

GWYNEDD COUNCIL PLANNING COMMITTEE DECISION NOTICE

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

22 November 2021

Virtual Meeting

Present: Chair: Councillor Eric M Jones
Vice-chair: Councillor Gareth A. Roberts

Councillors: Stephen Churchman, Elwyn Edwards, 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 Department - Planning and the Environment), Iwan Evans (Head of Legal Services), Keira Sweenie (Planning Manager), Gwawr Hughes (Development Control Team Leader), Idwal Williams (Senior Development Control Officer), Aneurin Rhys Roberts (Development Control Officer) and Lowri Haf Evans (Democracy Services Officer)

Others invited:

Local Members: Councillor Gareth Griffith and Councillor Ioan Thomas

Apologies:

Apologies were received from Councillor Simon Glyn and Councillor Anwen Davies (Local Member for application 5.2, 5.3 and 5.4 - who declared an interest as she was a caravan site owner in the same area)

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Date of Planning Committee Meeting

**22 NOVEMBER
2021**

SUBJECT Item 5.1: APPLICATION NUMBER C20/0494/20/LL Gwêl y Fenai (former Ferodo Site and Plas Brereton), Caernarfon

Development of holiday and leisure park to include 173 holiday lodges; 51 new-build holiday apartments; change of use of building to 4 holiday flats; construction of leisure hub; reconfiguration and refurbishment of industrial units; provision for private water treatment works; and associated car parks, landscaping, access and internal access roads.

DECISION: To refuse – reasons

- 1. It is not considered that sufficient information has been submitted as part of the application to ensure that the proposal would not adversely affect the Welsh Language and Culture. The proposal is therefore contrary to the requirements of Policy PS1 of the Anglesey and Gwynedd Joint Local Development Plan 2017, together with the Supplementary Planning Guidance on Maintaining and Creating Distinctive and Sustainable Communities and TAN 20 Planning and the Welsh Language.**
 - 2. Sufficient information has not been submitted as part of the application which sets out how the proposal complies with Policy CYF 5 Alternative Uses of Existing Employment Sites, and therefore the proposal does not comply with the requirements of the Policy. The proposal must therefore be considered contrary to the requirements of Policies CYF 1, CYF 5 of the Anglesey and Gwynedd Joint Local Development Plan 2017 together with the Supplementary Planning Guidance: Change of use of community facilities and services, employment sites and retail units.**
 - 3. The proposal is situated on an open and visible coastal site which forms the front elevation of extensive views of Snowdonia from the Anglesey AONB. This particular development falls within the LCA01 (Bangor Coastal Plain) Landscape Character Area and the Landscape Sensitivity and Capacity Study notes that within each area contributing to the National Park's setting there is typically no capacity for static caravan park / holiday lodge developments. However, outside these areas there may be some capacity for small to very small holiday lodges / caravan park developments that have been well designed and situated. The Study defines very small developments as up to 10 units and small developments between 10 - 25 units. The information on proposed landscaping is sketchy and does not include sufficient detail to confirm that it would be acceptable in terms of type and scale. To this end it is therefore considered that the proposal is contrary to the requirements of**
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criteria 1i) and 1ii) of policy TWR 3, point 3 of policy PS14 together with policies AMG 3 and PCYFF 4 of the Anglesey and Gwynedd Joint Local Development Plan 2017 and the 'Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study' (Gillespies, 2014) as the proposal would lead to an abundance of static caravan sites or permanent alternative camping sites and would have a detrimental visual impact on the Anglesey AONB and the local landscape.

4. The Welsh Government's Economy and Infrastructure Department has confirmed that it has a holding objection to ensure that arrangements can be made whereby vehicles will not accumulate on the A487 trunk road at peak times and the Council's Transport Unit is concerned about the same impact. To this end, the Local Planning Authority is not convinced that the plan would provide a safe access to the proposal, and therefore it does not comply with the requirements of criterion 1iii) of policy TWR 3, nor policies TRA 1 and 2 of the Anglesey and Gwynedd Joint Local Development Plan 2017 which ensures suitable access and road safety.
 5. The leisure hub building which includes ancillary facilities to the holiday park, which will also be open to the public, together with 51 holiday units is substantial in bulk and height and would be fully visible above the existing trees which largely conceal existing buildings. To this effect, therefore, it is not considered that this part of the proposal complies with the requirements of criterion ii of policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan 2017.
 6. It is acknowledged that the proposed work on the Plas Brereton building is minimal and includes closing openings on the ground floor. However, the building is situated in the open countryside and the plan has been submitted to retain the building and use it as self-contained holiday units, therefore it is considered that it is appropriate to ensure the structural condition of the building before it can be confirmed as suitable for conversion. To this end, this part of the proposal is contrary to the requirements of criteria 3i and iii of policy CYF 6, point 4 of policy PS14 of the Anglesey and Gwynedd Joint Local Development Plan 2017 together with Supplementary Planning Guidance 'Replacement Dwellings and Conversions in the Countryside' and paragraph 3.2.1 of TAN 23 Economic Development.
 7. No evidence or information was submitted regarding the impact of the new holiday units within the Plas Brereton building and the leisure hub on the accommodation already available in the area. The Local Planning Authority is therefore not convinced that this part of the proposal would not lead to an excess of such accommodation in the area. Therefore, the proposal is contrary to criterion v of policy TWR2, point 3 of policy PS14 of the Anglesey and Gwynedd Joint Local Development Plan 2017 together with SPG: Holiday Accommodation.
 8. No information has been submitted in relation to how the facilities in the leisure hub that will be available to the public comply with Policy MAN 6 of the Anglesey and Gwynedd Joint Local Development Plan 2017 and in particular
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the impact of the proposal on Caernarfon town centre. Therefore, to this end, it is considered that it is not possible to confirm whether the proposal is acceptable in this respect, nor with respect to point 6 of policy PS16 of the Anglesey and Gwynedd Joint Local Development Plan 2017.

9. The proposal as a whole is considered contrary to the requirements of criterion 7 of policy PCYFF 2, the principles of policies PCYFF 3 and PCYFF 4 of the Anglesey and Gwynedd Joint Local Development Plan 2017, because the proposal would have a detrimental effect on the characteristics of the local area, the proposal does not add to or enhance the character and appearance of the site and it does not respect its context, and because of the lack of suitable landscaping.
 10. There is no noise assessment or information as to the effect of the proposal on the amenities of the users of Lôn Las Menai and to this end, it is considered that there is potential for a significant adverse effect to arise from the development in terms of noise and increased use of the Lôn Las Menai path. Therefore, the proposal is considered to be contrary to the requirements of criterion 7 of policy PCYFF 2, and criteria 4 and 10 of policy PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan 2017.
 11. It is not considered that sufficient current information has been submitted as part of the application to ensure that the proposal would not adversely affect biodiversity, protected species or trees on the site. Therefore, the proposal is contrary to the requirements of policies PS19 and AMG 5 of the Anglesey and Gwynedd Joint Local Development Plan 2017 together with TAN 5: Nature Conservation and Planning.
 12. The Council's Biodiversity Unit has confirmed that it believes that insufficient information has been provided to enable the Local Planning Authority to undertake a Habitats Regulations Assessment (HRA) and to determine the likely impact on the Menai Strait and Conwy Bay SAC and the Skerries SPA. HRA assessment requires information to demonstrate, to a high level of certainty, that the proposal will not have any adverse effect on the designated species and habitats of the site, and to this end, it cannot be confirmed that the proposal does not comply with the requirements of the Habitats and Species Regulations 2017 and that the proposal will not adversely affect the SAC or SPA. The proposal is therefore contrary to the requirements of policies PS19 and AMG 4 of the Anglesey and Gwynedd Joint Local Development Plan 2017.
 13. There are significant concerns about the visual impact of the proposal from the Listed Park and Garden at Llanidan Hall, and there is insufficient information in relation to the LVIA to ensure that the proposal will not have a significant impact on the setting or views from the Park and Garden. It is therefore considered that the proposal is contrary to the requirements of policies PS20 and AT1 of the Anglesey and Gwynedd Joint Local Development Plan 2017 on this matter.
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THE RESULT OF THE VOTE

In favour	8
Against	3
Abstentions	1

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

GWYNEDD COUNCIL PLANNING COMMITTEE DECISION NOTICE

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

Date of Planning Committee Meeting	22 November 2021
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SUBJECT

Item 5.2: APPLICATION NUMBER C21/0645/33/LL Bodvel Hall, Lôn Boduan, Efailnewydd, Pwllheli, Gwynedd

Change of use of agricultural land into a proposed touring caravan park (40 pitches) including amenity block, track and access

DECISION:

To defer in order to discuss the amended plans regarding the entrance.

THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Owain Williams as he owns a caravan park

GWYNEDD COUNCIL PLANNING COMMITTEE DECISION NOTICE

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

Date of Planning Committee Meeting	22 November 2021
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SUBJECT

Item 5.3: APPLICATION NUMBER C21/0573/33/LL Nant, Boduan, Pwllheli, Gwynedd

Siting of 5 seasonal wooden camping pods, erection of shower / toilet unit, installation of a domestic sewage treatment plant and landscaping works.

DECISION:

To defer in order to discuss and assess the additional information received

THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Owain Williams as he owns a caravan park

GWYNEDD COUNCIL PLANNING COMMITTEE DECISION NOTICE

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Date of Planning Committee Meeting	22 November 2021
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SUBJECT Item 5.4 APPLICATION NUMBER C21/0665/40/LL Gefail y Bont Lôn Boduan, Efailnewydd, Pwllheli, Gwynedd

Application for the change the use of land into a touring caravan site for 19 units including the provision of a toilets and shower building, track and play area within the site.

DECISION:

To defer in order to hold further discussions with the applicant

THE RESULT OF THE VOTE

In favour	6
Against	5
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Owain Williams as he owns a caravan park

GWYNEDD COUNCIL PLANNING COMMITTEE DECISION NOTICE

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

Date of Planning Committee Meeting	22 November 2021
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SUBJECT

Item 5.5 APPLICATION NUMBER C21/0398/14/LL Former Caernarfon Conservative Club Site, 1 Market Street, Caernarfon, Gwynedd

Change of use of the building to mixed use with shops on the ground floor and create 6 self-contained holiday units on the upper floors

DECISION:

To approve – conditions

- 1. The development to which this permission relates shall be commenced no later than FIVE years from the date of this permission.**
 - 2. The development hereby permitted shall be carried out in strict conformity with the details shown on plan(s) number D794.06P2, D794.07P2, D794.08P2, D794.09P2, D794.10P2, D794.11P2, D794.12P2, D794.13P2, D794.14P2, D794.15P2, D794.16P2, D794.17P1, D794.18P1, D794.19P1 and D794.20P1 submitted to the Local Planning Authority, and contained in the application form and in any other documents accompanying such application unless condition(s) to amend them is/are included on this planning decision notice.**
 - 3. The holiday units will be used for holiday purposes only and they will not be occupied as the sole or main residence of an individual. The owners/operators of the units will keep a register, an up-to-date record of all the names of owners/occupiers of the units on the site and the addresses of their main residences and they will ensure that the information is available at all reasonable times to the Local Planning Authority.**
 - 4. No development (including structural adaptations or demolition work) should be undertaken without the submission of the archaeological record programme and prior approval in writing by the Local Planning Authority. The development and all the archaeological work should be undertaken in**
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complete accordance with the permitted details.

5. A detailed report on the archaeology work will need to be submitted, in accordance with condition (a), to be agreed in writing by the Local Planning Authority within six months of completing the archaeology work.
6. No surface water due to an increase in the roof area of the building and / or impermeable surfaces within its curtilage shall be allowed to connect directly or indirectly to the public sewerage system.
7. Any windows replaced on the original building shall be painted timber framed windows with single glazing and of a style and type to match the existing windows. The original glazing should be re-used, if possible.
8. Details of the secondary glazing shall be submitted, if it is proposed to be installed, to the Local Planning Authority for written approval prior to installation.
9. Rooflights shall be of a conservation type and installed level with the roof
10. Prior to the commencement of any work in relation to this proposal, details for installing swift nest boxes on the proposed building must be submitted and approved in writing by the Local Planning Authority and provided on the site in accordance with the details agreed upon.
11. Any signage advertising and promoting the development within and outside the site shall be in Welsh or bilingual with priority given to the Welsh language.

Note: Developer to discuss the possibility of offering a local parking permit for building users with the Transportation Service

THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

GWYNEDD COUNCIL PLANNING COMMITTEE DECISION NOTICE

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Date of Planning Committee Meeting	22 November 2021
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SUBJECT

Item 5.6 Application Number C21/0399/14/CR Former Caernarfon Conservative Club Site, 1 Market Street, Caernarfon, Gwynedd

Internal and external alterations to convert the building into shops and holiday units use

DECISION: To delegate powers to the Assistant Head of Department to refer the application to CADW with a recommendation for approval.

Conditions

- 1. The development to which this permission relates shall be commenced no later than FIVE years from the date of this permission.**
 - 2. The development hereby permitted shall be carried out in strict conformity with the details shown on plan(s) number D794.06P2, D794.07P2, D794.08P2, D794.09P2, D794.10P2, D794.11P2, D794.12P2, D794.13P2, D794.14P2, D794.15P2, D794.16P2, D794.17P1, D794.18P1, D794.19P1 and D794.20P1 submitted to the Local Planning Authority, and contained in the form of application and in any other documents accompanying such application unless condition(s) to amend them is/are included on this planning decision notice.**
 - 3. Any windows replaced on the original building shall be painted timber framed windows with single glazing and of a style and type to match the existing windows. The original glazing should be re-used, if possible.**
 - 4. Details of the secondary glazing shall be submitted, if it is proposed to be installed, to the Local Planning Authority for written approval prior to installation.**
 - 5. Rooflights shall be of a conservation type and installed level with the roof.**
 - 6. All rainwater goods shall be of cast iron type.**
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THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

GWYNEDD COUNCIL PLANNING COMMITTEE DECISION NOTICE

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Date of Planning Committee Meeting	22 November 2021
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SUBJECT

Item 5.7 Application number C21/0803/11/LL Railway Institute, Euston Road, Bangor, Gwynedd

Erect 25 affordable dwellings, access, parking facilities, landscaping and associated works

DECISION:

To delegate powers to the Senior Planning Manager to approve the application subject to the applicant completing a Section 106 agreement to ensure a financial contribution for the provision of open spaces and the following conditions:-

- 1. Five years.**
 - 2. In accordance with the plans/details submitted with the application.**
 - 3. Compliance with the landscaping plan along with future maintenance work.**
 - 4. Welsh Water condition relating to submitting a foul water scheme for the development.**
 - 5. Secure a plan/arrangements to provide the affordable units e.g. mix, tenure, occupancy criteria, timetable and arrangements to ensure that units are affordable now and in perpetuity.**
 - 6. Compliance with the recommendations of the Ecological Appraisal and Arboricultural Impact Assessment.**
 - 7. Agree on details regarding Welsh names for the development before the residential units are occupied for any purpose along with advertising signage informing and promoting the development.**
 - 8. Working hours limited to 08:00-18:00 Monday to Friday; 08:00-13:00 Saturday and not at all on Sunday and Bank Holidays.**
 - 9. Submission of a Construction Method Statement to include measures to**
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reduce noise, dust and vibration to be agreed with the LPA.

10. Ensure that the two windows facing the gable end of number 11 Euston Road have permanent opaque glass.

11. Relevant conditions from the Transportation Unit.

12. Submission of the design and use of solar panels.

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

THE RESULT OF THE VOTE

In favour	9
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

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