
PLANNING COMMITTEE 22/04/24

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

Councillors: Delyth Lloyd Griffiths, Elin Hywel, Gareth T Jones, Huw Wyn Jones, Anne Lloyd Jones, Huw Rowlands and Gruffydd Williams

Others invited - Local Member: Councillor Gareth Williams

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), Iwan Evans (Monitoring Officer - item 5.4 only) and Lowri Haf Evans (Democracy Services Officer).

Swyn Hughes (Professional Trainee in Environment Planning) - observing

1. APOLOGIES

Apologies were received by Councillors Gareth A Roberts, Louise Hughes, John Pughe Roberts and Cai Larsen

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) The following member declared that she had an interest in relation to the item noted:

Councillor Elin Hywel (a member of this Planning Committee), in item 5.1 (C22/0898/42/LL) on the agenda due to a family connection.

The Member was of the opinion that it was a prejudicial interest, and she withdrew from the meeting during the discussion and did not vote on the application.

- b) The following member declared that she had an interest in relation to the item noted:

Miriam Williams (Legal Services) in item 5.4 (C24/0011/30/AM) on the agenda, as she knew the applicant.

The Officer was of the opinion that it was a prejudicial interest, and she left the Chamber during the discussion.

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

- Councillor Gareth Morris Jones (a member of this Planning Committee), in item 5.1 (C23/0898/42/LL) on the agenda
- Councillor Gareth Williams (not a member of this Planning Committee), in item 5.4 (C24/0011/20/AM) 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 18 March 2024 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 aspects of the policies

6. APPLICATION NO C22/0898/42/LL LAND ADJACENT TO EXISTING FUNERAL DIRECTOR WORKSHOP & PUBLIC TOILETS, MORFA NEFYN, LL53 6BW

Construction of Chapel of Rest

Attention was drawn to the late observations form

- a) The Development Control Team Leader highlighted that this was an application that involved constructing a new building to be used as a Chapel of Rest. It was noted that the floor plan showed that there would be an office, cold store, toilet, loading and unloading area for vehicles and space for a Chapel of Rest within the building.

It was explained that the location of the proposal was in the middle of the village of Morfa Nefyn, located adjacent to the B4417 highway, approximately 50m away from the crossroads with the B4412. It was highlighted that there were no other buildings on this side of the road in this location (except for the funeral director's building and existing public toilets).

It was noted that the application was a re-submission of a proposal that was refused under reference C22/0568/42/LL and that the agent of the application had provided a statement in response to the refusal reasons for that application. Originally, it was unclear how the proposed building would operate with the existing building and no information was presented with the application regarding the exact current and proposed use of the existing workshop.

Further information had now been received, confirming that the applicant was one of three on the coroner/police list for dealing with emergency calls in the Pen Llŷn area. The new building would be used to store a hearse, providing a temperature-regulated area and room for the family/doctor to visit the deceased.

It was explained that the existing building was not accessible as there was a staircase down to the part currently used as a temperature-regulated area and therefore a trolley could not be used in compliance with health and safety requirements. In addition, it was proposed to purchase a new hearse and it would not be possible to park this within the existing building as the new hearse was bigger, this meant that the hearse would have to be loaded outside

in a location open to the public. The applicant confirmed that the business would work effectively by using both buildings and the proposal provided showed how the existing building would be used as well as how it would be used should the new building be approved.

It was also noted that a revised site plan had been submitted which extended the application site to improve access into the site, provide three additional parking spaces together with a turning area within the site and to keep the vehicular access doors into the building clear. A Green Infrastructure Plan and Statement proposing hedge planting and installing nesting and bat boxes on the proposed building had also been submitted.

It was highlighted that the application had been submitted to the Planning Committee at the request of the Local Member. The application was deferred at the Planning Committee on 28.11.2022 (at the request of the applicant) to try and solve highways matters and to present further information.

In the context of the principle of the development, it was reported that the site was located in open countryside, outside but abutting the development boundary of the village of Morfa Nefyn. It was considered that there was sufficient justification and rationale to construct a business building as an extension of the existing business in the open countryside and the proposal complied with the requirements of policy PCYFF 1 and criterion 2 of policy PS 5.

In the context of highways matters, it was previously noted that the parking spaces had been set in front of the access doors to the loading/unloading space, and it was unclear what the arrangement would be should the doors need to be used when the parking spaces were in use. It was noted that a revised site plan had been submitted that provided three additional parking spaces together with a turning area, leaving the area in front of the vehicle loading doors empty.

Further observations were proposed by the Transportation Unit that confirmed that there were no objections to the proposal by now, based on the revised site plan (rev E), together with setting a condition to ensure that parking spaces were provided before using the building.

Following receipt of additional revised plans and information relating to the existing building and how both buildings would be used in the future, as well as a site plan with a revised parking arrangement and biodiversity mitigation and enhancement measures, it was considered that the proposal was acceptable and complied with the requirements of the relevant policies. The Planning Authority recommended approving the application with conditions.

- b) Taking advantage of the right to speak, the applicant's agent made the following observations;
- That the existing building was unsuitable for providing a modern service
 - That this was an application to extend the existing building
 - The service was necessary and there was no other suitable site for the company in the village - it was not a business that could be run in a street or an industrial site
 - That the existing site was ideal
 - That the company and Council officers had collaborated well to ensure that each party was satisfied with the application

- c) The Local Member declared an interest and stepped back from the discussion. He highlighted that the application was contentious locally and therefore required the Committee's decision.
- ch) It was proposed and seconded to approve the application, noting that such a service was desperately needed.

RESOLVED: To approve – conditions

1. **5 years**
2. **In accordance with the plans and the green infrastructure plan and statement**
3. **Agree on external finish**
4. **Welsh Water Condition**
5. **Parking**
6. **External appliances may not be installed in relation to the temperature-regulated area without prior agreement with the Local Planning Authority.**

Notes:

SUDS

Biodiversity supervision note

7. APPLICATION NO C24/0071/16/LL CNC FUELS PARC BRYN CEGIN, LLANDYGAI, BANGOR, GWYNEDD, LL57 4BG

Erection of 10 industrial units, new access, parking and landscaping

Attention was drawn to the late observations form

- a) The Planning Manager highlighted that this was a full application to erect a building on a vacant plot of land within the Bryn Cegin Business Park, Llandygai. It was noted that the building would be split into ten units, with the intention of obtaining consent for Use Class B2, namely General Industrial. Despite not being completely relevant to the application, it was noted that there were no specific users for the units yet.

In terms of the principle of the development, it was reported that the site was located outside the development boundary but was part of a site protected as a Strategic Regional Business site within the LDP for B1, B2 and B8 use. It was noted, as the intention was for class B use, it would comply with policy CYF 1 that related to protecting, allocating and reserving land and units for employment use.

It was noted that the plot of land surrounding the building would include 31 parking spaces and the access would be provided through the existing vehicular entrance that provided access from the inner road that serviced the broader business park.

Although fairly large, (floor area of 995m² and 8.2m to the roof ridge), the new building would be of a size, design and materials that would be expected for contemporary industrial buildings. It was considered that the design and appearance was acceptable and complied with policy PCYFF 3. In addition,

impact on amenities could be managed with conditions that related to opening hours and any external machinery e.g. extraction systems.

A statement relating to the Welsh Language had been submitted and, as part of the consultation process, observations had been received highlighting concern about the impact of the development on the Welsh language. In response, an explanation was received by the applicant noting that the units could not be advertised to tenants until the application received Planning permission. To promote the Welsh language, the applicant stated his willingness to collaborate with the Language Unit and create a transfer file for the units that would commit the tenants to the Cynnig Cymraeg (Welsh Offer) that was in accordance with the Language Unit's advice.

It was reported that late observations had been received from the Transportation Unit confirming that there was no objection to the proposal and that a green infrastructure statement had been received that complied with the requirements of Planning Policy Wales. As a result, it was not considered that the proposal was contrary to any material planning policy within the LDP and the proposed development was appropriate for the site and likely to be of strategic importance to the county as a starting point for business developments on the site. The Planning Authority recommended approving the application with conditions.

- b) The Chair noted that the Local Member had apologised that he could not be present, but he had sent the following observations via e-mail:

I have no objection in principle to the proposal as there is local demand for industrial units of this size, but I am concerned that the developer has not provided sufficient evidence to show how this development would increase the use of the Welsh language.

However, I note the willingness of the developer to collaborate with the Council's Language Unit to create a transfer file for the units that would commit the tenants to the Welsh Commissioner's "Cynnig Cymraeg", and I look forward to seeing the outcome of this work.

- c) It was proposed and seconded to approve the application. Welcoming a development on the site that had been dormant for some time

RESOLVED: To approve the application subject to material planning conditions relating to:

1. **Time**
2. **Compliance with the plans**
3. **All materials to be agreed**
4. **Permitted use of Units for any purposes within Use Class B1, B2 or B8 only**
5. **Landscaping / biodiversity enhancements condition.**
6. **Opening hours: 06:30 to 18:00 Monday to Friday, 06:30 to 17:00 Saturday and 08:00 to 16:00 Sunday / Bank Holidays**
7. **Details of any external equipment installed on the building must be submitted.**
8. **No unit should be brought into use until the connection with the public sewer has been completed.**
9. **Act in accordance with the submitted Construction Traffic Management Plan.**
10. **Welsh Water Condition**

11. Ensure Welsh / Bilingual signs

Notes

- Welsh Water
- Land Drainage Unit
- Language Unit

8. APPLICATION NO C23/0936/14/LL CAERNARFON ABBATOIR YSTÂD DDIWYDIANNOL CIBYN, CAERNARFON, GWYNEDD, LL55 2BD

Full application for the erection of a new workshop/office building, a workshop/welding building and a vehicle wash unit together with a private fuel storage tank and other ancillary spaces

- a) The Development Control Team Leader highlighted that this was a full application with the intention to include the following elements:
- Workshop and Office Building
 - Workshop and Welding Unit
 - Vehicle Wash Unit
 - External Storage Area
 - 15 HGV parking spaces
 - 40 parking spaces including 3 disabled and 8 EV charging points.
 - Bike storage area

It was reported that the site was located on Lôn Cae Darbi (unclassified road) on the eastern periphery of Cibyn Industrial Estate and within the Caernarfon development boundary and designated employment site. It was reiterated that the site had been used as an abattoir until recently and the buildings had by now been demolished under advance notice C22/0431/14/HD. It was noted that rubble waste and skips remained on the site following demolition and the vegetation around the site had been cut or removed. The proposal meant erecting buildings as well as using them to service and repair commercial vehicles.

In the context of visual amenities, it was acknowledged that the proposal meant constructing substantial buildings on the site, that was now visible from the Caernarfon bypass. It was also acknowledged that the site was located within an existing Industrial Estate and formed part of a designation for safeguarding B1, B2 and B8 employment uses. The buildings associated with the employment uses would be substantial in terms of their nature and the cross-section plans confirmed that the proposal in question would cause a similar visual impact to that which previously existed on the site. It was reiterated that the proposal provided an external storage area on the site, and the height of what would be stored here could be restricted to 4m by means of a Planning condition; most of the trees and hedges that surrounded the site had been felled but it was proposed to landscape the site to compensate for the loss of this vegetation.

In the context of general and residential amenities, it was noted that the site was located at least 170m away from any residential property, with the nearest houses either located on the Industrial Estate, or on the opposite side of the bypass which ran past the outskirts of the site. On this basis, and that the site was located on an existing Industrial Estate, adjacent to other existing industrial units, it was not considered that the proposal was likely to have a significantly detrimental impact on any nearby residents.

It was reported, in addition to the servicing and repairing commercial vehicles use, that it was proposed to provide 15 HGV parking spaces, 40 general parking spaces (including three disabled and eight EV charging points) and a bike storage area. It was highlighted that a Construction Traffic Management and Environmental Management Plan had been submitted as part of the application that showed that it was proposed to use the site's existing accesses and an HGV turning cycle within the site. The Transportation Unit and the Welsh Government's Transportation Department confirmed that they had no objection and therefore complied with the requirements of policies TRA 2 and TRA 4.

In the context of biodiversity matters, it was noted that biodiversity improvements such as creating habitats through planting and installing nesting boxes and bat boxes on the site had been proposed as part of the ecological report. Although a green infrastructure statement was not formally submitted as part of the application, it was considered possible to assess the proposal and confirm that it complied with the requirements of policy PS19 of the LDP and the updated chapter six of Planning Policy Wales.

It was reported that a Language Statement had been submitted as part of the application, and it stated that the proposal would likely have a positive impact on the Welsh Language. As the proposal was to provide business on a site that was located within an existing Industrial Estate, the Language statement confirmed the business' existing commitment to the Language and that it was proposed to tie the site to that commitment; there was no evidence to show that the development would cause harm to the language and by imposing conditions, it was considered that the proposal was in accordance with policy PS1.

It was not considered that the proposal was contrary to any material planning policy within the LDP and the proposed development was appropriate for the site and likely to be beneficial to the local economy. Having taken all material planning considerations into account, it was not considered likely that the proposal would cause unacceptable adverse effects to nearby residents or the community in general and the Planning Authority recommended approving the application with conditions.

- b) Taking advantage of the right to speak, the applicant's agent made the following observations.
- That this was an application to construct a building to repair commercial vehicles
 - There was an intention to create 23 jobs that would include 15 mechanics
 - The company would collaborate with local colleges to establish apprenticeships
 - That pre-application advice had been received
 - That the application was acceptable - the building was better than the previous building
- c) It was proposed and seconded to approve the application - the plan was too good to lose.

RESOLVED: To approve

1. **5 years**
2. **In accordance with the plans and documents submitted as part of the application**
3. **Colour of finish to be agreed**

4. **PV panel details to be agreed**
5. **Carry out landscaping in accordance with the plan contained within the LVIA (Landscape Visual Impact Assessment)**
6. **Biodiversity improvements must be completed in accordance with the contents of section 4 of the ecological report**
7. **Welsh Name**
8. **Welsh Signs**
9. **Condition for discovery of unidentified pollutants**
10. **Welsh Water Conditions**
11. **Equipment/material to be stored in the external storage area to be no higher than 4m.**

Notes:

Nature Conservation

SUDS

Major applications

Welsh Water Letter

Natural Resources Wales Letter

9. APPLICATION NO C24/0011/30/AM BODERNABWY, ABERDARON, PWLLHELI, GWYNEDD, LL53 8BH

Outline application with some reserved matters (appearance, landscaping) to create five self-build plots for affordable housing

- a) The Planning Manager highlighted, that an outline application was in question to consider the principle of the proposal, and details of the access, landscape and scale of the development. The appearance and landscape did not form part of the application.

It was explained that the existing site was open agricultural land with the surrounding boundaries in a mix of natural hedgerows, earth banks and post and wire fencing - the whole site was outside the existing development boundary of the village of Aberdaron and was therefore a site to be considered in open countryside, with parts of the site's southern boundary partially abutting the development boundary. It was reiterated that the site was within the Llŷn AONB and the Llŷn and Bardsey Landscape of Outstanding Historic Interest designations.

In terms of the development's principle, it was noted that Aberdaron had been defined as a rural / coastal village in the LDP with approximately 95 houses and some facilities within the development boundary - the latest housing figures showed that there was capacity within the Aberdaron supply level for a development of this scale.

With the site being outside the development boundary, it was highlighted that Policy TAI 16 was the relevant policy and consideration needed to be given to the acceptability of the site as an exception site. It was noted in the formal response given to the pre-application enquiry that evidence was needed in the form of a Housing Statement to include an assessment of the need of eligible applicants for affordable housing. Despite this, information was received in the form of a questionnaire completed for local connection for 5 people/couples. It was highlighted that this information, in addition to a chapter within the Planning Statement, was the justification for the need of these five houses, and although there was also reference noting that these individuals had registered with Tai

Teg, no evidence had been submitted in the form of an assessment to prove that these individuals had a real need for affordable housing or the type of houses that they needed.

The officer noted that it was completely essential that applicants for affordable housing were assessed fully for their needs and that 'desire' was not a sufficient reason for the need for affordable housing. Reference was made to the Housing Unit's observations where it was noted that six people were on the Tai Teg register for intermediate properties, but Tai Teg had confirmed that the six, who were on their register for intermediate properties, had not been fully assessed for a self-build plan. As a result, it was not considered that the need had been proven and therefore the proposal did not comply with policy TAI 16.

Reference was made to Policy TAI 8 that also required a housing statement for an application of this size to ensure an appropriate mix of housing. It was reported that no statement had been received, although this had been clearly highlighted in the pre-application advice, and without this information, it was not possible to assess the mix and type of housing provided, their affordable price or how the proposal would address the needs of the local community. Examples of this would be to note that the number of bedrooms in each affordable property would correspond to the needs of the individual. It was also expected for the independent valuation of the houses to be submitted to apply a discount to ensure that they were affordable - the need for evidence of this type was completely essential to conduct a full assessment and was a minimum requirement with this type of application.

In the context of visual matters, it was noted, although this was an outline application, without detailed design details, that consideration needed to be given to the visual impact of the development. It was highlighted that the site was sensitive with an open feel, which contributed to the quality of the landscape. Although there were other houses in the vicinity, the setting of the proposed houses within an open field away from the existing built pattern would stand out, and the impact would be substantial - would change the site's visual appearance. Members were reminded that the site lay within the AONB where the conservation value was of the same status as a National Park and that there was a duty on authorities to protect and improve the natural beauty of the AONB.

It was reported that Natural Resources Wales did not often offer observations on landscape matters, but observations were received advising the need to submit landscape assessments to fully assess the visual impact of the AONB. It was explained that the information had not been sought as this would not make the proposal acceptable as it already did not comply with other policies.

In the context of residential amenities, it was noted that it was inevitable that there would be some impact deriving from the proposal, but considering the location of the site and the fact that the houses could be designed to avoid overlooking and loss of privacy, it was not considered that the proposal was contrary to policy PCYFF 2 that protected general and residential amenities.

It was reported that a Language Statement had been submitted that formed part of the planning statement and that the Language Unit had declared the need to include the latest information from the Census, instead of the 2011 figures. Despite that, receiving such a correction would not make the rest of the development acceptable and it would be unfair to expect the applicant to incur additional costs knowing that this information would not ensure compliance with

all relevant policy requirements. However, no evidence was received that showed that this development would likely be harmful to the language and because the proposal was for five affordable houses, where the occupancy would be limited to local people only, it was not considered that the proposal was likely to be harmful to the language. As a result, it was not considered that the proposal was totally contrary to policy PS 1.

In the context of transport and access matters, it was highlighted that the Transportation Unit had received late observations that confirmed that they had no objection to the proposal and it was possible to set conditions to ensure safe access to the site.

In the context of biodiversity matters, although additional observations had been received by the biodiversity unit, they did not respond to any additional information and, consequently, the planning authority's assessment remained relevant. It was explained that the development site was approximately 150m from a watercourse, hydrologically linked to the Pen Llŷn and Sarnau Special Area of Conservation (SAC) and the West Wales Marine Special Area of Conservation. It was reported that Natural Resources Wales had highlighted concerns about disregarding the proposed development's harm to the SAC. It was reiterated that the Biodiversity Unit agreed that there was a need to conduct a Habitats Assessment under the Conservation of Habitats and Species Regulations considering the size of the development and its location near a Special Area of Conservation, but unfortunately, not enough information had been included with the application to be able to complete the assessment - the application was therefore contrary to policy PS 19, AMG 5 and the Conservation of Habitats and Species Regulations.

The Planning Authority was eager to emphasise that it was fully aware of the current housing situation in the village of Aberdaron and how difficult it was to find a house at an affordable price. It was expressed that the principle of a new residential development that would contribute towards meeting the local need would be fully supported and there was support for that within the LDP's policies. However, it did not mean that any proposal submitted could be approved and there was a need to ensure that proposals fully complied with the requirements of relevant policies that protected an extremely sensitive area from unacceptable new developments. The disappointment of receiving an application with lack of substantial evidence was reiterated, although the needs of the application had been highlighted in the pre-application advice.

The recommendation of the Planning Authority was to refuse the application. Three reasons for refusal were listed relating to the visual impact of the development, lack of information about the need and mix of housing, and lack of information to complete an assessment under the Conservation of Habitats and Species Regulations.

- b) Taking advantage of the right to speak, the applicant made the following observations;
- There was no guarantee of being able to live at home
 - The youth of the area was acknowledged as 'the caravan generation' who had to live in a caravan in their parents' garden as they could not afford to buy a house locally
 - That they asked for the right to live within their square mile
 - The average house price in Aberdaron was £376,000 - there was no hope of affording this and therefore were forced to move out of the area - no

fairness in this

- Aberdaron was a small Welsh community that was dying on its feet. Without any affordable housing for young people, there was no future for the community. This was a heartbreaking situation when communities were seen thriving in other places.
- This was only an application for five houses; Five houses for five local families
- Ysgol Gynradd Abersoch had to close because local people had been priced out of the area - would this be Aberdaron's fate?
- Cyngor Gwynedd's priorities were to put the people of Gwynedd at the centre of everything - by refusing the application, this would not put the people of Gwynedd at the centre
- The wish was to live at home. Do not take the right away from us

c) Taking advantage of the right to speak, the Local Member made the following observations;

- 'Housing Emergency' - words that were often heard, and local people were priced out of their area. Consequently, communities were lost - the emergency had hit Pen Llŷn
- The average house price in Aberdaron was £376,000 - there was no hope for young people to afford these houses on low incomes
- Daily Post headings noted that only 2% could afford to buy a house in Aberdaron
- The application in question was a golden opportunity - the landowner offered plots of land to construct houses
- The idea / plan was one that people craved in the area
- Local people had already shown an interest
- Although the officers recommended refusal, there were positive observations to the application
- The Community Council, unanimously supported the application and Welsh Water had confirmed that there was existing capacity to link to the public system
- Although some concerns had been highlighted by Natural Resources Wales, it was possible to overcome them
- AONB noted that the plan was not intrusive to the landscape - if screening, it could contribute to local biodiversity
- The Biodiversity Unit noted that the assessment was good
- The Housing Strategic Unit noted that the plan partially addressed the need
- Cyngor Gwynedd took pride in the fact that they put the people of Gwynedd at the centre of everything they do, if so, they had to support the application and support young people's wish of living within their square mile - the recommendation was to refuse! Refuse the opportunity for youth to stay home!!
- Although officers noted that the site was outside the development boundary, maps highlighted that it would form a tidy extension to the village and a cluster within the 20mph.
- That two houses already existed in the field that had been built through a previous successful project in 2011
- Although the 5 local people / couples had registered with Tai Teg, it seemed that evidence was needed in the form of an assessment to prove 'real need'. Why had this not been discussed in the pre-application advice?
- Although the officers noted that the site was fully visible within the AONB, it was noted that the AONB officer had had the opportunity to present

observations and had noted that the development would not be intrusive to the landscape. Therefore, why raise a concern if the AONB officer was happy with the application?

- There was also an intention to keep public footpath 17 that ran along the boundary and was useful to walk to the village
- There was an intention to plant trees that would add to the area's biodiversity
- In the context of 'ease of arrangements to find and give an opinion and advice before the applicant went ahead to submit an application', it was noted that there was disappointment that information had been presented following pre-application advice, how was the applicant therefore meant to know to do things differently? The appropriate steps had been addressed.
- This was not an application that had been 'thrown together' - preparation work of over a year with research and amending information and feedback following pre-application advice - this was an outline application; therefore it would be difficult to present detailed plans.
- The refusal reason that the development would 'have a harmful impact' was very disappointing. This did not make any sense - the community was dying because young people moved away to live. There was no community without young families. This regenerated a community; it did not create an impact
- There was a duty on the Council to support young people instead of hiding behind policies. Pleaded that the Committee supported the application and give the young people of Aberdaron the opportunity to stay in their community.

- d) It was proposed and seconded to approve the application, contrary to the recommendation because the development did not create a visual impact on the landscape, and it abutted the development boundary.

Although they were not Planning reasons, the proposer noted that the plan was an affordable way of erecting houses in Aberdaron, instead of forcing young people to move to a different area. Such a plan would keep people local and protect the language. He reiterated that the AONB officer was happy with the plan and that the demand had been proven locally.

In response to the reasons, the Monitoring Officer noted that some elements of the application were acceptable but that a lack of necessary information that would ensure appropriate conditions for affordable housing had not been presented e.g., discount size. The Assistant Head reiterated that the lack of evidence was a problem, because evidence about the demand and the affordability was fundamental to making a decision. He also noted that conducting a habitats assessment was a legal requirement on the Council and this information had not been presented with the application. Despite supporting the application, it was not possible to recommend approval without evidence. He suggested that the Committee deferred making a decision and apply for evidence to overcome the refusal reasons and conduct a site visit to assess the relevance of the site within the wider area.

An amendment was proposed to approve the outline application on condition that information was presented, as well as a correct environmental assessment of the site.

In response, the Monitoring Officer noted, despite being an outline application, it would not be possible to decide on approving and then ask for information -

implementing this would be a legal risk.

The amendment was not seconded

- e) During the ensuing discussion, the following observations were made by members:
- The land abutted the village boundary
 - There were not many suitable locations in Aberdaron to build houses - this would be the best place to build five houses

 - Despite being supportive of affordable housing, the application was premature
 - There were numerous barriers here for people who wanted to live in their habitat
 - Agreed with the applicant and the Local Member that people had a right to live at home

In response to an observation regarding whether the officers had discussed the lack of information submitted with the applicant, the Planning Manager noted that pre-application advice had been implemented where it was listed in detail what needed to be done, but they did not return to the applicant because enough information had been presented in the pre-application advice.

In response to a question regarding why the plot of land was not included by Self Build Wales, the Monitoring Officer noted that this specific application looked at the process of using Tai Teg. The Planning Manager reiterated that consents for 106 did not fall under Self Build Wales.

- f) An amendment was proposed and seconded to defer the application in order to receive more information and conduct a site visit by ensuring sufficient time for the applicant to present information.

RESOLVED: To defer in order to conduct a site visit and request more information and evidence from the applicant

The meeting commenced at 1.00 pm and concluded at 2.25 pm

CHAIRMAN