employment sites within the vicinity; educational use would have a detrimental impact on employment use in nearby sites and the Local Planning Authority is not convinced that other suitable alternative sites exist for the proposed purpose.

4. The proposal is contrary to the requirements of Policy PCYFF2 of the LDP, which states that proposals will be refused if: (i) they have a significant detrimental impact on health, safety or amenities of the owners of local property, land uses or other property or the features of the local area due to an increase in activities, noise disturbance, litter or other forms of pollution or disturbance and (ii) land that has been designated for other developments. It is anticipated that the nature of the use of the further and higher education facility would increase the noise/disturbance and movements of pedestrians/students within and around the site, e.g. during lunch hours or free lectures.

The meeting commenced at 11.00 and concluded at 15:00.

CHAIR

PLANNING COMMITTEE	DATE 04/10/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 1

Application Number: C19/1215/40/EIA

Date Registered: 10/01/2020

Application Type: Environmental Impact Assessment

Community: Llannor

Ward: Abererch

Proposal: Proposed masterplan comprising the demolition of 56 apartments, creation of new bases for the siting of static caravans, new team accommodation, new beach café including terrace and play area, new coastal defences, minor realignment of All Wales Coast Path as well as associated landscaping, drainage, access and infrastructure works.

Location: Hafan Y Mor, Pwllheli, LL53 6HX

Summary of the Recommendation: APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE 04/10/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

1. Description:

- 1.1 This application seeks full permission for the demolition of 56 apartments, creation of new bases for the siting of static caravans, new team accommodation, new beach café including terrace and play area, new coastal defences, realignment of Wales Coast Path as well as associated landscaping, drainage, access and infrastructure works at the existing Hafan Y Mor holiday Park.
- 1.2 The application site is located off the A497 which is the main highway network that runs between Pwllheli and Criccieth. A public bus stop is located at the entrance to the site and a railway line runs through the site. The Penychain station is located adjacent to the site allowing visitors to utilise the service. The Wales Coastal Path runs alongside the coast along the southern perimeter of the site.
- 1.3 The development has been split into parcels and comprises the following:
- I. Parcel B – Siting of 27 static caravans.
 - II. Parcel E – Siting of 3 static caravans and the erection of two, two storey buildings for the provision of staff accommodation.
 - III. Parcel F – Demolition of 4 apartment blocks (56 apartments / 272 guest spaces) and the siting of 26 static caravans.
 - IV. Parcel G – Siting of 80 static caravans.
 - V. Parcel H – Redevelopment of the former sewerage treatment plant site and erection of a single storey café with terrace to the front and car
 - VI. Parcel I – Siting of 18 static caravans.
 - VII. Parcel J – Coastal defence works that includes works to 320m of coastline. The proposal entails landward realignment of the coastline to create sand and gravel beaches in between four fish tail shaped rock-armour breakwaters. Approximately 120m of the works will replace the existing linear rock coastal defences. The Wales Coastal Path is also to be realigned.

The proposal also includes landscaping, and the installation of pedestrian & vehicular infrastructure, sustainable drainage infrastructure and engineering.

- 1.4 The application is supported by the following documents & assessments:

- Design and Access Statement
- Planning statement
- Landscape & visual impact assessment
- Drainage, flood consequence assessment and water conservation statement.
- Economic statement
- Foul drainage strategy
- Welsh language statement
- Transport assessment
- Arboricultural Impact Assessment
- Archaeological Assessment
- Carbon & Sustainability Statement
- Coastal Defences Habitat Compensation Plan

- 1.5 This application, due to the size of the site, is defined as major development. In accordance with the requirements of the Town and Country Planning Order (General Development Procedure) (Wales), a pre-application consultation report was received as part of the application. The report shows that the developer has informed the public and statutory consultees of the proposal prior to submitting a formal planning application. The report concluded that the responses received were taken into consideration. Amendments were made to design and layout aspects and additional technical information was provided to support the ES (Environmental Statement), CEMP (Construction and Environment Management Plan) and FCA (Flood Consequence Assessment)

PLANNING COMMITTEE	DATE 04/10/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

1.6 The proposed development does not fall within the description and criteria set out in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. A scoping report was submitted to the LPA and it was confirmed that the Proposed Development requires a statutory Environmental Impact Assessment (EIA), along with other assessment requirements, including a Habitats Regulations Assessment (HRA), a Water Framework Directive (WFD) Compliance Assessment and a Flood Consequences Assessment (FCA). The authority responded to the Screening and Scoping Opinions and clarified the scope of the assessment work required.

1.7 The application was supported by an Environmental Statement (ES) and it has covered the following topics:

- Physical and coastal processes;
- Water and sediment quality;
- Marine ecology and nature conservation;
- Terrestrial ecology and nature conservation; and
- Coast protection and flood defence.

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 decisions should be in accordance with the Development Plan, unless material considerations dictate otherwise. Planning considerations include National Policy and the Local Development Plan. Although the Anglesey and Gwynedd Joint Local Development Plan (JLDP) now pre-dates the most recent version of Planning Policy Wales (PPW), it is considered that the policies relevant to this application within the JLDP remain consistent with PPW.

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 7 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 set out below, 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

PS 1: Welsh language and culture
 ISA 1: Infrastructure provision
 PS 4: Sustainable transport, development and accessibility
 TRA 2: Parking standards
 TRA 4: Managing transport impacts
 PS 5: Sustainable development
 PS 6: Alleviating and adapting to the effects of climate change
 PCYFF 1: Development Boundaries
 PCYFF 2: Development criteria
 PCYFF 3: Design and place shaping
 PCYFF 4: Design and landscaping
 PCYFF 6: Water conservation
 ARNA 1: Coastal Change Management Area
 PS 13: Providing opportunity for a flourishing economy
 PS 14: The Visitor Economy
 TWR 1: Visitor Attractions and Facilities
 TWR 2: Holiday Accommodation

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TWR 3: Static caravan and chalet sites and permanent alternative camping accommodation
TWR 4: Holiday Occupancy
MAN 1: Proposed Town Centre Developments.
MAN 6: Retailing in the Countryside.
PS 19: Conserving and or enhancing the natural environment
AMG 3: Protecting and enhancing features and qualities that are distinctive to the local landscape character.
AMG 4: Coastal Protection
AMG 5: Local Biodiversity Conservation
AMG 6: Protecting Sites of Regional or Local Significance

Supplementary Planning Guidance (SPG):
SPG: Maintaining and Creating Distinctive and Sustainable Communities
SPG: Change of use of community facilities and services, employment sites and retail units
SPG: Tourism Accommodation and Facilities

2.4 National Policies

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note 4: Retail and commercial development
Technical Advice Note 5: Planning and Nature Conservation
Technical Advice Note 12: Design
Technical Advice Note 13: Tourism
Technical Advice Note 14: Coastal planning
Technical Advice Note 15 : Development and flood risk
Technical Advice Note 18: Transport
Technical Advice Note 20: Planning and the Welsh language
Technical Advice Note 23: Economic development

3 Relevant Planning History:

3.1 The planning history of the site is extensive and over the last few years the site has been given permission for improvements to amenity and activity areas, the vast majority of which has been implemented.

3.2 In terms of visitor accommodation, the following is relevant:

C10D/0141/40/LL - Improvements to holiday park to include demolition of 450 chalets, create bases for 209 static caravans and 75 lodges, create site for up to 75 touring caravans and facilities block, 9 hole golf course, permissive coastal footpath and landscaping works.

C20/0851/40/LL – Creation of concrete bases for the siting of static caravans and associated decking as well as associated earthworks, landscaping, drainage, access and infrastructure works.

The numbers on site are currently regulated by the following condition:

“No more than 1313 static caravans and lodges (including 75 touring caravans) shall be sited at Hafan Y Mor at any time.”

4. Consultations:

Community / Town Council:	First Comments: <ul style="list-style-type: none"> • Not clear which way the coastal path will go.
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	<ul style="list-style-type: none"> • Unit numbers are unclear. • Will it be possible for the public to go to the café and beach? <p>Second Comments: Refuse on the following grounds:</p> <ul style="list-style-type: none"> • Its not clear exactly how many extra caravans are proposed. How will this effect other existing sites in the area. • Concern regarding the re-routing of the coastal path as it may open the door to other similar applications. No development should impact the public's right to access. • The development will increase the impact tourism has on the area. It is estimated that the café will create 45 new jobs. Its already hard to get staff in this industry, where will they come from? • Where does this leave the Council's plan with sustainable tourism?
Transportation:	I refer to the above application and wish to state that I do not intend to make a recommendation as it is assumed that the proposed development would not have an effect adverse on any road, or proposed road.
Welsh Water:	No objection & standard developer advice.
CADW:	No objections to the impact of the proposed development on the scheduled monuments or registered historic park and garden listed in our assessment of the application below.
Lead Local Flood Authority:	<p>Flood Risk</p> <p>The majority of the site lies within zone A (Development advice maps accompanying TAN15: Development and Flood Risk) which is usually considered to be at little or no risk of flooding. However, areas of the site is shown to be at risk of flood risk in the latest floodmap for surface water. As such, we consider that flooding is a material consideration in accordance with section 11.1 of TAN15.</p> <p>A Flood Consequence Assessment (FCA) has been presented with the application and we concur with the findings in terms of current and future flood risk from local sources, and also the wider measures proposed to minimise flood risk from all sources within the site.</p> <p>Land drainage</p> <p>INFORMATIVE: The EIA confirms that both open and culverted watercourse flow through the development site. We have no record of flooding associated with these watercourses. The developer is advised to identify the exact route of all culverted watercourses and ensure that no permanent structures are placed directly above the culvert route. The developer is also advised to avoid placing / erecting any structures within 3m of the watercourses as this may hinder future maintenance. In addition, any works which could affect the flow of the watercourse, including any structures within the channel or the provision of a culvert, may require Ordinary Watercourse Consent – please contact please contact FCRMU@gwynedd.llyw.cymru for further advice. The ultimate responsibility for future maintenance of the watercourses, including the banks, rests in perpetuity with the riparian owner.</p> <p>Policy ARNA 1</p> <p>The proposal is located within a Coastal Change Management Area (CChMA), as</p>

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	<p>defined in Section 6.2 of the Anglesey and Gwynedd Joint Local Development Plan (2017), as the short and medium-term policy for the coastline at PU 12.25, 'Penychain East', is No Active Intervention.</p> <p>The Coastal Change Management Area Policy stipulates that:</p> <p><i>“Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the Shoreline Management Plan, and there will be no material adverse impact on the environment.”</i></p> <p>We do not believe that the proposed coastal defence represents a deviation from the SMP policy statement for this section of the coastline, which contains a caveat that suitable private developments should not be precluded. We are also satisfied that any changes to existing sediment volume or patterns as a result of the coastal defence works are expected to be negligible, and as a result the overall aims of the SMP for the wider management area would not be compromised. However we would ask that sections 6 (Physical and Coastal Processes) and 10 (Coast Protection and Flood Defence) of the EIA are re-visited should NRW, on receipt of the Marine Licence application, request that the coastal modelling work is amended or updated.</p>
Network Rail:	General developer advice.
Biodiversity Unit:	<p>An extensive planning proposal with 8 development parcels (B, C, E, F, G, H, I, J) for more static caravans, excavating land along the coast, installing breakwaters, importing sand to create a beach, and café. This memorandum follows the one I sent on the 5th of March 2020 which provided comments concerning the impact to the European Marine Site, Pen Llyn a'r Sarnau SAC, as an undertaking of a Habitats Regulations Assessment and Appropriate Assessment, which concluded that this proposal would have an adverse impact on the SAC.</p> <p>This memorandum concerns all other ecological features that this development proposal has the potential to affect.</p> <p>The applicant has provided documents regarding ecological features and an Environmental Impact Assessment, and I can confirm that the reports are of a high quality and provide relevant information.</p> <p>Summary of comments:</p> <ul style="list-style-type: none"> • Grassland - The loss of the grassland habitat is not sufficiently compensated for. The area lost is 3.4ha, and most of this land and the grassland habitat was mitigation for loss habitat due to the previous planning permission and the compensation land is 0.75ha. In addition to this the compensation land is currently a disused and over grown car park, and the habitat that has established already has biodiversity value. Further mitigation or compensation is required. • Reptiles – Hafan y Mor has an important reptile population, with 4 species lizard, grass-snake, adder and slow-worm. A reptile mitigation site has been created for the previous development impacts, and as a receptor site for reptiles that have been removed from sites within Hafan y Mor where construction has taken place. The carrying capacity of the reptile mitigation site (receptor site) is unknown and further monitoring is necessary. Further monitoring of reptiles and management of the reptile mitigation site is required. • Soft sea cliff – This development will result in the permanent loss of 200

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Biodiversity Unit (Trees):	<p>meters of soft sea cliff.</p> <ul style="list-style-type: none"> Numerous conditions planning would be required to ensure the protection and enhancement of biodiversity and I would like to be consulted further if the planning department is likely to permit this development. Derogation licenses from NRW will be required for works that will disturb or destroy the roosting/resting places of bats and otters. <p>Recommendations I object to the proposed coastal works and beach creation because it will cause a permanent loss of soft cliff habitat (section 7 habitat), and the proposal cannot mitigate this loss. In addition, the grassland habitat loss is not sufficiently mitigated for. Therefore, I recommend that the proposal be altered to allow for the retention of the existing soft sea cliff and further mitigation for grassland loss is provided. Alongside these concerns, please see memo dated March 2020 concerning the Habitats Regulations Assessment.</p> <p>Additional comments: Satisfied with the mitigation in the Grassland mitigation Strategy</p> <p>Looking at the tree report and the landscaping plan a large number of trees have been identified for felling to enable the development. The loss of these trees will have a clear visual impact, but an outline planting scheme is included in the landscaping plan. A little more clarity is requested about the amount of “wooded land” that will be lost compared to how much new wooded land will be planted in place to evaluate the mitigation measures.</p> <p>I would also like to know more about what species will be planted. I ask that these are native tree species and suitable for the site, and also come from provenance area 303.</p>
Gwynedd Archaeological Planning service:	<p>First response: It is recommended that, should planning permission be granted, a staged programme of archaeological work should be implemented to mitigate the impact on any as yet unidentified archaeological remains.</p> <p>Second response: Thank you for the updated information. I am happy for the condition to be revised to refer specifically to Areas G and J. The exact methodology to be applied within those parcels will be set out and agreed in the WSI; for the purposes of the planning process, the condition should be taken to apply to the whole of both parcels.</p>
Fire & Rescue Service:	The Fire Authority does not have any observations in regard to access for appliances and water supplies. The Fire Authority will have an opportunity to comment on the proposed fire safety measures within the premises during the Building Regulations Consultation Process.
Environmental Health & Public Protection:	<p>Licencing: The applicant will be required to apply to amend the site license should this application be successful.</p> <p>Health and Safety and Food Team: It is advised the applicant contacts the team if the application is successful.</p>

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Natural Resources Wales:	<p>We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following conditions to any planning permission granted. We also recommend that the documents listed below are included within the condition identifying approved plans and documents on the decision notice. Otherwise, we would object to the planning application.</p> <p>Condition 1 (Protected Sites and Species): Construction Environmental Management Plan (CEMP).</p> <p>Condition 2 (Protected Sites): Long term monitoring plan.</p> <p>Documents for inclusion within the condition identifying approved plans and documents on the decision notice:</p> <ul style="list-style-type: none"> • Environmental Statement, Habitats Regulations Appraisal and Water Framework Directive Compliance Assessment (ABP Mer, November 2019, Reference R3282). • Flood Consequence Assessment, Hafan y Mor (Weetwood, December 2019) • Coastal Defences Habitat Compensation Plan (ABP Mer, V4, 30 September 2020) <p>Please note, without the inclusion of these conditions and documents we would object to this planning application. Further details are provided below.</p> <p>Our detailed comments are provided below. We note that this consultation is related to a number of documents that have been revised. However, we understand that no revisions have been made to Parcel J (coastal defence) and that the documents relating to Parcel J have not been revised. Our comments in relation to the marine works are therefore unchanged but are repeated below for convenience.</p> <p>Habitats Regulations Assessment <i>Pen Llŷn a'r Sarnau Special Area of Conservation (SAC) - General</i></p> <p>1.1. We have concerns that the proposal would be likely to have adverse effects on the Pen Llŷn a'r Sarnau SAC. The proposed development (Parcel J, coastal defence) is located within the SAC.</p> <p>1.2. The HRA to be undertaken by your Authority should consider the impact pathways on the SAC. Should you also conclude that the proposed development is likely to have a significant effect on the European site, we would look forward to being consulted on your appropriate assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017.</p> <p>1.3. The comments provided below with regard to compensatory measures, proposed by the applicant to fulfil the requirements of Regulation 68 of the Conservation of Habitats and Species Regulations 2017, are without prejudice to any further advice we provide when consulted on your HRA.</p> <p><i>Pen Llŷn a'r Sarnau SAC – mitigation</i></p> <p>1.4. In view of the potential direct and indirect impacts on the SAC features as a result of the works proposed in Parcel J, we advise that a CEMP should be approved by the LPA (in consultation with NRW) as a condition of any planning permission. The CEMP should demonstrate how the works will avoid and minimise effects on SAC features (e.g. adhering to pollution prevention guidance, minimising the footprint of the works within the SAC, biosecurity measures etc). We advise that the following condition should be attached to any planning permission:</p> <p>Condition 1: No development shall commence until a CEMP has been submitted to and approved in writing by the LPA. The CEMP should include:</p> <ul style="list-style-type: none"> • Construction methods: details of materials to be brought and used in the scheme (e.g. sediment, sand, rock) as well as other details (e.g. amount, mineralogy,
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	<p>colour, angularity); details of quantities of marine sediment generated and how sediment will be managed, details of vehicular movement within Parcel J.</p> <ul style="list-style-type: none"> • General site management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain. • Biodiversity Management: details of invasive species management; species and habitats protection, avoidance and mitigation measures (including for otters); details of marine enhancement measures within the coastal defence. • Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan. • Details of the siting and type of external lighting to be specified, in order to avoid impacting on bats and otters. <p>The CEMP shall be implemented as approved during the construction phase of the development.</p> <p>Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.</p> <p>1.5. Section 2.7 of the ES states “<i>However, plant movement along the upper shore will be required on occasion both within and outside the construction footprint</i>”. The applicant should note, any vehicular use of the “upper shore” for construction should be covered by the CEMP to reduce potential impacts.</p> <p>1.6. We note that a large amount of sediment will be excavated to set-back the defences. As stated in the ES, any marine sediments should be kept within the active marine zone. We advise that the CEMP should provide information on the expected quantity of sediments that would have made it into the marine environment through erosion, what the composition is, and where they will be placed.</p> <p>1.7. We note the clarification in the application on the source of the sediments (sand, shingle and rock) to be used within the scheme. We consider that information on the grading curves as well as other details (e.g. amount, mineralogy, colour, angularity) will need to be specified in the CEMP. For example, it will need to be ensured that any gravel that is imported is rounded and not angular and of the appropriate size fraction.</p> <p>1.8. NRW note the existing beach will be excavated to a certain depth before placement of new material. We advise that the CEMP will need to set out how the excavated material (and the sediment make-up, clay etc.) will be managed at the foreshore as well as at the backshore (currently terrestrial) area. It should be ensured that no piles of sediment are left within the inter-tidal area that could be washed away at high tide and smother ecological interests elsewhere. We would also advise against burial of existing demolition material as this may hinder adaptation in future which may lead to it being introduced back into the marine environment. The above information will need to be set out in the CEMP.</p> <p>1.9. The Marine Ecology Survey report (Appendix E of the ES) considers the options for the sea defence structures to be ‘ecologically friendly’ (i.e. with rugose surfaces and crevices preferential for marine species), however its conclusion is unclear. We advise that detailed marine enhancement measures should be set out in the CEMP. If it would be helpful, NRW can direct the applicant to further information on industries that can create rockpools in the defences.</p> <p>1.10. Section 2 of the Marine Ecology Survey (Appendix E of the ES) states “<i>The</i></p>
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	<p><i>survey results are also expected to provide a foundation of any post-implementation monitoring work that may be needed in the future". We have previously requested clarification on what annual monitoring, mitigation and adaptation is expected and proposed over the lifetime of the scheme. We also note that the coastal squeeze assessment uses monitoring and adaptive management as a way of ensuring an adaptable way forward. We would expect details of a post-implementation monitoring proposal, as well as its implementation, to be approved by the LPA (in consultation with NRW) as a condition of any planning permission.</i></p> <p>Condition 2: Prior to the operation of the development, a long term monitoring plan for protected sites (habitats) shall be submitted to, and approved in writing by, the LPA. The long term monitoring plan should include:</p> <ul style="list-style-type: none"> • Details of the methods for monitoring (and triggers for any action to be undertaken) • Timescales for the long term monitoring • Timescales for submission of monitoring reports to the LPA <p>The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.</p> <p>Justification: A long term monitoring plan for the protected sites should be submitted prior to operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on protected sites</p> <p><i>Pen Llŷn a'r Sarnau SAC – compensation</i></p> <p>1.11. As explained below, we advise that the proposed development is likely to have an adverse effect on the integrity of the Pen Llŷn a'r Sarnau SAC.</p> <p>1.12. The proposed coastal defences will result in the direct loss of 1542m² of the <i>Mudflats and sandflats not covered by seawater at low tide</i> SAC feature. This is as a result of direct loss of habitat from the construction of coastal defences. The proposal will also result in the loss of <i>Large shallow inlets and bays</i> SAC habitat however the impact pathway to this feature is through the loss of <i>Mudflat and sandflat</i> which is a subfeature of the <i>Large shallow inlets and bays</i> feature.</p> <p>1.13. The conservation objectives for the <i>Mudflats and sandflats</i> feature require an overall stability or increase in the amount of the feature, taking into account the areas of long term stability and localised losses and additions arising from environmental processes.</p> <p>Due to the direct loss of the feature under the footprint of the works, we advise that these objectives will not be met.</p> <p>1.14. We therefore advise that, for planning permission to be granted, that Regulation 64 of the Conservation of Habitats and Species Regulations 2017 must be satisfied. If your authority is satisfied that there are no alternative solutions and that the project must be carried out for imperative reasons of overriding public interest, then compensatory measures would need to be secured in order to meet Regulation 68 of the Regulations.</p> <p>1.15. In relation to compensatory measures, the applicant has submitted the Coastal Defences Habitat Compensation Plan (ABP Mer, V4, 30 September 2020). Section 3 of the report details measures to compensate for the loss of sandflat habitat by removing rubble and debris from the upper shore sandflat areas in front of the proposed and existing defences. Figure 2 shows that the compensation measures will deliver 2,472m² of sandflat habitat. Section 3.3 of the report also details monitoring of the compensation measures.</p> <p>1.16. In view of the above, we advise that the compensation measures are appropriate. We advise that the Coastal Defences Habitat Compensation Plan must be included within the condition identifying approved plans and documents. Provided this advice is followed, we would advise that appropriate compensation</p>
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	<p>will be secured and that the overall integrity and coherence of the SAC network would be maintained.</p> <p>1.17. Please note, we can provide further advice once consulted on your HRA. The above advice is without prejudice to any further advice we provide when consulted on your HRA.</p> <p><i>Pen Llŷn a'r Sarnau SAC - marine mammals features</i></p> <p>1.18. Any construction works with the potential to cause underwater noise will be undertaken above mean high water in dry working conditions. There will be no piling construction works. We therefore agree with the assessment that there will be no impacts on marine mammal features of the Pen Llŷn a'r Sarnau SAC (or other Welsh SACs with marine mammal features).</p> <p>Site of Special Scientific Interest (SSSI)</p> <p>2.1. The proposal is located partly within the Glanllynau a Glannau Pen-ychain i Gricieth SSSI. NRW consider the proposals have the potential to impact upon the SSSI. Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded</p> <p>Flood Risk</p> <p>3.1. We note the Flood Consequence Assessment (FCA) (Weetwood, Hafan y Mor, Pwllheli, December 2019) that was submitted as part of the application. We also note the FCA Addendum that has now been submitted, which deals primarily with surface water/drainage matters. The recent submission indicates that revisions have been made to the layout of a number of parcels, particularly G and H. Our previous advice, reiterated below, accepted the finished floor levels as described in the original FCA (December 2019). The applicant has since confirmed (email from Arwel Evans, 27/7/2021) that the layout revisions have not affected the conclusions or the mitigation measures set out in the original FCA. Based on this information, we are therefore satisfied with the proposals in terms of flood risk, and reiterate our advice below for convenience.</p> <p><i>Tidal Risk</i></p> <p>3.2. Section 5.1 of the FCA states that “<i>all new caravan bases are set at a minimum level of 5.49 m AOD to ensure they will remain dry during the 1:200 +CC (2120) annual probability event</i>”. This addresses our previous advice to the applicant that the height of the caravan bases should be set at a minimum of 5.49m AOD. Section 5.1 also states “<i>given that the static caravans typically have a standard void of 600 mm above the bases, this will also ensure that all the caravans will remain dry in up to the 1:1,000 +CC (2120) annual probability event</i>”.</p> <p>3.3. We are satisfied that the proposed finished floor levels of the beach café (Parcel H) and staff accommodation (Parcel E) are to be set at 5.90m AOD, as stated in section 5.1 of the FCA.</p> <p>3.4. We also note that the proposed car parks will be set at a minimum level of 5.49m AOD to ensure they will remain dry during the 0.5% + climate change annual probability event. This addresses previous advice we issued to the applicant.</p> <p>3.5. We note that the applicant has submitted the Addendum on Wave Overtopping assessment (Coastal Defences Technical Review, ABPMer, December 2019). We have also received additional clarification with regard to risks of wave overtopping (e-mail dated 14/02/2020, Colin Scott, ABPmer). We can confirm that the flood risk from wave overtopping has been adequately considered by the applicant. We note and accept that the hinterland (land based development) is elevated above the coastal boundary (extreme) sea level for the year 2120 for the 0.5% event. The 10m wide contingency strip and the inclusion of a 1m high wall will reduce any spray overtopping. It is also noted that the</p>
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	<p>scheme is to be designed to be adaptable for any future improvements. The applicant should note that it will be responsible for the maintenance of the scheme.</p> <p>3.6. We advise that the FCA (Weetwood, Hafan y Mor, Pwllheli, December 2019) must be included within the condition identifying approved plans and documents on the decision notice. Based on the above, we are satisfied that the flood risk can be managed in line with the requirements of TAN15.</p> <p><i>Fluvial and Surface Water Risk</i></p> <p>3.7. We advise that you liaise with the Lead Local Flood Authority regarding surface water flood risk.</p> <p>Coastal Defence</p> <p>3.8. We are satisfied with the proposals for the coastal defence in terms of flood risk. We note the ES has considered there will be insignificant impact on the outfall of the Afon Wen to the east and on the railway to the north of the proposals and that discussions have taken place with Network Rail.</p> <p>3.9. The LPA will need to assess whether the policies will be in line with the Shoreline Management Plan and Policy ARNA 1: Coastal Change Management Area.</p> <p>Water Framework Directive</p> <p>4.1. We have considered the WFD Compliance Assessment (Appendix L of the ES). We agree with the conclusions of the assessment that the proposal will not result in the deterioration of any WFD waterbodies.</p> <p>Foul drainage</p> <p>5.1. We note that section 3.5 of the Drainage Strategy Report (Bratherton Park Design Consultants, 7/10/2019) states that there is one more year left to do on removing surface water from the foul drainage. We welcome the continuation of this work in light of the additional foul drainage loading that this development will generate.</p> <p>5.2. The Drainage Strategy Report indicates that the newly built sewage treatment plant will be able to cope with the additional volume of sewage generated, without causing deterioration in the effluent quality. We note that the applicant has a new permit to discharge. The applicant will need to ensure that it complies with this permit and to ensure that it covers what is discharged in terms volume etc. If a variation to the permit is required then the applicant is advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity</p> <p>5.3. We recommend that fat traps are installed on the foul drainage from the café.</p> <p>Protected Species</p> <p>Bats</p> <p>6.1. We note that the ES submitted in support of the above application (Environmental Statement, Habitats Regulations Appraisal and Water Framework Directive Compliance Assessment (ABP Mer, November 2019, Reference R3282)) has identified that bats are present at the application site. From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document ‘<i>Natural Resources Wales Approach to Bats and Planning (2015)</i>’. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.</p> <p>As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. However, we advise that the proposed development is likely to harm or disturb the bats or their</p>
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	<p>breeding sites and resting places at this site and, therefore, we advise that all avoidance and mitigation measures described in the ES must be undertaken. We also recommend that the new buildings proposed as part of the development incorporate bat friendly measures (e.g. bat access points and crevices).</p> <p>6.3. The ES must be included in the ‘approved list of plans / documents’ condition within the decision notice should consent for the project be granted.</p> <p>6.4. The proposal has the potential to impact on bat flight lines through the introduction of lighting. We advise that details of the siting and type of external lighting to be used should be specified in the CEMP (see condition 1 above).</p> <p>6.5. NRW would refer the Local Authority to the Chief Planning Officer’s letter dated 01 March 2018 which advises Local Planning Authorities will need to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.</p> <p>Otters</p> <p>6.6. The ES concludes that otters use part of Hafan y Môr (particularly watercourse WC1) for foraging, resting and commuting, but that there is no evidence of breeding within the site. Otters are protected under the Conservation of Habitats and Species Regulations 2017 and are also a feature of the Pen Llŷn a’r Sarnau SAC.</p> <p>6.7. In order to avoid disturbance to otters, we advise that Reasonable Avoidance Measures should be set out in the CEMP (see condition 1 above). This should include measures that maintain the otter’s use of watercourse WC1 during the construction and operational phase.</p> <p>6.8. We also note, and welcome, the information provided in the ecological addendum (Peter Tattersfield Consultant Ecologists, undated). We recommend that the measures in the report with respect to otters are implemented.</p> <p>Water voles</p> <p>6.9. We note that no evidence of water voles were found in any of the watercourses on site, and that the absence of water voles may be partly a result of the presence of mink. We would recommend that watercourses are managed to provide suitable water vole habitat wherever possible so that water voles may recolonise the site in future.</p> <p>Other Matters</p> <p>Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.</p>
Public Consultations:	<p>A notice was placed in the press, notices were placed in several locations close to the site and nearby residents were informed. The advertising period has expired and the following comments were received:</p> <ul style="list-style-type: none"> • More vehicles means more air pollution and road noise. • Would be nice to see the park encouraging people to use buses / train service. • Its good for the prosperity of the area seeing mor visitors. • Hopeful that parcel G will be suitably screened. • Hopes the development won’t interrupt the natural flow of material caused by wave action and tides. • Concern regarding noise and vibration during construction works. • It is good that some areas have been set aside for wildlife but to ensure these are managed. • Will security fencing and security lighting be installed? • Will consideration be given to coast e.g. will there be bins and bins for dog waste? • Will there be public access to the café? • The road to the beach can be dangerous with cars speeding. Has

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	<p>consideration been given to speed bumps on it? Its understood that its not part of the park but the development will attract more people to the beach.</p> <p>Matters were also raised that are not material in consideration of the application:</p> <ul style="list-style-type: none"> • The provision of annual park passes for neighbours.
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5. Assessment of the material planning considerations:

The principle of the development

5.1 The application site is an established holiday park and lies within open countryside. It is not located within any of the development boundaries identified within the Anglesey and Gwynedd Joint Local Development Plan (JLDP). Given the open countryside location policy PCYFF 1 is relevant which requires justification for developments unless they are permitted by a specific policy within the plan. Given that the scheme involves numerous elements, each will be assessed separately.

Erection of a café

5.2 The proposal seeks to erect a new single storey café on the eastern boundary of the site on the location of the former waste treatment plant. The works also include the provision of car parking, landscaping and planting works.

5.3 Policy MAN1 states that proposals for new retail, commercial and leisure development will be directed towards town centres. The policy states that retail and commercial proposals outside the defined town centres will need to be supported by evidence of need for additional provision and satisfy the sequential approach set out in national planning policy and accord with other policies in the Plan. Although policy MAN6 refers to shops, the considerations and impacts are similar. The policy states that proposals for small scale shops outside development boundaries will be granted provided a number of criteria are met. The planning support statement submitted has considered these policies and has justified the location of the development.

5.4 Policy TWR 1 is supportive of proposals that will improve and extend the standard of existing facilities. The policy priorities developments within development boundaries but where there are no suitable opportunities within development boundaries, proposals may be granted that conform with the criteria within the policy and involve the following:

1. The re-use of an existing building(s) or a suitable previously used site; or
2. The re-use of an existing building(s) or a site closely related to other existing buildings that forms part of an existing tourist facility; or
3. An activity restricted to a specific location due to its appropriate use of a historical or natural resource or its proximity to the attraction which it relates.

5.5 Given that the site is on land that formed part of the former sewage treatment plant, it is considered previously developed land. The use is also appropriate in consideration with the use of the wider site as a holiday park. Although there are larger buildings towards the centre of the holiday park, the structures seen along the coastline are mainly single storey chalets and caravans. The scheme originally consisted of a two-storey café building but following discussions with officers this was reduced to single storey. Given the reduction in scale, the type and character of the building is now considered appropriate for its coastal setting. The design is considered to be high quality in terms of design, layout and appearance and will extend the range of facilities in the plan area. The proposal has been supported by an Economic Statement which demonstrates that

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the scheme will secure local employment opportunities. The site can be accessed by public transport, cycling and walking. The site is located directly adjacent to the Coastal footpath and the planning support statement has confirmed that the Café will be available to walkers on the Coastal Path. Given the above, it is considered that the proposal conforms with the requirements of policy MAN 1, MAN 6 and TWR 1 and that the principle of erecting a café is acceptable in this location.

Coastal Defence works

- 5.6 The proposal comprises works to a 320m stretch of the coastline including landward realignment of the shoreline, the installation four ‘fish-tail’ shaped rock-armour breakwaters and the creation of intervening areas of sand/gravel beach. Around a third of the length of these proposed breakwaters and recharge areas will replace existing linear rock revetment that is present along this part of the foreshore (as constructed in the 1990s). The remainder will be to the east of the existing rock revetment where it is apparent that tidal erosion is currently impacting the coastline. Although this scheme seeks to re-direct the Wales Coastal Path in response to the development plans, parts of the works (relocation of a bridge) has already been carried out by the footpaths unit due to erosion and safety concerns.
- 5.7 Policy AMG 4 refers to Coastal Protection and requires proposals to demonstrate that there is an overriding economic and social benefit from the development. Proposals should also ensure there is no unacceptable harm to water quality, public access, the built environment, landscape or seascape character and biodiversity impacts. The policy gives priority to locations with a close visual connection to current buildings or existing structures. It also requires that no suitable alternative locations on the coast have been developed and that the proposal is compliant with other policies including ARNA 1.
- 5.8 The application has been supported by significant evidence within the ES and the Economic Statement to justify the works in this location. The coastal works are located in close proximity to the existing built form and will secure the long-term future of the holiday park. It is considered that the principle of coastal works in this location conform with policy AMG 4 but the environmental impacts will be discussed further in the report.
- 5.9 Policy ARNA 1 is relevant to this aspect of the scheme and states that Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the Shoreline Management Plan, and there will be no material adverse impact on the environment.
- 5.10 The Shoreline Management Plan (SMP) for this section of coastline is ‘No Active Intervention’ over the next 100yrs for this section of the coastline. However, the policy for this section states that this might not preclude local private management of defences. Given this is it considered that the principle of replacing and extending existing defences is acceptable in principle. The scheme, does however have to comply with numerous other policies which considers the impact on the environment and this will be discussed further in the report.

Alterations to holiday accommodation provision and extending the site.

- 5.11 The planning history of the site is particularly relevant to this aspect of the application. Application C10D/0141/40/LL consented a masterplan scheme that included the demolition of 450 chalets, the creation of bases for 209 static caravans, 75 lodges and the creation of a touring caravan site for up to 75 touring caravans. This consent saw an overall decrease in holiday accommodation provision on the site. The relevant pre-commencement conditions were discharged and the consent has been partially implemented. Parts of the consent that have not been implemented is relevant to this application.

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- 5.12 The scheme currently under consideration seeks to alter the consent previously given by retaining 184 existing apartments that were previously given permission to be demolished. Policy TWR 2 deals with holiday accommodation and Strategic Policy 14 deals with the visitor economy. PS 14 specifically supports managing and enhancing the provision of high quality un-serviced tourism accommodation in the form of self-catering cottages and apartments, camping, alternative luxury camping, static or touring caravan or chalet parks. The Planning Statement acknowledges that since permission C10D/0141/40/LL was granted the apartments have remained a popular form of accommodation and they have been refurbished and provide high quality holiday accommodation. Policy TWR 2 and PS 14 both seek to provide a range of holiday accommodation and from that point of view, the retention of the apartments would not create any conflict with regards to policy and would ensure a wider range of accommodation on the site.
- 5.13 Policy TWR 3 deals with applications for static caravan and chalet sites. The site is not located within an Area of Outstanding Natural Beauty or a Special Landscape Area and therefore the policy does support minor extensions to the site area and a minor increase in the number of units on site providing the criteria within the policy can be met. The scheme meets the requirements in that it is part of a wider scheme to improve the range and quality of accommodation on the site. Cumulatively the scheme offers significant improvements to the design, layout and appearance of the site and its setting in the landscape. The site is located within a Coastal Change management area but the scheme will improve the safety of occupiers on the site, protect the park long term and also safeguard the Wales Coastal Path.
- 5.14 Policy TWR 3 specifically requires that any increase in the number of static holiday caravan or holiday chalet units is minor and is commensurate with the scale of any improvements to the site. The proposal as submitted seeks to extend the site along the eastern boundary (parcel G) and also increase static caravan numbers by 85. Paragraph 6.3.74 of policy TWR 3 recognises that minor in terms of site area is not defined but in terms of numbers as a general rule an approximate 10% increase in the number of units at the time of the original application, is considered minor.
- 5.15 The retention of the apartments does however mean that the site is unable to locate all of the consented static caravans that formed part of consent C10D/0141/40/LL in the manner first envisaged. However, the consent was conditioned with phasing conditions that related to both phasing and layout and also a single overarching condition that restricted unit numbers. As a consequence, the actual siting of all the statics was left to further discussion by means of discharge of condition applications. This means there is flexibility within the consent that remains extant today.
- 5.16 The Hafan Y Mor site is fairly unique in the plan area in terms of its size and also visitor accommodation provision. As highlighted above, the planning history is extensive and extends back to the 1950's. Recent alterations have seen a major investment in the upgrade of facilities and alterations to accommodation provision. The starting point for this was permitted through consent C10D/0141/40/LL that was a masterplan scheme for the whole site. It is therefore considered reasonable in terms of policy TWR 3 that consent C10D/0141/40/LL is the original application in this instance. The policy recognises that each application should be considered on its merit due to the considerable variety in the size nature and location of sites.
- 5.17 Consent C10D/0141/40/LL permitted the siting of a total of 1,238 static caravans. This application seeks to site an additional 85 static units which is below the 10% stated in the policy. However, the overriding policy consideration is to ensure that the increase in numbers does not unacceptably harm the appearance of the site.
- 5.18 In considering visual impacts, The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study is also a material consideration that provides guidance. The study found that within this area there may be some capacity for sensitively sited and well designed very small to small scale developments, which should relate well to the existing built

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environment/urban landcover. The study defines small as 11-25 units (typically below 2 hectares in area). It also acknowledges that in all cases development should avoid the undeveloped coastal edge and its immediate setting and should be clearly separated so that their effects remain local and there is no collective/cumulative defining influence on the landscape.

- 5.19 In terms of extending the site area, parcel G benefits from extant consent given in consent C10D/0141/40/LL. The consent given was approximately half of the undeveloped field as seen. The extended area measures approximately 1.4 hectares but the existing holiday site as a whole (minus the golf course) covers in excess of 80 hectares. In addition, the extended area will not accommodate all of the additional 85 caravans which are to be dispersed within the existing boundaries of the site. Having taken into consideration the size of the existing site and the area to be extended, the area is considered to be minor and in accordance with the requirements of policy TWR 3.
- 5.20 In addition to the Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study, paragraph 6.3.74 of policy TWR 3 also states that in all cases development should avoid the undeveloped coastal edge and its immediate setting. The application as originally submitted included the siting of static caravans in close proximity to the coastal edge in parcel G. This conflict was raised with the agent and as a consequence the scheme was amended and the caravans have now been sited much further back and in line with the area consented under permission C10D/0141/40/LL. The area between the coastline and the static units is now proposed to be set aside as an area to provide biodiversity compensation and planted as a wildflower grassland. The area is to be fenced off to protect it and to clearly differentiate the coastal edge and holiday park. A clawdd (stone, earth bund) and native shrub planting is also proposed in front of the caravans to screen the units and reduce more localised visual impacts from the coastal path. With the existing landscaping surrounding the site and the proposed landscaping the visual impacts are considered to be local in nature (mainly along a brief section of the coastal path) and given that other visual impact will be mitigated by distance, it is not considered that the impact will have a defining impact on the landscape.

Erection of new staff accommodation.

- 5.21 As part of the improvements to the site, the scheme also includes the demolition of three buildings that currently provide 40, 2 bed self-contained apartments utilised by staff and the erection of two new buildings that will provide 76, two bed units. Officers sought additional information and clarification from the applicant with regards to the current situation and how the units are managed. It was stated that the site historically provided accommodation for over 1000 staff in the Butlin's era of the site but this has consistently been reduced by the new operators Haven.
- 5.22 The scheme will also allow the reduction in density of the use of units in Seaview which in peak season are, according to the applicant, overcrowded. The units are large enough to accommodate 3 beds but have currently 4 beds per unit. From the information received the net increase in bed spaces will be 24.
- 5.23 The site is located in open countryside and there is no specific policy in the development plan that deals with accommodation of this type. Policy PCYFF 1 is therefore relevant which states that developments should be resisted unless the countryside location is essential. It is, however a material planning consideration that the site currently provides on-site staff accommodation and the area to be developed for the new accommodation is classed as previously developed land.
- 5.24 The existing staff units formed part of masterplan consent C10D/0141/40/LL and are controlled in the same way as the holiday accommodation with a condition that restricts the occupation to seasonal use only and the staff have a permanent residence elsewhere. By controlling the units in such a way it ensures that they are not commensurate to the provision of new housing in open

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countryside, which would contravene local and national planning policies. It is also a material consideration that the site could offer their other holiday accommodation units to staff without breaching any planning conditions providing the use was seasonal. Having considered this, the net increase of 24 staff bed spaces is not considered unreasonable and with the imposition of conditions to ensure that the units do not provide permanent residential accommodation, it is not considered that the application significantly departs from planning policy and does not merit refusal on this basis.

Design and visual amenity

- 5.25 Policy PCYFF3 states that proposals will only be permitted provided they conform to a number of criteria, including that the proposal complements and enhances the character of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment; that it respects the context of the site and its place within the local landscape; that it utilises materials appropriate to its surroundings and incorporates soft landscaping; it enhances a safe and integrated transport and communications network; that it limits surface water run-off and flood risk and preventing pollution; that it achieves inclusive design allowing access by all and it helps to create healthy and active environments, and considers the health and well-being of future users.
- 5.26 The site is located within open countryside but is it not located within any statutory designated landscapes or locally designated landscapes. Parts of the site is visible from extended views from Criccieth Castle and the Snowdonia National Park. The application has been supported by a Landscape and Visual Impact Assessment (LVIA) to aid in the assessment of the application. The assessment has considered two types of impact, direct effects on the landscape resources; and indirect effects on public perceptions of landscape, in terms of change to landscape character or as a result of visual impacts. In response to the amended scheme, an addendum to the LVIA was also submitted to consider the alterations.
- 5.27 The proposal involves the development of different parcels of land within the site, each of which will be discussed individually:
- a. **Parcel E** is located centrally within the site to the south of the railway line. Within this parcel it is proposed to locate the two new team accommodation buildings and three static caravans. The team accommodation buildings are two storey and are to be clad with a mix of weatherboard panels and render. The design is modern and in keeping with other buildings seen on the site. Given that parcel E is located centrally within the site, it is unlikely to have visual impacts on the wider landscape.
 - b. **Parcel B** is located to the south west of the site and is separated from the coast by a fishing lake and more natural landscaping. Its proposed to locate 27 caravans in this area. Given the topography, the vegetation surrounding the lake and also the vegetation on islands within the lake, the caravans will not be visible in the surrounding landscape.
 - c. **Parcel F** is located to the south of the site and it is proposed to site 26 static caravans in this location. It is likely that 4 units will be immediately visible from the coastal path however, it is acknowledged that this area does benefit from consent to locate statics under permission C10D/0141/40/LL. With additional landscaping to soften the impact, it is not considered that the impact upon walkers on the coastal path will be significant or harmful. Any extended visual impacts upon the landscape would be mitigated by distance.
 - d. **Parcel H** is also located to the south of the site adjacent to the coastline. This area was the site of the former waste treatment plant and has been cleared but has been left undeveloped. In this location it is proposed to build a new café. As discussed above the plans initially submitted were for a two-storey building. Officers raised concerns regarding this given the open views from the coastline and coastal path and the fact that the surrounding built form (caravans) is low and other than the established landscaping to

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the east, there are no landscape features that would have readily assimilated a building of two storeys into the landscape in an acceptable way. The proposal now under consideration is for a modern looking single-story flat roof building. The external appearance facing south and west will mainly be glazed with sections of natural stone cladding. The elevations facing north and east are to be finished in natural timber weather board. To the front a terraced area for outside dining is proposed. To the rear of the café a small parking area is proposed and to the west a biodiversity compensation area. Both policy PCYFF 3 and TWR 1 require developments to be of high quality and be appropriate for their location. The building will be visible from out at sea and to walkers along the coastal path. The most sensitive visual receptors lie to the east and include the Snowdonia National Park and Criccieth Castel, however the building will be screened from extended views to the east by existing dense landscaping. It is acknowledged that the café will be a new feature and as a consequence there will be visual and landscape change in the immediate area however, given the setting within an existing holiday park, it is not considered that the building will be an unexpected or alien feature to users of the coastal path or from out at sea. It is considered that any extended views from across Cardigan Bay will be adequately mitigated by distance.

- e. **Parcel J** entails works to a 320m stretch of coastline to the south of the site. The proposal includes landward retreat of the mean high-water spring alignment and the installation of four fishtail shaped rock armour breakwaters and the creation of intervening areas of sand and gravel beaches. As with parcel D, the LVIA acknowledges that the greatest visual impact will be during the construction phase. However, upon completion of the works it is not considered that the works will appear incongruous or harmful to its setting.
- f. **Parcel G** entails the siting of 80 static caravans. Approximately 50% of this parcel benefits from extant consent under permission C10D/0141/40/LL. As discussed above, the proposal has been amended in response to officers' concerns regarding the visual impact of the caravans and proximity to the coastline. The caravans are now to be set back away from the immediate coastline and the proposed site levels have been reduced to ensure that the landscaping will sufficiently mitigate the impacts. This area is visually open to the coast line. The east of the site benefits from a dense landscaping belt which will prevent extended views of the caravans from sensitive visual receptors. Additional landscaping is also proposed to extend the landscaping belt further south. Although walkers on the coastal path will see the caravans in this location, by setting them further back in the site it will ensure that the views of the national park and Criccieth castle will remain uninterrupted. The landscaping and wildflower meadow should mitigate some of the impact and give a pleasant feel and quality to this area. Having taken into consideration the assessment within the LVIA and the extant consent that remains, on balance it is considered that the visual impacts will not be significantly greater or harmful than the extant consent.
- g. **Parcel I** is located to the rear of the proposed site for the café. It is proposed to locate 18 static caravans in this location. Most of this area also benefits from extant consent under permission C10D/0141/40/LL. If permission is granted it is proposed to develop this area in phase two at the same time as the café which will ensure the landscaping is carried out and the presence of the café will screen the majority of the caravans. Given the location of this parcel, to the rear of the proposed cafe it is not considered that it will be visually apparent in the wider landscape or harmful to its surroundings.

5.28 Having considered each aspect of the development, it is considered that the conclusions of the LVIA is reasonable and the impacts have been adequately considered. It is also considered that the cumulative visual impacts of the scheme as a whole is acceptable. As with many developments the most adverse impacts will be during the construction phase and this is acknowledged in the LVIA. However, the application has been submitted by a phasing plan

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which will ensure that the impacts are controlled and each phase should be completed prior to commencing the next phase. The most significant impact will be during the first phase when the coastal works are to be carried out and the plans have shown a temporary alternative route for the coastal path during this phase. Whilst the impact will be adverse, the impact will only be short term and the coastal path will be able to follow an amended route along the coastline upon completion of the coastal works. On balance, this is considered acceptable.

- 5.29 It is considered that the proposal in terms of its form and finish is acceptable and offers a quality development in terms of visual amenities by displaying a design and features that deliver and create a development that would be suitable and appropriate to the site and within the wider area. Consequently, it is considered that the proposal is acceptable based on the relevant requirements of Policy PCYFF 3, AMG 3 and AMG 4.
- 5.30 The details submitted have included detailed proposals for both soft and hard landscaping within the site including the planting of new native trees and biodiversity compensation areas to encourage biodiversity. The landscaping is similar to what is seen on other more recently upgraded parts of the site which demonstrate the high quality of the works. With the imposition of a condition to ensure the landscaping is carried out alongside the development phasing, it is considered that the requirements of policy PCYFF 4 will be satisfied.

Linguistic Impacts

- 5.31 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 11, 2019), along with Technical Advice Note 20 and policy PS 1 of the JLDP. The Supplementary Planning Guidance (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.
- 5.32 In accordance with the requirements of policy PS 1 and the SPG the application has been supported by a Welsh Language Statement and also an addition addendum to the statement in response to the amended plans. Positive comments were received from the Welsh Language Unit and no evidence of harm or significant risk to the Welsh Language was identified. The comments did however state that the assessment should further consider staffing and the information submitted should be updated. A copy of the comments has been sent to the applicant and a response is anticipated prior to the committee meeting.
- 5.33 The comments did also acknowledge positive aspects of the statement which include the marketing methods for new jobs that includes efforts to employ locally and the use of Welsh advertisements. The mitigation and enhancement measures were also welcomed which include:
- Names of new development areas to consider local linguistic heritage.
 - Provision of key signage within the park in English and Welsh.
 - The use of Iaith Gwaith badges/logo in certain areas of the Park (reception, café, bar) to encourage visitors to use the language with staff where they can.
 - Use of welsh language on signage within the new café development.
- 5.34 The above mitigation and enhancement measures are specifically required by criterion 4 and 5 of policy PS 1 and can be secured by planning condition. From visiting the site it is evident that the site implements the above on existing parts of the site. Based on the information submitted to date, it is considered that the application has met the requirements of policy PS1 and the SPG and with the imposition of conditions, the proposal is acceptable with regards to linguistic impacts.

Highway Impacts

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- 5.35 The application was supported by a Transport statement which has considered the existing situation, the proposed development, the likely traffic impacts. The proposal does not include any alterations to the existing access which is served off a roundabout on the A497 which is the main highway that runs between Criccieth and Pwllheli. The access to the site has a public bus stop that serves the site and visitors can also travel by train. A train station is located adjacent to the site. The Wales Coastal Path also runs through the parts of the site which again links Pwllheli and Criccieth. Given that the site is served well by various means of travel, meaning that visitors do not have to rely on the use of motor vehicles, it is considered that the site is sustainably located and conforms with the requirements of policy PS 4 and TRA 4.
- 5.36 Should visitors choose to travel by car, adequate parking provision is to be provided by each static caravan and communal parking areas are available for the holiday apartments. Limited parking is also to be created to the rear of the café. It is therefore considered that the scheme meets the requirements of policy TRA 2. Comments were received from the transportation unit confirming they have no objection to the proposal as it is not expected to have an adverse impact on the local highway network. As a result, the proposal is considered acceptable in terms of policy PS 4, TRA 4 and TRA 2.

Archaeological Matters

- 5.37 In accordance with the requirements of policy PS 20 and AT 4 the application has been supported by a desk based archaeological assessment. Following consultation with the Gwynedd Archaeological Planning Service (GAPS) comments were received stating that the development has limited potential for archaeological impact.
- 5.38 Previous development-led work within the holiday park and surrounding area has established a potential for remains of prehistoric, medieval and post-medieval date in this area. Within the holiday park, fieldwork has demonstrated that even in areas of open space, landscaping work has disturbed and truncated archaeological deposits, so that the likelihood of remains surviving under existing development is considered to be low. This impact is believed to have occurred during establishment of the holiday park, or construction of its predecessor, the HMS Glendower naval training base.
- 5.39 That said some areas have been disturbed less and have a higher potential that archaeological remains may remain undisturbed. The comments received from GAPS conclude that the impacts of the development can be acceptably managed with the imposition of a condition requiring further archaeological investigation prior to the commencement of developments works. Further discussion agreed that the investigation works would be confined to parcels G and J. Therefore, with conditions, it is considered that the proposal is acceptable and in accordance with the relevant requirements of policy PS 20 and AT4.

Residential and General Amenity

- 5.40 As previously discussed the application site is located in open countryside and is a well-established holiday park. There are scattered residential properties surrounding the site. It is not anticipated that the impacts upon residential dwellings to the south and west will be any greater given that that the proposed works are primarily within the existing site and to the east. To the east the development includes the coastal defence works, construction of the café and the developing of parcel G. The closest residential property is Tyddyn Berth which is located approximately 300m from parcel G and just over 500m from the coastal defence works. The Afon Wen Terrace houses are also located to the north east and Swn Y Don (residential dwelling and caravan site) is located to the east. As outlined above concerns were raised from surrounding residents but they didn't object to the scheme as whole.

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- 5.41 The greatest impact is likely to be during the construction period of the coastal defence works, however the works will be carried out over a relatively short period of time and the construction hours can be controlled by condition to ensure that amenities of surrounding properties are protected at the most noise sensitive times. As discussed above, the construction phase will also affect the amenity and enjoyment of users of the coastal path. That said, once the scheme is completed it should have a positive amenity impact on users of the coastal path as Haven have confirmed that although the café will not be open to non-residents, it will be available to users of the coastal path.
- 5.42 Once the construction phase has been completed it is not considered that the development will give rise to an unacceptable impact upon residential or general amenity and the proposal is considered to be acceptable on the grounds of relevant criteria in policies PCYFF 2 and PCYFF 3.

Carbon Management

- 5.43 Policy PCYFF 5 requires proposals to demonstrate how the energy hierarchy has been applied and how the contribution from renewable or low carbon energy to satisfy the proposals need for energy and waste has been maximised. The application was supported by a Carbon and Sustainability Statement which has considered sustainable design and carbon management, climate change, water management, waste resource management and minerals, green travel, accessibility, access and health and wellbeing. Having considered the information submitted in support of the application, it is considered that the requirements of policy PCYFF 5 has been met.

Land Drainage and Flooding

- 5.44 There are a number of relevant policies relevant to this aspect of the report. Policy PS 5 seeks to manage flood risk and maximise the use of SUDS. Policy PS 5 seeks to alleviate the effects of climate change and only permits schemes that implement sustainable water management, locating developments away from flood risk areas and reduce the risk of flooding. Policy ARNA 1 is also relevant and requires LPA's to demonstrate that they have considered shoreline management plans into consideration. As discussed above the principle of the development is acceptable and in accordance with policy ARNA 1. The policy does require that proposals will only be permitted if a TAN 15 compliant flood risk assessment demonstrates that a development will not cause any increase in risk to life nor any significant risk to property and the development complies with TAN 15.
- 5.45 The application has been supported by a Flood Consequence Assessment and Foul Drainage Strategy Report and the Environmental Statement has also considered Coastal Protection and Flood Defence. The works are to improve existing sea defences and to protect the Hafan y Môr Holiday Park from coastal erosion. The ES concludes that the project will provide coastal erosion risk betterment for the future.
- 5.46 Detailed comments were received from NRW that concluded that the impacts of the development are acceptable with the imposition of conditions to ensure site levels and that the development is carried out in accordance with the FCA. NRW comments also confirmed that they consider the Water Framework Directive Assessments is acceptable and will not result in any deterioration of any WFD waterbodies.
- 5.47 The Lead Local Flood Authority confirmed that the majority of the site lies within zone A which is usually considered to be at little or no risk of flooding. However, their comments acknowledged that areas of the site are shown to be at risk of surface water flooding in the latest flood maps. The comments confirmed that the FCA was acceptable and that they concurred with the findings in terms of current and future flood risk from local sources, and also the wider measures proposed to minimise flood risk from all sources within the site.

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- 5.48 Policy PCYFF 6 requires proposals to incorporate water conservation measures where practicable, including Sustainable Urban Drainage Systems (SUDS) and proposals over 1,000m² should be supported by a water conservation statement. The application has considered this within the FCA which contains a Water Conservation Assessment, Carbon and Sustainability Statement and the Indicative Surface Water and Drainage Strategy. The documents confirm it is intended to implement grey water recycling, rainwater harvesting and the integration of water saving devices. Surface water will be discharged into existing waterbodies including lakes, watercourses and the sea.
- 5.49 The applicant is aware that separate consent will be required to conform with the sustainable drainage systems regulations and has designed the scheme in light of this. It is therefore considered that the proposed scheme is acceptable and in accordance with policy PCYFF 6, PS 5 and PS 6.
- 5.50 Having given consideration to the ES and FCA and other relevant information submitted it has been sufficiently demonstrated that the development will not cause any increase in risk to life nor any significant risk to property. It is also considered that the works will contribute to reducing the potential for major flood incidents in the area in the future. It is also considered that the application has demonstrated compliance with TAN 15 or policies PCYFF 6, PS 5 or ARNA 1 of the JLDP.

Biodiversity and Ecological Impacts

- 5.51 There are numerous policies relevant to this aspect of the application. Policy PS 19 seeks to conserve and (or) enhance the natural environment and policy AMG 5 protects local biodiversity conservation. Policy AMG 6 protects sites of regional or local significance and policy PCYFF 4 deals with design and landscaping. Policy AMG 4 seeks to maintain, enhance and protect the coast.
- 5.52 The ES has considered physical and coastal processes, water and sediment quality, marine ecology and nature conservation, terrestrial ecology and nature conservation; and coastal protection and flood defence. The initial comments received from the Council's Biodiversity Unit objected to and raised concerns with the scope of mitigation for the development upon Otters, lowland meadow grassland, the impacts upon soft maritime cliff, impacts upon the coastal habitat corridor and loss of cloddiau (stone & earth bunds).
- 5.53 Following extensive consultation and discussions, the proposal was amended to respond to the terrestrial ecological issues raised. An addendum to the ES was submitted that assessed the amended scheme and also offered additional mitigation measures. Table 1 within the addendum summarises the changes in the proposals and notes the impact of the alterations. NRW confirmed that the recommendations regarding otters within the ecological addendum is acceptable and reasonable avoidance measures should be set out in a Construction Environmental Management Plan (CEMP) that can be secured by condition.
- 5.54 The Biodiversity unit confirmed that the revised mitigation proposals for lowland meadow grassland, which also includes the coastal corridor was acceptable. The additional provision of cloddiau is welcomed and will mitigate and also provide biodiversity enhancements. The comments regarding reptiles is noted and continued monitoring can be secured by condition to ensure this is continued.
- 5.55 The Biodiversity Unit objected to the loss of soft maritime cliffs noting that's its loss could not be mitigated. The ecological addendum highlights that the conclusions of the ES found the impact to be Neutral. The ES acknowledged that the proposals would result in the loss of about 200 linear metres of Soft Maritime Cliff habitat. In mitigation, a management plan would be implemented for about 650 linear metres of existing soft maritime cliff elsewhere at Hafan y Môr. Also, 'bee

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banks' would be created within the former car park, and, where possible, 'bee hotels' would be constructed within other development parcels. Although the Biodiversity Units comments are noted, the findings within the ES are considered reasonable and it details the extent of cliff management that can be achieved and acknowledges this can be secured by planning condition. It is also noted that NRW did not object to this aspect of the proposal. Given that the impact was assessed as being neutral, it is not considered that this aspect of the application is unacceptable in terms of planning policy.

- 5.56 The application was supported by Arboricultural Impact Assessment and the assessment was revised and updated in response to the amended scheme and the Biodiversity Units initial comments. Although no further comments has been received from the Biodiversity Unit with regards to the impact of the development on trees at the time of writing the report, the scope of the mitigation planting and species to be planted is a matter that can be agreed via planning condition or prior to the discharge of consent, should permission be granted.
- 5.57 The marine environment that runs along the site forms part of the Pen Llyn a'r Sarnau Special Area of Conservation (SAC) and the Glanllynau a Glannau Pen-ychain i Gricieth Site of Special Scientific Interest (SSSI). The coastal defence proposal entails development within these designations.
- 5.58 In accordance with the Habitats and Species Regulations 2017 the Council has undertaken a Habitats Regulations Assessment and Appropriate Assessment. Under the provisions of the regulations, there is a statutory duty for a Local Planning Authority to consult NRW when undertaking an appropriate assessment for a new plan or project and are required to have regard to any representations made by NRW. The LPA consulted NRW with copy of the HRA and Appropriate Assessment. The response received concluded that an adverse effect on the site integrity of the Pen Llyn a'r Sarnau SAC cannot be ruled out due to the direct loss of the mudflats and sandflats feature. However, NRW did not consider that the proposal would have an adverse effect on the reef feature due to the distance of the proposal to the reef feature. In addition, they did not consider that the proposal would have an adverse effect on the otter feature as long as their advice in relation to securing mitigation (through a CEMP) as a condition of any planning permission is followed. NRW's comments are noted and accepted.
- 5.59 Article 6(4) of the Habitats Directive provides a derogation that allows a plan or project to be approved in limited circumstances, even though it would or may have an adverse effect on the integrity of a European site. Under Article 6(4) a plan or project can only proceed provided three sequential tests are met:
- There must be no feasible alternative solutions to the plan or project which are less damaging to the affected European site(s);
 - There must be “imperative reasons of overriding public interest” (IROPI) for the plan or project to proceed; &
 - All necessary compensatory measures must be secured to ensure that the overall coherence of the network of European sites is protected.
- 5.60 Information provided by the applicant in the ES and in the Habitat Compensation Plan outlines that there are no feasible alternative solutions and there were imperative reasons of overriding public interest for the project. Based on the evidence submitted, the Authority is satisfied that these tests have been met.
- 5.61 The applicant has submitted a Coastal Defence Habitat Compensation Plan and section 3 of the report details measures to compensate for the loss of sandflat habitat by removing rubble and debris from the upper shore sandflat areas in front of the proposed and existing defences which will deliver 2,472m² of sandflat habitat. NRW confirmed that they consider the compensation measures to be appropriate and that the overall integrity and coherence of the SAC network

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would be maintained and can be secured through planning condition should permission be granted.

- 5.62 In circumstances such as this, regulation 49(5) of the Habitats Regulations requires the authority to notify the Welsh Government. Planning permission shall not then be granted for a period of 21 days unless the Welsh Government notifies the authority otherwise. This notification procedure will enable the Welsh Government to decide whether to call in the application for its own determination and will enable it to ascertain whether or not compensatory measures have been secured as required by regulation 53.
- 5.63 The development also requires a marine licence and the applicants applied to NRW in December 2019 for a licence. A Statement of Case was produced by NRW that was sent to Welsh Government on 4 November 2020 and approval to grant a licence under Article 6(4) of the Habitats Directive was provided by Welsh Government on 19 November 2020 and the licence was issued by NRW on the 22 December 2020. The LPA further consulted the Welsh Government and were advised that there is no requirement for the notification process to be duplicated through the planning process and as such the HRA considerations and process have already been met.
- 5.64 The proposal is located partly within the Glanllynau a Glannau Pen-ychain i Gricieth SSSI and it is acknowledged that the proposals have the potential to impact upon the SSSI. NRW has however advised that providing the impact pathways for the SAC are adequately addressed by the suggested conditions, the features of the SSSI will also be adequately safeguarded.
- 5.65 With the imposition of conditions it is considered that the proposal accords with policies PCYFF 4, PS 19, AMG 4, AMG 5 and AMG 6.

The Economy

- 5.66 Strategic policies 13 and 14 recognise the importance of providing opportunities for a flourishing economy and the importance of the visitor economy. Technical Advice Note 23, Economic Development recognises the importance of the planning system recognising the economic aspects of all development and that planning decisions are made in a sustainable way which balance social, environmental and economic considerations. It further states that Local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development.
- 5.67 The application was supported by an Economic Statement that was also considered as an addendum to the ES. The statement concludes that the proposal will create private sector investment, create temporary benefits during the construction phase, create additional permanent and temporary local jobs on the site and increase visitor expenditure in the area. At the time of writing the report comments from the Economy and Community Department had not been received but their comments are expected prior to the committee meeting.
- 5.68 From the information submitted it is acknowledged that there are economic and environmental benefits to be derived from the proposal. The coastal defences are likely to significantly aid in the long-term longevity of the site and allow it to continue to make a positive contribution to the economy of the area in accordance with Strategic Policies 13 and 14 of the JLDP.

Response to the public consultation

- 5.69 The main concerns raised by third parties in response to consultation the application consists mainly of the potential impacts on residential amenity, noise & vibration, biodiversity, and landscape. The Local Planning Authority has considered these comments as material

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considerations in preparing a recommendation for this application. Furthermore, the material considerations relevant to this proposal have been assessed having regard to the relevant planning policies and guidance and it is not considered that there is justification to refuse this application.

6. Conclusions

- 6.1 The proposal entails a number of development elements that required consideration under numerous planning policies and other environmental legislation. The principle of the main aspects of the development which include coastal defence works, siting of additional static caravans, provision of additional staff accommodation and construction of a café was considered acceptable having considered all the relevant planning matters, including the local and national policies and guidance.
- 6.2 The ES has assessed the impact on the environment and it was concluded that with the imposition of planning conditions the development impacts can be satisfactorily mitigated and environmental features protected. The proposal has also been assessed under the Habitats and Species Regulations 2017 and is considered acceptable.
- 6.3 The visual and landscape impacts were considered acceptable with the imposition of phasing conditions and a condition to ensure the proposed landscaping is carried out. With conditions, it was concluded that the amenities of surrounding residential properties can be satisfactorily safeguarded.
- 6.4 The site is considered to be sustainably located, offering alternative methods of transport that place less reliance upon use of the motor vehicles. The highway network is considered suitable to serve the proposal. The coastal sea defences will help safeguard the coastal path and public safety.
- 6.5 The proposed development will extend and improve the quality of the park and will help to maintain Hafan y Môr Holiday Park as a holiday destination and improve public access to recreational activities. Economic benefits have been acknowledged and no harm to the Welsh Language was identified.
- 6.6 The proposal has demonstrated that the development will not cause any increase in risk to life nor any significant risk to property. It is also considered that the works will contribute to reducing the potential for major flood incidents in the area in the future.
- 6.7 Any archaeological remains can be acceptably managed and recorded with the imposition of a condition requiring further archaeological investigation prior to the commencement of developments works.
- 6.8 Having considered the above and all the relevant planning matters, including the local and national policies and guidance, observations received during the public consultation period with statutory consultees as well as local residents and the planning history, it is believed that this proposal is acceptable and is in accordance with the requirements of the relevant policies as noted in the above assessment.

7. Recommendation

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

1. Timescales
2. In accordance with approved plans, documents & ES.

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3. Materials.
4. Drainage
5. Construction times.
6. Landscaping and completion of mitigation proposals.
7. Tree protection.
8. Archaeological investigation for parcels G & J.
9. Welsh Language mitigation measures – advertising of site, development names, internal signage.
10. Continued reptile monitoring.
11. Diversion of the coastal path to be carried out in accordance with the route shown for the duration of coastal defence works and reinstated following completion of works.
12. Installation of fat/grease traps on the foul drainage at the café.
13. Submission of a CEMP
14. Submission of long-term management plans for protected sites (habitats)
15. Holiday use only on the site, maintain a register, accommodation not to be used as permanent residential accommodation.
16. Phasing conditions.
17. Number of units (75 touring caravans, 1,323 static caravans)

Informative : SUDS, NRW developer advice.

C19/1215/40/EIA

Prif gynllun arfaethedig yn cynnwys dymchwel 56 o fflatiau, creu lleiniau newydd ar gyfer lleoli carafanau statig, llety tîm newydd, caffi traeth newydd gan gynnwys teras a man chwarae, amddiffynfeydd arfordirol newydd, adlinio ychydig ar Lwybr Arfordir Cymru Gyfan yn ogystal â thirlunio cysylltiedig, gwaith draenio, mynediad ac isadeiledd (cynlluniau diwygiedig)

Proposed masterplan comprising the demolition of 56 apartments, creation of new bases for the siting of static caravans, new team accommodation, new beach café including terrace and play area, new coastal defences, minor realignment of All Wales Coast Path as well as associated landscaping, drainage, access and infrastructure works (amended plans)

Hafan Y Mor Holiday Park, Pwllheli, LL53 6HX



KEY
CHANGIPIE BOUNDARY
APPLICATION SITE BOUNDARY

0m 50m 100m 150m 200m
SCALE BAR

C. UPDATED WITH RECENT DEVELOPMENTS
B. PRO LINES ADJUSTED
A. PRO LINE TO PARCELS & AMENDED DESCRIPTION

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HAFAN-Y-MOR
HOLIDAY PARK

LOCATION PLAN
SHOWING PARCELS
BOUNDARIES

DATE: 30/06/19 SCALE: 1:250
DRAWN: JD CHECKED: REV: C JOB



KEY

PARCEL B - 27 STATICS
PROPOSED DEVELOPMENT OF LAKESIDE ACCOMMODATION - AMENDED ROAD AROUND FISHING LAKE.

PARCEL E - 3 STATICS AND 2 ADDITIONAL TEAM ACCOMMODATION UNITS PLUS REWORKED ROAD AND PARKING

PARCEL F - 26 BEACHSIDE STATICS ON AREA CONSENTED IN 2011 PLUS DEMOLITION OF OLD "CHALET" LINES 56 APARTMENTS/272 GUEST BEDS RETAIN: 184 VISITOR APARTMENTS

PARCEL G - 80 STATICS ON AREA PARTIALLY CONSENTED IN 2011 - APPROX. 38 NO. OUTSIDE CONSENTED DEVELOPMENT BOUNDARY

PARCEL H - BEACH CAFE FACILITY, PLAY AREA AND CAR PARK

PARCEL I - 18 STATICS ON AREA PARTIALLY CONSENTED IN 2011 APPROX. 4 NO. OUTSIDE CONSENTED DEVELOPMENT BOUNDARY

PARCEL J - PROPOSED COASTAL DEFENCES

--- AREAS ALREADY CONSENTED

1	WATER AMENDED A. ROAD	21/04/21 JG
2	AREAS SH. AMENDED AREA C. ROAD	21/05/21 JG
3	AREAS SH. AMENDED SLIGHTLY	20/05/20 JG
4	AREAS SH. AMENDED SLIGHTLY	20/05/20 JG
5	CONCRETE PAVES EXTENDED	20/02/20 JG
6	RED LINE TO PARCEL G. AMENDED IND.	15/02/19 JG
7	RY BASE ADDED TO PARCEL I	
8	WATER AMENDED A. WIDEN APARTMENTS	20/05/19 JG
9	WINDMILL. H. ROAD H. AMENDED	17/05/19 JG
10	PARCELS I AND H. AMENDED	20/08/19 JG
11	REWORKS AMENDMENTS	20/08/19 JG
12	BEACH CAFE AREA AMENDED	20/07/19 JG
13	BEACH AMENDED VISITS ROAD	20/08/19 JG
14	BEACH WEST OF LAKE AMENDED	20/08/19 JG
15	BEACH EAST OF LAKE AMENDED NEW IS	20/08/19 JG
16	BEACH EAST OF LAKE AMENDED 1. BANK	20/08/19 JG
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18	BEACH EAST OF LAKE AMENDED 3. BANK	20/08/19 JG
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KEY

- PROPOSED STATIC BASE
- PROPOSED FOOTPATH TO STATIC BASE
- PROPOSED MAIN FOOTPATH
- PROPOSED ROAD AND PARKING BAY
- PROPOSED TREES
- PROPOSED ARTIFICIAL OTTER HOLT

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HAFAN-Y-MOR
HOLIDAY PARK

MASTERPLAN

DATE: DECEMBER 2017 SCALE: 1:1000 @ A0
DRAWN: J2 CHECKED: REC: 2 L20: 1007/2017



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KEY

- PHASE 1 -**
- Coastal Works;
 - Deposition of arisings from Coastal Works on Parcel G and terracing;
 - New vegetation north east of Parcel G to give time to establish before construction works start;
 - Parcel B (27 Bases for Static Caravans);
 - Parcel E (3 Bases for Static Caravans and Team Accommodation); and
 - Parcel F (26 Bases for Static Caravans).

- PHASE 2 -**
- Beach Cafe (Parcel H);
 - Parcel I (18 Bases for Static Caravans); and
 - Rerouted Road to Sewage Treatment Plant.

- PHASE 3 -**
- 45 Bases for Static Caravans on Parcel G.

- PHASE 4 -**
- Parcel G Remainder (35 Bases for Static Caravans).

- DIVERSED COASTAL PATH DURING PHASE 1 COASTAL WORKS
- ROUTE OF CONSTRUCTION VEHICLES FOR CONSTRUCTION OF COASTAL DEFENCES
- PERMANENT DIVERSED ROUTE OF THE COASTAL PATH

REV	DESCRIPTION	DATE	PREP
1	NOTES AND KEY FINISHED	25/09/21	AD
2	PHASES 2-4 AND DATES FINISHED	24/09/21	AD
3	PARCEL 1, 100% 18 BASES	25/02/21	AD
4	COASTAL PATH DIVERSION ROUTE ADDED	22/02/21	AD

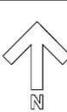
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HAFAN-Y-MOR
 HOLIDAY PARK

PHASING PLAN

DATE: 09/10/19	SCALE: 1:1500 # A0
DRAWN: JC	CHECKED: RE: D
	JOB: 1505/19/9

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KEY
 ——— BOUNDARY OF PARCEL



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REV	RED LINE AMENDED DESCRIPTION	DATE	INITIAL
A		10/12/19	JS

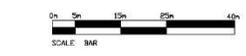
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HAFAN-Y-MŌR HOLIDAY PARK –
 MASTERPLAN

PARCEL G – 84 BASES FOR
 STATIC CARAVANS
 EXISTING LAYOUT

DATE: 16/10/19	SCALE: 1:500 @ A1
DRAWN: JS	CHECKED: REV: A
	JOB: 1087/09/18

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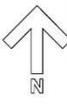


- KEY**
- BOUNDARY OF PARCEL
 - EXISTING TREES
 - PROPOSED TREES
 - PROPOSED UNITS
 - PROPOSED MAIN FOOTPATH
 - PROPOSED FOOTPATH TO STATO BASE
 - PROPOSED ROAD AND PARKING
 - ENTRANCE FEATURE AREA LIGHTING
 - 5m HIGH LAMP COLUMN WITH GLOBE LIGHT INSTALLED BY ELECTRICAL CONTRACTOR
 - LOW LEVEL BOLLARD LIGHT BY HANDBUS INSTALLED BY ELECTRICAL CONTRACTOR
 - PROPOSED FIRE POINT
 - PROPOSED ARTIFICIAL OTTER HOLT

FOR PROPOSED LEVELS PLEASE REFER TO LEISURE CONCEPTS PLAN 2434.SK.07 D



Cynllun Diwygiedig Amended Plan



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REV	DESCRIPTION	DATE	INITIAL
E	AREA G LAYOUT AMENDED	16/06/21 JG	
D	AREA G LAYOUT AMENDED	24/05/21 JG	
C	CLAYD ADDED ALONG BUFFER	20/10/20 JG	
B	LINK PATH REMOVED + BUFFER ADDED	02/10/20 JG	
A	RED LINE AMENDED	10/12/19 JG	

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HAFAN-Y-MŌR HOLIDAY PARK – MASTERPLAN

PARCEL G – 80 BASES FOR STATIC CARAVANS PROPOSED LAYOUT

DATE: 16/10/19	SCALE: 1:500 @ A1
DRAWN: JG	CHECKED: REV: E
	JOB#: 1087/09/19

PLAN 2 - PLAN COMPARISON

ORIGINAL PLAN 2019

REVISED PLAN 2021

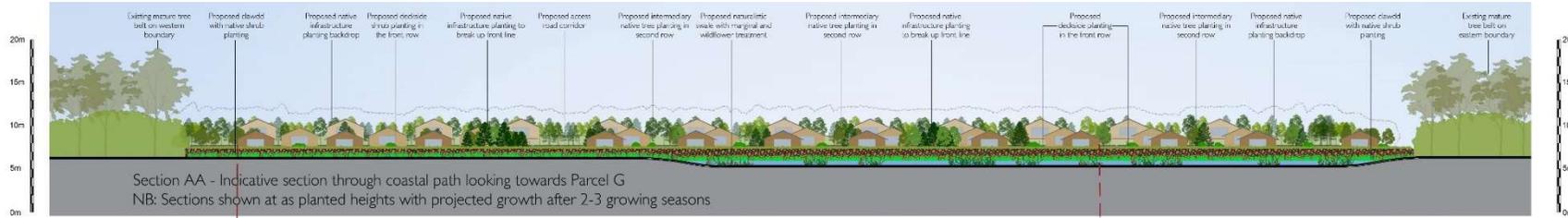
Page 60





- LEGEND**
- Site Boundaries
 - Existing Trees to be Removed
 - Existing Trees
 - Existing Planting
 - Proposed Trees
 - Proposed Structure Planting
 - Proposed Amenity Planting
 - Proposed Grass
 - Proposed Willowflower Grass
 - Proposed Unit
- NORTH
- SCALE 1" = 100'

Parcel	Location	Area (sq ft)	Area (sq ft)
F	Proposed amenity	10,000	10,000
E	Proposed amenity	10,000	10,000
D	Proposed amenity	10,000	10,000
C	Proposed amenity	10,000	10,000
B	Proposed amenity	10,000	10,000
A	Proposed amenity	10,000	10,000



Indicative Plant Species:

Trees:

- Sorbus aucuparia
- Betula pendula
- Prunus avium
- Quercus robur
- Sorbus aucuparia
- Acer campestre
- Alnus glutinosa
- Betula pubescens

Infrastructure:

- Amelanchier lamarckii
- Corylus avellana
- Crataegus monogyna
- Prunus spinosa
- Rosa canina
- Salix cinerea
- Sambucus nigra
- Weigela 'Bristol Ruby'
- Ulex europaeus
- Ilex aquifolium

Amenity:

- Ceanothus thyrsiflorus repens
- Choisya ternata
- Crataegus monogyna
- Cytisus scoparius
- Amelanchier lamarckii
- Cornus sanguinea
- Griselinia littoralis
- Hebe odora
- Hydrangea macrophylla 'Magical' red var.
- Lavandula intermedia 'Grosso'
- Philadelphus 'Belle Etoile'
- Pilosorum tenuifolium 'Tom Thumb'
- Viburnum opulus
- Vinca major 'Variegata'
- Agapanthus 'Headbourne Hybrid'
- Agapanthus africanus 'Albus'
- Allium 'Purple Sensation'
- Armeria maritima 'Splendens'
- Aster frikartii 'Monch'
- Echinacea purpurea
- Heuchera micrantha 'Palace Purple'
- Leucanthenum 'Alaska'
- Ruscus 'Goldsturm'
- Veronica bonariensis
- Calamagrostis acutiflora 'Karl Foerster'
- Carex 'Evergold'
- Stipa tenuissima 'Pony Tails'
- Miscanthus sinensis 'Zebrinus'

Cynllun Diwygiedig
Amended Plan

Cynllunio
2206/2021

Insight to conceive
Expertise to realise....

Detailed Design

HAFAN Y MÔR
ELEVATIONS

Revisions: _____ Initials: _____ Date: _____

ANDREW DAVIS
ARCHITECTS

Landscape Architects
& Environmental Consultants

Detailed Design
Hafan Y Môr
Elevations

Scale: 1:250 @ A1
Date: March 2021
Project Number: W2437

Drawn By: TH
Checked: SJL
Drawing Number: SE01

Revision: _____

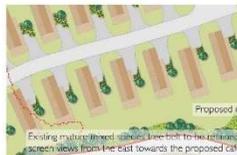
This drawing is not to be scaled. All dimensions to be checked on site. The contractor, architect and/or contractor are responsible for checking and approving any amendments made to the original drawings to be used for construction. © All rights reserved.



Proposed Wildflower Planting and Feathered Trees



Proposed Infrastructure Planting



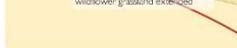
Proposed otter holt



Proposed single-storey cafe building to be set in a predominantly open aspect landscape with subtle topography and naturalistic grassland between two mature belts of trees on the former site of the sewage treatment works



Proposed wildflower grassland fringing to be introduced adjacent to the coastal path corridor which will link to adjacent proposed wildflower grassland in front of the caravan development and to the open fields beyond to the east



New sewage treatment plant infrastructure retained behind native infrastructure planting and wildflower grassland enclosed



LEGEND

- Existing Trees
- Proposed Trees
- Proposed Amenity Planting
- Proposed Aquatic Planting
- Proposed Structure Planting
- Proposed Evergreen Hedge
- Proposed Clavd Wall
- Proposed Wildflower Grass
- Proposed Unit
- Parcel Boundary
- Proposed Otter Holt Surrounded by Densely Planted Grey Willow

- Structure and Tree Planting Species:
- Acer campestre
 - Crataegus monogyna
 - Corylus avellana
 - Fagus sylvatica
 - Prunus spinosa
 - Betula pendula
 - Alnus glutinosa
 - Quercus robur
 - Sorbus aucuparia
 - Viburnum opulus
 - Rosa canina
 - Lonicera periclymenum
 - Cornus sanguinea
 - Salix caprea
 - Salix cinerea



Insight to conceive
Expertise to realise....

HAFAN Y MOR
PARCEL G and H

A	Client Meeting	24	02/2021
B	Site Visit	24	02/2021
C	Design Brief	24	03/2021
D	Design Development	24	04/2021
E	Final Design	24	05/2021
F	Construction	24	06/2021



Hafan Y Mor
Parcel G

Scale: 1:500 @ A1

Drawn By: TH

Client: CHS

Date: March 2021

Project Number: W2437

Drawing Number: SK05

Revisions:

F	Issue for Construction	24	06/2021
---	------------------------	----	---------



- Indicative Plant Species:
- Alnus glutinosa
 - Acer pseudoplatanus
 - Pinus sylvestris
 - Crataegus monogyna
 - Salix caprea
 - Betula pendula
 - Viburnum opulus
 - Corylus avellana
 - Sorbus intermedia
 - Sambucus nigra
 - Cornus sanguinea

Insight to conceive
Expertise to realise....

Detailed Design

HAFAN Y MŌR
ELEVATIONS

Revisions	Initials	Date

ANDREW DAVIS
Landscape Architects
& Environmental Consultants

Detailed Design
Hafan Y MŌR
Elevations

Scale	Drawn By
As shown	TH
Date	Checked
March 2021	SJL
Project Number	Drawing Number
W2437	SE02
Revision	

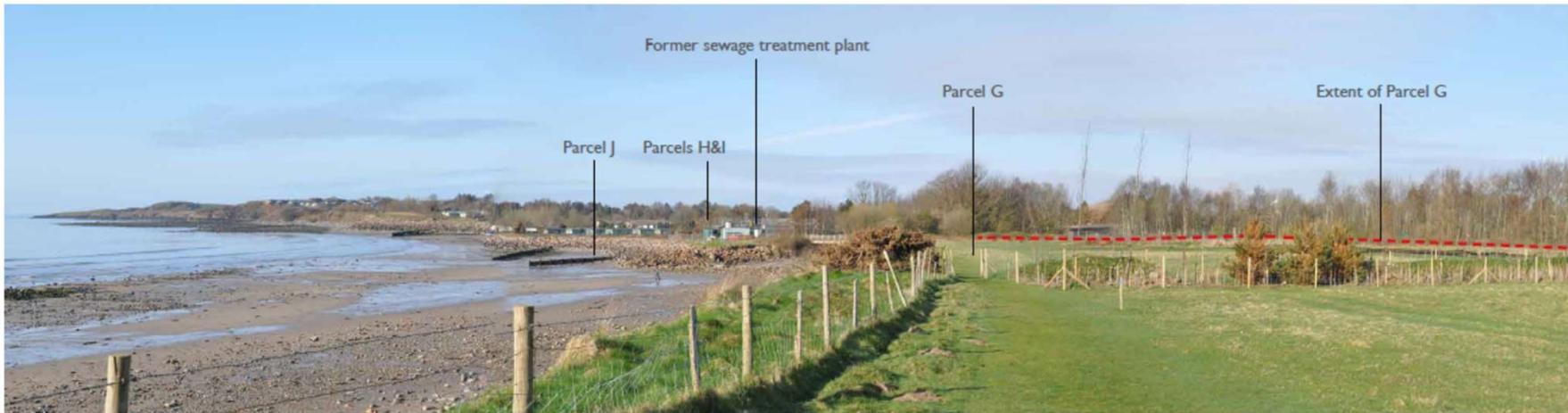
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VIEWS LOOKING TOWARDS THE APPLICATION SITE

PLATE I



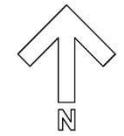
VIEWPOINT 11 - VIEW FROM WALES COASTAL PATH LOOKING NORTH EAST



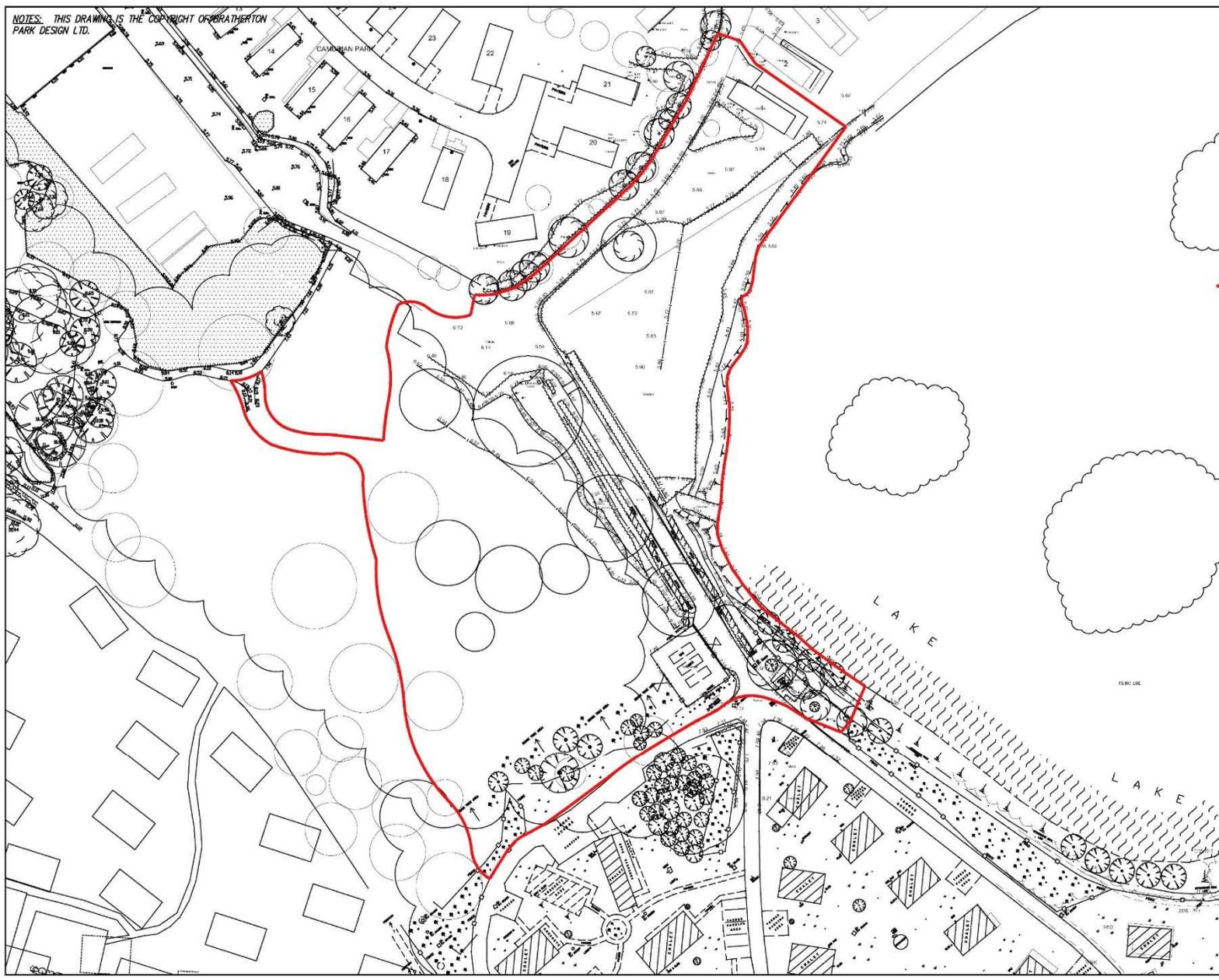
VIEWPOINT 13 - VIEW FROM WALES COASTAL PATH LOOKING SOUTH WEST

Page 65

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SCALE BAR
KEY
— BOUNDARY OF PARCEL



REV	DESCRIPTION	DATE	INITIALS
<p>Bratherton PARK DESIGN CONSULTANTS Waverton House • Bell Meadow Business Park Pulford • Chester • CH4 9DP T: 01244 853 000 • F: 01244 570 054 E: parkdesign@bratherton.co.uk W: www.bratherton.co.uk</p>			
<p>HAFAN-Y-MOR HOLIDAY PARK - MASTERPLAN</p>			
<p>PARCEL B - 27 BASES FOR STATIC CARAVANS EXISTING LAYOUT</p>			
DATE: 16/10/19		SCALE: 1:500 @ A2	
DRAWN: JG	CHECKED:	REV:	JOB: 1087/19/10

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- BOUNDARY OF PARCEL
- EXISTING TREES REMOVED
- EXISTING TREES
- PROPOSED LANDSCAPING/TREES
- PROPOSED UNITS
- PROPOSED MAIN FOOTPATH
- PROPOSED FOOTPATH TO STATIC BASE
- PROPOSED ROAD AND PARKING
- ENTRANCE FEATURE AREA LIGHTING
- 5m HIGH LAMP COLUMN WITH GLOBE LIGHT INSTALLED BY ELECTRICAL CONTRACTOR.
- LOW LEVEL BOLLARD LIGHT BY HAWKINS INSTALLED BY ELECTRICAL CONTRACTOR.
- P.P. PROPOSED FIRE POINT
- PROPOSED FINISHED LEVEL

REV	DESCRIPTION	DATE	INITIALS

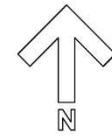
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 E: parkdesign@bratherton.co.uk W: www.bratherton.co.uk

**HAFAN-Y-MOR HOLIDAY PARK
 — MASTERPLAN**

**PARCEL B — 27 BASES FOR
 STATIC CARAVANS
 PROPOSED LAYOUT**

DATE: 16/10/19	SCALE: 1:500 @ A2
DRAWN: JG	CHECKED: REV: JOB: 1087/26/11

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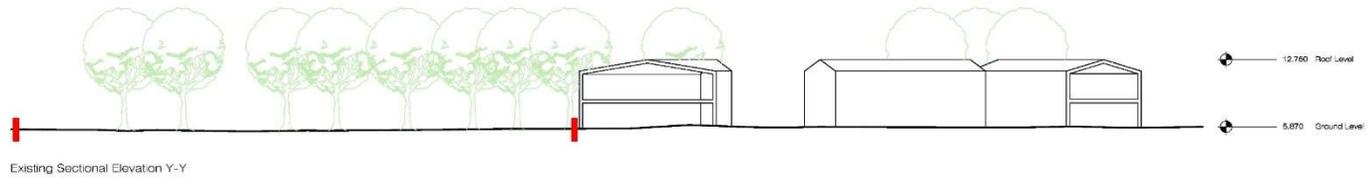
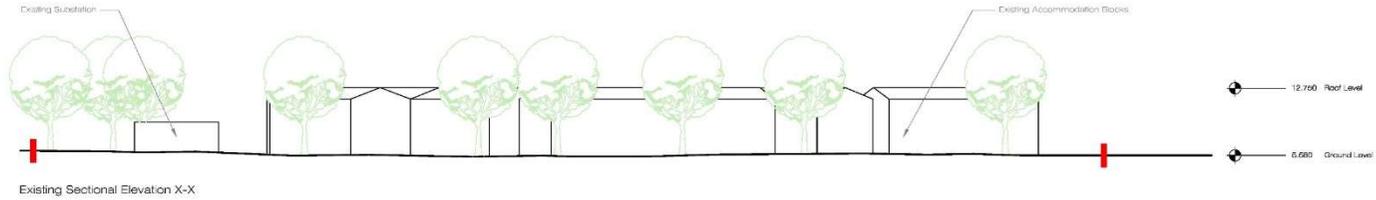


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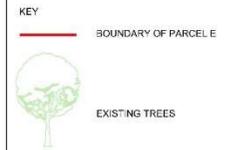
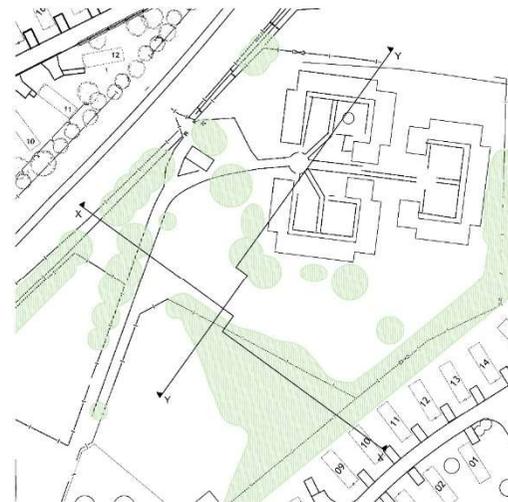
— BOUNDARY OF PARCEL



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HAFAN-Y-MOR HOLIDAY PARK - MASTERPLAN			
PARCEL E - 3 BASES FOR STATIC CARAVANS AND TEAM ACCOMMODATION EXISTING LAYOUT			
DATE	09/10/19	SCALE	1:500 @ A2
DRAWN	JG	CHECKED	REV
			JOB
			1087/20/14



EXISTING ACCOMMODATION BLOCKS



FOR LOCATION OF SECTIONS
SEE 2375.4.101

PRINT DATE: 25 October 2019

PLANNING

A 23 10 19 (1st issue) BY
R.Y. R.Y.

Revisions



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email: admin@leisureconcepts.co.uk

client
HAVEN - HAFAN Y MOR

project
New Team Accommodation

title
Existing Site Sections

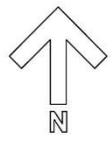
scale 1:200@A1 date 03.10.2019

drawn by R.Y. drawing no 2375.4.102A

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-  BOUNDARY OF PARCEL
-  EXISTING TREES REMOVED
-  EXISTING TREES
-  PROPOSED LANDSCAPING/TREES
-  PROPOSED UNITS
-  PROPOSED MAIN FOOTPATH
-  PROPOSED FOOTPATH TO STATIC BASE
-  PROPOSED ROAD AND PARKING
-  ENTRANCE FEATURE AREA LIGHTING
-  5m HIGH LAMP COLUMN WITH GLOBE LIGHT INSTALLED BY ELECTRICAL CONTRACTOR.
-  LOW LEVEL BOLLARD LIGHT BY HAWKINS INSTALLED BY ELECTRICAL CONTRACTOR.
-  PROPOSED FIRE POINT
-  PROPOSED FINISHED LEVEL
-  FINISHED ROAD LEVEL

REV	DESCRIPTION	DATE	INITIALS
 Bratherton PARK DESIGN CONSULTANTS Waverton House • Bell Meadow Business Park Pufford • Chester • CH14 9DP T: 01244 853 000 • F: 01244 570 054 E: parkdesign@bratherton.co.uk W: www.bratherton.co.uk			
HAFAN-Y-MOR HOLIDAY PARK – MASTERPLAN			
PARCEL E – 3 BASES FOR STATIC CARAVANS AND TEAM ACCOMMODATION PROPOSED LAYOUT			
DATE	16/10/19	SCALE	1:500 @ A2
DRAWN	JG	CHECKED	REV
			JOB
			1087/20/15



- KEY
- 1. Car Park: 32 Spaces
 - 2. Bike Stands: 18 Spaces
- BOUNDARY OF PARCELE
 - X EXISTING TREES RETAINED
 - X PROPOSED NEW TREES
 - A
104 BLOCK TAG
TOP = BLOCK REF
BOTTOM = DRAWING NO.
 - X-X
110 SECTION TAG
TOP = SECTION REF
BOTTOM = DRAWING NO.

PRINT DATE: 20 December 2019

PLANNING

19.12.19 Planning Issue	147
20.12.19 Allocation	147
Revisions	

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 email: admin@leisureconcepts.co.uk

Client: HAVEN - HAFAN Y MOR
 project: New Team Accommodation

title: Proposed Site Plan
 scale: 1:500@A1
 date: 01.10.2019
 drawn by: RY
 drawing no: 2375.4.103B

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- KEY**
- BOUNDARY OF PARCEL E
 - EXISTING TREES RETAINED
 - PROPOSED NEW TREES
 - ELEVATION TAG
TOP = ELEVATION REF
BOTTOM = DRAWING NO.

ACTUAL FINISH LEVELS TO BE AS
RECOMMENDATIONS IN WEEETWOODS
FLOOD CONSEQUENCE ASSESSMENT

INTERNAL LAYOUT INDICATIVE ONLY

PRINT DATE: 19 December 2019

PLANNING

--	--

© 19.12.19 Planning Issue

Revisions

leisureconcepts

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Client
HAVEN - HAFAN Y MOR

Project
New Team Accommodation

Title
Building A

Proposed Ground Floor Plan

Scale: **1:100@A1** Date: **01.10.2019**

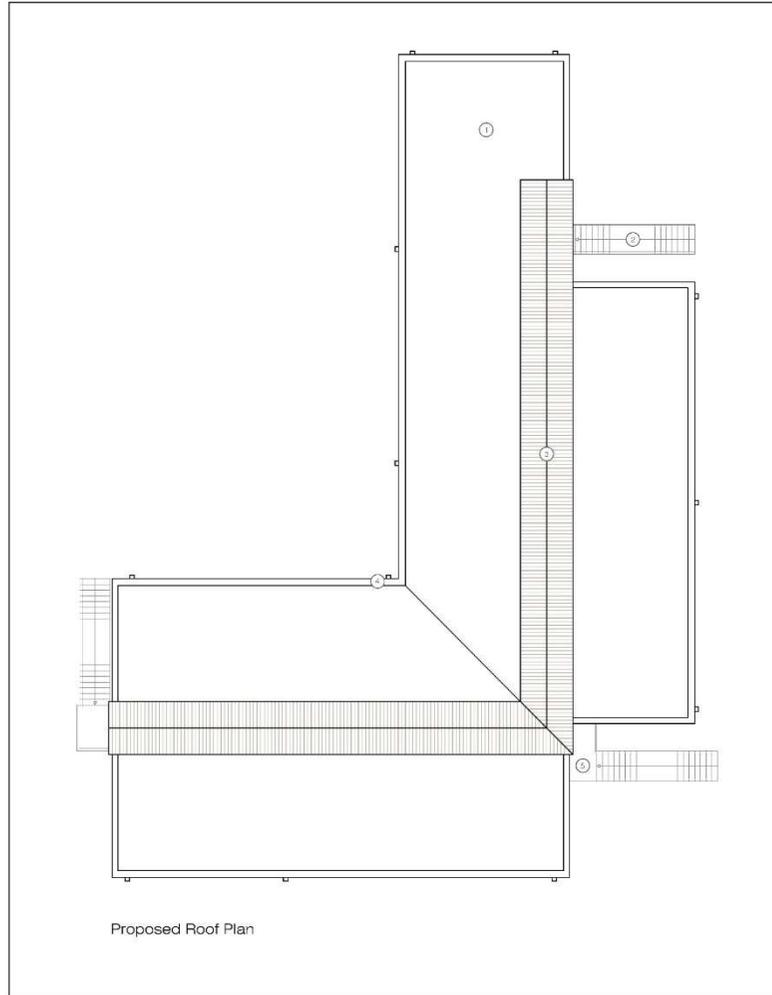
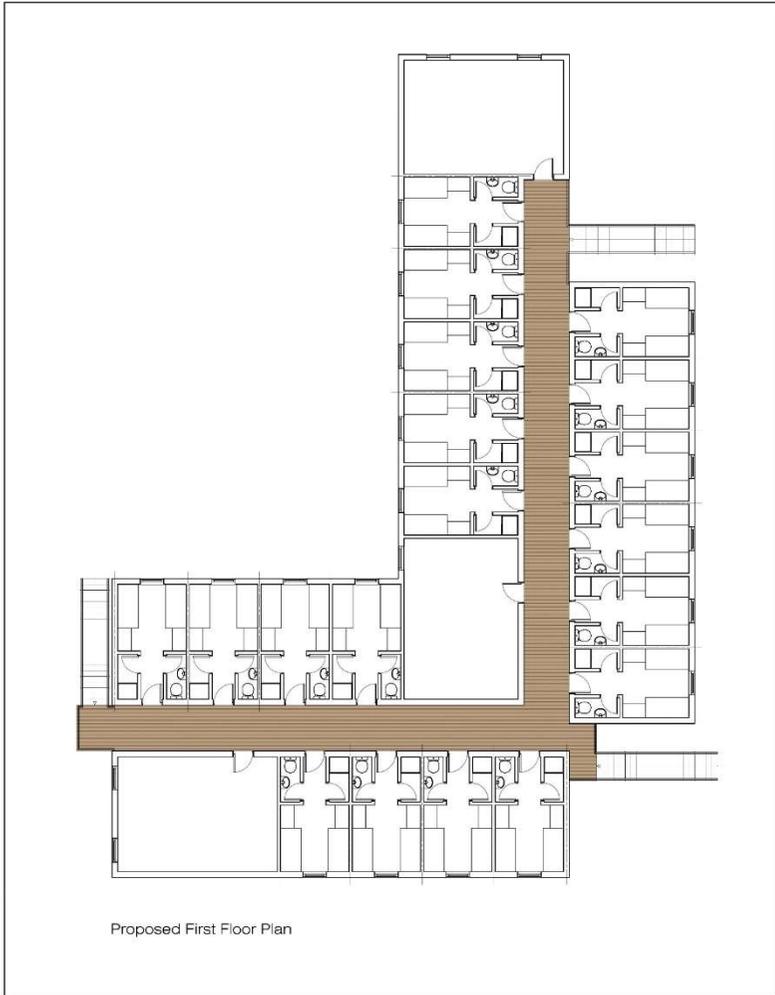
Drawn by: **RY** Drawing no: **2375.4.104B**

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- KEY:
1. Single Ply Membrane Laid to Falls
 2. Stair Pools: Galvanised Steel
 3. Canopy: Galvanised Steel structure clad with Translucent twin wall Polycarbonate sheet on Timber balcons
 4. Rainwater Goods: Galvanised Steel
 5. Walkway: Galvanised Steel structure with Timber deck effect surface



PRINT DATE: 25 October 2019

PLANNING

A11710191	Final Set	RY
2/20	25/10/2019	RY

Revisions:



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client:
HAVEN - HAFAN Y MOR
project:
New Team Accommodation

title:
Building A
Proposed First Floor and Roof Plan
scale: 1:100@A1 date: 07.10.2019
drawn by: RY drawing no: 2375.4.105A

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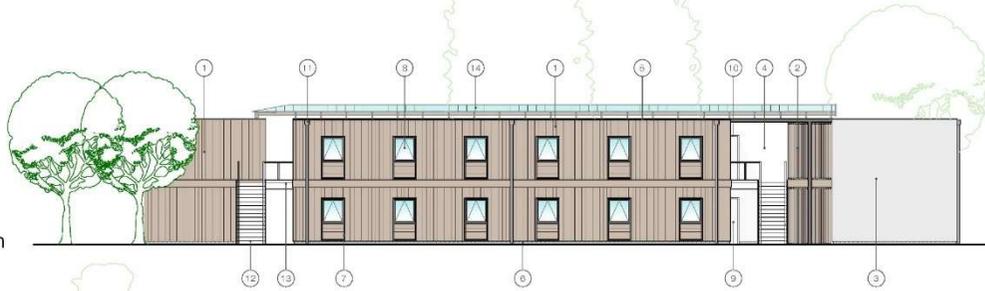
1. North Elevation



11.970 Proposed Roof Level

5.900 Min Finish Floor Level

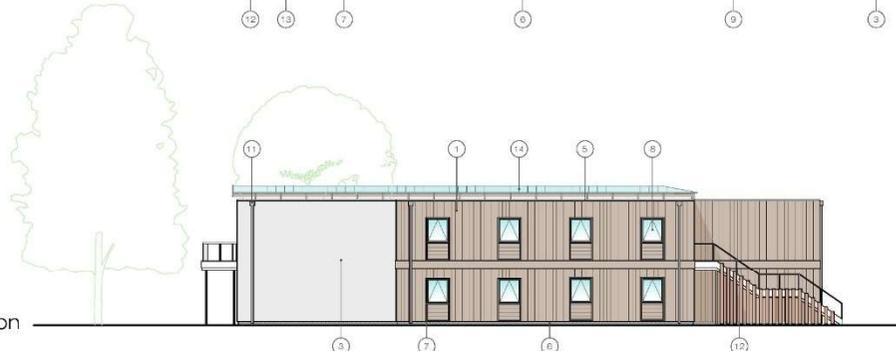
2. East Elevation



11.970 Proposed Roof Level

5.900 Min Finish Floor Level

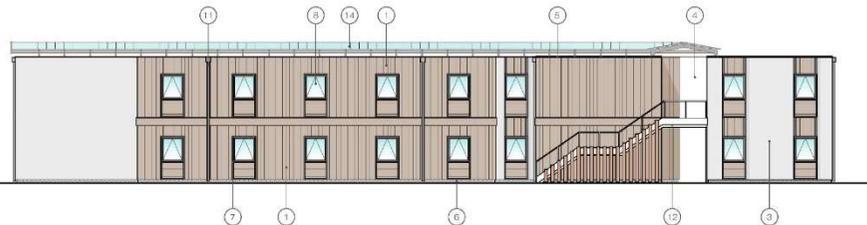
3. South Elevation



11.970 Proposed Roof Level

5.900 Min Finish Floor Level

4. West Elevation



11.970 Proposed Roof Level

5.900 Min Finish Floor Level

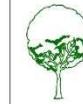
GENERAL NOTES

Materials/finishes/colour notes:

1. Weatherboard panels and trimmings - Colour natural timber
2. Timber Screen - Colour natural timber
3. Render - Paint finish - Light Grey
4. Render - Paint finish - White
5. (Roof) Single Ply Membrane - Charcoal Grey
6. Plinth detail - engineering brick - blue
7. Window Frames/flashings/trimmings/panels - Aluminium powder coated charcoal Grey
8. Windows - Clear glazing
9. Doors - Flush - painted - Colour TBC
10. Door frames - Aluminium powder coated charcoal Grey
11. Rainwater goods - Galvanized steel
12. Stair parts - Galvanized steel
13. Walkway - Galvanized steel structure with timber deck effect surface
14. Canopy to walkway - Galvanized steel structure clad with translucent twin wall polycarbonate sheet and trimmings on timber balustrade



EXISTING TREES RETAINED



PROPOSED NEW TREES

ACTUAL FINISH LEVELS TO BE AS RECOMMENDATIONS IN WEETWOODS FLOOD CONSEQUENCE ASSESSMENT

See Drawing 2375.4.104 For Elevation Key

PRINT DATE: 20 December 2019	
PLANNING	
Revisions	



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client: HAVEN - HAFAN Y MOR

project: New Team Accommodation

title: Proposed Elevations

Building A

scale: 1:100 @ A1

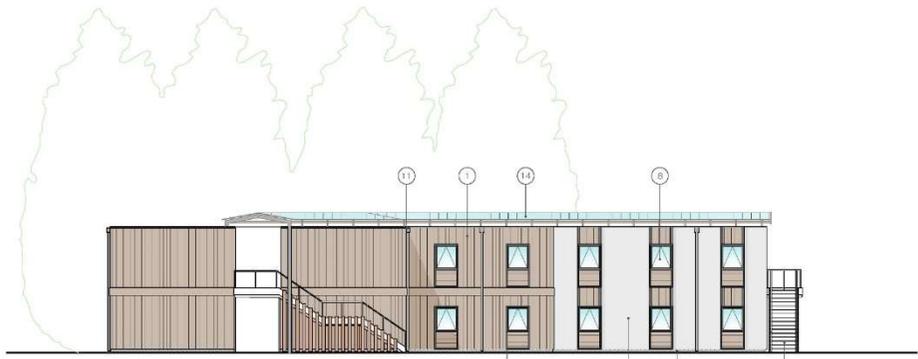
date: 14.10.2019

drawn by: RY

drawing no: 2375.4.108B

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1. North Elevation



11.970 Proposed Roof Level

5.900 Min Finish Floor Level

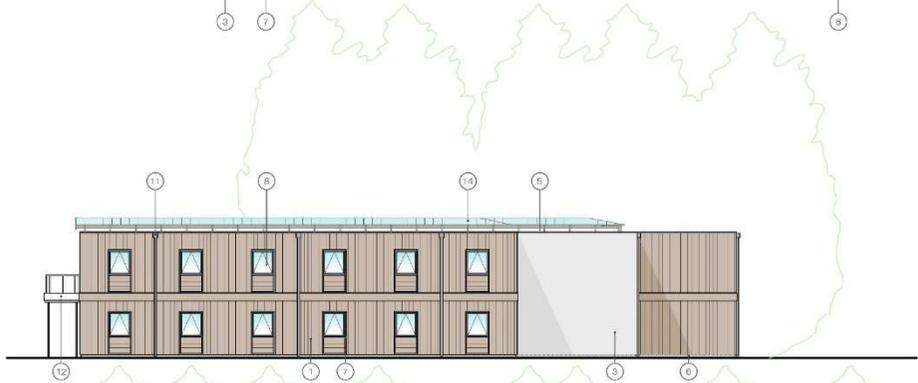
2. East Elevation



11.970 Proposed Roof Level

5.900 Min Finish Floor Level

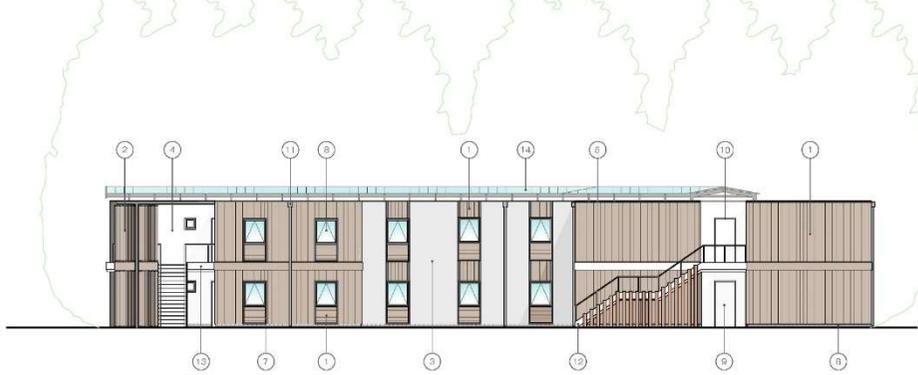
3. South Elevation



11.970 Proposed Roof Level

5.900 Min Finish Floor Level

4. West Elevation



11.970 Proposed Roof Level

5.900 Min Finish Floor Level

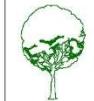
GENERAL NOTES

Material/Finishes/colour notes:

1. Weatherboard panels and trimmings - Colour natural timber
2. Timber Screen - Colour natural timber
3. Kancelor - Paint finish - Light Grey
4. Kancelor - Paint finish - White
5. (Roof) Single Ply Membrane - Charcoal Grey
6. Flash detail - engineering brick - Blue
7. Window frames/trimmings/trimmings/panels - Aluminium powder coated charcoal Grey
8. Windows - Clear glazing
9. Doors - Flush - painted - Colour: TRC
10. Door frames - Aluminium powder coated charcoal Grey
11. Rainwater goods - Galvalume steel
12. Stair parts - Galvalume steel
13. Walkway - Galvalume steel structure with timber deck effect surface
14. Canopy to walkway - Galvalume steel structure clad with translucent twin wall polycarbonate sheet and trimmings or timber lattice



EXISTING TREES RETAINED



PROPOSED NEW TREES

ACTUAL FINISH LEVELS TO BE AS RECOMMENDATIONS IN WEETWOODS FLOOD CONSEQUENCE ASSESSMENT
See Drawing 2375.4.106 For Elevation Key

PRINT DATE:	20 December 2019
PLANNING	
DATE:	14.10.2019
BY:	RY
REVISIONS:	



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client: HAVEN - HAFAN Y MOR

project: New Team Accommodation

title: Proposed Elevations

Building B

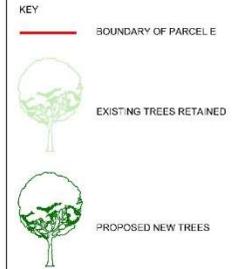
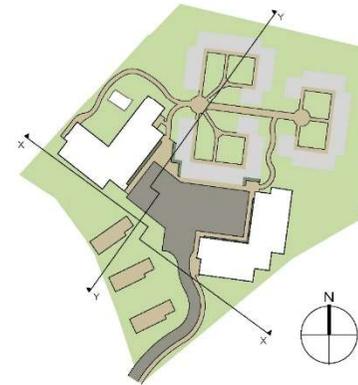
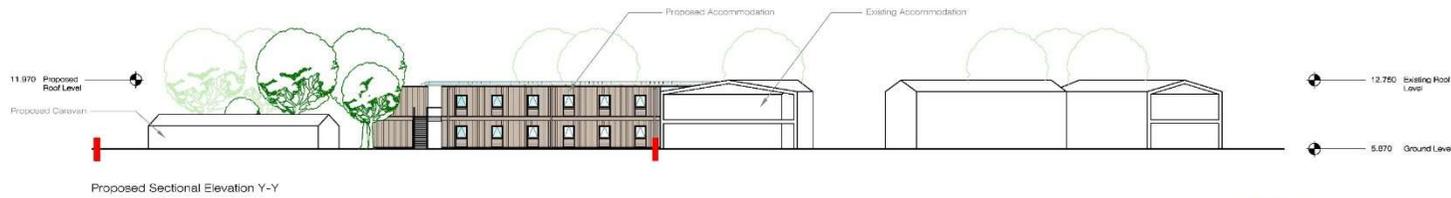
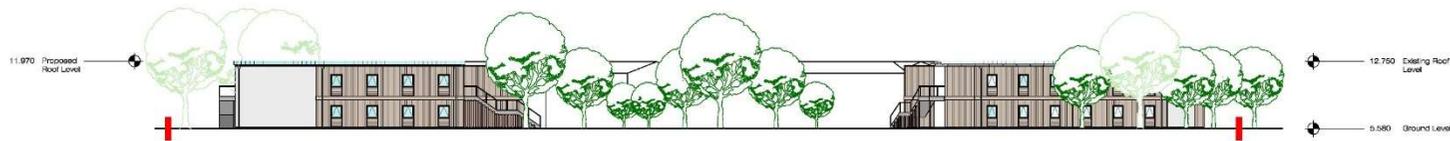
scale: 1:100 @ A1

drawn by: RY

date: 14.10.2019

drawing no: 2375.4.109C

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FOR LOCATION OF SECTIONS
SEE 2375.4.103

PRINT DATE: 25 October 2019

PLANNING

4.17.10.19	Final Issue	RY
23.09.19	Issue 02/2019	RY

Revisions

leisureconcepts

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email: admin@leisureconcepts.co.uk
client: HAVEN - HAFAN Y MOR
project: New Team Accommodation

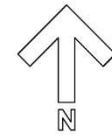
title: Proposed Site Sections

scale: 1:200@A1 date: 17.10.2019
drawn by: RY drawing no: 2375.4.110A

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SCALE BAR

KEY

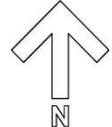
— BOUNDARY OF PARCEL

REV	DESCRIPTION	DATE	INITIALS
 Bratherton PARK DESIGN CONSULTANTS Waverton House • Bell Meadow Business Park Pulford • Chester • CH14 9DP T: 01244 853 000 • F: 01244 570 054 E: parkdesign@bratherton.co.uk W: www.bratherton.co.uk			
HAFAN-Y-MOR HOLIDAY PARK – MASTERPLAN			
PARCEL F – 26 BASES FOR STATIC CARAVANS EXISTING LAYOUT			
DATE	09/10/19	SCALE	1:500 @ A2
DRAWN	JG	CHECKED	REV
			JOB
			1087/20/16

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-  EXISTING TREES REMOVED
-  EXISTING TREES
-  PROPOSED LANDSCAPING/TREES
-  PROPOSED UNITS
-  PROPOSED MAIN FOOTPATH
-  PROPOSED FOOTPATH TO STATIC BASE
-  PROPOSED ROAD AND PARKING
-  ENTRANCE FEATURE AREA LIGHTING
-  5m HIGH LAMP COLUMN WITH GLOBE LIGHT INSTALLED BY ELECTRICAL CONTRACTOR.
-  LOW LEVEL BOLLARD LIGHT BY HAWKINS INSTALLED BY ELECTRICAL CONTRACTOR.
-  F.P. PROPOSED FIRE POINT
-  PROPOSED FINISHED LEVEL



REV	DESCRIPTION	DATE	INITIA
 <p>Bratherton PARK DESIGN CONSULTANTS</p> <p>Waverton House • Bell Meadow Business Park Pulford • Chester • CH14 9DP</p> <p>T: 01244 853 000 • F: 01244 570 054 E: parkdesign@bratherton.co.uk W: www.bratherton.co.uk</p>			
<p>HAFAN-Y-MOR HOLIDAY PARK – MASTERPLAN</p>			
<p>PARCEL F – 26 BASES FOR STATIC CARAVANS PROPOSED LAYOUT</p>			
DATE	16/10/19	SCALE	1:500 @ A2
DRAWN	JG	CHECKED	REV
			JOB
			1087/20/17

Cynllun Diwygledig
Amended Plan

Cynllunio



LEGEND

- Existing Trees
 - Proposed Trees
 - Proposed Amenity Planting
 - Proposed Aquatic Planting
 - Proposed Structure Planting
 - Proposed Evergreen Hedge
 - Proposed Clawdd Wall
 - Proposed Wildflower Grass
 - Proposed Unit
 - Parcel Boundary
- NORTH
- 0m 10m 20m 30m 40m
SCALE BAR

C	Additional planting on southern boundary	TH	21/05/21
B	Boundary and plan updated	TH	04/11/19
A	Updated to BPC layout	TH	02/07/19
Revised		TH	Date

ANDREW DAVIS
Landscape Architects & Environmental Consultants

Detailed Design

Hafan y Môr
Parcel F

Scale: 1:500 @ A2
Drawn By: TH

Date: July 2019
Checked: SJL

Project Number: W2240
Drawing Number: SK04

Revision: C

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Expertise to realise....

Detailed Design

HAFAN Y MOR
PARCEL F

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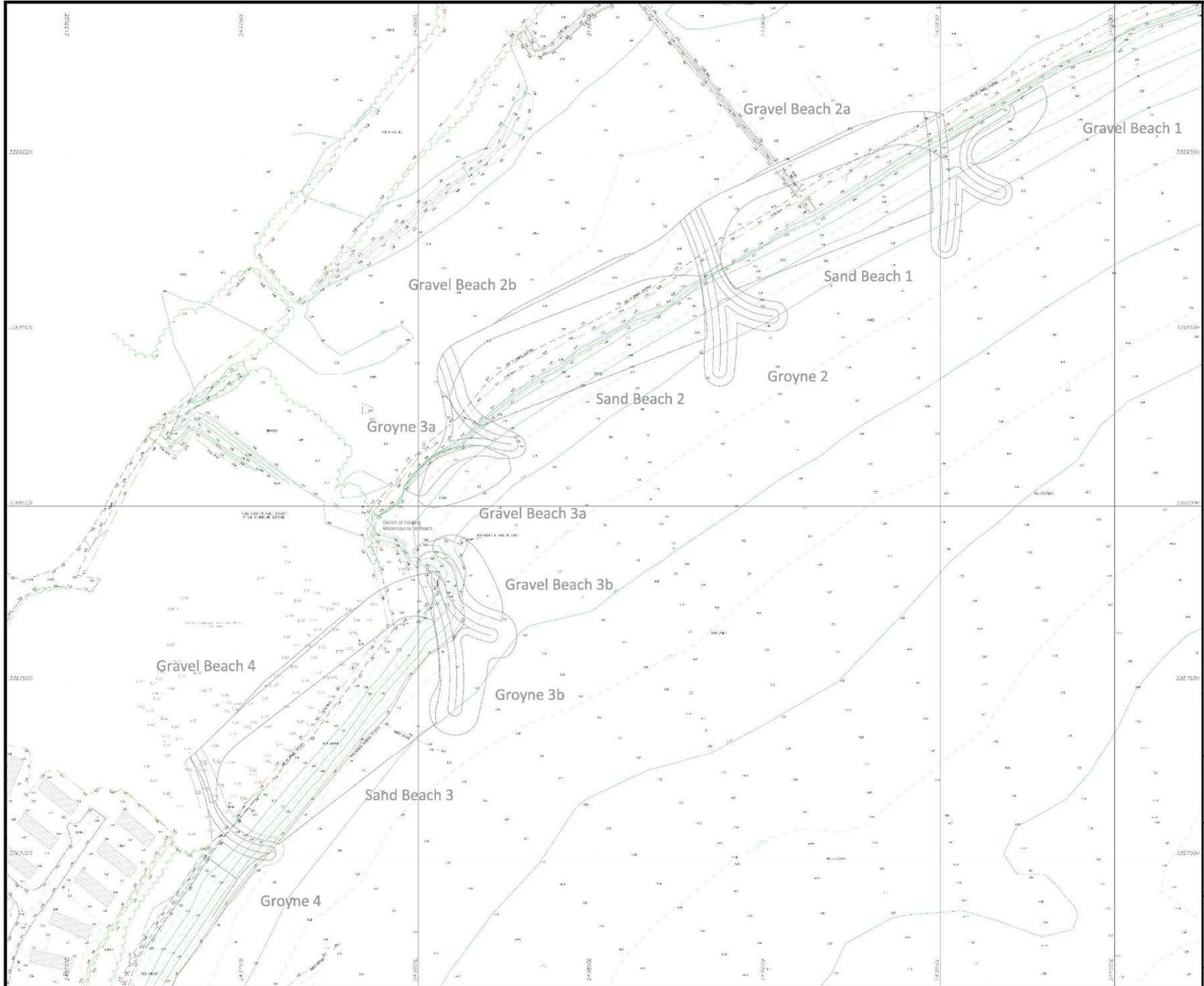
REV	RED LINE AMENDED DESCRIPTION	DATE	INITIAL
A		10/12/19	JS

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HAFAN-Y-MŌR HOLIDAY PARK – MASTERPLAN

PARCEL G – 84 BASES FOR STATIC CARAVANS
EXISTING LAYOUT

DATE	16/10/19	SCALE	1:500 @ A1
DRAWN	JS	CHECKED	REV A
			JOB# 1087/09/24



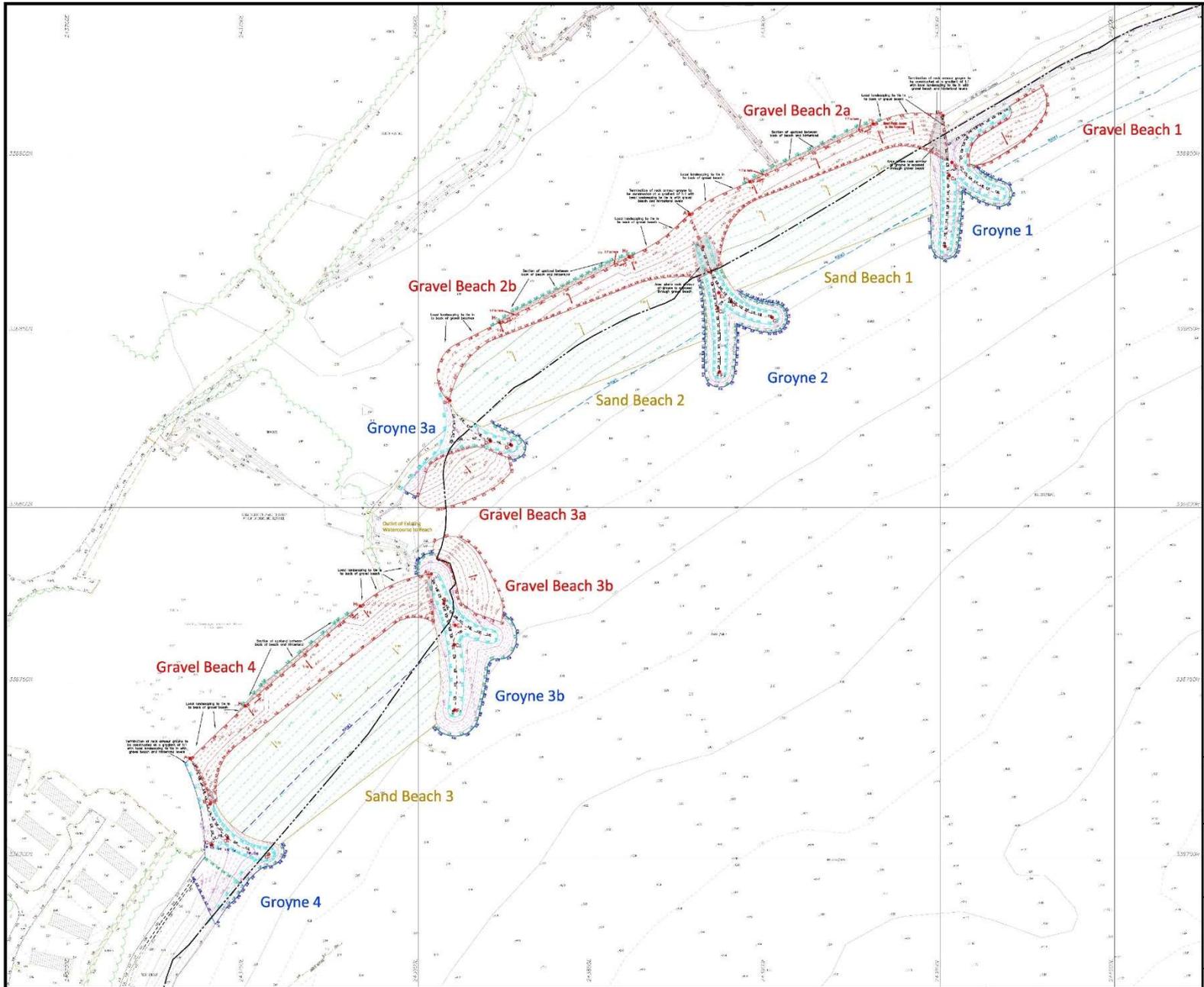
- Key**
- Proposed Scheme
 - Dry levels in the area of the sewerage treatment works taken from the September 2017 survey
 - Top of significant slope
 - Bottom of significant slope
 - Contouring contours at 1.0m intervals
 - Existing intermediate contours at 0.5m locations



Tide Levels for Hafon Y Mor
 MHWNS : 5.0m Above Chart Datum
 (Mean High Water Springs)
 MHW : 3.4m Above Chart Datum
 (Mean High Water Neaps)
 MLWN : 1.9m Above Chart Datum
 (Mean Low Water Neaps)
 MLWS : 0.5m Above Chart Datum
 (Mean Low Water Springs)
 Note: Ordnance Datum Newlyn is 2.44m above Chart Datum.
 Survey backcloth from Survey Operations drawing no: 18C149, April 2016.

CLIENT	Alastair Tindle
TITLE	Land at Hafon Y Mor Pwlltheli Existing Site Survey

Date	15/12/2017	Scale	1:500 at A1	Plan No.	17M-SK13-1	Revision	
-------------	------------	--------------	-------------	-----------------	------------	-----------------	--



Key

- Proposed Groyne Perimeter
- - - Proposed Groyne Centreline
- - - Proposed Groyne Crest Width
- Proposed Gravel Beach Perimeter
- Upstand area between existing ground level and proposed groyne beach
- Dry Levels in the area of the sewerage treatment works taken from the September 2017 survey
- - - MHWs unchanged by beach construction
- - - MHWs altered by beach construction
- - - SAC Designation area from ABPPrise


 N.G. NORTH

Tide Levels for Hafon Y Mor

- MHWS : 5.0m Above Chart Datum (Mean High Water Springs)
- MHWN : 3.4m Above Chart Datum (Mean High Water Neaps)
- MLWN : 1.9m Above Chart Datum (Mean Low Water Neaps)
- MLWS : 0.5m Above Chart Datum (Mean Low Water Springs)

Note: Ordnance Datum Newlyn is 2.44m above Chart Datum.

Survey backcloth from Survey Operations drawing no: 18C149, April 2016.

CLIENT

Alastair Tindle

TITLE

Land at Hafon Y Mor
Pwlltheli
Proposed Groynes and Beaches

Date	Scale	Plan No.	Revision
18-12-2017	1:500 at A1	1/18-0413-2	

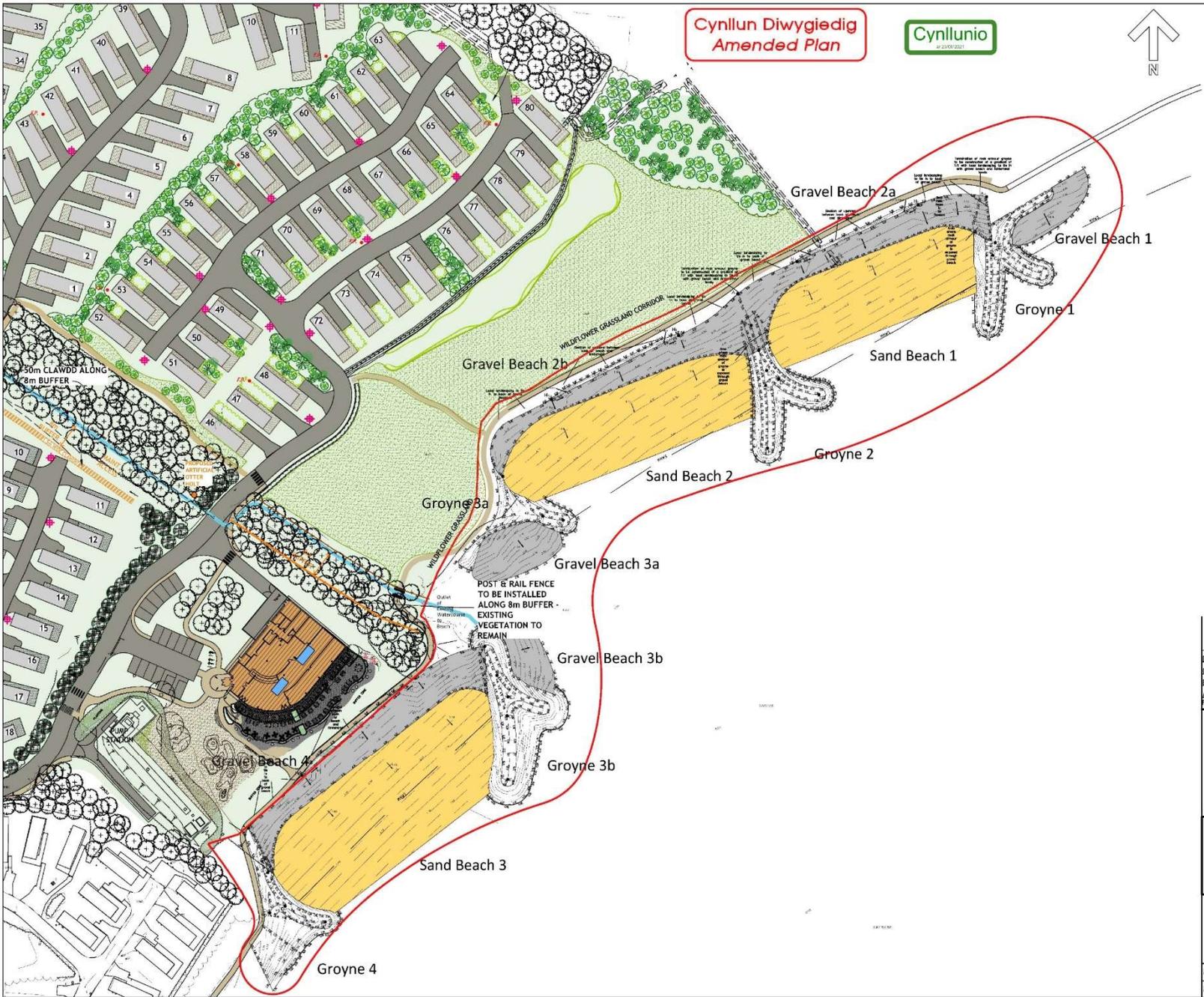
**Cynllun Diwygiedig
Amended Plan**



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REV	DESCRIPTION	DATE	INITIAL
D	BEACH CAFE AND PARCEL G AMENDED	07/06/21 JG	
C	CLAVD0 ADDED TO BUFFER	20/10/20 JG	
B	BUFFER ADDED TO WATERCOURSE	02/10/20 JG	
A	RED LINE ADJUSTED	10/12/19 JG	

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**HAFAN-Y-MŌR HOLIDAY PARK –
MASTERPLAN**

**PARCEL J – COASTAL DEFENCES
PROPOSED LAYOUT**

DATE: 16/10/19	SCALE: 1:500 @ A1
DRAWN: JG	CHECKED: REV: D
	JOB: 1087/09/25

NOTE:
 In the areas of wild flower meadow along the Whites Coastal Path the proposed species are to be sown as locally as practicable, to represent a typical mix of wild flowers and grasses found in the locality. Below is a typical coastal species mix for illustration:

20% of the following Horns-bend:
 Boulder Campion, Bird-foot Trefoil, Common Cat's-ear, Common Knapsweed, Goat's Beard, Greater Knapsweed, Kidney Vetch, Lady's Bedstraw, Oxeye Daisy, Perforate St John's Wort, Salix, Turred Vetch, Wild Carnot, Wild Thyme, Yellow Loosestrife, Yarrow.

80% of the following Low Maintenance Grasses:
 Creeping Bent, Crested Dogtail, Sheep's Fescue, Quaking Grass, Slender Cich, Small Timothy, Crested Hair Grass, Yellow Oat Grass.

**Cynllun Diwygiedig
 Amended Plan**

Cynllunio
 ar 25/06/2019



LEGEND

- Existing Trees
- Proposed Trees
- Proposed Amenity Planting
- Proposed Aquatic Planting
- Proposed Structure Planting
- Proposed Evergreen Hedge
- Proposed Clawdd Wall
- Proposed Wildflower Grass
- Proposed Unit
- Parcel Boundary

NORTH

0m 5m 10m 20m 30m 40m

SCALE BAR

D	Parcel type added	TH	17/06/21
C	Updated to reflect other parcel changes	TH	21/05/21
B	Equivalent to RFD layout	STH	22/10/20
A	Boundary and plan updated	TH	04/11/19

Revisions | Insert | Date

ANDREW DAVIS
 ARCHITECTS

Landscape Architects
 & Environmental Consultants

Detailed Design
 Hafan Y Môr
 Parcel J

Scale: 1:500 @ A1
 Drawn By: TH
 Date: July 2019
 Checked: SJL
 Project Number: W2240
 Drawing Number: S<07

Revision

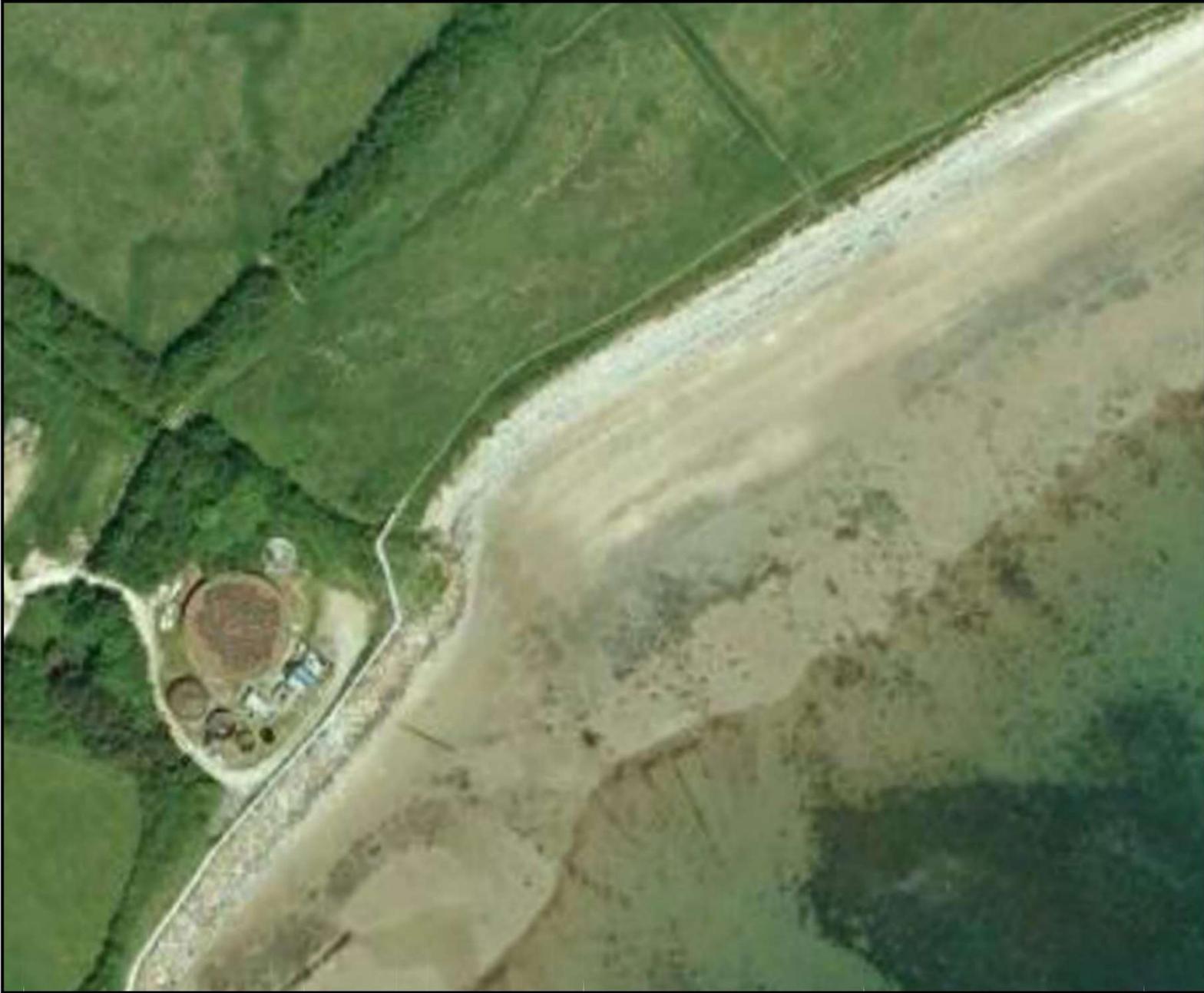
D

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 Expertise to realise.....**

Detailed Design

**HAFAN Y MOR
 PARCEL J**

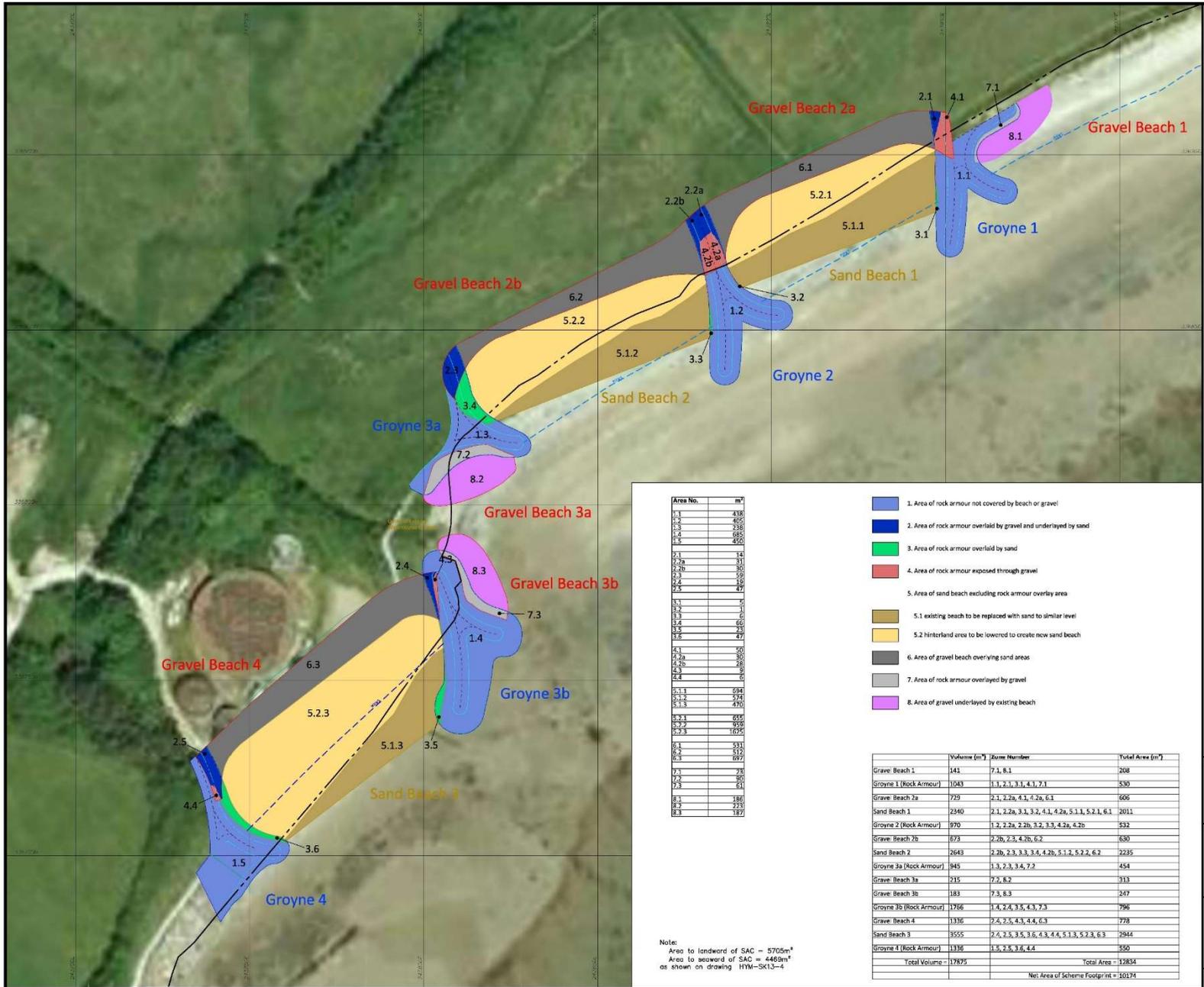


Tide Levels for Hafan Y Mor
MHS : 5.0m Above Chart Datum
(Mean High Water Springs)
MHW : 3.4m Above Chart Datum
(Mean High Water Neaps)
MLW : 1.9m Above Chart Datum
(Mean Low Water Neaps)
MLS : 0.5m Above Chart Datum
(Mean Low Water Springs)
Note: Ordnance Datum Newlyn is 2.44m
above Chart Datum.
Aerial photograph from Google Earth

CLIENT
Alastair Tindle

TITLE
Land at Hafan Y Mor
Pwlltheli
Existing Site
Aerial Photograph

Date 15/12/2017	Scale 1:500 at A1	Plan No. HW 5613-0	Revision
--------------------	----------------------	-----------------------	----------



Key

- MHS unchanged by beach construction
- MHS altered by beach construction
- SAC Designation area from AllPwr

N
↑
N.G. NORTH

Tide Levels for Hafon Y Mor

MHS = 5.0m Above Chart Datum (Mean High Water Springs)

MHW = 3.4m Above Chart Datum (Mean High Water Neaps)

MLWN = 1.9m Above Chart Datum (Mean Low Water Neaps)

MLWS = 0.5m Above Chart Datum (Mean Low Water Springs)

Note: Ordnance Datum Newlyn is 2.44m above Chart Datum.

Survey backcloth from Survey Operations drawing no: 18C149, April 2016.

Rev A - 21.12.2017
- Areas 2.2 and 4.2 divided along groyne centreline into 'a' and 'b' areas
- Quantities Table added

CLIENT
Alastair Tindle

TITLE
Land at Hafon Y Mor
Pwllheli
Proposed Groynes and Beaches
Area Definition

Date: 11.12.2017 **Scale:** 1:500 at A1 **Plan No.:** HYW-SK13-3 **Revision:** A

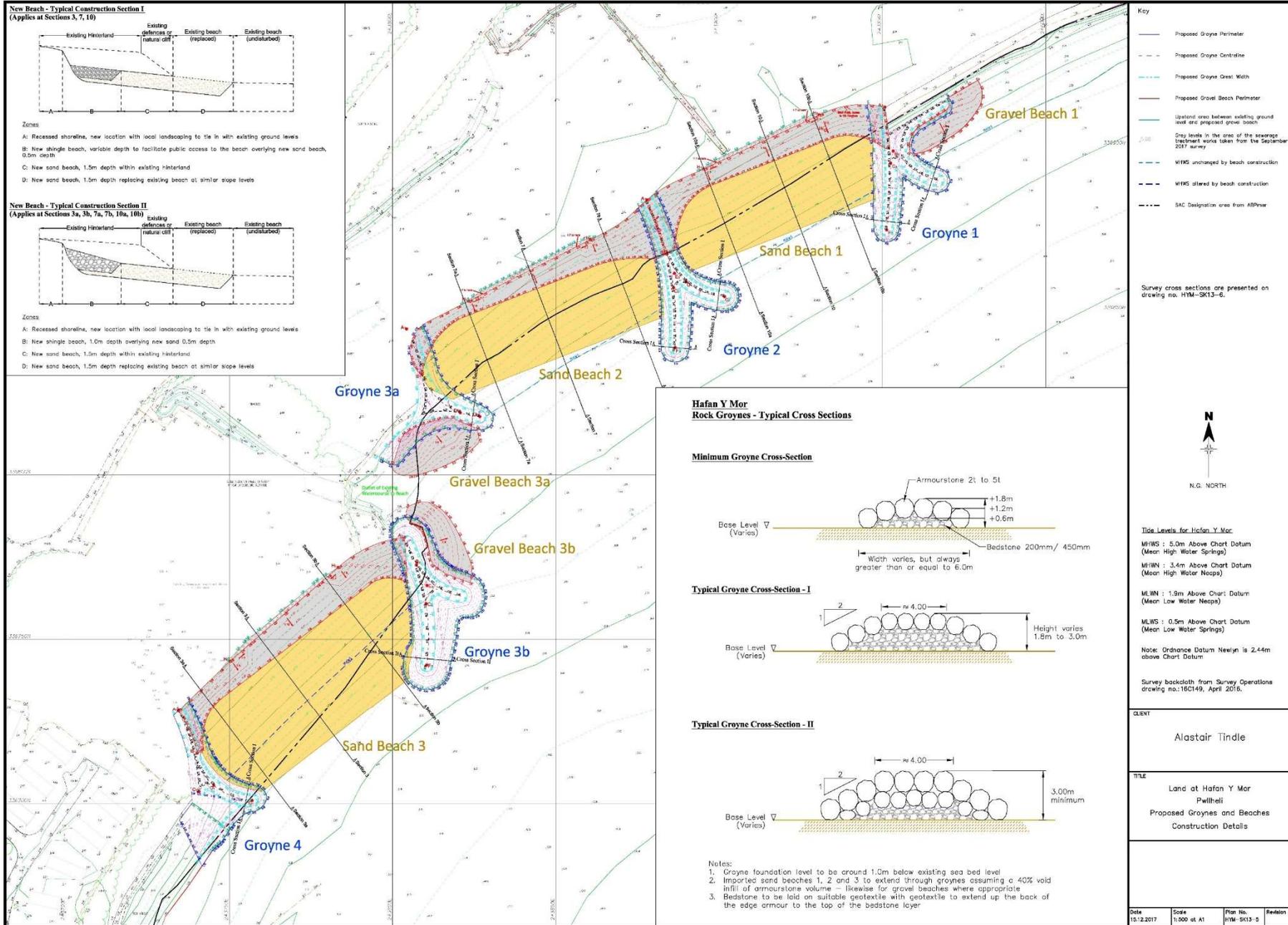
Area No.	m²
1.1	438
1.2	465
2.1	238
2.2	685
2.3	59
2.4	47
2.5	5
3.1	6
3.2	66
3.3	73
3.4	47
4.1	50
4.2a	39
4.2b	78
4.3	9
4.4	5
5.1.1	694
5.1.2	574
5.1.3	470
5.2.1	650
5.2.2	928
5.2.3	1625
6.1	531
6.2	513
6.3	697
7.1	78
7.2	89
7.3	61
8.1	186
8.2	223
8.3	187

Note:
Area to landward of SAC = 5705m²
Area to seaward of SAC = 4469m²
as shown on drawing HYW-SK13-4

- 1. Area of rock armour not covered by beach or gravel
- 2. Area of rock armour overlaid by gravel and underlaid by sand
- 3. Area of rock armour overlaid by sand
- 4. Area of rock armour exposed through gravel
- 5. Area of sand beach excluding rock armour overlay area
- 5.1 existing beach to be replaced with sand to similar level
- 5.2 hinterland area to be lowered to create new sand beach
- 6. Area of gravel beach overlying sand areas
- 7. Area of rock armour overlaid by gravel
- 8. Area of gravel underlaid by existing beach

	Volume (m³)	Area Number	Total Area (m²)
Gravel Beach 1	141	7.1, 8.1	208
Groyne 1 (Rock Armour)	1043	1.1, 2.1, 3.1, 4.1, 7.1	530
Gravel Beach 2a	729	2.1, 2.2a, 4.1, 4.2a, 6.1	606
Sand Beach 1	2340	2.1, 2.2a, 3.1, 3.2, 4.1, 4.2a, 5.1.1, 5.2.1, 6.1	2011
Groyne 2 (Rock Armour)	970	1.2, 2.2b, 2.2b, 3.2, 3.3, 4.2a, 4.2b	533
Gravel Beach 2b	874	2.2b, 2.3, 4.2b, 6.2	680
Sand Beach 2	2643	2.2b, 2.3, 3.3, 3.4, 4.2b, 5.1.2, 5.2.2, 6.2	2235
Groyne 3a (Rock Armour)	945	1.3, 2.3, 3.4, 7.2	454
Gravel Beach 3a	215	7.2, 8.2	313
Gravel Beach 3b	183	7.3, 8.3	247
Groyne 3b (Rock Armour)	1766	1.4, 2.4, 3.5, 4.3, 7.3	796
Gravel Beach 4	1316	2.4, 2.5, 4.3, 4.4, 6.3	778
Sand Beach 3	3555	2.4, 2.5, 3.5, 3.6, 4.3, 4.4, 5.1.3, 5.2.3, 6.3	2944
Groyne 4 (Rock Armour)	1336	1.5, 2.5, 3.6, 4.4	550
Total Volume	17875		Total Area = 12834
			Net Area of Scheme Footprint = 10174







Key

- Proposed Groyne Perimeter
- - - Proposed Groyne Centreline
- - - Proposed Groyne Crest Width
- Proposed Beach Perimeter
- Upland area between existing ground level and proposed groyne beach
- Dry levels in the area of the sewerage treatment works taken from the September 2017 survey
- - - MHWs unchanged by beach construction
- - - MHWs altered by beach construction
- - - SAC Designation area from ABPNI
- Shoreline from survey drawing 18C149


 N.G. NORTH

Tide Levels for Hafon Y Mor

MHWs : 5.0m Above Chart Datum
(Mean High Water Springs)

MHWN : 3.4m Above Chart Datum
(Mean High Water Neaps)

MLWN : 1.9m Above Chart Datum
(Mean Low Water Neaps)

MLWS : 0.5m Above Chart Datum
(Mean Low Water Springs)

Note: Ordnance Datum Newlyn is 2.44m above Chart Datum.

Survey backcloth from Survey Operations drawing no: 18C149, April 2016.

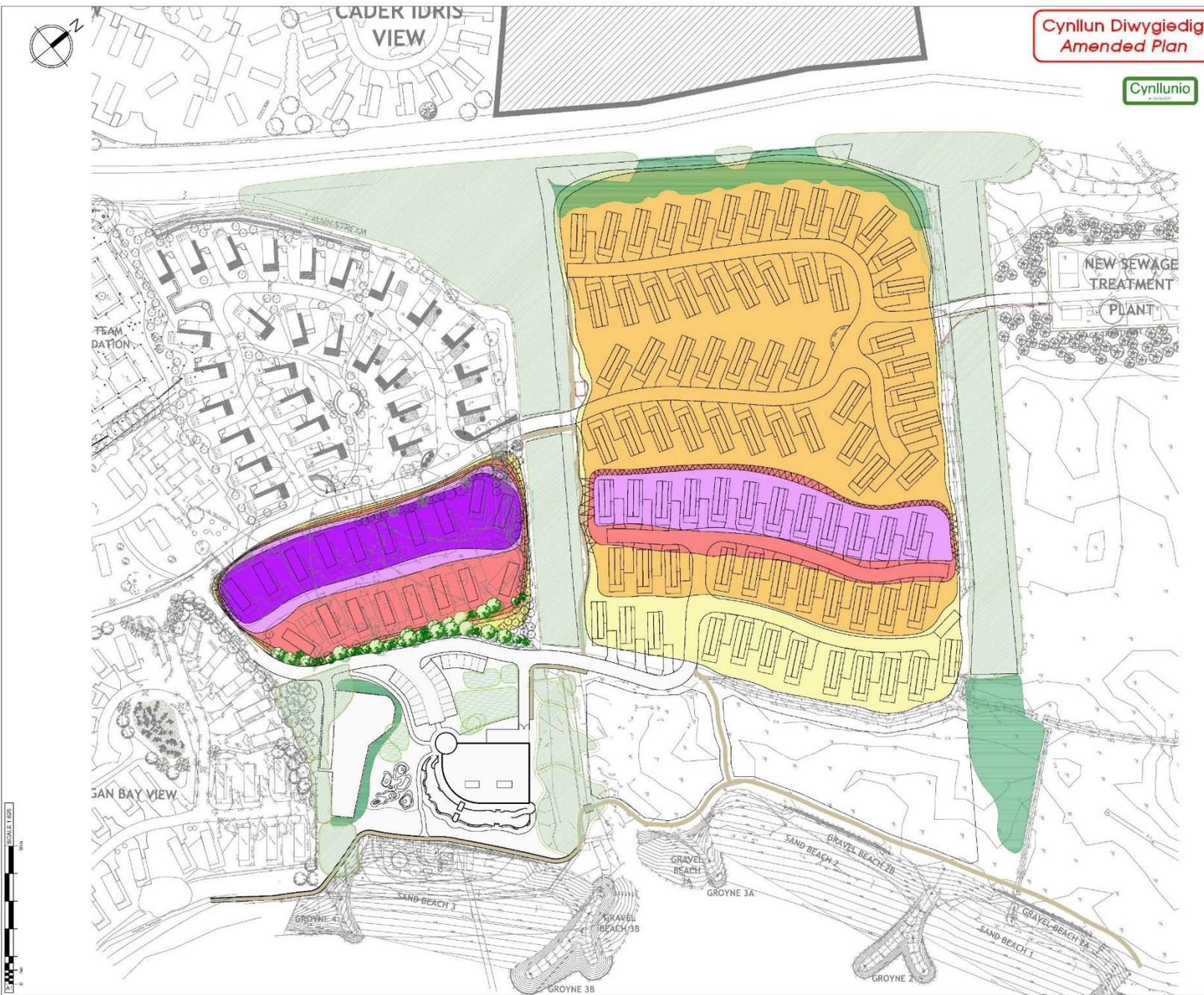
CLIENT

Alastair Tindle

TITLE

Land at Hafon Y Mor
Pwllheli
Proposed Groynes and Beaches

Date	Scale	Plan No.	Revision
21.02.2018	1:500 at A1	1/161-1013-10	



**Cynllun Diwygiedig
Amended Plan**



- GENERAL NOTES**
- All Leisure Concepts drawings to be read in conjunction with Architect, Structural Engineer, M&E Consultants and all other specialist contractors' suppliers drawings.
 - Drawing to be read in conjunction with all other Leisure Concepts drawings for areas.
 - All works to be carried out by recommended installation contractors to manufacturers' instructional recommendations.
 - All work should comply with BS Codes of Practice and all Statutory requirements.
 - All dimensions are in millimetres unless stated otherwise.
 - Set out to be discussed with Interior Designer prior to commencement of works.
 - The Site/Fit trade contractor must familiarise himself with the site and measure all areas affecting the work. All dimensions to be verified on site prior to manufacture of any extract or works, or off site.
 - Samples of all finishes showing realistic interpretation of material, texture, colour, reflectivity and quality of finishing to be submitted to the Designer for approval, prior to manufacture.
 - All softwood joints and paneling to be in good quality, relatively knot-free softwood, clear and better, unsealed, with sheet materials faced in veneer to provide a good quality finish when varnished.
 - All edge trims and mouldings to be in solid wood unless otherwise specified and finished to match.
 - Contractor to ensure that timber is fire treated as necessary to comply with F-R requirements of Building Control and all finishes to achieve good quality appearance as specified by architect.
 - Caroscing should be non-combustible or be certified as minimum Class 1 surface spread of Flame, in accordance with BS476 Part 7:1971 or 1987.
 - Lighting and small power requirements shown are not necessarily the total requirements. Service areas, tables, air handling, Building Services requirements, specialist contractor items e.g stage power is to be specified by others.
 - The contractor is to confirm total requirements with the M&E Consultant and specialist contractors.
 - All electrical to comply fully with T18 edition and latest updates & amendments as determined by NICEIC.

- KEY NOTES**
- 80 No Caravan
 - Size: 4.4x14'
 - Spacing: 6m minimum
 - Parking space: double - 3.5m x 11m
 - Road width: 4.5m minimum



PRINT DATE: 17 June 2021

PRELIMINARY

1	18.05.21	initial approval	03
2	06.06.21	re: caravan row amended	04
3	16.03.21	plan to key notes updated	05
4	09.03.21	final row layout and section amended	06
5	09.03.21	Caravan layout problem: Drawing scale amended	07

PREVIOUS: [blank] by [blank]



the trading estate
common lane, kennilworth, warwickshire CV8 2EL
telephone: +44(0)1925 851454 fax: +44(0)1925 851776

email: admin@leisureconcepts.co.uk

client:
HAVEN

project:
**Hafan Y Mor - Parcel G
Proposed Caravan Layout**

title:
**Proposed Site Plan
Proposed Gound Levels**

scale: 1:625 @ A1

date: Jan 2021

drawn by: KR

drawing no: 2434 SK.07 E

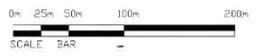
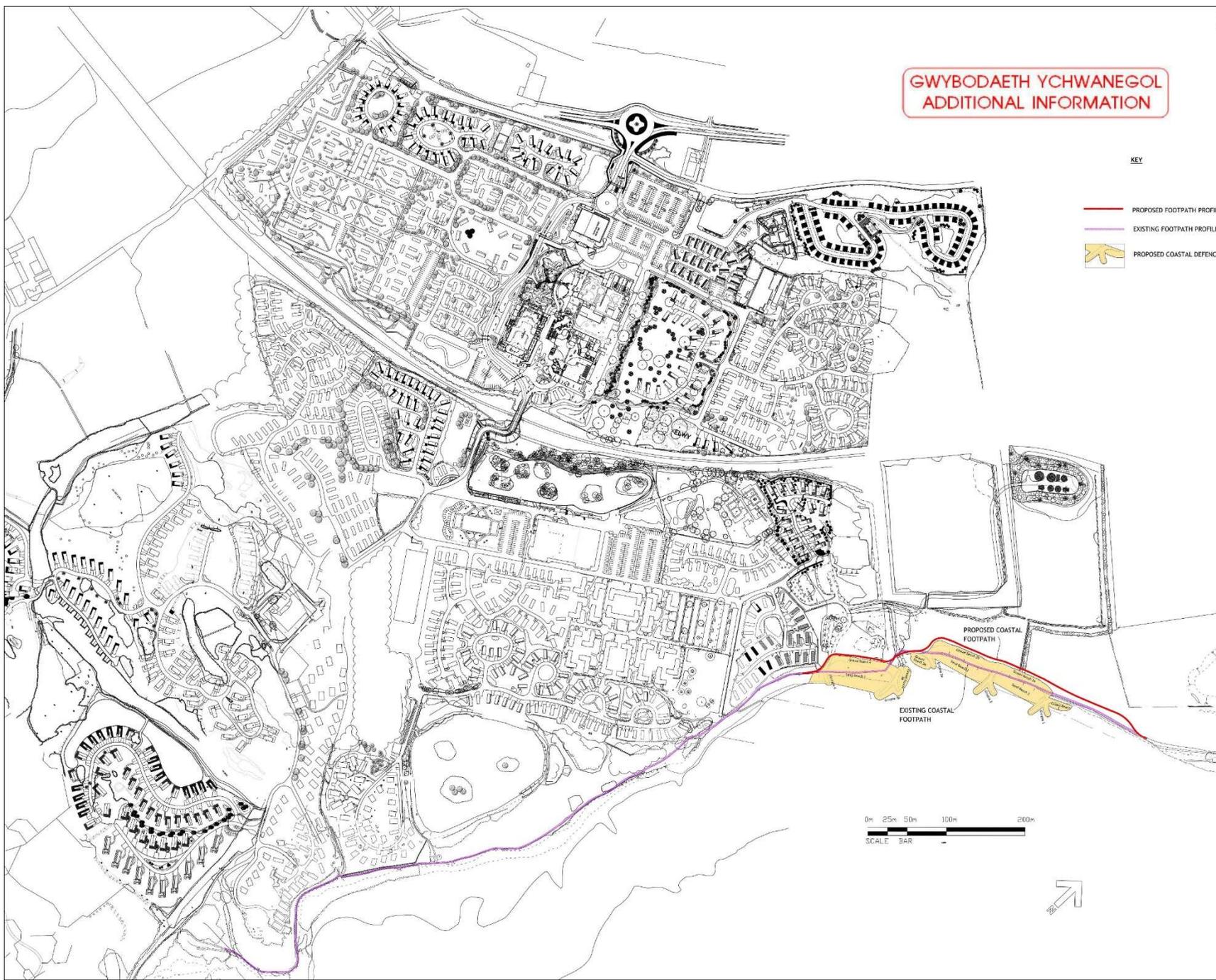
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**GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION**

KEY

-  PROPOSED FOOTPATH PROFILE
-  EXISTING FOOTPATH PROFILE
-  PROPOSED COASTAL DEFENCES



NO.	DESCRIPTION	DATE
1	COASTAL PATH EXTENDED	03/02/2024
2	REDESIGNED	03/02/2024

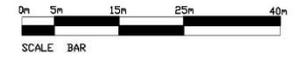
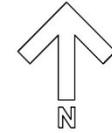
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**HAFAN-Y-MŴR
HOLIDAY PARK**

**COASTAL PATH
EXISTING AND
PROPOSED**

DATE: 12/07/23 SCALE: 1:1000 @ A0
DRAWN: JG CHECKED: REV: A JOB#: N07/23/26

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KEY

— BOUNDARY OF PARCEL

NOV 18 BASES - TITLE BLOCK AMENDED	10/12/19	JG
REV	DESCRIPTION	DATE
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HAFAN-Y-MOR HOLIDAY PARK - MASTERPLAN		
PARCEL 1 - 18 BASES FOR STATIC CARAVANS EXISTING LAYOUT		
DATE: 09/10/19	SCALE: 1:500 @ A2	
DRAWN: JG	CHECKED: REV: A	JOB: 1087/20/22

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Cynllun Diwygiedig
Amended Plan



- KEY
- BOUNDARY OF PARCEL
 - EXISTING TREES REMOVED
 - EXISTING TREES
 - PROPOSED LANDSCAPING/TREES
 - PROPOSED UNITS
 - PROPOSED MAIN FOOTPATH
 - PROPOSED FOOTPATH TO STATIC BASE
 - PROPOSED ROAD AND PARKING
 - ENTRANCE FEATURE AREA LIGHTING
 - 5m HIGH LAMP COLUMN WITH GLOBE LIGHT INSTALLED BY ELECTRICAL CONTRACTOR.
 - LOW LEVEL BOLLARD LIGHT BY HAWKINS INSTALLED BY ELECTRICAL CONTRACTOR.
 - PROPOSED FIRE POINT

FOR PROPOSED LEVELS PLEASE REFER TO LEISURE CONCEPTS PLAN 2434.SK.07 D

REV	DESCRIPTION	DATE	INITIALS
D	BEACH CAFE+PARCEL C AMENDED	07/06/20 JG	
C	REV AMENDED, CLAWDD ADDED	20/10/20 JG	
B	BASES 9,10,11 ADJUSTED, BUFFER ADDED	02/10/20 JG	
A	1X EXTRA BASE ADDED	10/12/19 JG	

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HAFAN-Y-MOR HOLIDAY PARK -
MASTERPLAN

PARCEL 1 - 18 BASES FOR
STATIC CARAVANS
PROPOSED LAYOUT

DATE: 16/10/19	SCALE: 1:500 @ A2
DRAWN: JG	CHECKED: REV: D
	JOB: 1087/20/23



- LEGEND**
- Existing Trees
 - Proposed Trees
 - Proposed Amenity Planting
 - Proposed Aquatic Planting
 - Proposed Structure Planting
 - Proposed Evergreen Hedge
 - Proposed Clawdd Wall
 - Proposed Wildflower Grass
 - Proposed Unit
 - Parcel Boundary

NOTE
In the areas of wild flower meadow along the Wales Coastia Path the proposed species are to be sourced as locally as practicable, to represent a typical mix of wild flowers and grasses found in the locality. Below is a typical coastal species mix for illustration:

20% of the following Flora blend:
Bladder Campion, Bird's-foot Thistle, Common Cat's-paw, Common Knipweed, Goat's Beard, Greater Knipweed, Kewy Vetch, Lady's Bedstraw, Oxeye Daisy, Perforate St John's Wort, Selfheal, Tufted Vetch, Wild Carrot, Wild Thyme, Yellow Leadwax, Yarrow

80% of the following Low Maintenance Grasses:
Creeping Bent, Crested Dogtail, Sheep's Fescue, Quaking Grass, Slender CRF, Small Timothy, Crested Hair Grass, Yellow Oat Grass

H	Parcel line updated	TH	27.05.21
G	Parcel line added	TH	17.06.21
F	Updated to reflect Parcel H changes	TH	24.05.21
E	Updated following discussions with Ecologist	SH	28.10.20
D	Updated to RPD layout	SH	22.10.20
C	As agreed	TH	11.12.19
B	Boundary and plan updated	TH	04.11.19
A	Updated to RPD layout	TH	02.09.19
Revised		TH	02.09.19



**Insight to conceive
Expertise to realise**

Detailed Design

**HAFAN Y MOR
PARCEL H AND I**

LANDREW DAVIS ARCHITECTS

Landscape Architects & Environmental Consultants

Detailed Design

**Hafan y Mor
Parcel H and I**

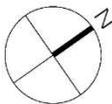
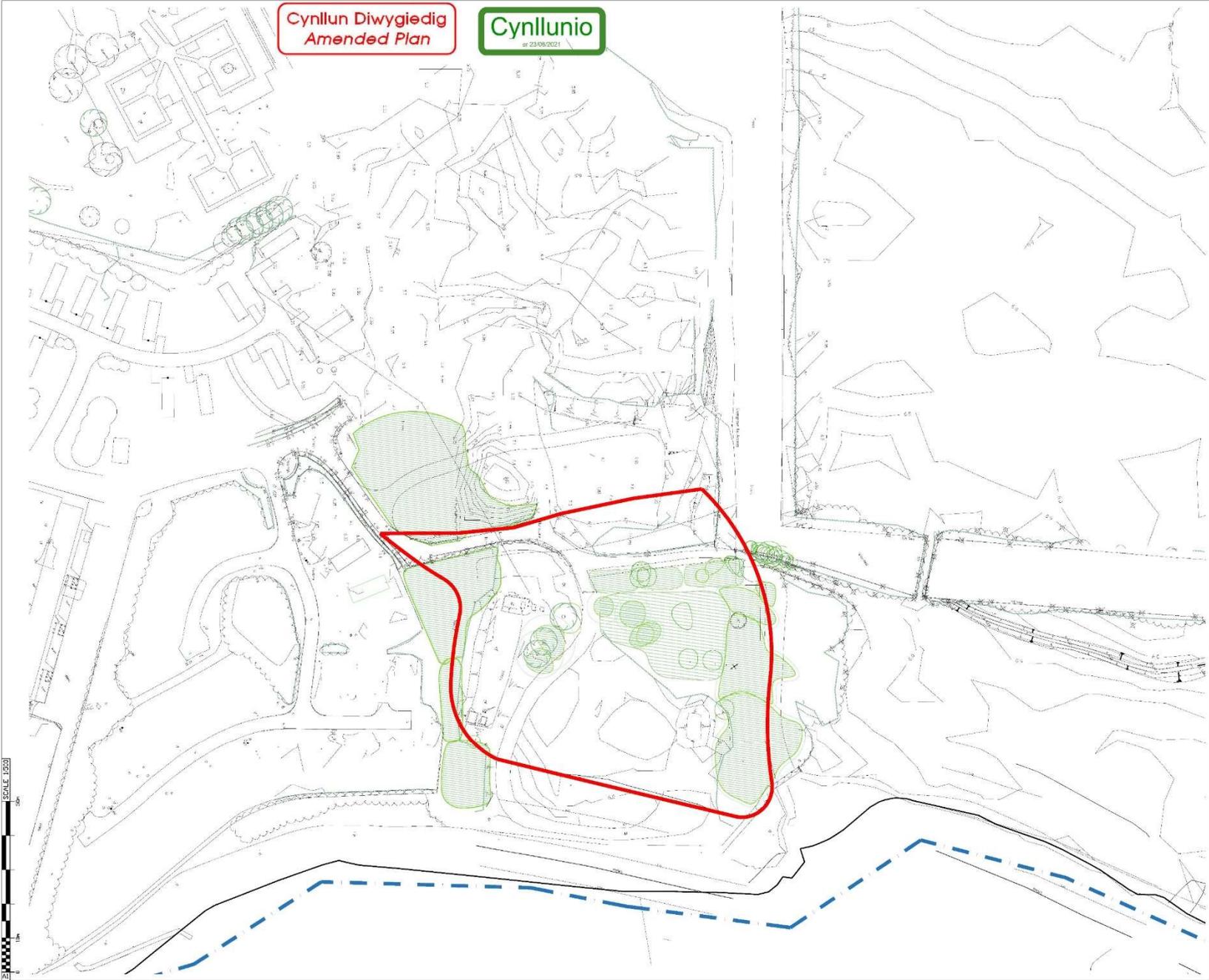
Scale: 1:500 @ A2
Drawn By: TH
Date: July 2019
Checked: SJL
Project Number: W2240
Drawing Number: SK06

Revision: H

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Cynllun Diwygiedig
Amended Plan

Cynllunio
at 23/08/2021



- KEY
- BOUNDARY OF PARCEL H
 - - - OWNERSHIP BOUNDARY
 - ▨ Existing Trees
Existing Tree Survey Information
Courtesy of Urban Green

NR: Existing Topographical Information
Courtesy of BPD.

PRINT DATE: 17 June 2021

PLANNING

4.17.06.21	Planning Issue	30
17.06.21	Discussion	30
Revisions		

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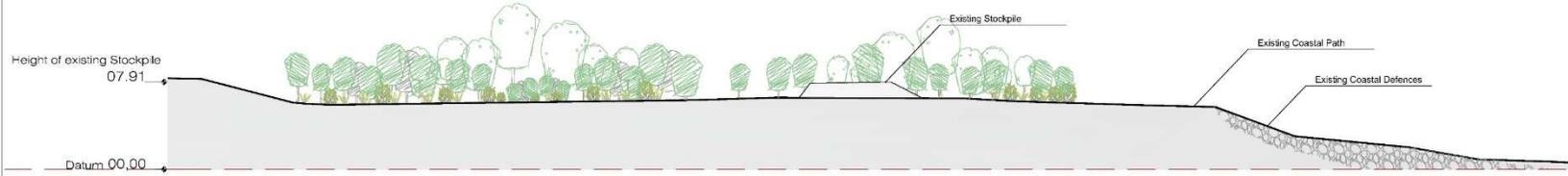
email: admin@leisureconcepts.co.uk
 client: HAVEN - HAFAN Y MOR
 project: Beach Front Cafe

title: Existing Site Plan
 scale: 1:500@A1 date: 20.08.2019
 drawn by: drawing no: 2434a.4.101A
 LLC

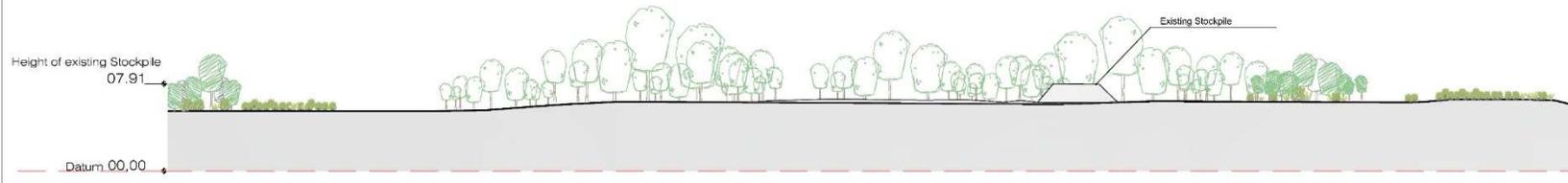
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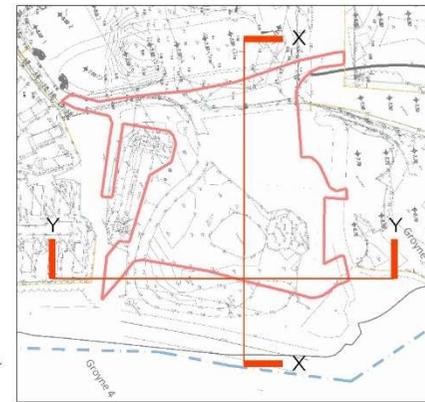
**Cynllun Diwygiedig
Amended Plan**



SITE SECTION X-X



SITE SECTION Y-Y



SECTION DIAGRAM - NOT TO SCALE



PRINT DATE: 7 May 2021

PLANNING

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Revisions



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project
Beach Front Cafe

title
Existing Site Section

scale
1:200@A1

date
20.08.1029

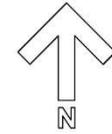
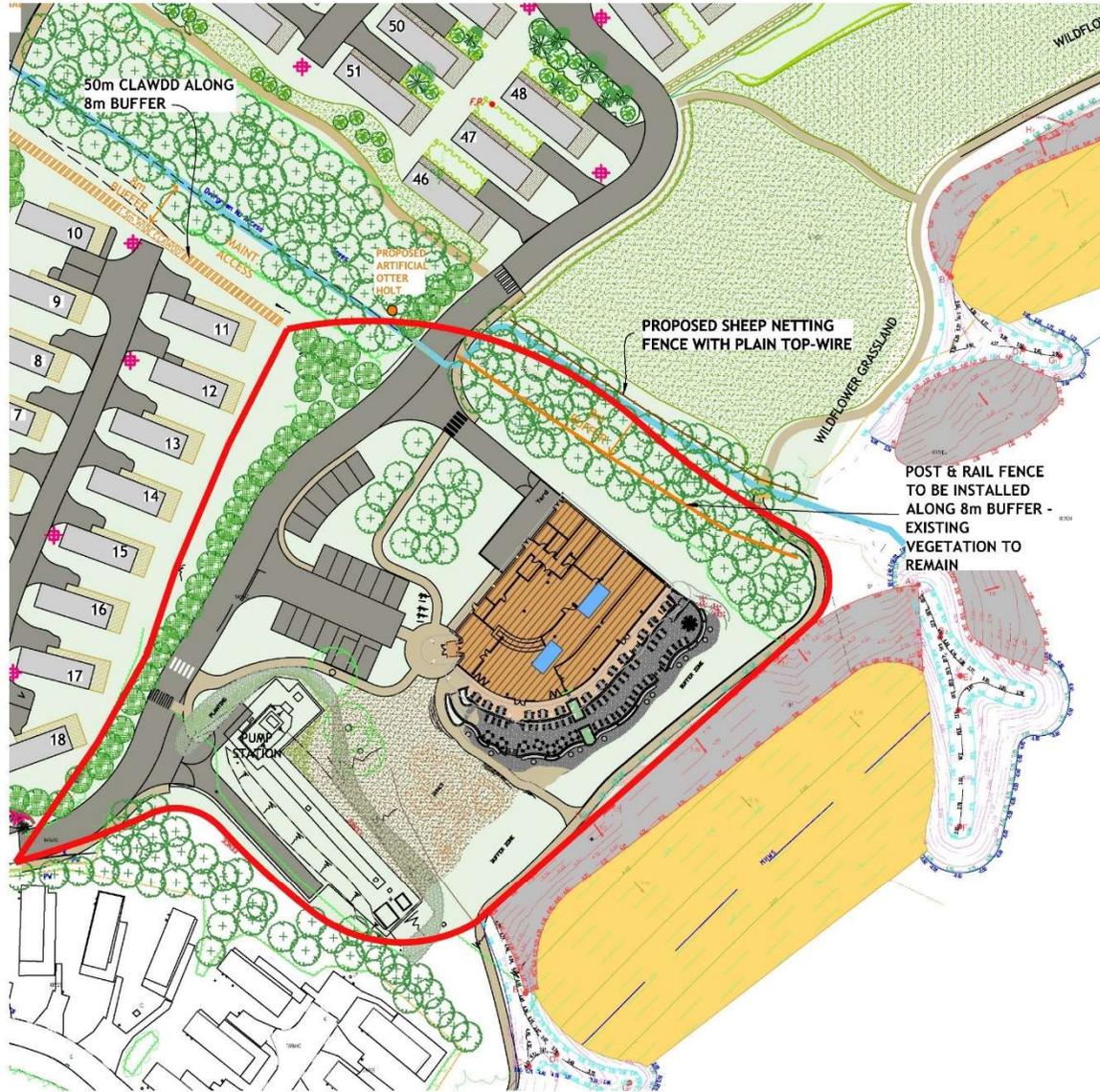
drawn by
LLC

drawing no
2434a.4.102

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**Cynllun Diwygiedig
Amended Plan**



SCALE BAR
KEY
— BOUNDARY OF PARCEL

SEE LEISURE CONCEPTS DRAWINGS FOR MORE INFORMATION ON BEACH CAFE

FOR PROPOSED LEVELS PLEASE REFER TO LEISURE CONCEPTS PLAN 2434.SK.07 D

REV	DESCRIPTION	DATE	INITIA
D	BEACH CAFE AND PARCEL C AMENDED	07/06/21	JG
C	CLAWDD ADDED ALONG BUFFER	20/10/20	JG
B	LINK PATH REMOVED FROM PARCEL H+G	02/10/20	JG
A	1X BASE ADDED TO PARCEL I	10/12/19	JG

Bratherton
PARK DESIGN CONSULTANTS
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**HAFAN-Y-MOR HOLIDAY PARK –
MASTERPLAN**

**PARCEL H BEACH CAFE
PROPOSED LAYOUT**

DATE	16/10/19	SCALE	1:500 @ A2
DRAWN	JG	CHECKED	REV
			D
			JOB
			1087/20/21

**Cynllun Diwygiedig
Amended Plan**



Existing Retained Trees

- Car Park - 18 Spaces
- Bicycle Storage - 10 Spaces

Page 100



PRINT DATE: 22 June 2021

PLANNING

© 20/06/21 Planning Issue: K1
17/06/21 Planning Issue: LW

Revisors



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client:
HAVEN - HAFAN Y MOR

project:
Beach Front Cafe

title:
Proposed Site Plan

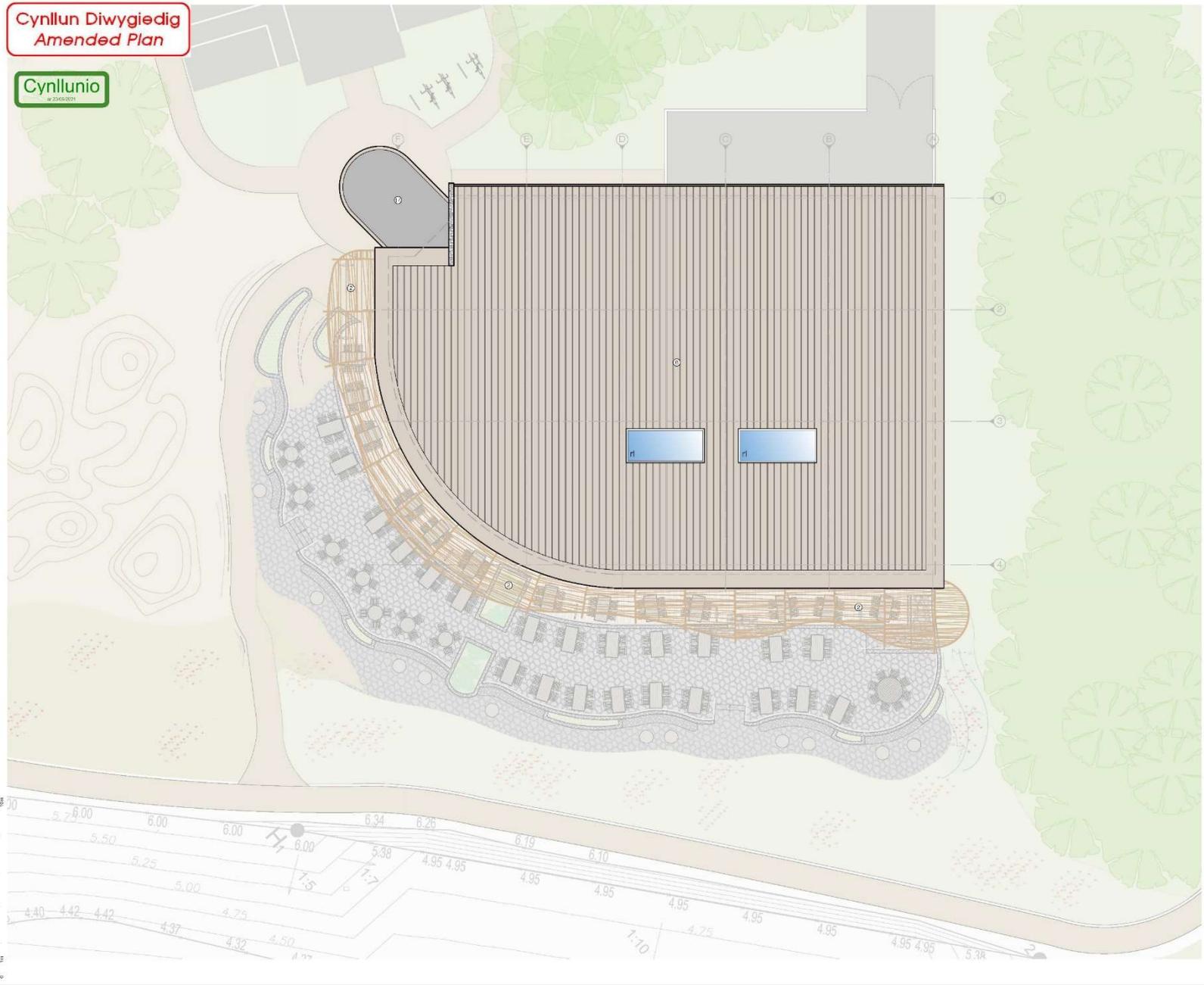
scale: 1:500@A1 date: Apr 2021

drawn by: LW drawing no: 2434a.4.103 C

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Cynllun Diwygiedig
Amended Plan

Cynllunio
W 2364201



- MATERIALS & FINISHES KEY:
- 2. Structural timber brise soleil colour: brown
 - 6. Metal standing seam, variegated finish, colour: brown tones
 - 14. Single ply membrane

PRINT DATE: 17 June 2021

PLANNING

DATE: 17.06.21	Drawing Issue:	LW
PROJECT:	Description:	
Revisions		

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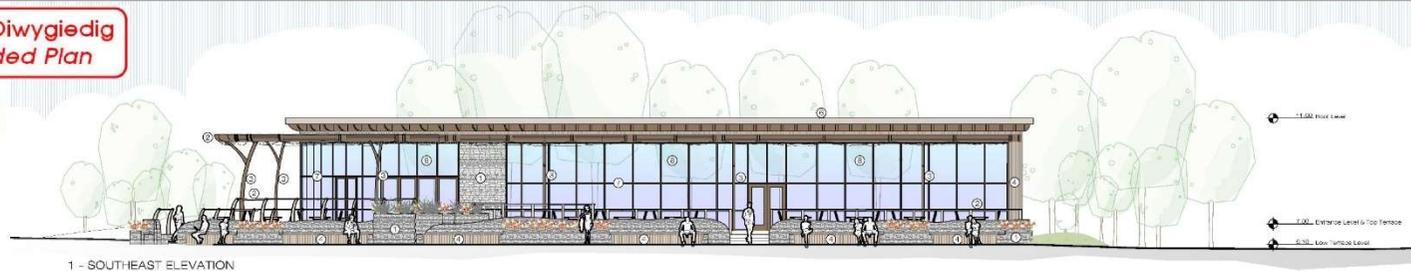
email: admin@leisureconcepts.co.uk
client: HAVEN - HAFAN Y MOR
project: Beach Front Cafe

title: Proposed Roof Plan
scale: 1:100@A1 date: Apr 2021
drawn by: LW drawing no: 2434a.4.106A

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Amended Plan**

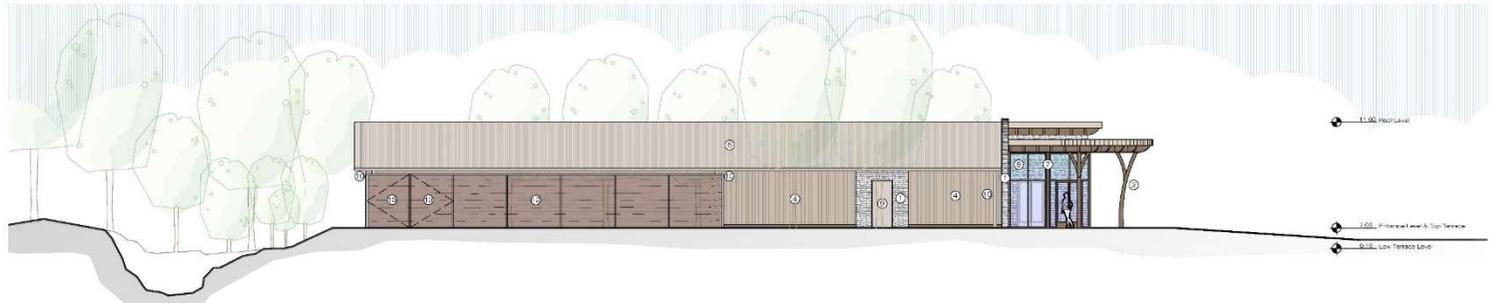
Cynllunio
architects



1 - SOUTHEAST ELEVATION



2 - SOUTHWEST ELEVATION



3 - NORTHWEST ELEVATION



4 - NORTHEAST ELEVATION

- MATERIALS & FINISHES KEY:**
1. Natural stone cladding, colour: generally dark grey with natural variations as local stone
 2. Structural timber, brise solel, balustrade, colour: brown
 3. Steel structural column, paint finish, colour: brown
 4. Weatherboard panels and trimmings, colour: natural timber
 5. [Roof] metal standing seam, variegated finish, colour: brown tones
 6. Glazing system, window and door frames/flashings/trimmings, aluminium powder coated finish, colour: mushroom
 7. Clear glazing
 8. Door finish painted, colour: mushroom
 9. Rainwater goods - galvanised steel
 10. Fence, timber, colour: natural timber
 11. Gates, timber, colour: natural timber

PRINT DATE: 17 June 2021
PLANNING

17.06.21 Planning Issue LW
Revision

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client
HAVEN - HAFAN Y MOR
project
Beach Front Cafe

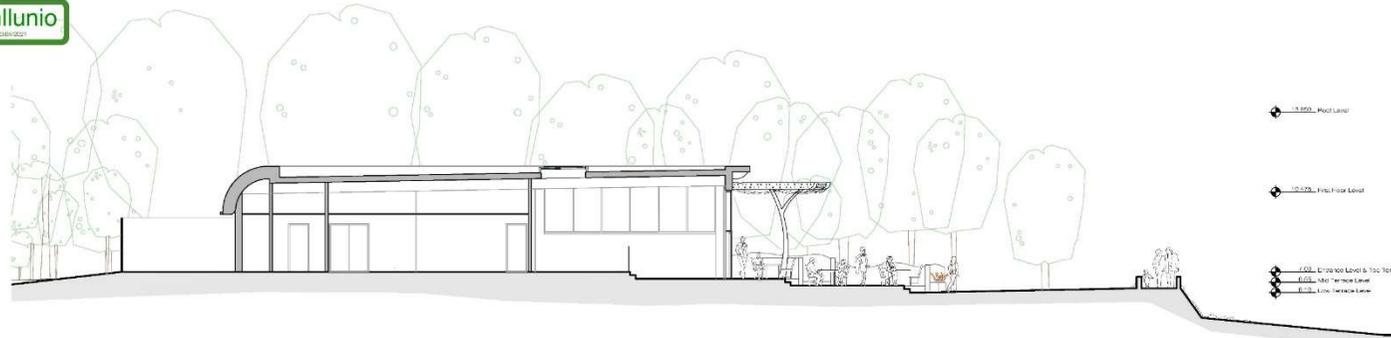
title
Proposed Elevations
scale 1:100@A1 date April 2021
drawn by drawing no LW 2434a.4.107A

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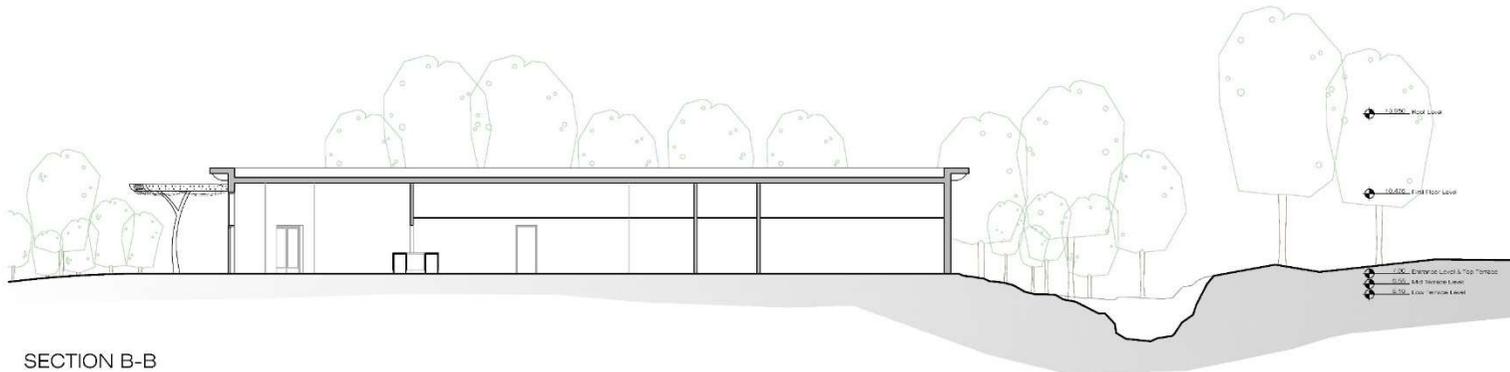


**Cynllun Diwygiedig
Amended Plan**

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22810021

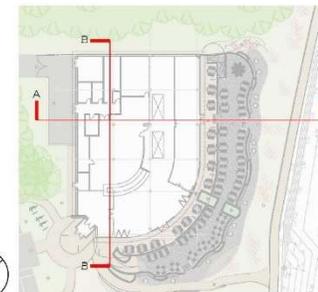


SECTION A-A



SECTION B-B

SCALE 1:100
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PRINT DATE: 7 May 2021

PLANNING

Revisions

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project
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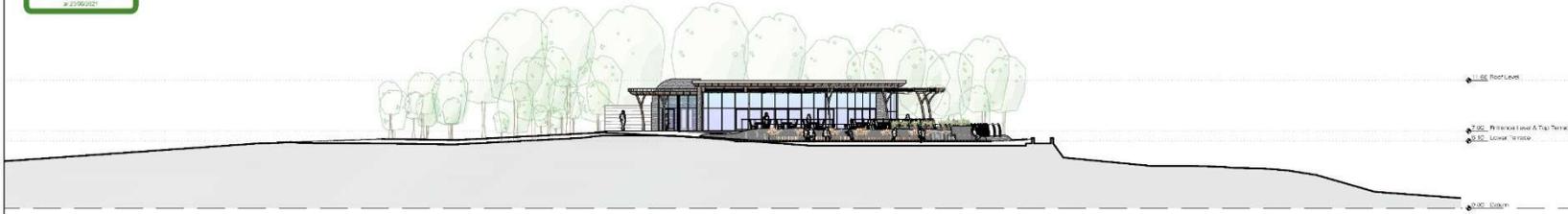
title
Proposed Sections

scale
1:100@A1
date
May 2021
drawn by
LW
drawing no
2434a.4.108

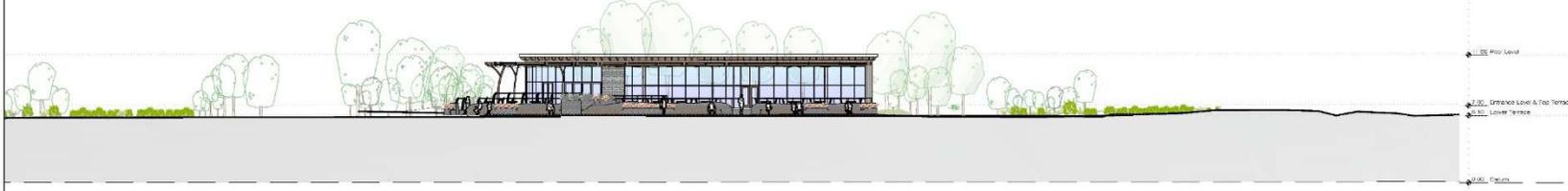
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**Cynllun Diwygiedig
Amended Plan**

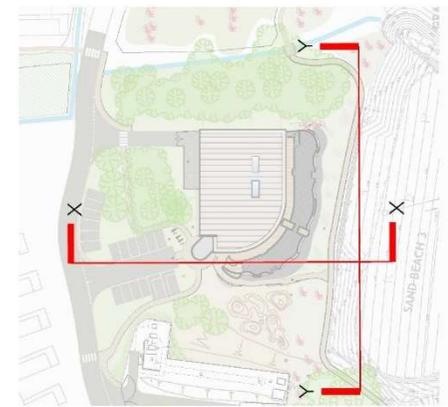
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SITE SECTION X-X



SITE SECTION Y-Y



SECTION DIAGRAM - NOT TO SCALE

PRINT DATE: 7 May 2021

PLANNING

Revisions



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client
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 project
Beach Front Cafe

title
Proposed Site Section

scale	date
1:200@A1	Apr 2021
drawn by	drawing no.
LW	2434a.4.109

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PLANNING COMMITTEE	DATE: 04/10/2021
REPORT OF THE ASSISTANT HEAD OF ENVIRONMENT DEPARTMENT	

Number: 2

Application Number: C21/0106/40/LL

Date Registered: 04/06/2021

Application Type: Full

Community: Llannor

Ward: Abererch

Proposal: Change of use of land for the siting of 10 holiday pods along with changes to the current access, creation of passing places, creation of internal access road and landscaping.

Location: Fferm Llwyndyrys, Llwyndyrys, Pwllheli, Gwynedd, LL53 6RH

Summary of the Recommendation: TO REFUSE

1. Description:

- 1.1 This is a full application that intends to change the use of a section of the existing agricultural land for the siting of 10 new permanent pods or holiday cabins and the creation of a new access road, creation of parking spaces and associated footpaths, creation of passing places for vehicles on the nearby public road, creation of a new footpath, new landscaping and drainage systems.
- 1.2 The site is located on extensive agricultural land situated to the east of the applicant's property and curtilage which is an open area in the countryside. The main property, namely Ffermdy Llwyndyrys is a grade II* listed building and within the nearby curtilage, a number of outbuildings have been converted into self-contained holiday units. In addition, various outbuildings and sheds associated with the agricultural use can be seen. The site is located within a Landscape Conservation Area and the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest.
- 1.3 For information, the holiday unit letting business has been established and is maintained to a high standard and five separate cottages are provided, which can offer accommodation for between 2 and 8 people. In addition, it can be seen that spa services are being offered on the site.
- 1.4 The main element of the application would be on a site located within two field lengths from the main farm site, with a new access road created and leading off the existing access road to the farm, crossing an existing open agricultural field (Field A). Two parking spaces for six vehicles each would be created in the eastern part of the first field, and then access would be gained on foot from the parking spaces along the new footpaths, leading to five new openings through the existing stone wall/hedge that would lead into the second field (Field B), and towards the holiday units. There is an existing entrance within the wall, and it is intended to create a new 2m wide footpath near the entrance and onwards through Field B and then there are other open agricultural lands towards the A499 and an existing bus stop located in the south-east. Field A is relatively flat, whilst the location of the units on Field B are also relatively flat; however, it can be seen that the rest of the land falls to lower levels towards the north and substantially so to the east, south-east and the south, giving an elevated and prominent appearance to the site from nearby areas.
- 1.5 An existing class 3 road leads to the farm from an existing junction on the busy A499 road, with a wide vehicular access already created to serve the farmhouse and the holiday units. There are general features within the area, including field formations with stone *cloddiau* and established hedges, also a growth of mature trees can be seen dispersed within the farm site and in the area in general. An ancient woodland, which includes a number of mature trees, abuts Field B to the north.
- 1.6 The cabins would be positioned in an informal line close to the existing boundary of Field B. Footpaths would lead to the 10 individual units and landscaping would be carried out in order to create an appearance of 10 sites that are separate and concealed from each other. The cabins would be connected to the sewerage treatment system and electricity connections.
- 1.7 There would be two types of cabins, measuring around 7m by 3m and approx. 4m to the ridge (two would be slightly larger than the other 8). They would be constructed from timber, with the most prominent gable end of the units containing a floor-to-ceiling glazed opening. A decking or outdoor terrace would be connected to all units; some to the front and others on the side. Internally, they would provide a space for living, eating, sleeping and bathing, with 8 units for two people and 2 units for the use of up to four people.

PLANNING COMMITTEE	DATE: 04/10/2021
REPORT OF THE ASSISTANT HEAD OF ENVIRONMENT DEPARTMENT	

1.8 As already noted, it is proposed to landscape the site with native trees and hedges, whilst improvements are to be made where needed to the existing hedge on the boundary between Field A and Field B. The new access road and footpaths would be finished in local crushed and compacted stone, whilst the parking spaces would include reinforced grass.

1.9 The following documents have been submitted to accompany the application:

- Planning statement
- Landscape statement
- Transport Statement
- Drainage statement
- Ecological assessment
- Trees assessment

1.10 The application has been amended since it was originally submitted by relocating the new access road from the original location proposed off the public road to a location off the existing access road leading towards the farmhouse. In addition, the location of the footpath leading from the site to the junction with the A499 was changed so that it would start from the centre of the site and run across higher open lands rather than what was originally intended, due to concern about the wet condition of the land. Also amended was the location of the northern boundary of the site where Unit 10 would be located, in order to create a zone to protect the nearby ancient woodland. As a result of these amendments, the relevant statements and assessment were also amended.

1.11 The application is submitted to the Committee as the size of the proposed development is greater than what can be considered under the delegated procedure. For information, the proposal has been assessed in terms of its compliance with the requirements of the Environmental Impact Assessment, and in this case it is not believed that the proposal is a development that would be the subject of a formal environmental assessment based on relevant requirements.

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**

PS 1: The Welsh Language and Culture

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 5: Sustainable development

PS 6: Alleviating and adapting to the effects of climate change

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 14: The Visitor Economy

TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping

PS 19: Conserving and enhancing the natural environment where appropriate

AMG 5: Local biodiversity conservation

PS 20: Preserving and where appropriate enhancing heritage assets

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

Also relevant in this case is the Council's adopted Supplementary Planning Guidance:

SPG Tourist Facilities and Accommodation (2021)

SPG Maintaining and Creating Distinctive and Sustainable Communities (2019)

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales, Edition 11, February 2021

Technical Advice Note 12: Design

Technical Advice Note 13 – Tourism

Technical Advice Note – 18 Transport

Technical Advice Note 5: Planning and Nature Conservation

Technical Advice Note 20: Planning and the Welsh Language

Technical Advice Note 24: The historic environment

3. Relevant Planning History:

- 3.1 It does not appear that there is any planning history in the form of formal applications that relate specifically to the lands where the application site is located.
- 3.2 Y20/0418 – Creation of static caravan site – it is noted that this was an enquiry regarding a site for up to 15 static caravans/chalets and that it was in a more central location than the subject of the current application. In response to this enquiry, concerns were noted about the impact of the proposal in terms of the visual impact, the impact on the local roads network and the location of the site in an unsustainable location was also considered. Consequently, it was confirmed that it would be very unlikely that the proposal would be supported. It is also noted, despite the similarities of some aspects of this proposal and the existing application, there are distinct differences between both proposals also.

4. Consultations:

Community/Town Council: Support.

Second consultation – support.

Transportation Unit:

Express concern about the location of aspects of the application. There is no objection to the proposed location of the proposal and it is believed, with the suggested improvements, namely additional passing places, that the road can cope with the additional vehicular traffic. The main concern is the location of the proposed entrance. It is proposed to provide a two-way vehicular access instead of the existing small agricultural entrance, but in order to satisfy the visibility needs, there would be a need to demolish a substantial length of the wall/hedge to the east. In addition, the proposed entrance is within 100m of the entrance to Fferm Llwyndryys, which already offers holiday accommodation, etc., and it could be confusing for visitors. To remove the need for a new entrance and the demolition of boundaries, and to provide a single entrance for all attractions, it would make more sense to use the current entrance of the farm, with an access track leading to the site in question. There is no objection to the proposal of providing a footpath through the fields and to the bus stop on the A499; however, it is noted that sections of the field (mainly the entrance adjacent to the solar farm), holds water and is impossible to navigate across following periods of rainfall.

Second consultation – It is confirmed that the transportation unit does not object to the proposal. It is noted that the application is now amended, removing the proposal for an independent entrance, and making use of the existing entrance leading to the farm and the existing holiday units. It is assumed that this arrangement is more convenient and that it will be easier to direct visitors to the site. It is confirmed that there is no objection to the proposal in terms of the increase in transportation. Although it is likely that the proposal will lead to an increase along the rural road leading from the A499

towards Fferm Llwyndyrys, it is assumed that the current traffic levels are low and that the increase is unlikely to reach unacceptable levels. The application identifies a number of passing places along the route to the site to facilitate the easy passage of traffic. It is noted that recent work has been done to improve the standard of the passing places associated with the solar farm scheme adjacent to this application site. The application also includes a proposal to provide a footpath through the applicant's fields in order to provide a pedestrian link between the application site and the bus stop on the A499. I can confirm that the Transportation Unit has no objection to this element, as it would reduce dependency on the county road as a means of reaching the bus stop.

Natural Resources Wales: We have significant concerns regarding the proposed development as submitted. An amended ecological assessment which responds to concerns by means of appropriate mitigation measures is required.

Second consultation – We remain concerned about the application as submitted, nevertheless, we are satisfied that these concerns can be overcome if the report of Cambrian Ecology, dated 01.01.21 is included with a formal condition.

Welsh Water: Standard advice
Second consultation – standard advice

Public Protection Unit: Standard advice regarding the water supply
Second consultation – not received

Conservation Officer: Not received

Fire Service: No observations
Second consultation – No observations

Pollution Control and Licensing Service: Comments regarding defining the types of units proposed, potential access/health and safety issues between agricultural use and holiday use

Second consultation – Concerns about the lack of information to confirm the form and type of units for the purposes of defining the

type of licence required.

Biodiversity Unit:

No objection provided that the recommendations of the ecological survey are followed.

Second consultation – Need a biodiversity improvement plan that includes improving the hedges on the site by planting native species. Need to avoid the nesting season (March-August) when clearing the hedges. It is suggested that the landscaping scheme includes planting native species, such as wild-flower meadows to improve the biodiversity on the site.

Rights of Way Unit:

Not received

Trees Unit:

The woodland that runs along the boundary of the development site is registered as an Ancient Woodland, so it has very high Biodiversity value. Although the plans suggest that the development will not reach the boundary of the woodland, a more detailed plan is needed to show that there is no development within the root protection area. The site has also been designated as a wildlife site.

Second consultation – The tree report shows that the trees on the site are in a good condition and it notes that only one tree will be affected by the development. This impact will be located within the rooting area by a path and the location of unit 3 on the plans. The report proposes measures to mitigate this impact and there is a need to impose a condition that the work methods and these materials are used for the development. The report and the information contained in it correspond with good practice and BS5837/2012 guidance.

CADW:

Not received

Public Consultation: Notices were posted on the site and nearby residents were notified. The original advertisement period and second consultation have expired and letters / correspondence were received objecting on the following grounds:

- Overdevelopment
- No need for a second vehicular access/narrow road with only one passing place
- Harmful impact on the site of a restored ancient woodland
- Lack of information and misleading information
- Lack of benefits for the Welsh language
- Sustainability matters
- Harmful effect on listed buildings
- Concerns about biodiversity/tree matters
- Lack of screening elements of the proposal

As a result of the second consultation, further observations were received, noting:

- Substantial improvements on what was originally proposed, but remain concerned about the lack of information and the need to ensure suitable landscaping/screening, particularly in relation to the new access road.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The proposal as submitted involves creating a site to include new and permanent holiday units as well as all associated elements, such as creating a new access road, link paths and landscaping.
- 5.2 Policy TWR3 states that static caravan and chalet sites or permanent alternative holiday accommodation outside the Llŷn Area of Outstanding Natural Beauty (AONB) and Special Landscape Areas (SLA) will be approved, provided that all the following criteria can be met:
- i. Where it can be proved that it does not lead to an excess of static caravan or chalet sites or permanent alternative holiday accommodation sites in the local area; and
 - ii. That the proposed development is 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 that does not significantly harm the visual quality of the landscape; and
 - iii. That the site is close to the main roads network and that adequate access can be provided without significantly harming landscape characteristics and features.

These units are not located within an area where an excess of sites similar to what is proposed are seen and therefore it is not believed that the proposal is unacceptable on the grounds of the first criterion. The land is elevated and as a result, it is in a prominent location, despite the existing trees located nearby and the proposal to maintain landscaping on the site. It is not believed that this is an unobtrusive location and to this end, the proposal fails on the second criterion (ii) and is

therefore contrary to the requirements of this policy. Also, there are concerns about sustainability matters and despite the information and the proposal submitted which includes a designated footpath from the site to the bus stop on the nearby highway, it is not believed that the proposal succeeds in this case, and therefore fails on the requirements of criterion iii. This element is discussed in detail in the rest of the report.

- 5.3 To elaborate on the above, criterion i refers specifically to an intensification of new developments. In order to define 'intensification' in this context, one should refer to the paragraph of explanation in 6.3.69 in policy TWR 3 (along with Appendix 3 – Sensitivity and Capacity Maps (paragraph 5.3.3), SPG Tourist Facilities and Accommodation) that refers to the 'Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study' (Gillespies, 2014). Within each Landscape Character Area (as described by the Gwynedd Landscape Strategy (2012)) the landscape's capacity is assessed to ascertain the capacity of the local landscape for further developments of holiday chalets or caravans.
- 5.4 This particular development falls within the G10 Landscape Character Area (Mid Llŷn). The Landscape Sensitivity and Capacity Study notes the indicative capacity for the Landscape Character Area. Specifically, in relation to the LCA relevant to this application, it is noted, "Outside the AONBs and SLAs there may be very limited capacity for developments typically comprising of small scale to very small scale, sensitively sited and well-planned developments that should relate well to the existing built environment / urban ground cover". The Study defines very small developments as those up to 10 units and small developments as those between 10 - 25 units. Therefore, appropriate consideration will need to be given to the scale of the proposed development in the location in question. In accordance with the Landscape Sensitivity and Capacity Study the number of units (10) proposed for this site are defined as a small development.
- 5.5 Criterion ii. refers to the design, layout and appearance of the proposed development. The policy states that new developments should be located in an unobtrusive location. Within the Plan, an unobtrusive location is described as being one which is well screened by existing landscape features 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.
- 5.6 The site is located within an area that is typically open with expansive views towards Mynydd Carnguwch, Yr Eifl, the mountains of Snowdonia and the Coast. It is noted that the northern side of the main site (including the holiday units) abut an ancient woodland, which includes a number of native trees. It is acknowledged that there is an intention to landscape the site with suitable native trees and plants. The site is divided by containing the units within one field (Field B) and the access road and parking spaces (Field A), with a stone wall/existing traditional hedge (which is a feature of the nearby area), and it appears from the plans that it is intended to retain the majority of the *clawdd* where needed, although it is noted that there is an intention to create five new openings for pedestrians. Despite the proposal to maintain suitable landscaping in terms of the use of native plants, it is considered that this need to conceal the proposed units involves providing landscaping that is out of character with the rest of the area and the current open nature of the fields. Therefore, to this end, it is considered that the proposal fails to meet this criterion. It must also be noted that the land elevates a considerable amount when you look at the site from the south, the south-east and the east in particular. The design of the units themselves suggest that including a gable end with glass from floor-to-ceiling is intentional, in order to make the best of the outward looking views. Therefore, if having an unspoilt view for the units is behind the

design, it stands to reason that the units are therefore visible and prominent when you look towards the site.

- 5.7 Criterion 1 iii) refers to highway matters. The Transportation Unit does not object to the proposal on grounds of road safety and the increase in the use of the local roads network. To this end, it is not considered that the proposal is contrary to the requirements of this criterion, in terms of this particular element. Nevertheless, consideration is given to the location of the units in terms of sustainability matters and the suitability of the site in terms of its location to these considerations. An element of the proposal includes providing a bespoke footpath from the site through the owner's current open fields, towards the nearby A499 highway junction, where two bus stops can be seen on either side of the road (one to the direction of Pwllheli and one to the direction of Caernarfon). On paper, the distance of the site from these two bus stops is relatively short (around 800m) and the current service is regular in terms of the number of buses that would pass by daily. This effort to secure pedestrian access is to be praised; however, consideration must be given to the practicality of the proposal and the nature of people who wish to have convenience whilst on holiday. It is quite likely that some would use the path, but realistically, how practical would it be to use it every time when they need to visit the broader area, go out for a meal, go grocery shopping, etc. The weather is one factor of course (particularly during a season of poor weather as it is proposed to use the units all year), but for families, particularly families with children, it is not believed that it would be a completely practical option to use on all occasions. The choice therefore would be to use private vehicles to come and go from the site which, unfortunately, is unsustainable. Consequently, the proposal is not considered to be completely in accordance with the requirements of criterion 1iii as it is not considered close to the main roads network.

Visual amenities

- 5.8 As noted above, the site is not within an area that is recognised for its special landscape, but due to the elevated nature of the site and the open nature of the area around it, particularly to the south, south-east and the east, it is considered that providing the units and the landscaping required to mitigate their impact would have a detrimental impact on the local landscape.
- 5.9 The site is located away from the Fferm Llwyndyrys property and site. The development would involve using existing open green lands, with a distinct divide between the new sites and the farm site. For example, the access road navigates through the centre of Field A, whilst the units would be installed within Field B, which is obviously a completely separate field which spreads the development out even further away from Fferm Llwyndyrys and its extensive curtilage. It is quite likely that the location of the units is intentional in order to capitalise on the views, as the quality of the views would not be as good if located closer to the existing farmhouse. Nevertheless, and as noted within the 'Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study' (Gillespies, 2014), it is expected for the relationship of small-scale developments to be in keeping with the existing built environment and that small developments should be located close to existing buildings in order to avoid the frequency of developments within the broader landscape and the erosion of rural features. It is not just concern about the 10 units, but also about the accumulation of all elements, including the access road across an open agricultural field, and the proposed parking area. It is believed that adding the parking area would, for example, introduce an alien feature within a location where a relatively defined pattern can be seen in the current form and appearance of open agricultural fields that are defined with earthen *cloddiau* and hedges or dry-stone walls. Consequently, it is believed that the site is in an intrusive location and that it would therefore harm the visual amenities of the nearby area.

5.10 Therefore, it is considered that the proposal is contrary to the requirements of policies PCYFF 2, 3 and 4 of the LDP.

5.11 The site is located within a Landscape Conservation Area and the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. This vast area extends over an extensive part of the area, and refers to the area's features and character. It is not believed that this proposal would harm the setting and significant views within the historic landscape or on the listed building of Fferm Llwyndyrys itself and so it is not believed that the proposal is contrary to the requirements of policies PS 20 and AT 1.

Residential amenities

5.12 The site is in a rural location, some distance away from any nearby residential house. It appears that the nearest residential site (apart from Fferm Llwyndyrys itself), is around 600m away to the north-west and beyond the ancient woodland, then followed by agricultural fields. Therefore, it is not believed that the proposal would cause any obvious harmful impact on residential amenities as a result, and is therefore acceptable in terms of the relevant requirements of policy PCYFF 2 in terms of the impact on local property occupiers.

Transport and access matters

5.13 Policies TRA 2 and TRA 4 of the LDP involve assessing proposals in terms of their impact on road safety and parking provision. In this case, it is proposed to develop a new holiday site, served by a narrow and restricted public road. The application has been amended since it was submitted originally, by removing the proposal to create a completely new vehicular access for the site off the public road, but rather use the existing wide access serving Fferm Llwyndyrys (which also includes the established holiday cottages). It is accepted that this is an improvement as it disposes of this element of the proposal. Changes are made to the existing agricultural access off the road towards the farm to the nearby fields, as well as the provision of an access road, footpaths and the provision of parking and turning spaces for 12 vehicles.

5.14 Although initial concerns were highlighted about aspects of the plan by the Transportation Unit, they have not objected to the proposal on the grounds of road safety and the increase in traffic on the local roads network. Since amending the contentious elements, the unit now accepts that the proposal is improved. It can be seen that this public road currently serves Fferm Llwyndyrys and the previously developed holiday cottages, but it is also an important link to the nearby village of Llwyndyrys and a number of farms dispersed in the area. It must also be noted that a solar farm development is also located near this site and uses the same road as access towards the site. Nevertheless, considering that the majority of the work to create the solar farm is completed, it is relatively likely that the levels of transport visiting the site will be low.

5.15 It is quite likely that visitors would be unfamiliar with the local roads network and would possibly be unused to using such a network that is narrow with dispersed passing places. The road is also used of course by agricultural machinery for nearby farms, and occasionally, by traffic movements associated with the nearby solar farm. Nevertheless, the Transportation Unit has considered the current situation when assessing this application and they do not object to the proposal on the grounds of access and road safety matters.

5.16 Therefore, it is considered that the proposal complies with the relevant requirements of policies TRA 2 and TRA 4 and these particular elements.

Biodiversity/Tree Matters

- 5.17 Initial concern was highlighted about the proposal in terms of its potential impact on local biodiversity and trees, and particularly the ancient woodland located to the north of the site. As a result of the concerns about the impact on the woodland, the proposal was amended by moving the location of Unit 10 and creating a zone to protect the woodland trees located nearest to the site. It would be customary to impose a condition to ensure that these measures are followed and thus protect this ancient woodland, as recommended by the Trees Officer.
- 5.19 An amended ecological assessment was also received in response to concerns raised by NRW mainly about the impact of the development on local wildlife and Biodiversity. Since receiving this information, NRW have confirmed that although they remain concerned, they will not object provided that a formal condition is imposed to ensure that the recommendations of the amended assessment are followed. It is believed that this is reasonable and that it would be practical, if approval is recommended, for this to be included, and thus ensuring compliance with policies AMG 5 and PS 19.

Sustainability matters

- 5.19 To elaborate on sustainability matters as referred to in paragraph 5.10 above, consideration will be given to the requirements of Policy PS 5 Sustainable Development, which supports developments that are consistent with sustainable development principles, and where appropriate, developments should:

"Reduce the need to travel by private transport and encourage 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" (Bullet point 12, Policy PS 5)."

This is supported by bullet point 4 of policy PS 14 (The Visitor Economy), which notes:

"Supporting appropriately scaled new tourist provisions and enterprises in sustainable locations in the countryside by reusing existing buildings, if appropriate, or as part of diversification on farms, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;"

- 5.20 It is considered that the policies of the LDP are consistent with local and national planning policies in terms of how it deals with sustainable development principles. Paragraph 3.35 PPW 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 place-making 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."

- 5.21 The site is located in a rural location, a considerable distance from any nearby serviced village or town. The proposal to include a footpath in order to link with the bus stop near the junction with the A499 is praiseworthy; but despite this and the fact that there is only a relatively short distance between the site and the bus stop, practically, it is not believed that regular use would be made of

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REPORT OF THE ASSISTANT HEAD OF ENVIRONMENT DEPARTMENT	

public transport in terms of practicality and on occasions of bad weather. Due to the rural location of the proposal, visitors would most likely use their own transport to travel to the site and attractions / shopping / services during their stay.

- 5.22 As confirmed in paragraph 4.3.2 of the Transport Statement, the majority of the site's users would be likely to use their own vehicles to reach/leave the site as part of their daily activities; therefore minimal pedestrian movements would be likely. Although the rural site is attractive in terms of its relatively secluded location for those in search of a more relaxed and tranquil holiday, it is quite likely that using private vehicles would be the most obvious use when coming and going to/from the site. This is noted further in the report within paragraph 6.1.5, which states: *“The very nature of the development being isolated from other uses will not naturally facilitate travel by sustainable modes. In the proposed development’s case, this is part of the very attraction of Holiday accommodation”*.
- 5.23 It is accepted that some visitors would bring some food and drink supplies with them and it is accepted that the site would provide a welcome food pack for visitors, and possibly breakfast packs. Nevertheless, this would be restricted and users would not necessarily wish to cook whilst on holiday, and so, unavoidably, they would need vehicles to visit restaurants/pubs/shops as there are none located within a reasonable walking or cycling distance.
- 5.24 Therefore, despite the praiseworthy effort to develop measures to encourage pedestrians and cyclists to use the link path to the A499 and the forward transport links to villages and towns located further afield, it is not believed that the proposal succeeds to be a completely sustainable site in this case and consequently it is contrary to the relevant requirements of TWR 3, PS 5 and PS 14.

Language Matters

- 5.25 In accordance with the relevant requirements of policy PS 1 and the SPG, it is not required to prepare a linguistic statement in this case. However, there is an expectation for the Welsh language to be considered. Within the Planning Statement submitted with the application, it can be seen that consideration is given through a series of specific measures. It is noted that all of the existing holiday cottages have Welsh names in order to convey their history and connection to Fferm Llwyndryys. It is confirmed that Welsh names would also be used on the new units. It is also noted that only holiday use would be made of the units and so, the visitors would only have a short presence there and this would not change the number or population pattern of the area. The applicant and the family are Welsh speakers and the existing website of the holiday cottage letting business is bilingual and the intention is to continue in this manner with the proposed development. Therefore, it can be seen that relevant consideration has been given to the Welsh language in this case, in accordance with the requirements as noted above. As a result, it is believed that the proposal is acceptable in terms of the requirements of policy PS 1.

Response to the public consultation

- 5.26 Observations were received during both public consultation periods, attention was given to the relevant Planning matters noted and full consideration was given to the observations as part of the above assessment.

PLANNING COMMITTEE	DATE: 04/10/2021
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6. Conclusions:

- 6.1 Based on the above assessment, and despite the amendments made to the proposal and the acceptable elements, it is considered that the proposal is unsuitable as it would cause a detrimental and substantial impact on the landscape and local visual amenities, as well as concerns in terms of sustainability considerations.

7. Recommendation:

- 7.1 To refuse – reasons

1. The proposal involves the creation of new holiday units in open countryside and way outside any development boundary. It is believed that it is an unsustainable site that is not close to the main roads network where the majority of visitors would rely upon using their private vehicles. It is therefore considered that the proposal is contrary to the requirements of criterion 1iii, TWR 3, as well as the relevant requirements of policies PS 5 and PS 14 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017).
2. The proposal, due to its open location, would be intrusive and would have a substantially significant and harmful impact on the visual amenities of the local area and it is not considered that the proposal would conserve and enhance the natural beauty of the landscape. It is therefore considered that the proposal is contrary to policies PCYFF 2, 3 and 4, along with criterion 1ii of Policy TWR 3 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017).

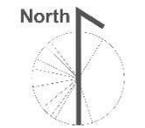
C21/0106/40/LL

Newid defnydd tir ar gyfer gosod 10 pod gwyliau ynghyd a newidiadau i fynedfa bresennol, creu llecynnau pasio, creu ffordd fynediad mewnol a thirlunio

Change of use of land for the siting of 10 holiday pods together with alterations to existing access, creation of passing places, creation of internal access road, and associated landscaping.

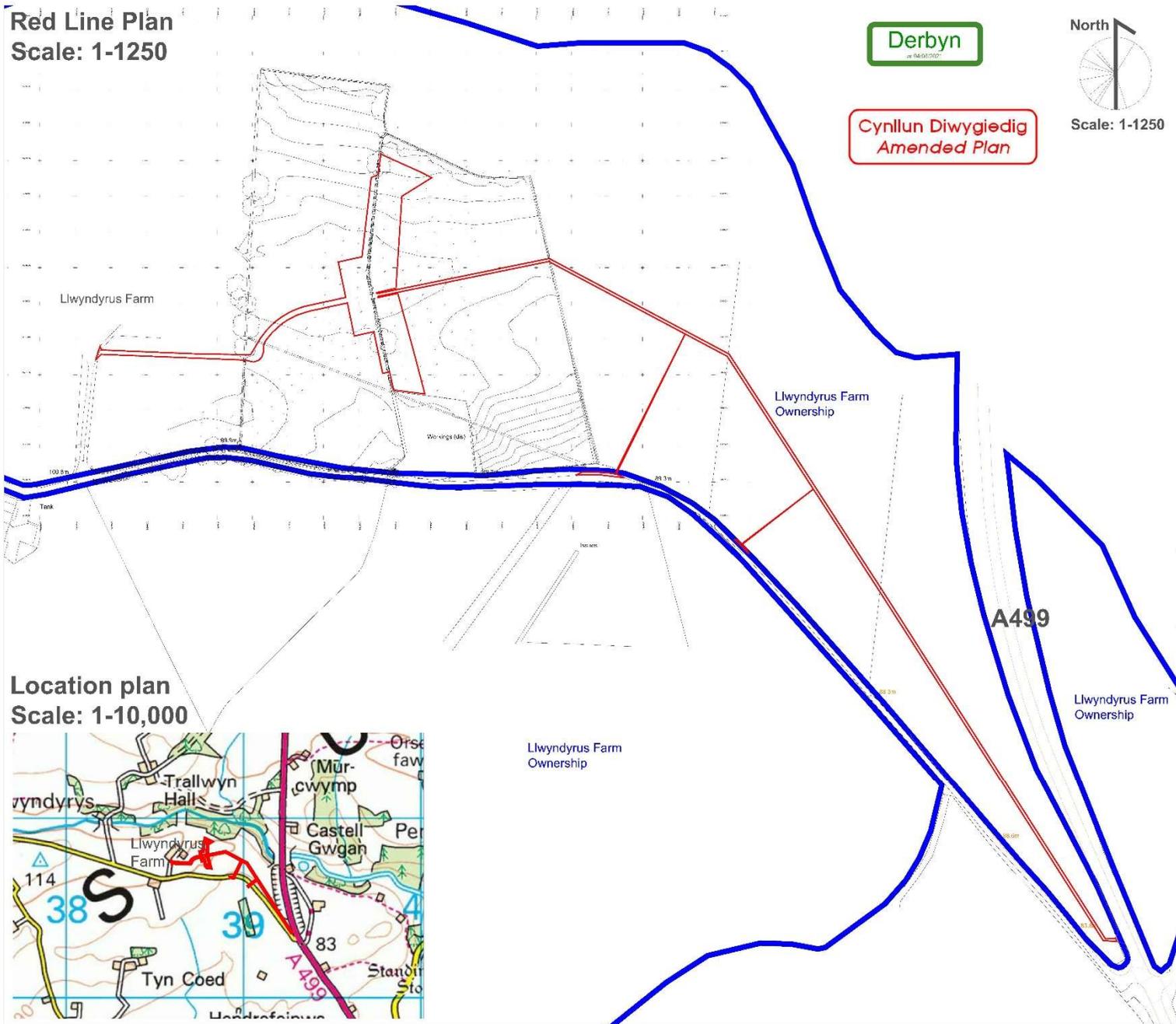
**Fferm Llwyndyrys, Llwyndyrys, Pwllheli, Gwynedd,
LL53 6RH**

Red Line Plan Scale: 1-1250



Cynllun Diwygiedig Amended Plan

Scale: 1-1250



Notes of replication:
These drawings are strictly for planning purposes. Do not build from/using these drawings. Consult a qualified engineer to ensure any built/proposed structures and vehicular and pedestrian tracks are fit for purpose.

Rev	Date	By	Notes
B	27-05-2021	RC	Adjustments
A	27-01-2021	RC	Blue Line Added

Location plan Scale: 1-10,000



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Designed By MH: Richard Cowley 07791585670
richdesigner@hotmail.com

Job :	Llywydyrus Farm Glamping
Drawing Title:	Red Line Plan
Scale:	Various@A1
Status:	Planning
Drawn by:	RC
Date:	20-01-2021
Revision:	B
Derawing Number:	MH-082-01

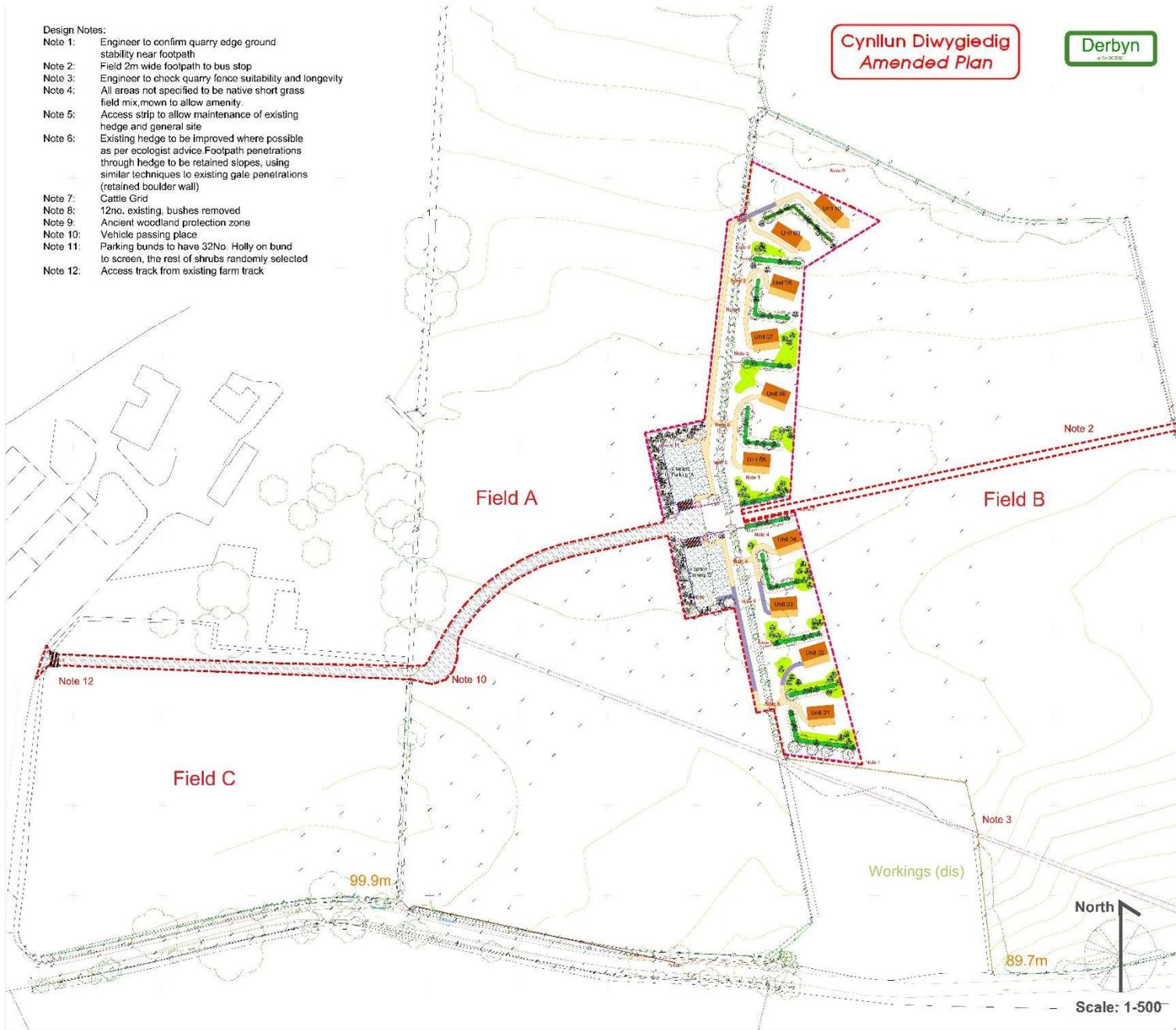
Design Notes:

- Note 1: Engineer to confirm quarry edge ground stability near footpath
- Note 2: Field 2m wide footpath to bus stop
- Note 3: Engineer to check quarry fence suitability and longevity
- Note 4: All areas not specified to be native short grass field mix, mown to allow amenity.
- Note 5: Access strip to allow maintenance of existing hedge and general site
- Note 6: Existing hedge to be improved where possible as per ecologist advice. Footpath penetrations through hedge to be retained slopes, using similar techniques to existing gate penetrations (retained boulder wall)
- Note 7: Cattle Grid
- Note 8: 12no. existing bushes removed
- Note 9: Ancient woodland protection zone
- Note 10: Vehicle passing place
- Note 11: Parking bunds to have 32No. Holly on bund to screen, the rest of shrubs randomly selected
- Note 12: Access track from existing farm track

**Cynllun Diwygiedig
Amended Plan**



Refer to drawings:
 MH-082-02 Masterplan
 MH-082-03 Detailed Layout
 MH-082-04 Planting Spec
 MH-082-05 Typical Section
 MH-082-06 Sustainable Travel



Notes of replication:
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Designer Notes:
 Sensitive located units that have substantial native tree planting to improve the biodiversity.

Rev	Date	By	Notes
E	20-06-2021	RC	Path Aligned
D	18-05-2021	RC	Extra planting and screening
C	31-03-2021	RC	Unit adjustments and roads
B	27-01-2021	RC	Unit Adjustments
A	26-01-2021	RC	Highway added



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Designed By MH: Richard Cowley 07791585670
 richdesigner@hotmail.com

Job: Llwyndyrus Farm
 Glamping

Drawing Title: Masterplan

Scale: 1-500@A1

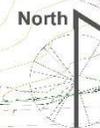
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Drawn by: RC

Date: 20-01-2021

Revision: E

Derawing Number: MH-082-02

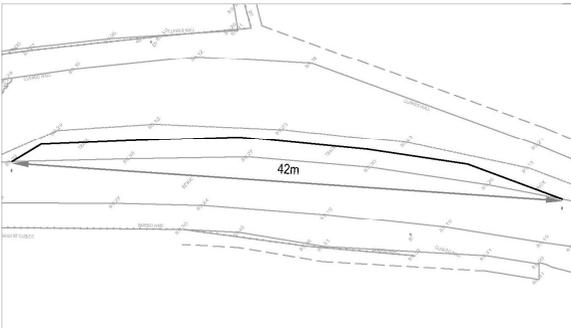
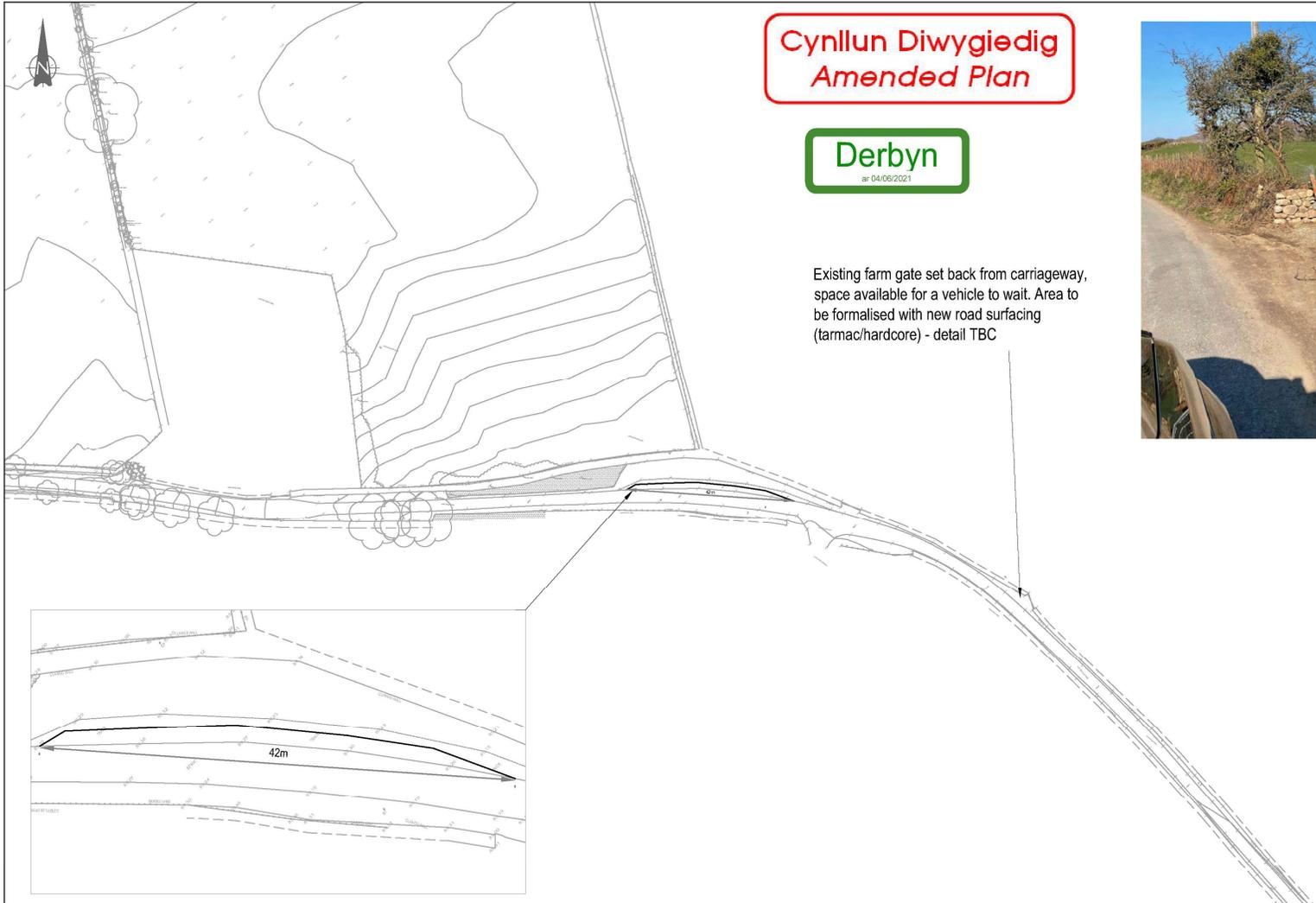


Scale: 1-500

Cynllun Diwygiedig Amended Plan

Derbyn
as 04/06/2021

Existing farm gate set back from carriageway, space available for a vehicle to wait. Area to be formalised with new road surfacing (tarmac/hardcore) - detail TBC



KEY: ——— PROPOSED ROAD EDGE



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Civil & Structural • Transport Planning • Environmental • International • Geotechnical • Conservation & Heritage • Principal Designer
Birmingham • Bristol • Cambridge • Cardiff • Douglas • Dublin • Edinburgh • Glasgow • Kencir • Leeds • Liverpool • London • Manchester • Nottingham

Project: LLWYNDYRUS FARM		Status: PRELIMINARY	
Drg Title: PROPOSED PASSING PLACES		Drawn By: HD	Checked By: DJ
		Designed By: HD	Date: 31/03/21
Scale: 1:1000			
Project No:	Originator:	Volume:	Level: Type: Role: Category / Number: Rev:
076319 - CUR - 00 - XX - DR - TP -	75002 -	P03	

Rev:	Description:	Date:	By:	Chkd:
P03	Updated to include farm gate	31/03/21	JA	DJ
P02	Updated TOPO	18/01/21	HD	DJ

GENERAL NOTES:

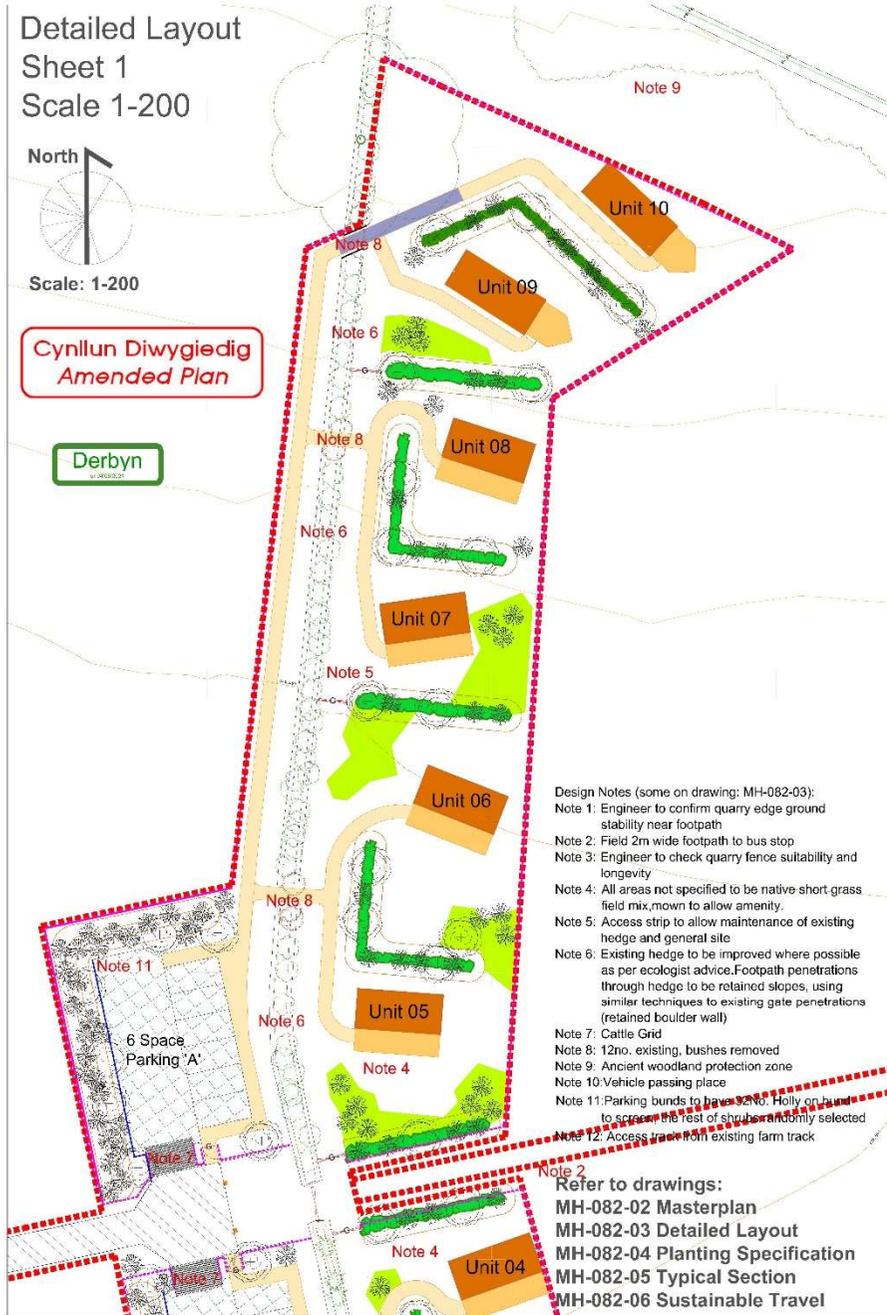
Detailed Layout
Sheet 1
Scale 1-200



Scale: 1-200

Cynllun Diwygiedig
Amended Plan

Derbyn



- Design Notes (some on drawing: MH-082-03):
- Note 1: Engineer to confirm quarry edge ground stability near footpath
 - Note 2: Field 2m wide footpath to bus stop
 - Note 3: Engineer to check quarry fence suitability and longevity
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 - Note 11: Parking bunds to have 92%o. Holly on bunds to screen the rest of shrubs and to be randomly selected
 - Note 12: Access track from existing farm track

Refer to drawings:
MH-082-02 Masterplan
MH-082-03 Detailed Layout
MH-082-04 Planting Specification
MH-082-05 Typical Section
MH-082-06 Sustainable Travel

Key

- Site boundary
- Proposed stock proof fencing
- Existing quarry fencing
- Proposed gate
- Proposed wooden sign post next to car parking areas
- Deck
LUSHNA Suite LUX
- LUSHNA Suite Mezzanine Lux
- Glamping Units
- Deck

Refer to drawings:
MH-082-02 Masterplan
MH-082-04 Planting Specification



- Compacted crushed local stone aggregated vehicle track
- Re-enforced grass car parking bays 4m x 2.8m
- Compacted crushed local stone aggregated 1.2m wide footway
- Compacted crushed local stone 'No Dig Footpath' detail as per report: 21/AIA/Gwynedd/32
- Existing mature trees, thick under storey and hedgerows
- Proposed native tree (see planting schedule)
- Proposed native small/medium bush (see planting schedule)
- Proposed native hedge mix (see planting schedule)
- Proposed long grass wildflower area (see planting schedule) See Note 4
- Re-enforced 2m wide pedestrian footpath (see planting schedule)
- Cloddiau inspired earthworks 1m high, 0.8m wide top regraded soil sloped mounds with native hedge shrub mix, native hedge seed mixes and spot bush/tree planting (see planting schedule)

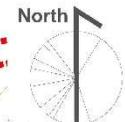
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Rev	Date	By	Notes
E	20-05-2021	RC	Path Alligned
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A	26-01-2021	RC	Highway added



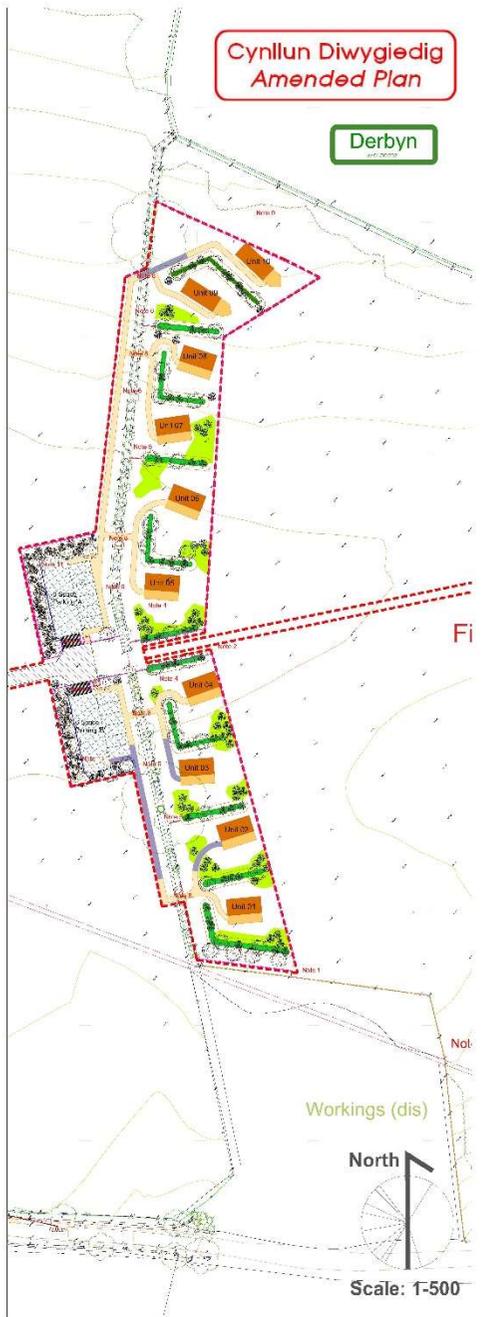
Designed by MH: Richard Cowley 07791585670
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Job: Llwyndyr Farm
Glamping
Drawing Title: Detailed Layout
Scale: 1-200@A1
Status: Planning
Drawn by: RC
Date: 14-01-2021
Revision: E
Drawing Number: MH-082-03



Scale: 1-200

Detailed Layout
Sheet 2
Scale 1-200



Planting Specification Notes

Site Preparation

Remove vegetation as necessary, stripping back land for cultivation.

Trees

Follow the BAU guidelines on the planting of trees. Plant standard trees into prepared pits, allowing at least 150mm wider and 100mm deeper than existing root structure, with sides roughened to allow optimum root growth and drainage of pit. Large stones and unwanted vegetative material to be removed. Tree pits to be backfilled with 180 ltr of tree planting compost mixed with excavated topsoil.

Tree Staking

Standard trees shall be provided with one tree stake. The overall length of the stake shall be sufficient to ensure that they are firm when driven into the soil and that the top of the stake extends above ground level to approximately one third of the tree's height. Stakes are to be hammered into the ground before the tree is positioned in the pit. Each stake shall be white sections of softwood timber of 75 mm top diameter, pooled and pressure treated in accordance with BS 4072. A 100mm x 30mm section cross spar shall be fixed to the posts with galvanised nails. Ties shall be of a type approved by the Employer. One tie to be a rubber strap overlapped and fixed to the timber cross spar by galvanised clout nails. A rubber collar shall ensure that ties and stakes do not touch in any place. Inspect stakes and tree ties once a year for 3 years, replacing any faulty units. Or similar approved.

Hedge Planting

Hedge plants to be transplants BS 3936 Part 1 with amendments by H.T.A., B.A.I., J., and N.F.U. To be 600-900mm high approx 7 plants per linear metre, notch planted. All cultivated areas to be 450mm wide, 300mm in depth. All vegetation in cultivated areas (including existing retained trees) to be felled prior to cultivation. Mutch to be 50-75mm deep sterilised spent mushroom compost or similar material to the approval of the supervising officer. To be applied after planting. Any earthworks to be allowed to settle before planting.

Notch Bareroot/Hedgerow Planting

Notch planting in a L.L.H cut, sufficient to accommodate whole root structure at a sufficient depth for total coverage. Once planted firm up notch, closing up. Whip planting to use tree shotters 0.6m high, 80mm green plastic tree shotters pegged into the ground with a stake. Ensure free natural movement of tree, checking there is no restriction to natural growth.

Larger standard trees to have 24" x 38mm spiral rabbit installed around base of tree. All standard trees to have 500m radius from stem, 75mm thick medium grade bark mulch, to be topped up to 75mm deep once a year for 3 years.

Maintenance

Replace any tree stock which has either failed/died or struggling with a like for like replacement after first year. Water when necessary in the first year until tree is established. All trees and shrubs to be inspected and pruned where necessary to ensure the healthy growth of stock for 5 years annually. After 5 years where appropriate thin trees to allow stronger specimens to establish.

Remove weeds by hand 5 times a year for 3 years around base of new trees in a 500mm radius from trunk.

Plants/ Trees - General

Condition: Materially undamaged, sturdy, healthy and vigorous.
Appearance: Of good shape and without elongated, hooked.
Hardiness: Grown in a suitable environment and hardened.
Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
Root system and condition: Balanced with branch system.
Standard: The National Plant Specification.
Species: True to name, native.
Origin/ Provenance: British grown.
Definition: Origin and Provenance have the meaning given in the National Plant Specification.
All which tree planting to be protected by rabbit guards.

Wildflower Mixes

Seed Mixes See Key Detailed Layout MH 082 03
Woodland seed mix for proposed and existing hedges where appropriate.
Emorsgate EG1 'grass mixture for hedgerow and woodlands'. EG1 is a simple combination of low growing grasses that produce a short, open 'flower friendly' or similar approved by onsite ecologist.

Native Amenity Grass Mix: See Key Detailed Layout MH 082 03
Seeding of grass open areas not keyed, using a mix containing wild flowers with benefits for pollinating insects. Emorsgate EM2 mix is a general mix available from Emorsgate, applied at a rate of 4g/m2. The bulk of the open space is likely to be mown regularly however the margins could be cut annually to develop a rich flora or similar approved by onsite ecologist.

Wildflower Area Mix: See Key Detailed Layout: MH 082 03
Emorsgate EM3P - SPECIAL GENERAL PURPOSE WILD FLOWERS
This mixture contains a very wide range of flower species. It is useful for adding diversity to a site where conditions vary across it or similar approved by onsite ecologist. Existing grass land must NOT be sprayed off and should be kept.

All mixes to be planted, at rates per square metre and maintained as recommended by ecologist and seed mix producer.

Example of plants in EM3 Special General Purpose Meadow Mixture



Native Hedgerow Mix

Plant in a double staggered row at 7 per linear metre. 181 Lm total

Species	Common Name	Size	%mix	Total
Corylus avellana	Hazel	1+1 transplant 60-90	10%	127
Crataegus monogyna	Hawthorn	1+1 transplant 60-90	20%	254
Ilex aquifolium	Holly	1+1 transplant 60-90	10%	127
Prunus avium	Cherry	1+1 transplant 60-90	10%	127
Prunus spinosa	Blackthorn	1+1 transplant 60-90	20%	254
Rosa canina	Dog rose	1+1 transplant 60-90	10%	127
Sambucus nigra	Elder	1+1 transplant 60-90	10%	127
Sorbus aucuparia	Rosalea	1+1 transplant 60-90	10%	127

Native Individual Tree Planting

Plant in positions as indicated on drawing, randomly selecting varieties. Total 43 trees plus 10 extra for existing hedges.

Species	Common Name	Size	Girth	Total
Botula pendula	Silver Birch	BR 2.5-3m	6-8	5
Sorbus aria	White Beam	BR 2.5-3m	6-8	14
Sorbus aucuparia	Mountain Ash	BR 2.5-3m	6-8	17
Quercus petraea	Sessile Oak	BR 2.5-3m	6-8	17

Native Shrub Mix

Plant in positions as indicated on drawing, randomly selecting varieties, except in parking areas see Note 11. Total 136

Species	Common Name	Size	%mix	Total
Corylus avellana	Hazel	1+1 transplant 60-90	5%	4
Crataegus monogyna	Hawthorn	1+1 transplant 60-90	15%	4
Ilex aquifolium	Holly	1+1 transplant 60-90	10%	49
Prunus avium	Cherry	1+1 transplant 60-90	5%	6
Prunus spinosa	Blackthorn	1+1 transplant 60-90	15%	12
Rosa canina	Dog rose	1+1 transplant 60-90	10%	9
Sambucus nigra	Elder	1+1 transplant 60-90	15%	12
Sorbus aucuparia	Rosalea	1+1 transplant 60-90	5%	4
Prunus padus	Bird cherry	1+1 transplant 60-90	5%	4
Viburnum opulus	Guelder rose	1+1 transplant 60-90	10%	9
Malus sylvestris	Cribb apple	1+1 transplant 60-90	15%	9

"Wild plants are important. They clothe our landscape, support all animal life, and maintain our environment and climate in good order. Wild plants exist in their natural form; they and the plant communities in which they grow are a precious living link with the past and to the history of the British Isles." Emorsgate

Refer to drawings:
MH-082-02 Masterplan
MH-082-03 Detailed Layout
MH-082-04 Planting Specification
MH-082-05 Typical Section
MH-082-06 Sustainable Travel

Notes of replication:
 These drawings are strictly for planning purposes. Do not build from using these drawings. Consult a qualified engineer to ensure any built/proposed structures and vehicular tracks are fit for purpose.

Designer Notes:
 Specially located units that have substantial native tree planting to improved the bio-diversity.

Rev	Date	By	Notes
A	27-05-2021	RC	Amended for Masterplan 'E'



www.design-by-mh.co.uk
 Designed By MH: Richard Cowley 07791585670
 richdesigner@hotmail.com

Job : Llwyndyrus Farm Glamping
 Drawing Title: Planting Spec
 Scale: 1-500@A1
 Status: Planning
 Drawn by: RC
 Date: 20-01-2021
 Revision: A
 Drawing Number: MH-082-04



















Agenda Item 5.3

PLANNING COMMITTEE	DATE: 04/10/2021
REPORT OF THE SENIOR MANAGER – PLANNING AND PUBLIC PROTECTION SERVICE	

Number: 3

Application Number: C21/0647/17/DT

Date Registered: 06/08/2021

Application Type: Householder

Community: Llandwrog

Ward: Talysarn

Proposal: Application to construct Shed and Office to the front of dwelling house

Location: 1 Tai Trallwyn, Cilgwyn, Caernarfon, Gwynedd, LL54 7SB

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 04/10/2021
REPORT OF THE SENIOR MANAGER – PLANNING AND PUBLIC PROTECTION SERVICE	

1. Description:

- 1.1 This is an application to erect a garden shed and home office to the front of a dwelling. The office measures 7 metres by 3 metres and includes a monopitch roof to a height of 2.5 metres. The external finish will timber cladding including a timber door and uPVC windows to the front elevation and one small window on both side elevations with the roof made of black rubber membrane.
- 1.2 The shed in the garden would measure 2 metres by 2.5 metres and would include a monopitch roof to a height of 2.25 metres. The rear elevation of the shed would back onto the northern boundary of the site which comprises a hedge and dense vegetation and would be finished with grey corrugated sheets. The shed's other elevations would match the home office and the external elevations made from timber cladding with a timber door and a small window in the front elevation.
- 1.3 The site is located within the front garden of a house which is at the end of a terrace in an open, rural area. The gardens of these terraced houses are to the front and the land slopes downwards gradually to the front boundary which fronts a green area and then leads to an unclassified road.
- 1.4 The site is located at the bottom of the garden on the northern boundary. This boundary includes a hedge of thick vegetation and a rocky steep road that provides occasional access to the owners of Tai Trallwyn. The shed and home office are located approximately 7 metres from the neighbours' boundary which also comprises a tall hedge with dense vegetation. The proposal intends to retain the hedges on the boundary.
- 1.5 The application is submitted to the Committee as the applicant is an employee of Gwynedd Council's Planning Department. The proposal requires planning permission as the proposal involves erecting buildings in front of the main elevation of the house.

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

PCYFF 2: DEVELOPMENT CRITERIA

PCYFF 3: DESIGN AND PLACE SHAPING

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2.4 **National Policies:**

Future Wales: The National Plan 2040. The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

TAN 12 - Design: June (2016)

3. **Relevant Planning History:**

C15/0339/17/LL: Demolish existing conservatory and porch and construct a single-story front extension - approved with conditions - 10-06-2015

C16/1188/17/LL: Demolish existing porch and front extension and replace with front extension - approved with Conditions - 27-10-2016

4. **Consultations:**

Community/Town Council: Support the application.

Transportation Unit: Not received

Welsh Water: No observations

Rights of Way Unit: It does not appear as though any recorded Rights of Way will be affected by this proposal.

Biodiversity Unit: No objection. If any work is required on the hedges this will need to be done outside the bird nesting season (nesting season: March - August). A tree report will need to be provided if any work is carried out on the trees in the garden

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period ended on 17-09-2021 and no correspondence / letters of objection had been received.

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

The principle of the development

5.1 It is a requirement for planning applications to be determined in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. Policy PCYFF 3 and PCYFF 2 permit the principle of siting structures within the curtilage of a property subject to a series of criteria that are discussed in greater detail below. Overall therefore, this proposal is consistent with the principle of the adopted Development Plan.

PLANNING COMMITTEE	DATE: 04/10/2021
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Visual amenities

5.2 The main policy involving this aspect is Policy PCYFF 3 of the LDP which states that all proposals should exhibit a high-quality design that gives full consideration to the context of the built environment. It also emphasises that proposals will only be permitted if they can comply with a series of criteria. This application is discussed in the context of the relevant criteria below:

1. The proposal to erect a home office and shed would be at the bottom of a garden that is located to the front of the house's front elevation. The design is simple and the size is small which reflects similar structures that can be expected as an ancillary use within a garden of a house. It is not believed that the changes would be harmful to the appearance of the site or the surrounding area.
2. The structures in question are hidden from view behind tall hedges at the bottom of a garden at the end of a row of houses. The design of the streetscape includes gardens to the front of the dwellings that also include similar structures within the front garden. Given the nature of the design within the area it is not believed that locating a home office and garden shed to the front of this house would be an unexpected feature within its context. Overall, it is believed that the design blends in appropriately with its location.
3. It is intended to use timber cladding, uPVC windows with a black roof for both structures and it is not believed that these features would be inappropriate for the location.

4. to 10. Not relevant

5.3 It is believed that this proposal meets with the requirement of policy PCYFF 3 of the LDP.

General and residential amenities

5.4 Policy PCYFF 2 of the LDP encourages the refusal of proposals that will have a significantly harmful impact on the amenities of local property occupants. With the intention of locating the home office and the garden shed along the northern boundary, both structures will back onto nearby open fields and allow approximately 7 metres of garden between the structures and the boundary with the neighbour's garden.

5.5 With the added intention of retaining the boundary hedges, it is not considered that there will be any issues of overlooking or matters that would be harmful to the privacy of the neighbours.

5.6 No objections were received from the neighbours after placing a site notice. Having considered all relevant planning matters, it is not believed that any additional significant harm to the amenities of neighbours or to the area in general, would derive from this development and therefore this proposal is acceptable under policy PCYFF 2 of the LDP.

6. Conclusions:

6.1 Having considered the above and all material planning matters fully including local and national policies and guidance, it is deemed that this proposal to erect a shed and office to the front of a dwelling is acceptable and that it complies with the requirements of the relevant policies as noted above.

7. Recommendation:

Approve – conditions

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1. Commence within five years.
2. In accordance with plans.
3. Use to be ancillary to the house.

C21/0647/17/DT

Cais i adeiladau Sied a Swyddfa at flaen ty annedd

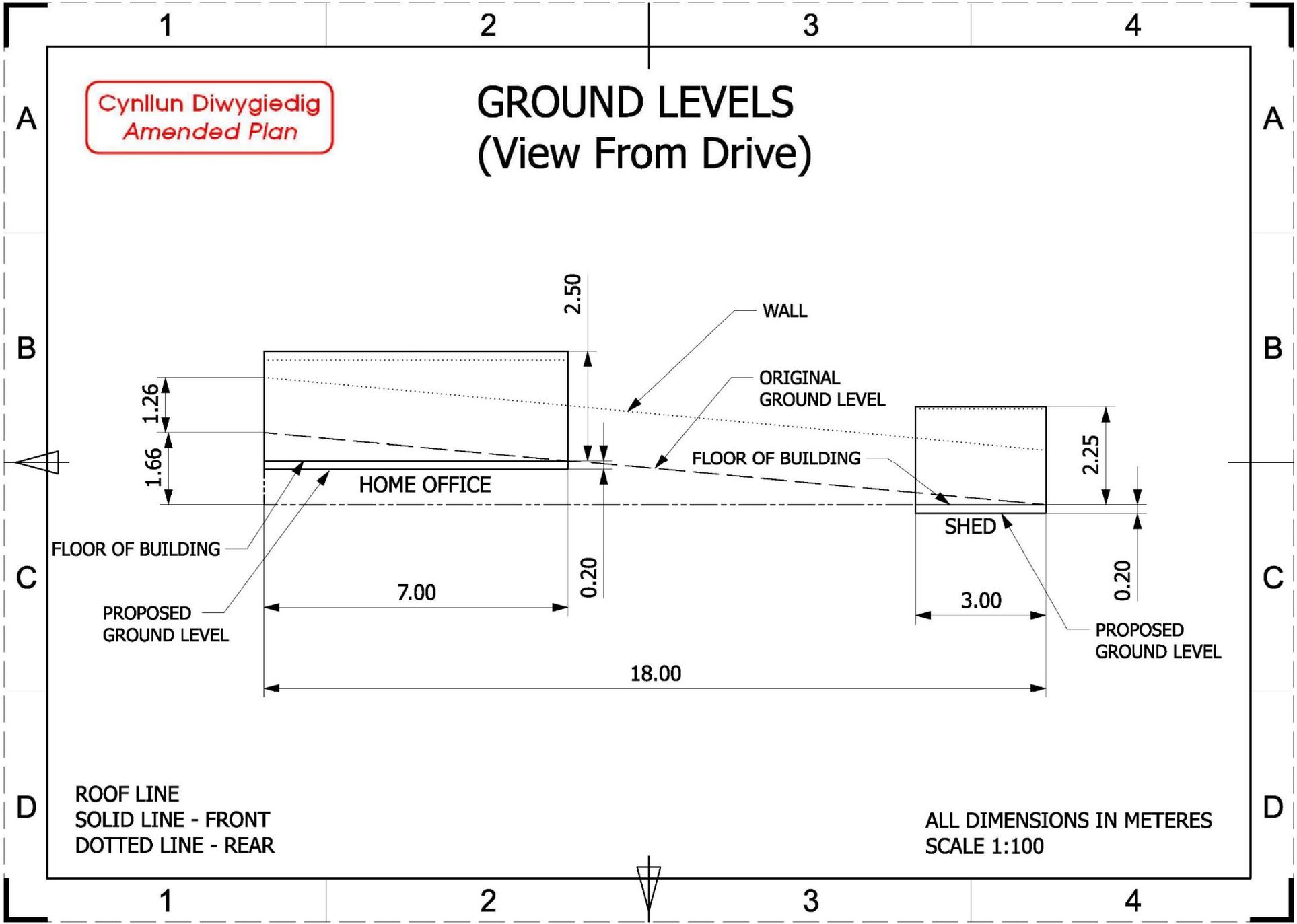
**Application for the erection of an office and shed to
front of dwelling.**

**1 Tai Trallwyn, Cilgwyn, Caernarfon, Gwynedd,
LL54 7SB**

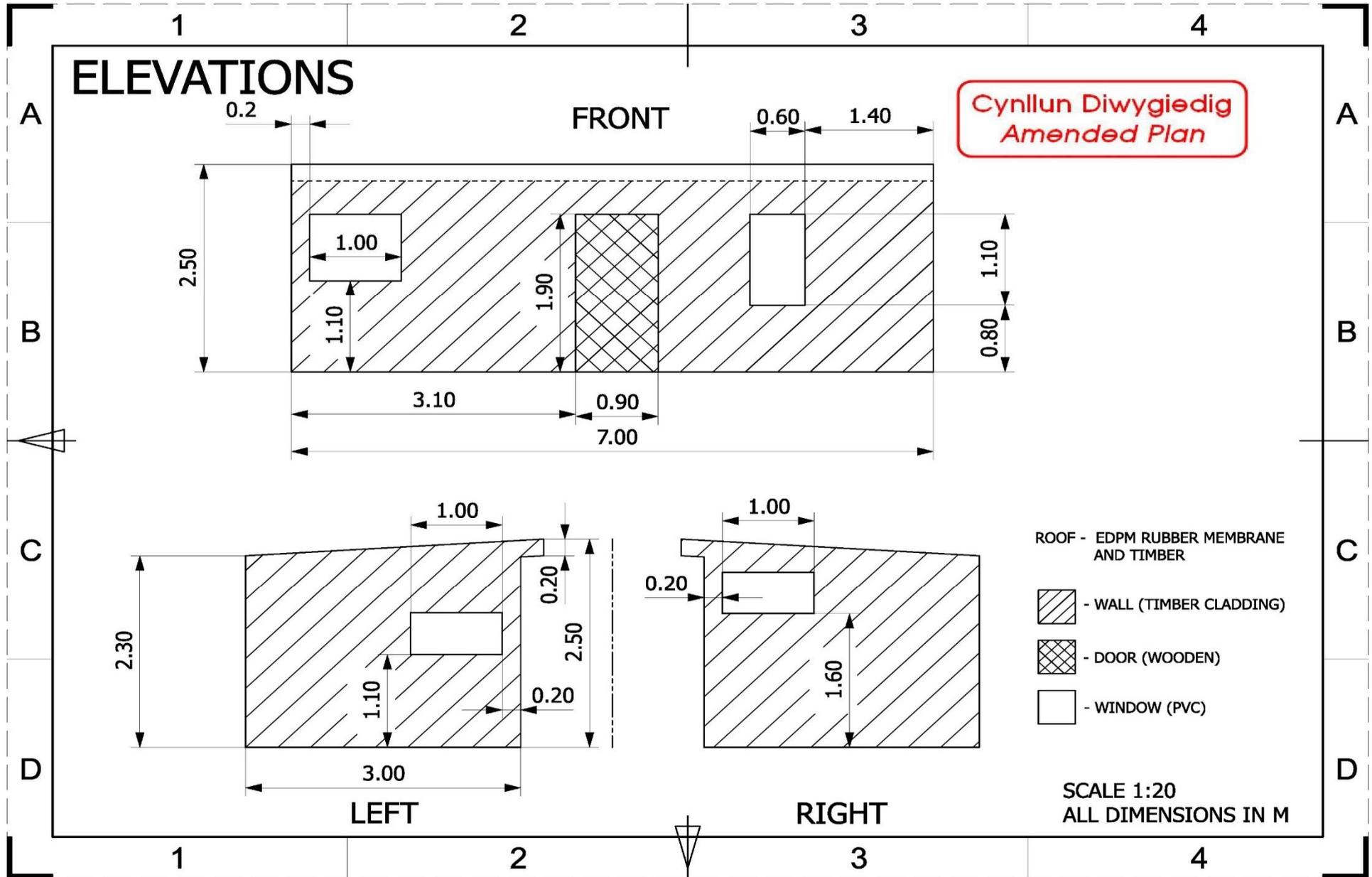
1 Trallwyn Terrace, Carmel, Caernarfon, LL54 7SB



Map area bounded by: 249251,354520 249341,354610. Produced on 14 July 2021 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2021. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: b90cuk/661653/896565



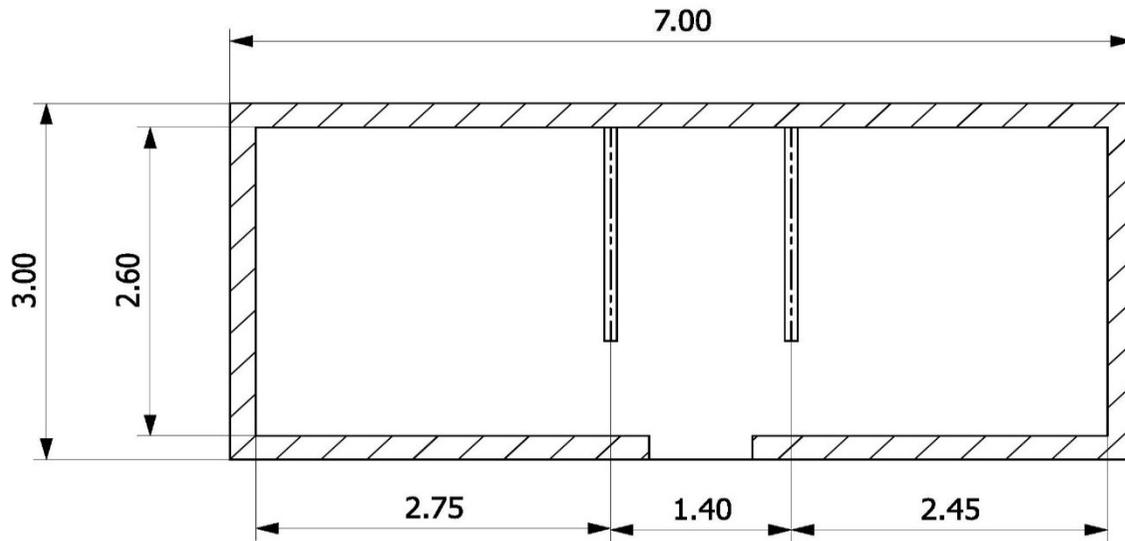
SWYDDFA CARTREF



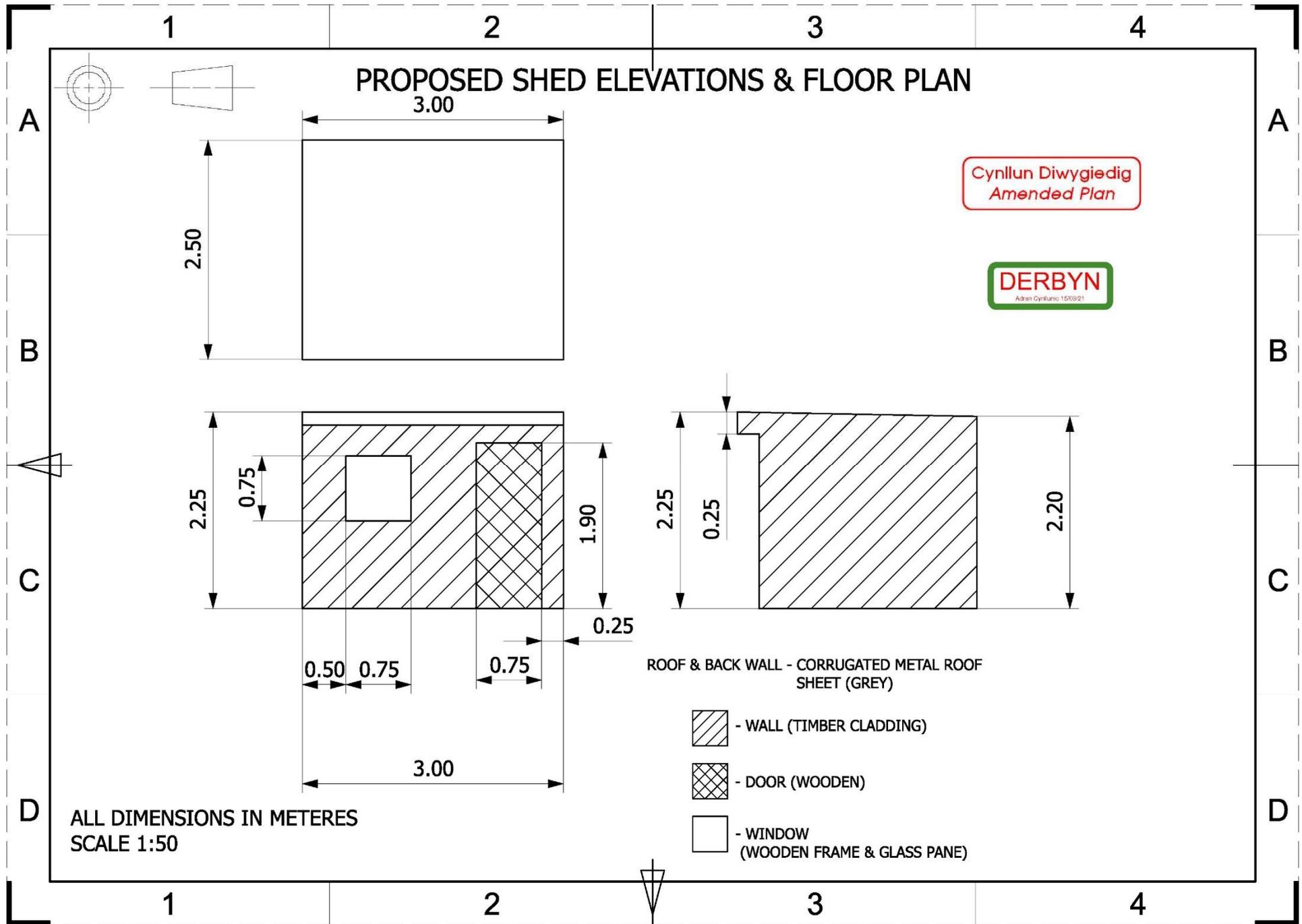
SWYDDFA CARTREF

PROPOSED BUILDING FLOORPLAN

Cynllun Diwygiedig
Amended Plan



ALL DIMENSIONS IN METERES
SCALE 1:20























PLANNING COMMITTEE	DATE: 04/10/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 4

Application Number: C21/0085/18/LL

Date Registered: 04/02/2021

Application Type: Full

Community: Llanddeiniolen

Ward: Penisarwaun

Proposal: Re-design existing touring caravan pitches, create 5 additional touring caravan pitches and locate 8 static caravans to replace the existing touring caravan pitches

Location: Tros y Waen Caravan Park, Lôn Castell, Rhiwlas, Bangor, Gwynedd, LL57 4EF

Summary of the Recommendation: APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 04/10/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

1. Description:

1.1 This is a full application to re-design existing touring caravan pitches, create 5 additional touring caravan pitches and locate 8 static caravans to replace the existing touring caravan pitches at Tros y Waen Caravan Park established back in 1979. The whole touring caravan site is not included within this current application as it is not proposed to undertake any improvements on these sections.

1.2 The proposal also includes the following elements:-

- Improve the existing washing facilities/toilets on the site.
- Install private sewage treatment equipment on the western edges of the site.
- Undertake landscaping work (trees and bushes) within the site.
- Widen the private driveway that serves the caravan park where required.

1.3 The site is located to the south west of the village of Rhiwlas with access to it, together with nearby dwellings, from the class III county highway (Lôn Carfan) that has a junction to the south with class I county highway (Ffordd Deiniolen). The site is located in open countryside with a screen in the form of Tros y Waen broadleaved Woodland on the eastern, southern and western edges of the site (that is also a Wildlife Site). The northern edges are more *open* and visible from the north-west, however, a stone wall and the local landscape's topography to some extent reduce this view. There are scattered residential dwellings to the east of the site where the private driveway ends and also includes agricultural holdings and a bus stop.

1.4 The site has not been designated for any specific land use within the Anglesey and Gwynedd Local Development Plan, 2017 (LDP) and is outside the Area of Outstanding Natural Beauty and the Special Landscape Area. However, the site has a certificate of lawful use for 45 touring units together with one static unit for the manager (with 12 months use) that was granted in 2017.

1.5 In order to support the application, the following documents were submitted:- Preliminary Ecology Assessment together with a Planning Statement. It is noted here that the proposal is not a *major development* as described by Welsh Government considering the surface area of the site and it is not the subject of screening under an Environmental Impact Assessment (EIA), Schedule 2, Column 1 (12e) Permanent camp sites and caravan sites - as the area of the site is less than 1ha.

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.

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2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026 adopted 31 July 2017:-**

PS1 - The Welsh Language and Culture

PS2 - infrastructure and developer contributions.

ISA1 - Infrastructure provision.

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA4 - Managing transport impacts.

PS5 - Sustainable development.

PS6 - Mitigating the Effect of Climate Change and adapting to them.

PCYFF2 – Development criteria.

PCYFF3 – Dylunio a siapia lle.

PCYFF4 - Design and landscaping

PS14 - The visitors' economy.

TWR3 - Static Caravan and Chalet Sites and Permanent Alternative Holiday Accommodation.

TWR5 - Touring caravan, camping or temporary alternative camping sites.

PS19 - Conserving and enhancing the natural environment

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

AMG5 - local biodiversity conservation.

Supplementary Planning Guidance (SPG): Tourist Facilities and Accommodation (2021).

SPG Maintaining and Creating Distinctive and Sustainable Communities (2019)

Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Assessment, 2014, Gillespies 2014.

2.4 **National Policies:**

Future Wales: The National Plan 2040.

Planning Policy Wales (Edition 11, February 2021).

Technical Advice Note (TAN) 12: Design.

Technical Advice Note 13: Tourism.

Technical Advice Note 5: Nature Conservation and Planning.

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Technical Advice Note 18: Transport

3. Relevant Planning History:

- 3.1 Application 3/18/148A - site for 10 touring caravans approved in 1977.
- 3.2 Application 3/18/148A - site for 10 additional touring caravans approved in 1980.
- 3.3 Application 3/18/148C - siting 10 touring caravans previously approved was deferred in 1981 for the applicant to sign a legal agreement to revoke permission number 3/18/14A.
- 3.4 Application 3/18/148D – siting of 5 chalet units, 40 tents, 100 additional touring units and convert a hay barn for leisure use and winter storage of caravans - refused in 1984.
- 3.5 Application 3/18/148E - improvements to the access road approved in 1985.
- 3.6 Application 3/18/148F - extend the existing car park, adapt the hay barn for leisure use and a hostel together with the construction of toilets was approved in 1985.
- 3.7 Application 3/18/148G - caravan storage for a temporary period, approved in 1991.
- 3.8 Application 3/18/148H - change of use from 10 permanent touring units to 10 static pitches, refused in 1991.
- 3.9 Application 3/18/148I - siting 20 touring caravans deferred for the applicant to sign a Section 106 agreement to limit the use of the site from March to October only in the same year.
- 3.10 A lawful use certificate application to site 45 touring caravans (12 months) and one static caravan as staff accommodation (12 months) approved in November, 2017.

4. Consultations:

Community/Town Council: No objection.

Transportation Unit: No objection.

Natural Resources Wales: No objection, but propose observations on foul drainage, protected species and other matters.

Welsh Water: Need to consult with NRW as it is proposed to use private sewage treatment equipment.

Public Protection Unit,
Pollution Control: No objection to the development, however, the applicant will need to ensure that the existing sewage treatment equipment can cope with the additional five touring units.

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Biodiversity Unit: No objection subject to including a condition to comply with the mitigation measures within the Preliminary Ecology Assessment.

Trees Unit: No response.

Pollution Control and Licensing Service: It will be necessary to comply with relevant legislation reacting to health and safety, fire safety and public health provision.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired and no objections were 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 As there is no specific policy in the LDP that deals with replacing touring caravan sites with static sites this element of the application will have to be assessed against Policy TWR3. This policy clearly states that proposals for the development of new static caravan sites will only be granted where it can be demonstrated that the proposal does not lead to a significant intensification in the provision of sites; that the development is of a high quality in terms of design and the site is close to the main highway network.
- 5.2 The caravan park and the application site is within the G02 Penisarwaun Plateau Landscape Character Area and in accordance with the guidance included in the Landscape Sensitivity and Capacity Study it is noted that this area could have some capacity for small-scale to very small scale, sensitively sited and well planned developments that should relate well to the existing built environment/urban ground cover. In this context, the scale of small to very small is defined as 0 to 25 static units.
- 5.3 As referred to above, the touring and static units already on the site or who can use the site, have a legal right for 12 month use a year and should this application be approved it would mean that up to 50 touring units together with 8 static units could be located on the site throughout the year although the majority of these units would be touring units. Therefore, to this end, the capacity of the local landscape to be able to cope with the proposal will have to be considered and to ensure that it is in keeping with the natural landscape.
- 5.4 In the context of the above observations, it is deemed that this section of the landscape can cope with an increase in the numbers of touring units together with the replacement of touring units with 8 static units on the grounds of:-
- There would be 46 touring units (including those that have an existing legal use together with the relocation of others) would continue to be sited within the woodland and any views from them would be very intermittent, if at all, from nearby public spaces.

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- It is considered that siting 4 new touring units on the eastern outskirts of the woodland and the existing caravan park would not create an incompatible structure in the local landscape, given the topography of the land and the fact that buildings already exist nearby in the form of residential dwellings together with external buildings and any views from the units would be limited to nearby views rather than from the public road network that surrounds the site itself.
- Although the 7 touring units are currently sited in the north-western corner of the site near the access to the caravan park itself, it is considered that a combination of a natural stone boundary wall together with the topography of the landscape would be of assistance to reduce the physical impact of the 6 static units that would be in their place on the local landscape especially from the direction of the north along the class III county highway (Lôn Carfan). It is also noted that 2 of the static units would be re-located closer to the woodland itself and would further reduce its visual impact on the local landscape.
- The associated engineering work to re-locate some of the touring units within the woodland (e.g. seeding and cultivating the land and providing reinforced green spaces for car parking) would be a minimum and in places where they would not be visible from nearby public places.

5.5 Part of this current proposal deals with siting 5 additional touring units where no legal right exists for them. The principle of this element of the application should be considered under Policy TWR5 that allows development of this type as long as they are of high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features together with the need to avoid areas of hard standing and to ensure that any units are removed from the site during periods when not in use.

5.6 One of the touring units would be located within the existing legal site of the touring units and in the south-western corner of the caravan park that is screened by the existing woodland. However, it is intended to site the other 4 units on the south-eastern outskirts of the park with the woodland as a backdrop. They would be set out in a row with open amenity spaces between them and sited on pitches of reinforced grass hard standings. Although these units are located on the eastern outskirts of the caravan park, given that the existing woodland is a backdrop to them, the topography of the undulating nearby landscape together with the fact that there are established buildings nearby, is not believed that this element of the proposal would have a detrimental impact on the area's visual amenities.

5.7 Having considered the above assessment, it is believed that the proposal as amended (that would entail a total of 58 mixed units compared to the existing 45 touring units and one static unit), is acceptable based on principle.

Visual amenities

5.8 As referred to above, the site lies in open countryside with established woodland extending along the western, southern and eastern boundary and screens an extensive section of the caravan ark from nearby public rights of way (including footpaths and roads). The local area has not been protected by any statutory amenity designation although it is recognised as a GO2 *Penisarwaun Plateau* Landscape Character Area in the Landscape Sensitivity and Capacity Study. Although the view from the north towards the south is one where elements of the caravans can be seen, it is considered that these views are intermittent and the proposal, should it be approved, would not entail the creation of incongruous structures prominent and dominating the local landscape. To

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this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policy PCYFF2, PCYFF3, PCYFF4, TWR5, PS19 and AMG5 of the LDP.

General and residential amenities

- 5.9 It is noted that residential amenities are located to the east of the site with a private drive that serves the caravan park and also these dwellings with the nearest dwelling situated approximately 120m to the east (Y Graneri, Fferm Tros y Waen). However, considering that there is legal use for 45 touring units and a static unit on the existing caravan site, it is not believed that the increase in the touring units or the static units would have a significant detrimental impact on residential and general amenities of the occupants of this property on the grounds of noise disturbance bearing in mind the location and setting of the park in relation to the setting of the dwellings and considering the proposal and compared to the existing scale. To this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policy PCYFF2 of the LDP.

Transport and access matters

- 5.10 The site is served by an existing private drive (that will be widened as required) from an unclassified class III county highway with a junction with a class I that is fairly close (A4244). In response to the statutory consultation, it was confirmed by the Transportation Unit that they had no objection to the proposal on grounds of road safety and they stated although creating an additional 5 pitches for touring caravans would lead to an increase in traffic it was deemed that the short length (160m) from the back road (Lôn Carfan) to the A4244 means that the increase would be unlikely to have a detrimental effect on the local roads network. Having therefore considered the above, it is believed that the proposal complies with the requirements of Policy TRA4 and TWR5 of the LDP.

Biodiversity matters

- 5.11 The woodland that takes an extensive section of the caravan park's ground area has been designated locally as Ynys Iago Wildlife Site and to this end, a Preliminary Ecology Assessment was submitted in accordance with the requirements of the Biodiversity Unit. Following the receipt of the assessment, the unit has no objection to the proposal subject to the inclusion of appropriate conditions that deal with compliance with the mitigation measures within the document itself. Although no response has been received from the Trees Unit, the Assessment confirms that caravan pitches will not detrimentally impact the roots of nearby trees. To this end, therefore, it is believed that the proposal complies with the requirements of Policy AMG5 of the LDP.

Sustainability matters

- 5.12 Although the site is located in open countryside, a substantial network of public footpaths and roads are located in the application site's catchment area. The applicant states in the Planning Statement that it is anticipated that the majority of the visitors to the park will use a vehicle (as currently) however, there is a bus stop nearby and within a 5 minute walk from the park itself. Once within the site, there is then an opportunity to use alternative modes of travel such as on foot and bicycle. Considering the above, it is believed that the proposal is acceptable on the basis of the requirements of Policy PS4, PS5 and PS14 of the LDP.

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REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Linguistic matters

5.13 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 Planning Policy Wales (Edition 11, 2021), along with Technical Advice Note 20. Supplementary Planning Guidance (SPG) 'Maintaining and Creating Unique and Sustainable Communities' (July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development. 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. 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 necessary to give consideration to the Welsh language in Appendix 5 (The Screening Procedure) of the SPG (sections 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 should show how consideration has been given to the language.

5.14 Having considered the above assessment and although there is no need to submit a Language Statement with this particular application as it does not reach the thresholds, the applicant has submitted a statement on how the proposal has considered the Welsh language. The following points were noted within the statement:-

- As this latest proposal means that only seasonal and temporary use will be made of the caravan park as existing, it is not considered that approving the application would have a permanent detrimental impact on the Welsh language within the local area.
- The proposal would not mean changing the caravan park's historic Welsh name.
- The majority of the park's employees are bilingual including the applicant's daughter and therefore visitors have the option to communicate in both languages.
- The caravan park already promotes the local community including local business and visitor attractions bilingually e.g. pamphlets and display signs/instructions within the park itself.
- The caravan park uses a large number of local contractors to undertake work within the park itself.

5.15 Having considered the above assessment, it is believed that the proposal complies with the requirements of Policy PS1 of the LDP as well as the relevant SPG.

6. Conclusions:

6.1 Having considered the above assessment and all the relevant planning matters including the local and national policies and guidance, as well as the observations received, it is believed that the proposal is acceptable based on the matters noted in the report and that it would not have a substantial detrimental impact on the landscape, amenities of the neighbourhood or road safety.

PLANNING COMMITTEE	DATE: 04/10/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

7. Recommendation:

7.1 To delegate powers to the Senior Planning Manager to approve the application, subject to

To approve – conditions:

1. Five years.
2. In accordance with the plans/documents.
3. Holiday season regarding the additional 5 touring caravans - 1 March until 31 October.
4. Landscaping plan.
5. Mitigation measures within the Preliminary Ecology Assessment.
6. Condition to restrict occupancy of the static and touring units to holiday use only.
7. Limit the number of static units to 8 (except for the manager/staff accommodation) and the touring units to 50.
8. No storing of touring caravans unless the Local Planning Authority's permission has been received.
9. No tree felling.

C21/0085/18/LL

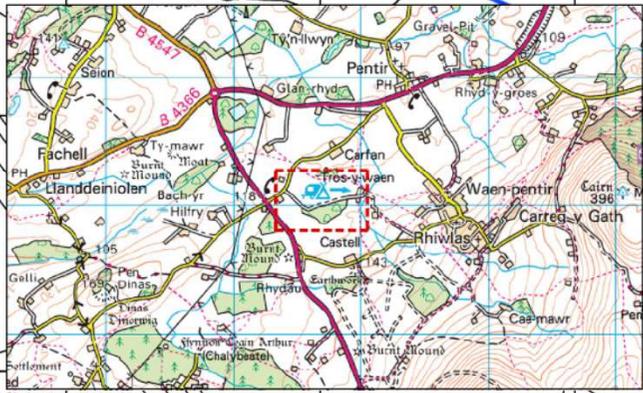
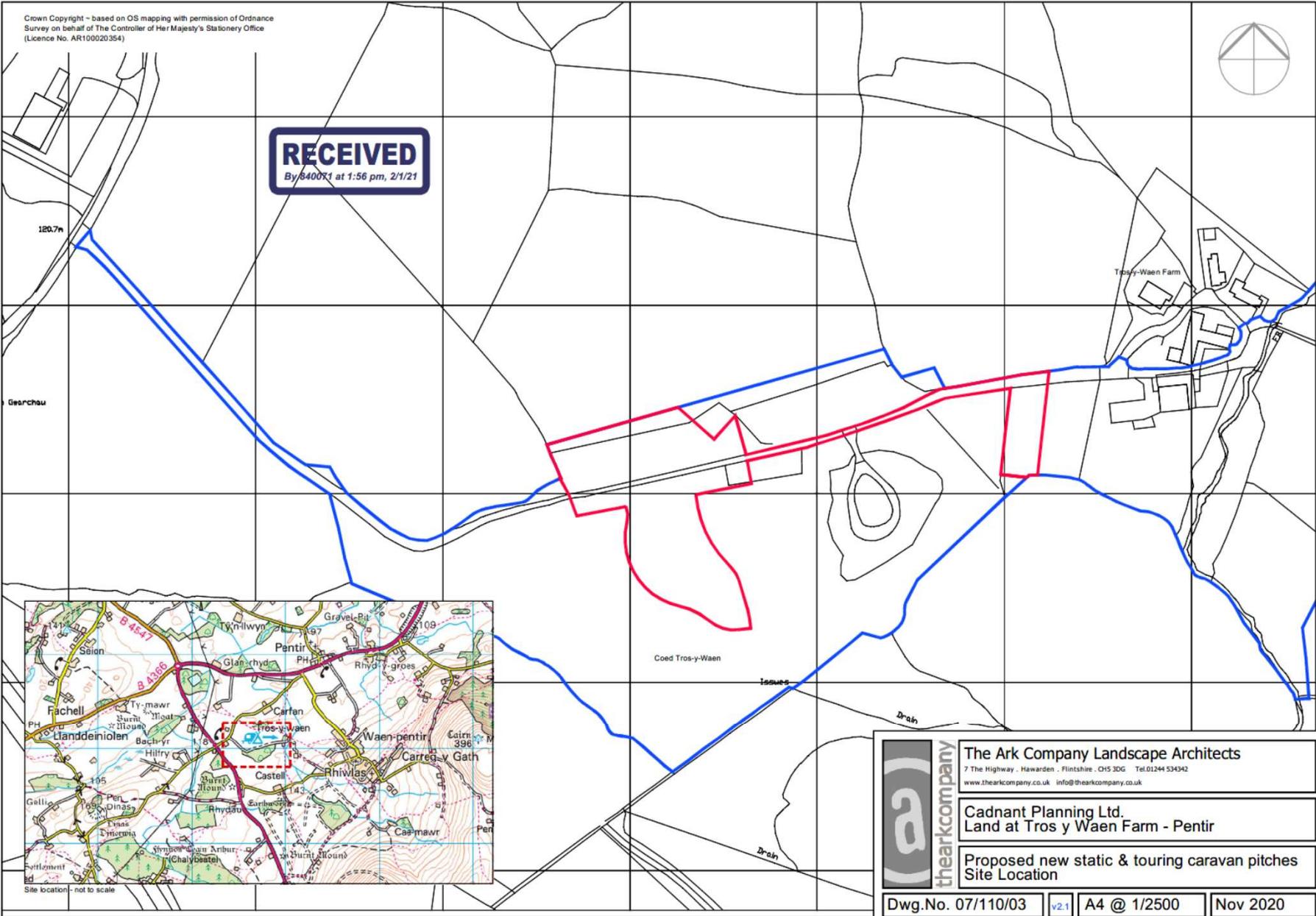
Ail-ddylunio lleiniau carafannau teithiol presennol, creu 5 llain carafan teithiol ychwanegol a lleoli 8 carafan statig i ddisodli lleiniau carafannau teithiol presennol

Re-configuration of existing touring caravan pitches, creation of 5 additional touring pitches and siting of 8 static caravans to replace existing touring pitches.

**Maes Carafanau Tros Y Waen Lôn Castell, Rhiwlas,
Bangor, Gwynedd, LL57 4EF**

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Site location - not to scale



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www.thearkcompany.co.uk info@thearkcompany.co.uk

Cadnant Planning Ltd.
Land at Tros y Waen Farm - Pentir

Proposed new static & touring caravan pitches
Site Location

Dwg.No. 07/110/03

v2.1

A4 @ 1/2500

Nov 2020

ENVIROSAFE

The plant is designed to treat domestic and commercial applications such as...
 All flows...
 Colours Panel...
 The plant is designed to treat domestic and commercial applications such as...
 All flows...
 Colours Panel...
 The plant is designed to treat domestic and commercial applications such as...
 All flows...
 Colours Panel...

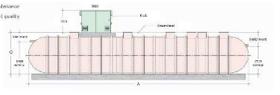


FEATURES AND BENEFITS

- 1 Minimal footprint area
- 2 Simple access forklift, modular systems up to 1000kg available
- 3 Processes are fully available in almost any configuration
- 4 Full compliance to all applicable effluent control regulations and to maintain high quality effluent for the final settlement process
- 5 Simple maintenance
- 6 High efficient quality

LEGISLATION, STANDARDS & CODES

- 1 Designed to conform with BS 5755
- 2 C1 checked

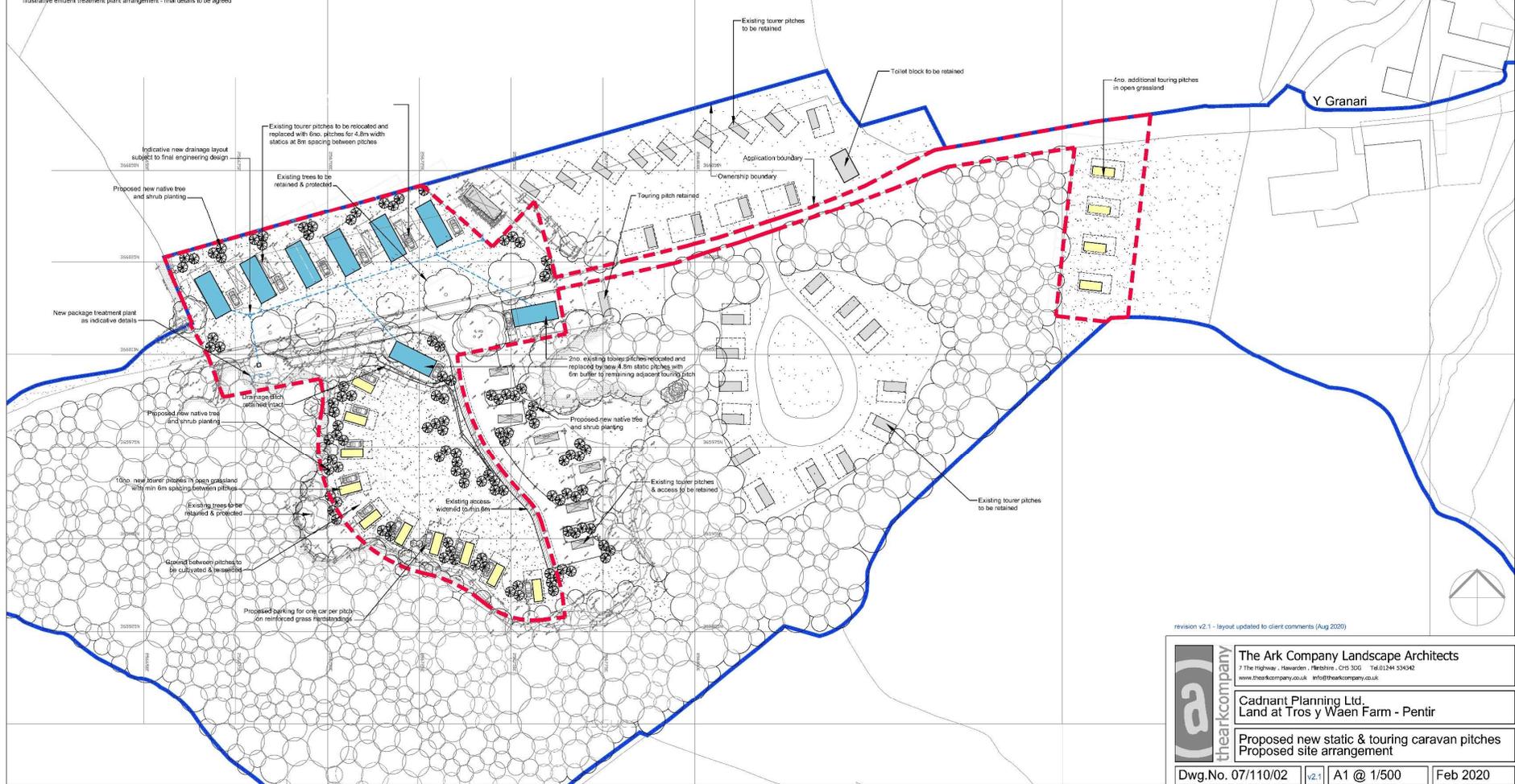


Illustrative effluent treatment plant arrangement - final details to be agreed

Application boundary area = 8561 sq.m (0.86Ha)
 Existing access track to be retained = 1630 sq.m
 Additional access track widening / construction = 90 sq.m
 1no. twin static base hardstandings = 75 sq.m
 8no. single static base hardstandings (@ 60 sq.m) = 480 sq.m
 14no. touring hardstandings (@ 45 sq.m) = 630 sq.m

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revision v2.1 - layout updated to client comments (Aug 2020)

	The Ark Company Landscape Architects 7 The Highway, Haverden, Hereford, HR9 3JG www.thearkcompany.co.uk info@thearkcompany.co.uk		
	Cadnant Planning Ltd. Land at Tros y Waen Farm - Pentir		
	Proposed new static & touring caravan pitches Proposed site arrangement		
Dwg.No. 07/110/02	v2.1	A1 @ 1/500	Feb 2020























