
PLANNING COMMITTEE 26/09/22

Present:

Councillors: Edgar Owen (Chair)
Elwyn Edwards (Vice-chair)

Delyth Lloyd Griffiths, Louise Hughes, Gareth T Jones, Huw Wyn Jones, Cai Larsen, Anne Lloyd Jones, Huw Rowlands, Gareth Coj Parry and Gruffydd Williams

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Iwan Evans (Head of Legal Services), Keira Sweeney (Planning Manager), Gwawr Teleri Hughes (Development Control Team Leader), Iwan ap Trefor (Traffic Services and Projects Manager) and Lowri Haf Evans (Democracy Services Officer)

Others invited:

Local Members: Councillors Elin Walker Jones and Gareth Williams

1. APOLOGIES

Apologies were received from Councillors Elin Hywel, Elwyn Jones, Gareth A Roberts and John Pughe Roberts

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

a) The following members declared that they had an interest in relation to the item noted:

- Councillor Cai Larsen in item 5.2 (C22/0571/45/MG) on the agenda, as he was a member of the Adra Board.

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

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

- Councillor Gareth Williams (not a member of this Planning Committee), in item 5.1 (C2w2/0615/30/DT) on the agenda
- Councillor Gareth Tudor Jones (a member of this Planning Committee) in relation to item 5.5 (C22/0521/42/DT) on the agenda
- Councillor Elin Walker Jones (not a member of this Planning Committee), in relation to item 5.7 (C22/0608/11/DT) on the agenda

3. URGENT ITEMS

None to note

4. MINUTES

The Chair signed the minutes of the previous meeting of this committee, held on 5 September 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

6. APPLICATION NO C22/0615/30/DT PELYDRYN, ABERDARON, PWLLHELI, GWYNEDD, LL53 8BE

Application to erect a side extension as storage

Attention was drawn to the late observations form.

- a) The Planning Manager highlighted that this was an application to erect a single-storey extension at the side of a single-storey house, to be used as storage. It was noted that the development would include an access on the front and back and there would be no internal access from the property. The property itself is a house within a row of detached houses near the B4413 class 2 road in a residential area within the development boundary of the Coastal - Rural Village of Aberdaron, as defined in the Anglesey and Gwynedd Local Development Plan and is also within the designated Area of Outstanding Natural Beauty (AONB) and the Llŷn and Bardsey Island Landscape of Outstanding Historical Interest.

The application was submitted to the Committee at the local member's request.

Policy PCYFF 3 of the LDP was considered, which states that it was expected for every proposal to show a high-quality design, and give full consideration to the context of the surrounding built environment. Although the scale of the proposal may be considered as small, it was noted that the section that extends from the front of the property is prominent and draws the eye to the structure's presence. In looking at the general development pattern of the street, it was noted that the nearby bungalows all stand in a fairly substantial curtilage with space between the side of the houses and the boundary fences. Although it was recognised that there were some garden sheds and residential paraphernalia between some of the other houses the space mainly remained, however, the proposal would entail the construction of a building that would fill the gap totally and reduce the space between the houses.

Consequently, it was not considered that the proposal would add to or improve the character and appearance of the house and the site; and it would not respect the appearance and character of the streetscape. It was added that the size and location of the extension, together with the roof pitch and its finish would be unsuitable and did not exhibit a high quality design and was not in-keeping with the existing property. Although

it was possible to impose a condition to agree on materials and possibly to improve what could be seen on the site, it was not considered that this would be sufficient to meet with the requirements of policy PCYFF 3.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- It was intended to use the proposal as storage
 - He was content with the officers' recommendation to refuse
 - The work to erect the extension had commenced about a year ago
 - He was grateful that the photographs he had submitted had been shared
 - This was a shed or 'lean-to' not an extension
 - It would be attached to the boundary wall and would be an eyesore
 - It would reduce the space between the houses
 - The four properties in the row were similar, however, the proposal in question would make this property different - it was not in-keeping
 - He drew attention to the conclusions and the officers' recommendation, 'it is not considered that the proposal demonstrates a high quality design'
- c) It was proposed and seconded to refuse the application.

RESOLVED: To refuse

It was not considered that the proposal demonstrated a high quality design and therefore it was contrary to the principle of policy PCYFF 3, Design and Place Shaping of the Anglesey and Gwynedd Joint Local Development Plan (2017).

7. APPLICATION NO C22/0571/45/MG OLD HOCKEY FIELD, ALLT SALEM, PWLLHELI, LL53 5UB

Appearance and design of the dwellings to include materials, scale of dwellings and landscaping matters including an amended layout providing 14 dwellings rather than 15, to accommodate sustainable drainage system requirements

- a) The Planning Manager highlighted that this was a reserved matters application in relation to outline planning permission C18/1198/45/AM. It was noted that permission C18/1198/45/AM was to construct 15 houses (including 5 affordable dwellings) however, the application in question was to provide 14 houses in order to accommodate sustainable drainage system requirements.

The site, which has been allocated for Housing in the LDP, is within the Pwllheli development boundary and within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. It was noted that a class 3 road bordered the site, that there were dwellings near the site and the Coleg Meirion Dwyfor site was opposite the site.

The application was submitted to the Committee as it involved five or more houses.

Members were reminded that the principle of the proposal has already been approved. It was reported that the current application has been submitted by Adra and proposed to provide 100% affordable units. Following the support of Gwynedd Council's Strategic Housing Unit, it was noted that Adra intended to submit the plan to the Welsh Government for social housing grant approval.

It was highlighted that the observations of the Strategic Housing Unit state that the proposal meets the need in the area and the plans contribute directly to the aim of Gwynedd Council's Housing Action Plan to provide more housing to meet with the current high demand that exists in the county. However, the application in question was to agree on the reserved matters only, and there was no intention to release the affordable homes condition as part of the application before the Committee. The affordable housing matters would be considered in a separate request to release or amend a condition.

In the context of general and residential amenities, it was accepted that the development of the site would be a change to some nearby residents and the development would generate more traffic. However, it was noted that the land had been earmarked for a greater number of houses in the LDP than the number approved in the outline application. It was added that inconvenience during the construction work was something that arose with any building work and there was a condition in the outline permission limiting the hours of construction work. It was not considered that developing this site would have a substantial detrimental impact on the amenities of the local neighbourhood and the proposal was acceptable in terms of Policy PCYFF 2 of the LDP.

It was considered that the reserved matters on outline permission C18/1198/45/AM were acceptable and in accordance with the relevant planning policies.

- b) Taking advantage of the right to speak, the applicant's agent noted the following observations:
- The agent thanked the Committee for the opportunity to address them regarding the application for reserved matters in relation to the outline permission approved in 2019.
 - That the site was formerly in the ownership of the Grŵp Llandrillo Menai College,, however, it had now been sold to Adra Housing Association.
 - The site had been earmarked for residential development in the LDP and outline permission was approved for 15 houses, with five affordable dwellings.
 - The principle of a housing development on the site had been previously approved and the application before them included a detailed design, appearance of the houses, their scale and a landscape plan.
 - The access and layout of the development had already been approved as part of the outline application - there was no change in terms of the access to the site – this remained exactly as the one that was previously approved.
 - The layout of the site reflects the layout that was previously approved, however, since the outline application, the proposal has had to comply with the requirements of sustainable drainage systems. In response to the requirements the number of houses to be developed had to be reduced from 15 to 14. (Plot 14 would now be used as a space on the

site to provide a surface water infiltration pool. Welsh Water and YGC Water and Environment Department were satisfied with the drainage information submitted with the application).

- Other minor alterations had been made to the layout of the site following providing a detailed design for the houses, such as removing some trees and planting additional trees to replace them.
- Officers were satisfied in terms of the design and appearance of the houses and noted that their size satisfied the Welsh Government's size requirements; that a good mix of housing was provided - a mix of two, three and four bed houses and bungalows.
- The scale and appearance of the units were suitable for the site.
- In terms of what was proposed by Adra, all the units would be affordable
- The Council's Strategic Housing Unit supported the mixture of these types of proposed units.
- Further details regarding the affordable units would be submitted in due course as a separate application to deal with condition 19 of the outline consent.

c) It was proposed and seconded to approve the application

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

- Supportive of a 100% affordable housing plan
- Local people were concerned that the houses would home people currently living in hotels in the town
- Some of the bungalows were for the elderly - need to safeguard their safety bearing in mind the site was on a steep hill
- The need to consider the suitability of the road to receive more traffic

d) In response to a question regarding conducting a more recent assessment of local need, the Planning Manager noted that the application under discussion was a reserved matters application and the outline application had been approved. She added that the relevant information had been submitted by Tai Teg and the Common Housing Waiting List, and a detailed condition would ensure that the type of housing and the 'need' would be addressed. In response to an additional question regarding Adra, who were now responsible for the development, the Assistant Head of Planning and Environment noted, although he accepted the observations, that the principle had already been accepted, and that Adra had already highlighted the proposal to provide 100% affordable housing to satisfy local need.

In response to a question regarding imposing a condition to ensure that a local need assessment was completed, the Monitoring Officer noted that the principle of the density and the affordable housing principle had been accepted and that only reserved matters could be discussed. He emphasised that it was not possible to re-open the discussion on a permission that had already been approved or to set a condition on details. In response, a comment was made that a detailed assessment was required in the future.

The Planning Manager noted that initial discussions had been conducted with the Housing Association and matters such as addressing the local need were being discussed.

RESOLVED: To approve subject to conditions -

1. In accordance with plans.
2. Work to be undertaken in accordance with method statement included in appendix 4 of the Trees Impact Assessment.
3. New trees to derive from local seed and planted in accordance with BS 8545:2014 requirements.

A note that condition 12 of the outline permission relating to drainage matters has been discharged as part of this permission.

SUDS note

8. APPLICATION NO C21/0718/41/LL LAND OPPOSITE BRON EIFION LODGE, CRICCIETH, LL52 0RY

Construction of new school and associated works including external play and learning areas, on-site parking and new highway access

- a) The Development Control Team Leader highlighted that this was an application to construct a new school of contemporary design for 150 pupils to replace the existing building of Ysgol Trefferthyr, Cricieth. It was noted that the site was currently an agricultural field and located west of Cricieth town centre near the A497. Near the main building would be an area to locate an electricity sub-station, pump room, bin storage and storage. The proposal would also include a sports field, hard surface play area and an area for various games. It was explained that as part of the proposal, it was proposed to create a vehicular access down to the school that would include a roundabout with surrounding parking spaces together with creating a bicycle storage on the site. There would also be a footpath from the A497 down to the school building and it was proposed to undertake improvements to the footpath together with extending the street lighting to include the 20mph zone.

In the context of general and residential amenities it was recognised that the proposal would add a built form to the existing agricultural field and would therefore change the area's character. However, with the field in question located lower than the adjacent road and the building mainly single-storey in design influenced by agricultural buildings, it was considered that the development would not cause significant harm to the area's amenities.

In the context of biodiversity, it was reported that there were important ecological areas in the area and as a result the Biodiversity Unit had recommended a number of conditions to safeguard and enhance wildlife and nature that would meet with the relevant policies.

In the context of transportation and access matters, a comment was made that the site in question was considered to be accessible to various modes of travel.

It was stated that as part of the application a language impact assessment report had been received on the re-location of Ysgol Trefferthyr and it concluded that the construction of a new school building at Cricieth would have a positive impact on the Welsh language, mainly, as there would be more opportunities for Cricieth children to use the Welsh language socially and educationally as the new school would offer better resources to hold

more activities outside school hours.

- b) The Chair highlighted that the Local Member had noted in an e-mail that he had no objection to the application
- c) It was proposed and seconded to approve the application
- ch) During the ensuing discussion, the following observations were made by Members:
 - It was pleasing to see the application before them following years of discussion
 - There were obvious problems with the existing site
 - The design was good
 - It was a shame that it had taken so much time

RESOLVED: To approve with conditions

1. **Time (five years)**
2. **In accordance with the plans.**
3. **Agree on final materials and colours**
4. **Transport conditions**
5. **Archaeological conditions**
6. **Landscaping work to be undertaken in accordance with the trees report and the landscaping plan.**
7. **Submit and agree upon a detailed plan to show the location of the trees proposed to be planted on the site.**
8. **In accordance with the ecology reports and the bats report.**
9. **No trees, hedgerows, vegetation to be removed during the bird nesting season (1 April to 31 August) unless it can be proven in writing that the work would not harm nesting birds.**
10. **Prior to the commencement of any work a plan to protect reptiles during the construction period needs to be submitted and agreed.**
11. **Prior to commencement of the building work submit and agree on a plan to ensure that the movement of badgers will not be restricted.**
12. **Prior to commencing any work a pollution prevention plan needs to be submitted and agreed.**
13. **To submit and agree on a tree felling plan to reduce the impact on bats.**
14. **Limit working hours during the construction period.**
15. **A Welsh name for the school.**
16. **Standard condition for major developments to inform about the commencement of the work.**

Notes

1. **Welsh Water**
2. **Natural Resources Wales**
3. **Highways**
4. **Network Rail**
5. **SUDS**

9. APPLICATION NO C21/0993/35/LL LAND ADJACENT TO COED MAWR WOODLAND, CRICCIETH, LL52 0ND

Use of land for permanent alternative camping / glamping (9 pods) (Re-submission of application C20/0348/LL)

Attention was drawn to the late observations form.

- a) The Development Control Team Leader highlighted that this was a second submission of a full application to use land for permanent alternative camping / glamping to site eight holiday pods and one service pod ('utility') together with creating an access track, creating/upgrading an access road, landscaping, provision of parking area, installation of sewage treatment works and alterations to the existing access.

It was explained that the site would be served by the existing agricultural access off the B4411 public highway and would be altered to provide larger visibility splays, removing part of the existing wall and erecting new stone walls.

Reference was made mainly to the transportation and access matters and it was recognised that the applicant had prepared lengthy information in response to the objections of the Transportation Unit. Despite this, planning officers had not been convinced that the proposal as a whole could provide a sufficient or safe vehicular access for the proposal or for other highway users. It was highlighted that the public highway was comparatively narrow and therefore anyone who chose to walk or ride a bicycle from the site would be forced to use the highway itself as there was no pavement and the walls of the existing boundary walls directly abut the road without a grass verge between them. This meant that vehicles slowed down and stopped not far from the corner of the bridge that has narrow stone walls should pedestrians or bicycle users leave the site. It was added that the visibility of vehicles pulling out of the proposal's access would also be affected if vehicles stopped on the public highway directly to the south of the access. As a result, it was considered that the proposal provided vehicular access in a dangerous location.

- b) Taking advantage of the right to speak, the applicant noted the following observations:
- The application was to provide a small-scale high-quality facility for eight Luxury Glamping Pods.
 - The site was surrounded by existing woodland and was not visible from any public viewpoints. It was also not located within the AONB or any other statutory designations.
 - A detailed Pre-Application Planning Enquiry was undertaken with Gwynedd Council. The response was favourable, in fact the pre-application advice recommended applying for a 'Permanent Site'. Based on the advice received a detailed planning application was prepared with the requested surveys and reports. As part of the Pre-Application Enquiry, Gwynedd Transportation Unit were consulted, and Mr Gareth Roberts (Highways Officer) had met the applicant on the site on 4 June 2020. At that meeting Mr Roberts stated that there was "No objection to the proposal from the Highways Department, however, he recommended adapting the existing agricultural access to make it suitable for two-way traffic".
 - A planning application was subsequently submitted following the receipt of the officer's advice and the existing application was re-consulted with a different highways officer - who objected to the proposals.
 - In the initial application the Transportation Officer stated that he was "happy with the visibility splays provided". Two independent specialist Transport Consultants were engaged and both ATC Traffic and Speed

counts were undertaken. Based on both the independent consultants, the traffic data categorically disproved the current Highways Officer's objection - a detailed response was provided by the applicant's highways consultants and this had been summarised by the Planning Officer.

- The site had been owned by the applicants for over thirty years and would be operated by her and her husband. They lived locally.
 - They had worked closely with Gwynedd Council for over three years and had addressed all matters. They were advised that the plan would have received a recommendation of approval if the Transportation Unit had changed their position.
 - At every point they had worked with all relevant parties to ensure that the plan satisfied policy and assimilated into the surrounding landscape.
 - However, despite information and data from two independent specialists, this did not remove the Transportation Officer's objection that was in the applicant's opinion, given the data, clearly flawed and incorrect.
 - The proposal was small-scale and for only 8 Glamping Pods, not 80.
 - The original Transportation Officer had no objection and did not raise any concerns - this formed the basis of the application.
 - The plan fully complied with policy - there were no planning reasons why the plan should not be approved.
 - The Committee was asked to consider the significant benefits the plan would bring to the area, local economy and employment.
 - The applicants would truly appreciate the Committee's support.
- c) The Chair highlighted that the Local Member, via e-mail, had stated that he agreed with the recommendation of the Council's officers to refuse the application and he wished to echo the observations and concerns already raised by Llanystumdwy Community Council.

Objection on the grounds that the access is situated on a dangerous bend, poor visibility and tree growth is a problem there. Also, the survey was undertaken in October, and not during the busy summer months.

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

- That the applicant had responded well to address the requirements
 - That the access was dangerous
 - The design of the new access changed the locality's character
- d) In response to a question about being open to appeal due to the observations of a former Transportation officer, the Planning Manager noted that this officer had stated that it was possible to design a safe access, however, the design proposed was not safe; there were a number of elements to be considered - public footpaths, narrow bridge, no pavement, number of users etc.

dd) It was proposed and seconded to refuse the application.

RESOLVED: To refuse

Reasons

1. **Criterion 1 (iii) of policy TWR 3 notes that development will only be granted if adequate access can be provided without significantly**

harming landscape characteristics and features. Due to the need to undertake alterations to the existing access to create a safe access to the site it is deemed that this would have an unacceptable detrimental impact on the rural character and visual amenities of the area (which includes the nearby grade II listed bridge) which is contrary to the requirements of criterion 1 (iii) of policy TWR 3, together with policy PS20 of the Anglesey and Gwynedd Joint Local Development Plan 2017. In the same manner, due to the essential changes to the access together with the location of the access to serve the proposed development it is considered that this part of the proposal would cause unacceptable harm to the safe and effective operation of the highway and the proposal is contrary to the requirements of Policy TRA 4 of the LDP.

10. APPLICATION NO C22/0521/42/DT LLYS AWEL, 5 MAES TERFYN, MORFA NEFYN, PWLLHELI, GWYNEDD, LL53 6EQ

Extension to the front of the property

Attention was drawn to the late observations form.

- a) The Development Control Team Leader highlighted that this was an application to erect an extension on the front of the property located within a residential housing estate of similar single-storey dwellings on the outskirts of the village of Morfa Nefyn. It was noted that the existing property was a single-storey semi-detached dwelling with a floor in the roof and a parking space to the front. It was added that the property was a three-bedroom affordable house with a secured discount of 35% via a 106 agreement.

It was explained that the amended plan submitted reduced the size of the extension compared with the original proposal due to the location of a water pipe and the application was submitted to the Planning Committee at the request of the Local Member.

It was reported that this property was an affordable house that had already received planning permission under reference C05D/0192/42/LL and the proposal entailed extending the existing lounge. It was highlighted that usually extensions to affordable housing entailed adding a bedroom, however, this was not true of this proposal. Consequently, it was considered that there was no justification for the need for additional living space bearing in mind the need to maintain the unit as an affordable house. The total floor area, following extension, would be approximately 122m² and according to appendix 5, paragraph 3.4.10 SPG Affordable Housing, this would take the size beyond the maximum floor area for a four-bedroom affordable house. As a result, it was considered that the proposal, due to its size, would be contrary to the requirements of criterion 3(vii) of Policy TAI 15 which notes "Extensions and adaptations to affordable housing will be permitted provided that the alterations or adaptations allow the house to remain as an affordable dwelling"

In the context of the extension's design, it was considered that the size and location of the extension, together with the roof pitch and its finish would be unsuitable and did not exhibit a high-quality design and was not in-keeping with the existing property. Although it was possible to impose a condition to agree on materials, it was not considered that this would be sufficient to meet

with the requirements of policy PCYFF 3.

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

- The Community Council were in favour of the application
- No neighbour or local person had objected
- He supported the application
- It was a fair application for a reasonably sized extension - it did not appear intrusive or out of character
- The design was a matter of opinion
- At the applicant's request, the architect had chosen a simple design - a simple extension to keep costs low
- There was not enough garden at the back to extend
- It would not affect neighbours' privacy - other extensions had been approved
- The family were local, Welsh speakers, and wanted to stay locally without a hope of buying a house locally due to the prices on the open market - the only answer was to construct a small extension to have space for the family to grow.
- The small extension would be an investment for the family
- The Well-being Act encouraged people to stay in the local community
- The meaning and regulations of affordable housing would change in the LDP
- Gwynedd Council's vision placed the people of Gwynedd at the centre of everything we do and ensured access to a home and the right to live at home

c) It was proposed and seconded to approve the application, contrary to the recommendation.

Reasons: That the size was suitable: the houses on the estate were of different designs and therefore this extension would not affect the estate's appearance

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

- That the size was acceptable
- Policies were sending local people out of their communities

d) In response to a question regarding changing what was meant by an affordable house in the LDP in the near future, the Assistant Head of Planning and Environment Department noted that there were no amendments to the regulations in terms of size and form, but the policy was likely to be assessed when the plan would be reviewed.

RESOLVED to approve the application contrary to the recommendation

Conditions:

- 1. Five years**
- 2. In accordance with the submitted plans;**

11. APPLICATION NO C21/1091/41/LL LAND ADJACENT TO MAES LLWYD, LLANYSTUMDWY, LL52 0SQ

Erection of 6 houses (2 affordable), creation of a new vehicular access, parking provision and associated work

- a) The Planning Manager highlighted that this was a full application to construct 6 houses (2 affordable), creation of a new vehicular access, parking provision and associated work on land near Maes Llwyd, Llanystumdwy. The units would be semi-detached houses, with four two-storey dormer houses (2 bedrooms) and two full two-storey houses (3 bedrooms). It was proposed to open a wide entrance, install a service road for the houses and install road-side pavements near the front entrance.

It was explained that the existing site was an agricultural field, a triangular plot situated between two roads near the entrance to the village of Llanystumdwy and within the Development Boundary. It was noted that the Joint Planning Policy Unit has confirmed that the Indicative Housing Supply for Llanystumdwy (including a 10% slippage allowance) was 10 units, with 1 house completed in the village between 2011-2021. It appeared that there were no houses in the land bank that had not been built or housing designations in the village, therefore, a deficit of 9 units remained. Having considered the information, the development could be approved since there were 6 units within the supply level figures for Llanystumdwy.

It was reported that the principle of constructing houses on the site was based on Policy TAI 4, TAI 8 and TAI 15 of the LDP. Subject to the requirements of Policy TAI 15 regarding the provision of affordable houses for local need, policy TAI 4 states that proposals for open market houses will be approved in Local Villages, provided that they comply with two criteria, namely,

- The scale, type and design of the development is in-keeping with the character of the settlement
- That the site is within the development boundary of the settlement.

It was considered that the size, scale and type of proposed units were consistent with the character of the nearest residential houses, with the design being slightly more modern and as a result met with the requirements of both criteria in policy TAI 4 above.

Attention was drawn to the late observations received from the applicant's agent in response to the report, stating the intention of landscaping and allocating two additional parking spaces.

In the context of protected open spaces, it was noted that the eastern half of the field in question had been designated as a Protected Open Space Sports Field in the LDP's Maps. Developing the proposed site would therefore mean that the open space would be lost. Reference was made to Policy ISA 4 (Safeguarding Existing Open Spaces) that states that proposals that lead to the loss of existing open spaces will be refused unless there is an excess of such provision in the community.

It was considered that the site was an agricultural field rather than a space used by the public and the proposal indicated that landscaped green areas would be retained in the front part of the development, which would retain the public, open and rural feel of the site. In also considering the need for new housing in Llanystumdwy, the development boundary as well as the planning restrictions, which included the Conservation Area and areas at risk of

flooding, it appeared that suitable development land for housing was very limited in the settlement. In this specific case, it was considered that the need for the new houses outweighed the need to protect the open space. To this end, it was considered that the proposal in essence satisfied and complied with the requirements of local and national policies and were acceptable for approval subject to imposing an affordable housing condition instead of a 106 agreement.

- b) The Chair highlighted that the Local Member had noted in an e-mail that he had no objection to the application
- c) It was proposed and seconded to approve the application.

RESOLVED: To delegate powers to the Head of Environment Department to approve the application subject to conditions, to the completion of a 106 agreement to secure provision of two affordable houses and to discuss the parking details of plot number 1:

Conditions

1. Five years.
2. In accordance with the plans.
3. Agree on the details of the external finish, including slate
4. Submission and approval of a Landscaping Plan which incorporates the soft landscaping for the boundary treatments, retention and reinforcement of hedges and inclusion of ecological enhancements.
5. Prevent the installation of additional windows in the gable ends of the houses.
6. Removal of permitted development rights for the affordable houses.
7. Conditions relating to the floor level of the development / flood matters.
8. Affordable Matters
9. Archaeological Matters
10. Highways Matters
11. Sustainable Drainage Matters
12. Welsh name for the housing estate and houses.
13. Affordable housing condition

12. APPLICATION NO C22/0608/11/DT 33 BRYN EITHINOG, BANGOR, GWYNEDD, LL57 2LA

Extension and alterations to the front of the property, as well as converting the attic space into a bedroom and a bathroom and a two bedroom annexe at the back of the dwelling to provide additional accommodation.

- a) The Planning Manager highlighted that this was an application to undertake alterations to the existing two-storey house and these would include:
 - erecting a first-floor 2.3m extension in the front on top of the existing single-storey garage at the front of the dwelling.
 - converting the roof space into additional living space
 - erecting a two-storey rear extension as an annexe to the main house.
 As a result of the alterations, the property would increase from a four bedroom house, to a house with an annexe with a total of six bedrooms.

The site stands within the curtilage of "33 Bryn Eithinog" house, which is a detached dwelling in a residential area within the development boundary of the Bangor sub-regional centre, as defined by the Anglesey and Gwynedd Joint Local Development Plan, in a housing estate served by unclassified roads leading from Belmont Road near Ysgol Tryfan.

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

It was noted that the term "annexe" has a specific meaning in the planning context and in considering the "annexe" proposal it was essential for the building to be subservient to the main house and not used as a separate dwelling. In this case, in light of the location of the building connected to the main house in a location where there was no independent access to the street, it was considered, although the plans indicated that the annexe would include a bathroom and a separate kitchen, that it was reasonable to consider the new structure as a subservient annexe to the main dwelling. It was added that the applicant has confirmed that his intention was to use the house as a family house and not as a HMO and as the application was for an annexe, by imposing an appropriately worded planning condition, the use of the building could be managed appropriately.

Reference was made to neighbours' concerns due to the possibility of overlooking of their property from the new extensions, however, it was noted that only one new first-floor window would be in the northern elevation of the property and would serve a new bathroom in the original house. As this window would be in the side elevation of the house, in accordance with the General Permitted Development Order, it would be a requirement for the window in question to remain permanently opaque.

In addition, concerns were highlighted that new extensions would cause unacceptable harm in respect of casting a shadow over neighbouring properties and that it would dominate their property. In considering the scale of the site, the distance between the neighbouring houses and the fairly short height of the extensions, it was not believed that there would be any significant harm to the amenities of neighbours stemming from these matters.

Having assessed the application against the relevant policy requirements, it was considered that the proposal was acceptable in relation to visual amenities, private amenities and general amenities.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- That she was speaking on behalf of the residents of Bryn Eithinog who objected the application due to concerns relating to overlooking, loss of privacy and light.
 - No other house on the street had an extension of this type or size
 - The site was located on a street corner - children and pedestrians used the street to go to the nearby schools. The location was busy and dangerous
 - It was intended to park two cars in the curtilage - there was no space for this without significant changes to the garden
 - Obvious concerns by Welsh Water who required access to a sewer
 - Why submit an application? An application had been approved in July

2020 for an extension and had not been implemented.

- The original application was for a house in the garden - this is what an annexe is. Concern regarding the creeping effect and HMO use
- The applicant did not live in the dwelling
- Suggested refusal on the grounds of over development together with an excess of residents and vehicles using the area.

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

- that it was an over-development
- the County did not have sufficient resources to monitor use.

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

- The design was unsuitable - crossing drains Should the drains be damaged this would cause inconvenience to local people
- An over-development - would create a significant impact on neighbours' amenities

RESOLVED: To refuse the application, contrary to the recommendation

Reasons:

1. **That the proposal is contrary to policy PCYFF 3 as it is an over-development of the site**
2. **It would have a detrimental effect on the amenities of neighbouring residents.**

The meeting commenced at 1.00 pm and concluded at 2.30 pm

CHAIRMAN