
PLANNING COMMITTEE 5/02/24

Present: Councillor Edgar Owen (Chair)
Councillor Elwyn Edwards (Vice-chair)

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

Local Member: Cllr Peter Thomas

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Miriam Williams (Legal Services), Keira Sweeney (Planning Manager (Development Control and Enforcement), Gwawr Hughes (Development Control Team Leader) and Lowri Haf Evans (Democracy Services Officer).

Swyn Hughes and Elen Morris (Professional Trainees in Environment Planning) – observers.

1. APOLOGIES

Apologies were received from Councillors Elin Hywel and John Pughe Roberts.

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 Elwyn Jones (a member of this Planning Committee), in item 5.1 (C23/0959/15/AC) and 5.2 (C23/0463/18/LL) on the agenda.
 - Councillor Peter Thomas (not a member of this Planning Committee), in item 5.7 (C21/08912/LL) on the agenda.

3. URGENT ITEMS

None to note

4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee, held on 15 January 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 C23/0959/15/AC LAND AT STÂD GLYN RHONWY, LLANBERIS,

GWYNEDD, LL55 4EL

Application to amend condition 1 of planning permission reference C21/0934/15/AC for the installation of underground 132kV grid connection cables between the Glyn Rhonwy Pumped Storage Facility and Pentir Substation to extend the development commencement period for an additional 2 years.

Attention was drawn to the late observations form which included an update to the relevant planning history.

The Development Control Team Leader highlighted that an application to amend the condition relating to the commencement period of the development was granted in January 2022 under reference C21/0934/15/AC so as to provide an additional two years, i.e. until 10/1/2024.

It was explained that the principle of the development of installing an underground cable to connect the Glyn Rhonwy pumped storage generating station with the Pentir substation had already been established by the Local Planning Authority by means of planning permission C16/0886/15/LL and the application before them involved extending the development's operating period by an additional 2 years by amending condition 1 of application C21/0934/15/AC. It was confirmed that there were no changes to the plan and that the process of releasing conditions associated with the original planning permission continued. However, the importance of considering whether local and national planning policy circumstances or the policy position had changed since the application was originally granted was highlighted. Only if there was evidence of a significant change in position could the proposal be considered differently in the context of local relevant policies relating to the acceptability of the principle of this latest application - Policy ISA 1 'Infrastructure Provision' and policy PS 7 'Renewable Technology'. Policy ISA 1 of the Local Development Plan (LDP) states

It was reported that the proposed cable path runs through the 'North-Western Fringes of Snowdonia' Special Landscape Area, the 'Dinorwig' Landscape of Outstanding Historic Interest and borders the 'North-West Wales Slate Landscape' World Heritage Site; the intention was to lay an underground cable in line with the guidance in policy PS 7.

It was reiterated that the principle of creating a pumped storage generating station at Glyn Rhonwy quarry had already been accepted and approved by the Secretary of State for Business, Energy and Industrial Strategy granting a Development Consent Order in 2017. Permission for a non-material amendment to the Development Consent Order was granted by Welsh Ministers to extend the operational period. The work of creating a grid connection could usually be considered as an Associated Development but here in Wales it could not be approved as part of the process; therefore, a separate formal application for permission must be submitted in line with the Planning Act. The principle was deemed acceptable and that this element was a necessary follow-up step to the planning permission already granted by ensuring a link between the electricity generating site and the distribution site.

In the context of visual, general and residential amenities it was accepted that this type of work, particularly given that it would be undertaken on the verges of busy public roads, would be likely to affect local amenities and the amenities of residents living close to the path and those affected directly should it cross a section of private land. It is also likely to occasionally have an impact when traffic control needs to be installed when working on more restricted/narrow sections.

Although there was no objection from the Transportation Unit, it was highlighted that the developer needed to submit applications for relevant permits to carry out the work within highway lands. This will ensure that the restoration work is carried out to appropriate standards.

When considering biodiversity issues, it was noted that a revised Initial Ecological Assessment Report had been submitted with the application and in response to the statutory consultation period the Council's Biodiversity Unit had no objection to the application although excavation work under afon Rhyddallt meant that it would cross a section of the Llyn Padarn Site of Special Scientific Interest.

In the context of archaeological and heritage issues, it was highlighted that CADW had stated that while there would be potential for temporary impacts on the setting of the World Heritage Site, it was considered that this would not be significant, and the Gwynedd Archaeological Planning Service (GCAG) had confirmed that the application would not have an impact on archaeological matters (in accordance with its observations on the original application).

In accordance with the instructions in appendix 5 of the Supplementary Planning Guidance (SPG): Maintaining and Creating Distinctive and Sustainable Communities, the applicant had concluded that a 'Welsh Language Statement' was not required. It was therefore considered that the proposal continued to be in accordance with policy PS 1 and would not cause harm to the Welsh language.

Having considered all the relevant matters, it was not considered that the proposal of extending the time given under permission number C21/0934/15/AC to commence the development was contrary to the relevant local and national policies or guidance. It was considered that the proposal continued to be acceptable subject to including relevant conditions as included within the previous planning permissions. The observations objecting to the proposal were acknowledged regarding the delay in commencing the work, but having fully assessed the proposal, there was no valid planning reason to reject the application.

The Local Members (Councillors Kim Jones, Elfed Williams, Menna Baines, Elwyn Jones, Sasha Williams, Iwan Huws and Berwyn Parry Jones) highlighted via emails, that they agreed with the recommendation, and although the work caused temporary inconvenience, undergrounding was the best option.

It was proposed and seconded to approve the application.

RESOLVED:

To delegate powers to the Senior Planning Manager to approve the application subject to the following conditions:

1. **5 years**
2. **Complete the development in accordance with the conditions attached to permission C16/0886/15/LL and any details agreed through the condition release requests.**

7. APPLICATION NO C23/0463/18/LL PLAS COCH, PENISARWAUN, CAERNARFON, GWYNEDD, LL55 3PW

Retrospective application to convert an outbuilding to a holiday let.

Some of Members had visited the site on the morning of 05-02-2024.

- a) The Planning Manager highlighted that this was a full retrospective application to convert an outbuilding to a holiday let. As the proposal had already been completed without planning permission, a retrospective application had been submitted. It was explained that the unit had been an outbuilding which was being used as an ancillary use to the Plas Coch property. The outbuilding had now been renovated and converted into one modern holiday unit. A decision on the application was deferred at the Planning Committee on 15-01-24 for Members to visit the site.

It was highlighted that the principle of the proposal was assessed against policy TWR 2 'Holiday Accommodation' in the Local Development Plan (LDP) that permitted proposals that involved the provision of self-serviced holiday accommodation provided the proposal complied with a series of criteria.

In considering the criteria, it was noted that the building already existed and was not a new building - it was located within the curtilage of the existing property and made good use of a used building that was ancillary to the residential property. It was considered that the scale was appropriate as it did not create a holiday let that was excessively large, and as the unit was already being used as an outbuilding it did not lead to the loss of permanent housing stock. It was reiterated that the unit was located in a rural area near individual scattered houses, and as a result would not cause significant damage to the residential character of the area as it was a sprawling residential housing location.

It was highlighted that any application to convert an existing building should include a full structural survey by a qualified person indicating that the building would be structurally suitable for conversion without undertaking substantial reconstruction, alterations and extensions. It was noted that no structural report had been included with the application as the property had already been converted - there was no value to a structural report as the alterations had already been completed on site.

There was a reference to paragraph 3.2.1 TAN 23: Economic Development, which noted that the re-use and adaptation of existing rural buildings had an important role to play in meeting the needs of rural areas for commercial and industrial development, and tourism, sport and recreation. It was emphasised that the building in question needed to be suitable for use.

When considering over-concentration and responding to the criterion - "that the development would not lead to an over-concentration of such accommodation in the area", it was highlighted that it should be ensured that a Business Plan was submitted as part of the application to include the necessary information in terms of the vision for the proposal and to ensure there was a market for this type of use (paragraph 6.3.67 of the LDP). It was noted that a Business Plan had been submitted with the planning application, outlining the proposal and how the development added to the local economy through tourism. To this end it was considered that the Business Plan met this relevant criterion.

In the context of visual matters, although the proposal did not involve any change to the size of the outbuilding, there were changes to the front elevation with glass being installed on the majority of the elevation. As well as this, a roof-light, and other windows and doors were being repositioned, and the building's finish was completely different to that of the former building. It was not deemed that the

proposal would detract from the visual amenities of the area, nor that it would have a significantly negative impact on the Landscape of Outstanding Historic Interest.

However, attention was drawn to concerns received that the unit did not fit in with the landscape and that original materials had been removed and replaced with other materials. It was reiterated that concerns that the alteration to the building was causing a negative visual impact, however, the plans did not show a change in the shape or size of the original building. It was highlighted that there was a significant change to the front elevation with the developer having installed glass along the elevation, but the elevation did not directly face nearby housing, and the elevation was not overly noticeable from the road as it was the side elevation that faced the access road. Although the original materials had not been retained, the materials used were not considered unacceptable and they did not affect the character of the area significantly enough to cause a negative impact. This meant that the development was acceptable and met the requirements of Policy PCYFF 3, PS 20 and AT 1 of the LDP.

In the context of general and residential matters, it was noted that although the building's appearance had changed somewhat, the changes were not considered excessive, and consequently did not affect the setting of the unit on the site. Although it could be argued that the changes made were modern, contrary to the character and the rural sense of the area, the impact was not considered significant enough to be considered unacceptable and it was not believed that this impact was substantial enough to be considered unacceptable in terms of the policy as the shape and scale of the unit remained unchanged.

In the context of transport and access matters, it was noted that there were concerns about the location of the holiday unit on a narrow road which was used by local people. There were concerns about the holiday unit use that would make this narrow lane busier and affect the amenities of nearby residents. The Transportation Unit was consulted regarding this matter and the unit had no objection regarding this element of the development. It was reported that parking spaces had been designated for the holiday unit, and the residential property had a garage on site.

Although the applicant was asked several times for a Language statement, no statement had been received. It was noted that the guidance contained in Appendix 5 stated that all retail, commercial or industrial developments where a Welsh Language Statement/Assessment was not needed to be submitted should demonstrate how consideration had been given to the language. In this case, the policies of the plan supported tourism developments in line with specific criteria that related to over-provision, therefore it was considered in this case and as the proposal complied with the requirements of the relevant policies, the proposal was unlikely to have a harmful impact on the Welsh language. In addition, it was also possible to impose a condition to ensure that bilingual signs were used on the site and therefore it was considered that the proposal was acceptable in respect of policy PS1 and the relevant SPG.

Reference was made to several concerns received during the public consultation with some of them being non-planning issues. The Local Planning Authority had no control over the fact that the original property on the site was also holiday accommodation, as there was currently a right to change use from a residential property to holiday accommodation without planning permission. It was emphasised, in this case, that it would be the plans that were the subject of the application that would be approved, and that it was the applicant's responsibility to ensure that the development conformed to what had been permitted.

It was noted that the development was completed without the necessary Planning permission and was consequently an 'unauthorised development'. Carrying out a development without first obtaining the necessary planning permission was not a criminal offence, but such action was discouraged. However, and in accordance with national guidelines as contained in the Development Control Manual it should be sought to correct the effects of the unauthorised development and not to penalise the person(s) carrying out the unauthorised development. It was considered that the proposal met the requirements of the relevant policies and was acceptable for approval.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- He was grateful to Members for visiting the site.
 - That the development infringed the neighbours' privacy.
 - The Member did not agree with the officers' statement that there was only 'a little change' here; one side of the converted house had been converted from stone to glass.
 - That light from inside the house would disturb a dark night.
 - There were other huts on site - was there an intention for these also to be converted into holiday homes? Setting a dangerous precedent.
 - The track to the site was in a poor condition - this would worsen with increased occupancy - need to ensure that the track is maintained in a good condition.
 - That the site was unsuitable for holiday accommodation.
- c) It was proposed and seconded to approve the application.
- ch) During the ensuing discussion, the following observations were made by members:
- That overlooking was a concern- it was possible to see into the conservatory of nearby neighbours.
 - Although the holiday accommodation had been converted to a high-quality, it looked out of place.
 - That the track to the site was narrow and in a poor condition – unsuitable.
 - There were other buildings on site - concern that this may set a precedent.
 - That the Community Council had stated their opposition along with several objections from neighbouring residents.
 - That the property was having a negative impact on nearby residents - particularly its proximity to Coed y Parc - this was a gross infringement on privacy.
 - That the window was too obvious - substantial overlooking.
 - The property was in a quiet area - the hot tub encouraged noise.
- d) In response to a question regarding the installation of a window pane with opaque glass to reduce overlooking and the impact on neighbours' amenities, it was noted that a condition could be imposed to secure this.
- dd) The proposal was modified to allow the application subject to the inclusion of a condition to install an opaque glass pane in the window.

A vote was taken on the proposal. The proposal fell.

- e) It was proposed to refuse the application on the grounds of overlooking, disturbance and the impact on the amenities of neighbouring properties

The amendment was not seconded.

- f) The Assistant Head of Planning and Environment suggested that an option of deferring the decision could be considered to hold further discussions with the applicant about the level of activity within the site, set a definite boundary and consider further modifications to mitigate the impact on neighbours.
- ff) It was proposed and seconded to defer the decision to hold further discussions with the applicant.

**RESOLVED: To defer to conduct further discussions with the applicant
- need to discuss the mitigation measures to reduce the development's
impact on residential amenities in terms of disturbance and privacy**

**8. APPLICATION NO C23/0574/26/AC HEN GAPEL, CAEATHRO, GWYNEDD, LL55
2ST**

Application to vary condition 1 on planning permission C18/0993/26/LL (which extended planning permission C09A/0412/26/LL to erect 12 dwellings and associated works) to extend the time granted to commence the work for another five years.

Attention was drawn to the late observations form which contained observations regarding the Affordable Housing arrangement, residential use, Biodiversity matters and further comments from the Language Unit responding to the revised language statement.

- a) The Development Control Team Leader highlighted that it was an application to vary condition 1 on planning permission C18/0993/26/LL to extend the period of the planning permission on the site for another 5 years. The site was located on a plot of land within the development boundary of Caeathro Local Village as defined in the LDP and it was reiterated that there were no changes to the original plan.

It was explained that the development of the site had been prevented in the past due to the concerns of Welsh Water regarding the capacity of the sewerage system to cope with the foul water that would derive from the site. The concerns had now been resolved. It was highlighted that the proposal consisted of five types of houses ranging from two-bedroom semi-detached houses to detached four-bedroom houses, satisfying the recognised need for housing within the local area; four of the 12 dwellings would be affordable (a 106 Agreement was already in place to control their occupation).

The importance of considering whether local and national planning policy circumstances or the policy position had changed since the original application was granted was noted. The proposal could only be considered differently if there was evidence of a substantial change in circumstances in the context of relevant policies.

Application C09A/0412/26/LL (the original application) was assessed against the policies in the Unitary Development Plan, i.e., the Development Plan in effect at that time and later application C18/0993/26/LL extending the original consent was assessed against the policies within the LDP. As the LDP remained in force, there was no change in the local planning policy position since the time the previous application had been assessed.

It was explained that the application site as a whole was located within the Caeathro development boundary as contained in the LDP and the proposal complied with the requirements of Policy PCYFF 1 which aimed to locate new developments within the development boundaries. It was expressed that Policies TAI 4 and TAI 15 were the relevant policies in terms of housing development within the boundaries of a Local Village such as Caeathro. These secure open market housing with a percentage of affordable housing, provided that the size, scale, type and design of the development were in keeping with the settlement's character.

In the context of visual amenities, it was noted that the site was identified as being in a fairly prominent spot in the centre of the village and adjacent to a busy road. Most of the houses would be visible from nearby public places but they would not be noticeable from afar as they would be seen in the context of existing housing developments within the village. The design, elevations, materials, layout nor the form of the houses have not changed since the previous application was approved in 2014. It was therefore considered that the proposal remained acceptable based on the requirements of Policy TAI 4, PCYFF 3 and PCYFF 4 of the LDP. In the context of general and residential amenities, the development was not considered to create any significant amenity harm to the amenities of nearby residents in terms of impacts such as over-looking, loss of privacy or creating dominant structures and therefore was acceptable on the basis of the requirements of policy PCYFF 2 in the LDP.

In considering biodiversity matters, no significant change had occurred in the nature of the site's habitat since the previous applications were granted; the current conditions of introducing an Ecological Construction Management Plan and an Ecological Management Plan could be reiterated to protect existing biodiversity features and bring about improvements.

Although the site was not situated within a flooding zone due to concerns that the site had been flooded in the past, a Flood Consequence Assessment was received with the previous application which included mitigation measures (which included surface water management) and a plan to redesign and re-route an existing culvert running through the site. The Land Drainage Unit had confirmed that they had no further comments to that proposed on the previous application, and an existing condition required the submission of a comprehensive drainage scheme for the development; the proposal was acceptable based on Policy requirements ISA 1, PCYFF 5 and PCYFF 6 of the LDP.

In the context of educational provision issues, it was noted that the latest SPG: Housing Developments and Educational Provision superseded the previous SPG which meant that the figure per pupil had been reduced, and based on the information in the current SPG there would be an expectation for a total contribution of £50,480, which was less than the figure in the existing 106 agreement condition. To this end, it would be possible for the applicant to amend the 106 agreement later on the grounds of the current information at the time. It was reiterated that in the context of amenity open spaces, as there was no change in the scale or type of development from what was previously approved, along with the fact that a children's playground existed in the village and there was no change in the relevant planning policy, there was no justification for providing amenity spaces as part of the proposal.

The Local Planning Authority considered that the proposal met the requirements of the local and national policies and recommended that the application should be granted.

- b) Taking advantage of the right to speak, the agent noted the following observations:
- In the past, the Watkin Jones Group had been prevented from developing the site due to Welsh Water's concerns about the capacity of the sewerage system in the area. These concerns had now been resolved, and had recently led to a condition relating to the drainage system. This would mean that should the application be approved, the site would be developed.
 - They were working in partnership with local builders and affordable housing providers to ensure that the site was being developed. It would not be possible to start the development before the existing permission expired at the end of the summer, and therefore an application had been made to extend the consent.
 - That the company was committed to providing homes on this site.
 - A request was made for the Committee to support the officers' recommendation and to approve the application,
- c) It was proposed and seconded to approve the application in accordance with imposing an agreed condition and the affordable housing scheme.
- ch) In response to a question as to why there was no reference to a contribution for playground equipment or a contribution towards the maintenance of an existing playground, it was noted that as there was no change in the scale or type of development from that previously approved along with the continued existence of a children's playground in the village. There was no justification for providing an amenity area as part of the proposal.

In response to a comment that neither the Community Council nor the Local Member had commented and if the Local Planning Authority had re-consulted them, it was noted that officers would re-consult those Councils who respond consistently, but if they do not receive a response they would not re-ask. In response to an accompanying question that the boundaries of this ward had changed recently and that there was a different Local Member from the one consulted during the previous application. It was noted that the officers had consulted with the current Local Member.

RESOLVED: To delegate the power to the Head of Planning to approve the application

1. **5 years**
2. **In accordance with the plans.**
3. **Slate on the roof**
4. **Highway conditions - entrance, estate road, turning space, kerbs, footway, height of wall/hedge/fence**
5. **Details of fencing and flooding diversion**
6. **Plan of system to control surface water**
7. **Environmental Management Plan - to include lighting scheme and biodiversity improvements**
8. **Construction Environmental Management Plan**
9. **The applicant should adopt and comply with plan number TR-01-VR in the Tree Restrictions Preliminary Report (03.06.13) submitted with application number CO9A/0412/26/LL, and to also appoint a tree specialist and ensure that the obstructions are removed.**
10. **All the work on the trees must be carried out in accordance with British Standard 5837: 2012**
11. **Landscaping.**
12. **Removal of permitted delegated rights for the affordable units**

13. **To agree on external finish**
14. **The southern gable-end window of dwelling 5 on plan number BP/CB/12 submitted as part of application number C09A/0412/26/LL must be of opaque glass and permanently closed**
15. **Welsh names must be used for the development hereby permitted to include the name of the houses and the streets**
16. **The houses hereby permitted must only be used for residential use within the C3 Use Class as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) and not for any other use, including any other use within C Use Classes**
17. **Affordable Housing Scheme agreement condition**
18. **Biodiversity Condition**

9. APPLICATION NO C23/0844/16/AM PARTH 7 PARC BRYN CEGIN, LLANDYGAI, GWYNEDD

Development of 4 commercial units (of varying sizes) inclusive of new vehicular and pedestrian access with car parking.

It was highlighted that the late observations form noted that a Welsh Language Statement had now been submitted together with additional plans displaying the site layout and indicative elevations for a new building on Plot 3 of the site - the plans were consistent with the scale, design and overall industrial nature of the location.

- a) The Planning Manager highlighted that this was an application for outline planning permission to develop four commercial buildings of various sizes on one of the empty plots within Bryn Cegin Business Park, Llandygai.

As this was an outline application, members were reminded that details of access to the site and the internal arrangement had been submitted - the reserved matters would have to be agreed before the planning permission could be implemented. Appearance, Landscaping and Scale. It was reiterated that it was proposed to obtain flexible permission for uses within Use Classes B1 (Business), B2 (General Industrial) or B8 (Storage or Distribution) - the application being one of three current applications for on-site developments.

- C23/0844/16/AM Outline application to develop 4 commercial units (of varying sizes) including a new access for vehicles and pedestrians with a car park (this application).
- C23/0849/16/LL - Full application to construct new industrial units (on the southern part of this application site) - item 5.5
- C23/0850/16/LL - Full application to construct new industrial units (on the north eastern part of this application site) - item 5.6

It was explained that the site was situated on the Bryn Cegin Strategic Regional Business Site approximately 1km south of the development boundary of the Bangor Sub-regional Centre, as defined in the LDP and within the Dyffryn Ogwen Landscape of Outstanding Historic Interest. Reference was made to Policy PCYFF 1 of the LDP that encourages the refusal of developments outside the development boundaries, unless they are in accordance with other specific local or national policies. In this case, when considering its designation as a Business Site in the LDP, there was proper justification to approve this development.

In the context of Economic Development, Parc Bryn Cegin is protected as a

Regional Strategic Business Site for businesses in Use Classes B1, B2 & B8 by policy CYF 1 of the LDP and therefore the proposal is consistent with that policy. During the consultation process the Economy and Community Department confirmed that there was a shortage of such units in the area and the development would meet with recognised demand. It was reiterated that Strategic Policy PS 13 in the LDP aimed to facilitate economic growth by supporting many aspects of the local economy including supporting economic prosperity by facilitating growth at an appropriate rate. It was highlighted that this was a scheme to enable employers to set up a business locally on a strategically significant site. The proposal for suitable uses was considered to be at an appropriate scale for the location within such an industrial site and therefore met with the requirements of the policy PS 13 in the LDP.

In the context of access, it was noted that the development would use a road network designed for the industrial estate with the existing infrastructure designed to cope with transport levels similar to what was envisaged, and the site may be controlled via conditions. It was reiterated that the Bryn Cegin site had been the subject of extensive archaeological excavations and had been known as a historically significant location offering an insight into life of the last years of prehistory in Wales (Iron Age), and the relationship with the Roman Occupation. That said, for practical reasons, not all areas of the site with archaeological potential were excavated during the previous work. Confirmation was received from the applicant that there would be no development in that part of the site, but no further response had been received from the Archaeological Trust. Once confirmation was received from GCAG that they were satisfied with the scheme, it was considered that the scheme could move forward in accordance with the requirements of the policy AT 4 in the LDP.

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

RESOLVED To delegate powers to the Assistant Head of Environment Department to approve the application subject to completing discussions regarding archaeology as well as relevant planning conditions relating to:

- 1. The commencement of the development and submitting reserved matters**
- 2. All materials to be agreed**
- 3. Submission of a Biodiversity Enhancement Plan prior to the commencement of the development**
- 4. Landscaping scheme**
- 5. Welsh Water Condition**
- 6. Highways Conditions**
- 7. Permitted use of buildings for any purposes within Use Class B1, B2 or B8 only**
- 8. Ensure Welsh / Bilingual signs**
- 9. Opening Hours: 08:00 to 18:00 Monday to Friday, 09:00 to 17:00 Saturday and not at all on Sunday / Bank Holidays**
- 10. A Welsh name for the development and ensure that there is Welsh language signage within the site.**

Notes:

1. Welsh Water
2. Land Drainage Unit

10. APPLICATION NO C23/0849/16/LL PARTH 7 PARC BRYN CEGIN, LLANDYGAI, GWYNEDD

Construction of new industrial units.

Attention was drawn to the late observations form that highlighted that a Welsh Language Statement had now been submitted – this went beyond the statutory requirement.

- a) The Planning Manager highlighted that it was a full application for a new building to include four business units on one of the vacant plots within Bryn Cegin Business Park, Llandygai with a view to developing the site for uses within use class B2 (General Industrial) in accordance with the permission for the estate as a whole.

Access to the site would be provided via the existing vehicular entrance which provided access from the inner road that served the wider Parc Bryn Cegin site and it was proposed to provide hard-standings for parking and turning in front of each unit.

It was explained that the application site was located outside the development boundary of the Sub-regional Centre of Bangor as defined in the LDP, however, it was part of a site protected as a Strategic Regional Business Site. It was reiterated that Policy PCYFF 1 of the LDP encouraged the refusal of developments outside development boundaries unless they were in accordance with other local or national planning policies. In this case, when considering its designation as a Business Site in the LDP, there was appropriate justification to approve such developments at this location.

It was noted that in the context of access the development would use a road network designed for the industrial estate and therefore the existing infrastructure was designed to cope with similar transport levels to what had been envisaged. The site could be managed by means of conditions.

The proposal was not considered to be contrary to any material planning policy within the LDP and the proposed development was appropriate for the site, it complied with the relevant policies and was likely to be of strategic importance to the county as a starting point for business developments on the site. Having taken all material planning considerations into account it was not considered that the proposal would be likely to cause unacceptable adverse effects to nearby residents or the community in general.

- b) It was proposed and seconded to approve the application stating that it was good to see a development in Parc Bryn Cegin after twenty dormant years.

RESOLVED To delegate powers to the Assistant Head of Environment Department to approve the application subject to completing discussions regarding archaeology as well as relevant planning conditions relating to:

1. **Commencement time**
2. **Development must be in accordance with the plans**
3. **All materials to be agreed**
4. **Submission of a Biodiversity Enhancement Plan prior to the commencement of the development**
5. **Landscaping scheme**
6. **Welsh Water Condition**
7. **Highways Conditions**
8. **Permitted use of buildings for any purposes within Use Class B1, B2 or B8 only**
9. **Ensure Welsh / Bilingual signs**

10. Opening Hours: 08:00 to 18:00 Monday to Friday, 09:00 to 17:00 Saturday and not at all on Sunday / Bank Holidays

Notes:

1. Welsh Water
2. Land Drainage Unit

11. APPLICATION NO C23/0850/16/LL PARTH 7 PARC BRYN CEGIN, LLANDYGAI, GWYNEDD

Construction of new industrial units.

Attention was drawn to the late observations form that highlighted that a Welsh Language Statement had now been submitted – this went beyond the statutory requirement.

- a) The Planning Manager highlighted that it was a full application for a new building to include four business units on one of the vacant plots within Bryn Cegin Business Park, Llandygai with a view to developing the site for uses within use class B2 (General Industrial) which was in accordance with the permission for the estate as a whole.

Access to the site would be provided via the existing vehicular entrance which provided access from the inner road that served the wider Parc Bryn Cegin site and it was proposed to provide hard-standings for parking and turning in front of each unit.

It was explained that the application site was located outside the development boundary of the Sub-regional Centre of Bangor as defined in the LDP, however, it was part of a site protected as a Strategic Regional Business Site. It was reiterated that Policy PCYFF 1 of the LDP encouraged the refusal of developments outside development boundaries unless they were in accordance with other local or national planning policies. In this case, when considering its designation as a Business Site in the LDP, there was appropriate justification to approve such developments at this location.

It was noted that in the context of access the development would use a road network designed for the industrial estate and therefore the existing infrastructure was designed to cope with similar transport levels to what had been envisaged. The site could be managed by means of conditions.

The proposal was not considered to be contrary to any material planning policy within the LDP and the proposed development was appropriate for the site, it complied with the relevant policies and was likely to be of strategic importance to the county as a starting point for business developments on the site. Having taken all material planning considerations into account it was not considered that the proposal would be likely to cause unacceptable adverse effects to nearby residents or the community in general.

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

RESOLVED To delegate powers to the Assistant Head of Environment Department to approve the application subject to completing discussions regarding archaeology as well as relevant planning conditions relating to:

1. Commencement time
2. Development must be in accordance with the plans
3. All materials to be agreed
4. Submission of a Biodiversity Enhancement Plan prior to the

- commencement of the development**
- 5. Landscaping scheme**
 - 6. Welsh Water Condition**
 - 7. Highways Conditions**
 - 8. Permitted use of buildings for any purposes within Use Class B1, B2 or B8 only**
 - 9. Ensure Welsh / Bilingual signs**
 - 10. Opening Hours: 08:00 to 18:00 Monday to Friday, 09:00 to 17:00 Saturday and not at all on Sunday and Bank Holidays**

Notes:

1. Welsh Water
2. Land Drainage Unit

12. APPLICATION NO C23/0891/22/LL TALYSARN CELTS FC, TALYSARN, LL54 6BY

Creation of new football pitch and erection of new storage shed.

- a) The Planning Manager highlighted that this was a full application for the creation of a new football pitch and the erection of an additional storage shed adjacent to the existing football pitch. The football pitch would be slightly smaller in size than a full-sized pitch, and it was not proposed to install any floodlights.

A revised site plan was submitted, highlighting existing parking along with a land drainage system.

The site was located outside the Talysarn development boundary, but on the outskirts of the village inside a Special Landscape Area, Landscape of Special Historic Interest and Wildlife Site and the site was served by an existing entrance and access road to a nearby class 3 and unclassified county road.

It was explained that policy ISA 2 Community Facilities applied to this application and aimed to protect existing community facilities and encourage the development of new facilities where appropriate. Although the application does not propose new facilities (in terms of land use), it would significantly improve and enhance the existing facilities and was likely to benefit the school and the wider community. It was reiterated that the site was easily accessible by foot, bicycle and public transport, and it was considered that the scale and type of proposal was appropriate in terms of size, character and function of the settlement. The proposal was therefore considered acceptable in principle and was in compliance with policy ISA 2.

In the context of visual, general and residential matters, it was noted that the site was located adjacent to an existing football pitch with associated activities already on the site. However, it was considered that the current use of the application site was occasional and informal and did not include full football matches. Although the site backed onto a residential area, it was not considered that the proposal would have a different impact to what already existed. The site was associated with several amenity paths which were regularly used by the public and it was considered that the use of the site as a whole would be more intense as a result of the site's development.

Comments had been received from Public Protection recommending that the applicant submit a Noise Management Plan that covered matters such as hours and days of use, community liaison, complaints procedures and the required

response/timescales, and prevention of unauthorised use. In addition, it was suggested that a condition be imposed to manage the development hours, and also a condition to manage the noise level emanating from the site were included when it was operational to ensure that the proposal met with the policy requirements of PCYFF 2.

Comments received in objection to the proposal were acknowledged, however, it was not considered that the proposal, with appropriate conditions, would cause significant adverse disruption to the residential amenities of nearby dwellings, and would not alter public use of the nearby footpaths.

In the context of Biodiversity matters, it was noted that recent changes to Planning Policy Wales (PPW) had been considered along with the comments from the Biodiversity Unit. There were no new matters that would have any material influence on the decision, and it was considered that the contents of the ecological report along with the ability to impose conditions to secure mitigation measures and enhancements to biodiversity were sufficient to satisfy the requirements of PPW.

In the context of linguistic matters, it was made clear that the application was to improve community facilities that would be used by the local community. A statement was received from the applicant stating, "The project and the club's language policy address many elements of the 2023-28 Gwynedd Plan including the priority of "Gwynedd Gymraeg". It was added that "the club's activities are operated entirely / a large majority through the medium of Welsh which allows all children (first and second languages) to be able to use Welsh naturally in a social / sporting setting which is such an important foundation to protect and develop the language in our communities in the future."

It was also noted that the football club's website was bilingual and messages on social media prioritised the Welsh language which showed that the club was committed to the language, and supported the above statement.

In the context of archaeological matters, it was noted that GAPS stated that the archaeological potential of this site arose from the Coed Madog historic slate quarry that covered the entire footprint of the football pitches. It was explained that evidence indicated that the site was landscaped some years ago however, it was unclear to what extent any historic structural material had been removed. Despite the possibility that archaeological remains survived beneath the surface, groundworks to varying depths could disturb any remains, however, conditions could be imposed for a programme of archaeological work to be agreed to address this.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- Talysarn Football Club would celebrate its 100th anniversary this year.
 - The current field was provided for the purpose of 1 men's team.
 - There were now children's, youth, women's and men's teams in the club with a waiting list due to the lack of space.
 - The application was in response to the challenge of extending opportunities to the youth and funds had been raised locally for the enterprise.
 - The need and potential had been identified - this was an opportunity to create more facilities and plan ahead so that more of the local community could get involved.

- Long-term lease (25 years) agreed with Cyngor Gwynedd for the land with grants received from Football Wales and Cyngor Gwynedd (depending on the Committee's decision).
- It was not just a Club for the village - several nearby villages used it.
- The Club was a hub for community events.
- The provision would make a difference – the plan was fair and responsible, with the community benefiting from the scheme in the future.
- Gratitude was expressed to the Chair of Talysarn FC and the local community for bringing the application together.

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

RESOLVED: To delegate powers to the Assistant Head of Environment Department to approve the application subject to completing discussions regarding archaeology as well as relevant planning conditions relating to:

1. **Five years.**
2. **In accordance with plans and documents**
3. **No containers or other equipment to be kept outdoors**
4. **No lighting on the site without agreement.**
5. **Landscaping**
6. **Landscape maintenance**
7. **Welsh / bilingual signs**
8. **Provision of disabled parking spaces**
9. **Additional car parking spaces to be completed before the new pitch is used**
10. **Contaminated land survey work condition**
11. **In accordance with the noise management plan**
12. **Archaeological survey work condition**

The meeting commenced at 1.00 pm and concluded at 2.40 pm

CHAIRMAN