



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 30TH SEPTEMBER, 2024

NOTE

This meeting will be webcast

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

Location

**Hybrid - Siambr Dafydd Orwig, Council Offices, Caernarfon LL55 1SH
and Virtually via Zoom**

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(DISTRIBUTED 20/09/24)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (10)

Councillors

Elwyn Edwards
Elin Hywel
Huw Wyn Jones
Edgar Wyn Owen
Huw Rowlands

Delyth Lloyd Griffiths
Gareth Tudor Jones
Olaf Cai Larsen
Gareth A Roberts
John Pughe

Independent (4)

Councillors

Louise Hughes
John Pughe Roberts

Anne Lloyd-Jones
Gruffydd Williams

Lib/Lab (1)

Councillor Gareth Coj Parry

PROCEDURE FOR SPEAKING ON PLANNING APPLICATIONS IN THE PLANNING COMMITTEE

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

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

AGENDA

1. APOLOGIES

To accept any apologies for absence.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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

3. URGENT ITEMS

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

4. MINUTES

6 - 19

The Chairman shall propose that the minutes of the previous meeting of this committee, held on the 9th of September 2024, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1. APPLICATION NO C24/0362/38/AC WOODCROFT, 20 - 35 LLANBEDROG, PWLLHELI, GWYNEDD, LL53 7UA

Application for the amendment of condition 2 of planning approval C21/1210/38/LL to refer to amended plans submitted as part of this Section 73 Application rather than the plans referred to as submitted on the 14/12/21 as referred to in Condition 02.

Local Member: Councillor Angela Russell

[Link to relevant background documents](#)

5.2. APPLICATION NO C24/0413/30/LL CARAVAN PARK, TIR GLYN, 36 - 58 UWCHMYNYDD, PWLLHELI, GWYNEDD, LL53 8DA

Full application for the change of use of an agricultural field to accommodate 10 seasonal touring caravan pitches additional to the main site, the erection of a toilet/shower block, soft landscape improvements, proposed entrance/exit and installation of treatment plant.

Local Member: Councillor Gareth Williams

[Link to relevant background documents](#)

**5.3 APPLICATION NO C23/0883/43/LL GWYNUS, LLITHFAEN, 59 - 78
PWLLHELI, GWYNEDD, LL53 6LY**

Full application for the conversion of an existing stable block to residential dwelling with a single storey extension

Local Member: Councillor Jina Gwyrfaï

[Link to relevant background documents](#)

PLANNING COMMITTEE 9 September 2024

Present: **Councillor Elwyn Edwards (Chair)**
 Councillor Huw Rowlands (Vice Chair)

Councillors: Delyth Lloyd Griffiths, Louise Hughes, Elin Hywel, Gareth T. Jones, Huw Wyn Jones, Anne Lloyd Jones, Cai Larsen, Edgar Owen, Gareth Coj Parry, John Pughe, John Pughe Roberts and Gruffydd Williams

Others invited - Local Members: Councillor Arwyn Herald Roberts and Councillor Gareth Williams

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

Sian Dafydd (Planning Department) - observing

1. APOLOGIES

Apologies were received from Councillor Gareth A. Roberts and Councillor Menna Baines (Local Member)

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) Councillor Cai Larsen (a member of this Planning Committee), in item 5.4 (C24/0205/32/LL) 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 and did not vote on the application.

- b) The following members declared that they were local members in relation to the items noted:
- Councillor Arwyn Herald Roberts (not a member of this Planning Committee), in item 5.1 (C24/0363/17/LL) on the agenda.
 - Councillor Gareth Williams (not a member of this Planning Committee), in item 5.4 (C24/0205/32/LL) on the agenda
 - Councillor Gareth T. Jones (a member of this Planning Committee) in relation to item 5.5 (C24/0478/42/DT) on the agenda

3. URGENT ITEMS

As a matter of order, it was reported that since the Chair was joining the meeting virtually, the Legal Officer would announce the results of the voting on the applications.

4. MINUTES

The Chair signed the minutes of the previous meeting of this committee, held on 29 July 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 policy aspects.

5.1 Application Number C24/0363/17/LL Land near Bryn Llifon, Carmel, LL54 7RW

Construction of affordable dwelling together with creating a new vehicular access to the county highway.

- a) The Planning Manager explained that this was an application to erect one single-storey house sited on a section of an open field outside but abutting the development boundary of the village of Carmel.

It was reported, in terms of the principle of the development, that figures indicated that there was currently capacity in Carmel for this development, however the site was outside the development boundary, and it was necessary to ensure that the proposal satisfied policy TAI 16 that is material to rural exception sites. It was added that sufficient information had been submitted as part of the application to accept that there was a proven local need for affordable housing that cannot be delivered within a reasonable timescale on a market site within the development boundary. An open market valuation was received for the house shows that indicated that a discount of 40% could be imposed should the application be approved.

In the context of the dwelling's dimensions, it would measure approximately 89 square metres with a living/dining room, two bedrooms, an office together with a 20 square metre garage. Based on the additional information received from the agent explaining that the applicants were a young couple who intend to bring up a family in the near future, and this home would enable them to stay in Carmel, it was considered reasonable to support a house of this size as it would ensure that the dwelling would meet the needs of the current applicants and in the future. It was noted that it was not substantially contrary to the guidance in the affordable housing planning guidance in terms of the size of affordable housing.

In the context of the dwelling's design it was considered that the design and the materials were fairly standard and appeared to be acceptable. However, it was highlighted that policy TAI 16 requires proposals to form a reasonable extension to the settlement. It was noted that the site abuts the development boundary, the proposal involved erecting a new house in an open field with a new access track 40m away from the highway. It was reiterated that the boundary of the Bryn Llifon property (which is by the side of the new access) created a natural boundary for the village and that property was close to and faced the highway. As it was proposed to locate the house away from the highway and far behind the Bryn Llifon development line, it was considered that it did not follow the village's natural development pattern. Reference was also made to the plot at Mount Pleasant Terrace located away from the site and separated by an access track and garden areas with a variety of garden buildings such as sheds and garages. It was considered that the plot lies separate to the built form where the site would be visible from the proposed access, it was not considered that the dwelling would be seen in the same context as the terraced houses.

In the context of general and residential amenities, it was highlighted that the location of the house and the location of the windows had received full consideration when designing the property and there was no concern about the impact on neighbours. Attention was drawn to the need to acknowledge that there would be some impact on Bryn Llifon due to the location of the access and the track, as this proposal was small-scale and for only one residential dwelling, it was not considered that the level of traffic and disturbance would not have a substantial damaging detrimental impact on the amenities of Bryn Llifon. It was noted that the access had been designed to a standard and that the Transportation Unit had no concerns.

It was reported that linguistic, biodiversity and infrastructure matters had received full attention, and it was considered that the proposal met with the relevant policies. However, the Planning Services recommended that the application should be refused as the proposal was not considered to form a reasonable extension to the settlement.

- b) Taking advantage of the right to speak, the applicant noted the following observations:
- Her husband would be the 6th generation of his family to live in Carmel.
 - The land had been for sale and they had therefore taken the opportunity to buy it. This had given them hope to stay in the local area.
 - They had received approval from Tai Teg.
 - There had been no change in two years - and despite the term 'affordable' the costs of undertaking surveys to get an affordable dwelling were not so.
 - That the Local Development Plan (LDP) stated 12 houses for Carmel over the Plan's period - only 2 houses had been built.
 - They were contributing to the local economy and worked in the local area.
 - There was sufficient information here to justify a house for a young local family.
- c) Taking advantage of the right to speak, the Local Member made the following observations:
- Affordable housing was required for local people - rural communities were suffering.
 - The young couple's roots were in the area and they wished to establish a home in the area.
 - They had received approval from Tai Teg.
 - This design was for a single-storey dwelling, that would be sunk low into the landscape to reduce its impact.
 - That the size was acceptable and was a good example of an affordable dwelling.
 - No objections had been received, particularly from local residents.
 - The Community Council was supportive.
 - The local member supported the application and welcomed similar applications to keep Carmel viable.
- ch) It was proposed and seconded to approve the application, contrary to the recommendation.

Reasons:

- That the extension to the settlement was reasonable
 - The need for an affordable dwelling had been proven.
- d) During the ensuing discussion, the following observations were made by members:
- Given, the full picture, the application was acceptable.

- Not many opportunities arose for local people.
- It did not appear to be intrusive.
- The need for affordable housing had been proven.

RESOLVED: To approve contrary to the recommendation

1. **5 years**
2. **In accordance with the plans**
3. **Materials**
4. **Withdrawal of permitted rights and C3 use only**
5. **Section 106 Affordable Housing Condition**
6. **Landscaping and land drainage and boundary details,**
7. **Biodiversity condition/biodiversity enhancements**
8. **A Welsh name for the property.**

5.2 Application Number C24/0306/14/AC Bron y Gaer Ffordd Bethel, Caernarfon, Gwynedd, LL55 1DY

Vary condition 2 of the original planning permission C23/0122/14/DT to change the proposal's design.

- a) The Development Control Team Leader highlighted that the proposal was to vary condition 2 of the original Planning Permission to change the design of extensions from a two-storey extension to the side of the property and a single-storey extension to the rear, to a single-storey flat roof extension only. It was explained that the existing property was a two-storey semi-detached house located within the development boundary of the town of Caernarfon and the residential area.

The application was submitted to the Committee as the applicant was employed in the Planning Department of Cyngor Gwynedd.

In the context of visual amenities, it was noted that a single-storey extension was situated at the back of the property, but it was visible from the front of the property as its width was a little more than the existing house. However, it was not considered that the visual impact was unacceptable given that the two-storey side extension, which was part of the original permission, had by now been removed.

In the context of general and residential amenities, it was noted that the curtilage had a fairly extensive curtilage with a large garden in the back with established shrubs, trees and *cloddiau* screening the rear of the site from the backs of adjacent dwellings along with the grounds of the primary school located directly behind the site. It was reiterated that the proposed extension was single-storey and included openings, it was not considered that they caused an unacceptable overlooking impact to any nearby property and would not cause an increase in disruption as the use of the site was already residential. There was no increase in the number of bedrooms and there were sufficient parking spaces in front of the property already.

When discussing biodiversity matters, it was noted that it was proposed to install bird boxes on the property to improve the site's biodiversity and any external lights would be installed downwards to reduce light pollution.

It was considered that the proposal was acceptable, and it was recommended to approve the application subject to relevant conditions.

- b) The Local Member had declared an interest as he knew the applicant.

It was proposed and seconded to approve the application.

RESOLVED: To approve

- 1. In accordance with the plans**
- 2. Time**
- 3. Ensure biodiversity enhancements**

5.3 Application Number C24/0532/25/LL Land near Pentir Substation, Bangor, LL57 4ED

Proposed Energy Storage Facility, associated access, landscaping, infrastructure, ancillary equipment, with import and export capacity to grid connection of 57MWac.

Attention was drawn to the late observations form which contained observations from the Transportation Unit.

- a) The Development Control Officer highlighted that this was a full application for the installation and operation of a Battery Energy Storage System - BESS, including energy storage units, electricity substation, site access, landscaping and supporting infrastructure on land west of the existing Pentir electricity substation. Attention was drawn to all the application's elements, and it was noted that the proposal would enable effective use to be made of the sustainable energy, which was already being generated. It was reiterated that an underground cable connection to the electricity grid would be secured via a separate planning application.

It was reported that the site comprised 2.57 hectares of rough pasture in an Open Countryside site outside any development boundary and due to the size of the site, it was explained that the applicant had undertaken a pre-application consultation as was required for the development defined as major by the Welsh Government. It was noted that the development had been screened for the Environmental Impact Assessment and it was considered that the impact on the environment was insufficient to justify submitting an environmental statement with the application.

Reference was made to the response and observations of the Highways Unit confirming that they had no objection in principle to the proposal, subject to conditions to ensure that the assessment of the road's condition is completed prior to and after the construction work, and that the Environmental Construction Management Plan and the Construction Traffic Management Plan are submitted and approved.

In the context of the principle of the development, it was highlighted that justification had been given in the Planning, Design and Access Statement to situate the resource on the proposed site based on the proximity of the Pentir Sub-station and the complexity and impact on the landscape of installing cables to connect the battery storage and the National Grid network, which would therefore meet with the requirements of Policy CYFF 1 - that the location was suitable. It was reiterated that Policy ISA 1 was also supportive of proposals for water, electricity, gas services, etc., to improve the provision, subject to

detailed planning considerations and noted the importance that the infrastructure provision for the development site is located and designed in a way that reduces the impact on the natural and built environment. By situating the development on this site close to the existing substation, it was considered that the proposal was acceptable in environmental terms.

It was acknowledged that there would be some disruption during construction that would continue for approximately 12 months, however, after this the site would be managed remotely and there would be no staff present at the site, only occasionally for maintenance.

Based on the information submitted it was considered that all the impacts had been sufficiently mitigated, and that the proposal would not be detrimental to visual amenities, to any unacceptable impacts on nearby sensitive uses, or water quality; the location has been justified without cumulative unacceptable impact on the landscape with the equipment being removed from the site at the end of the scheme's life. Consequently, the proposal was considered acceptable, and it was recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the applicant made the following observations.
- That the proposal was to supply an energy storage facility that was essential for the future of low carbon renewable energy.
 - That the scheme was in accordance with the requirements of the Welsh Government.
 - The storage of energy was key to achieving net-zero.
 - The scheme would offer work opportunities to local people.
 - That the increase in the use of energy storage was in response to supply and demand.
 - That sufficient and established screening already existed near the sub-station.
 - That the proposal would not create an impact on the landscape - this is hard grazing land that is low in biodiversity. Despite this, it was intended to undertake more planting to reduce the visual impact.
 - Consultation meetings have been conducted with local residents and Pentir Community Council.
 - They had worked with the planning officers and stakeholders.
 - The scheme had community benefits.
- c) Although the Local Member was not present, the member had noted in an e-mail to the Chair that she supported the proposal on the grounds of sustainable development, i.e. that energy storage appeared to be an essential technology when trying to deliver the net zero goal.
- ch) 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 receipt of the observations from the Transportation Unit and the Public Protection Service and the following conditions:

- 1. Five years.**
- 2. In accordance with the plans/details submitted with the application.**
- 3. Compliance with the landscaping scheme together with future maintenance work.**

4. Compliance with the recommendations of the Initial Ecological Assessment, Arboriculture Impact Assessment and the Green Infrastructure Statement.
5. Prior submission of an Environmental Construction Method Statement to the LPA.
6. Submission of a Construction Transport Management Plan.
7. Agree on the external materials for the structures.
8. Ensure a Welsh name and bilingual signage with priority given to the Welsh language.
9. Agree on an Archaeological Work Programme
10. Submission of an Environmental Management Plan
11. Transportation and Public Protection conditions, as required
12. The site must be restored to the condition agreed with the Planning Authority once the development's operational period has ended

Notes:

**Water and Environment Unit
Natural Resources Wales
Gwynedd Archaeological Planning Service**

5.4 Application Number C24/0205/32/LL Land Near Cae Capel, Botwnnog, Pwllheli, LL53 8RE

Full application to construct 18 affordable houses with associated developments.

Attention was drawn to the late observations form which referred to additional correspondence received raising concern about matters raised in the report.

Some members visited the site on 16-07-24.

- a) The Planning Manager highlighted that this was an application to erect 18 affordable dwellings offering bungalows, providing a new access off the main road that runs through the village, creation of landscaped areas, creation of open play areas, erection of boundary walls and fences and associated drainage work including a sustainable surface water drainage area.

In the context of the principle of the development, it was reported that the latest housing figures indicated that there was capacity within the indicative housing supply for the settlement. It was reported that the site was located within the development boundary and had been designated specifically for 21 units. It was explained that the proposal had been earmarked for a specific number of dwellings, justification was required for a smaller number. In the case of this application, the provision was smaller due to the need to provide a play area and open space and land to provide a sustainable land drainage system and therefore it was considered that there was justification for a smaller number of dwellings.

Although objections had been received on the grounds of over development, given that the application was for a smaller number than had been designated, the intention was to have 100% affordable dwellings, that the floor area of the houses would be restricted

to affordable housing standards, that there was a provision for open spaces within the site, it was not considered that there was any evidence of over development.

It was reiterated in accordance with Policy TAI 8 statements and the evidence received noting the reasoning behind the housing mix proposed together with confirmation from the Housing Strategic Unit, that the houses would contribute directly to the aim of Cyngor Gwynedd's Housing Action Plan to provide more houses to meet the existing high demand in the county, whilst also noting that the plan offered a good mix of houses.

It was noted that the LDP recognised the village of Botwnnog as a Service Village and the Affordable Housing SPG noted that 'local' refers to a 5-year connection with the relevant Authority where the application is located. Therefore, this means the entire Gwynedd planning area. It was stated that many observations had been received questioning the need for the number of houses, and the type of housing, however it was explained that the status of Botwnnog in the LDP meant that new houses were to serve Gwynedd as a whole was what was expected for this site. Reference was made to the Strategic Housing Unit's figures stating that 2374 applicants had registered on the Housing Options register for social housing, with 882 applicants registered with Tai Teg for an Intermediate property and although some applicants could appear on both registers, the figures were proof of the undisputed need for affordable housing in the Gwynedd planning area.

In the context of Policy TAI 15 a minimum of affordable housing was required; however the policy did not prohibit a higher provision. As there was strong evidence of the need for affordable housing, there was no policy reason to object to the proposal of providing 100% affordable housing.

In accordance with the requirements of PS 1, a report was received in the form of a Community and Linguistic Statement which concluded that the proposed development would have a small impact on the Welsh language and community, but that it was unlikely to lead to any harm due to the size of the development and the proposal was to provide affordable housing for local need.

After issuing the late observations form to the committee, further observations had been received noting that discussions were continuing with the developer to develop a specific allocations policy for this site and there was also reference to this in correspondence from the agent. It was explained that the Council's Housing Allocation Policy was a matter beyond the planning application and the Planning Committee could not change the policy. It was noted that this was not a valid reason to refuse permission or to revoke the decision, however, this could not prevent discussions from continuing outside the planning process. Policy PS 1 only permitted proposals to be refused should they cause significant harm, and although observations had been received, no robust evidence had been received to prove that the development would cause significant harm to the language or the community.

In the context of general and residential amenities, it was considered that the houses had been designed to a quality standard which would be in-keeping with the feel of the village and would not have a detrimental impact on neighbours' residential amenities. It was noted that an element of the proposal involving the elevations facing the public highway had been amended, to ensure that the form and setting of the houses reflect better and offer a more welcoming picture. The proposal would also include provision

of open spaces with a means to impose a condition to ensure the play equipment provision.

Attention was drawn to the concerns received regarding the capacity of local schools to cope with the proposal, however it was pointed out that there was sufficient capacity in the schools and therefore there were no grounds to request a contribution towards improvements or as a reason to refuse the application. It was also highlighted that concerns had been received about the capacity of the local surgery. It was explained that a letter had been addressed to the Local Health Authority and to the GP's Surgery in Botwnnog, but no response had been received. It was reiterated during the process of designating the site, that the Health Board had been consulted and no objection had been received to the proposal then either. Given that no robust evidence had been received regarding capacity and infrastructure matters, there was no justification to refuse the application or to ask for a financial contribution from the developer under ISA 1.

It was noted that transportation, archaeological, biodiversity, flooding and infrastructure matters had been fully considered. It was considered that the proposal met the relevant policies and it was recommended to approve the application.

- b) Taking advantage of the right to speak, the applicant noted the following observations:
- That Local Authority officers supported the scheme and had considered all the matters in detail.
 - The proposal offered a 100% affordable development on a piece of land that had been earmarked within the LDP - this was much more than the required 10%.
 - The development would provide 18 affordable homes with a mix of bungalows and 2- and 3-bedroom houses.
 - The development would offer different affordable tenures in response to local demand, be they individuals or families.
 - There was local objection on the grounds that an affordable housing development of this scale was not needed, and the Community Council referred to the 2022 Survey of Housing Needs. The need had increased further since then, with current data indicating that the local need was significantly more than the size of this proposal.
 - The LDP had noted Botwnnog as a Service Village, serving the wider community. As a result, consideration should be given not only to the demand for housing in Botwnnog, but for the demand for housing in the communities and the wards surrounding the development.
 - The Housing Strategy Unit supported the plan.
 - The adopted LDP noted that there was a clear need for affordable housing provision in service villages, such as Botwnnog. Consequently, there was no requirement to prove the need as it had already been proven when the land was earmarked within the LDP. Therefore, the local need for this scheme was clear.
 - In considering the concerns about the Welsh language, it was evident that the level of local demand for affordable housing was high and therefore the scheme would be occupied by local people. They will have the same language characteristics as the local population as they would already be living in the area. Therefore, the impact on the Welsh language would be comparatively

little, if at all, and it would not be sufficient to harm the area. Officers from the Local Planning Authority had accepted this and were satisfied with the plan.

- That providing such affordable developments was key to ensuring that local residents were able to stay in their communities rather than having to leave the area to find suitable housing.
- Should the Committee decide to approve the application, Adra had offered to undertake discussions with the Local Authority and Cyngor Gwynedd to agree on a local allocations policy for the homes. This was beyond policy requirements and was a reflection of their commitment to respect the area's special features.
- While there was an objection that the scheme was an over development, it was clear that it had been planned well, including an extensive open space and a suitable density. Indeed, the scheme proposed three fewer properties than the number noted in the LDP, specifically to ensure the site's suitability and its context.
- In terms of the concerns regarding the capacity of the sewerage system, highway safety, and the capacity of the schools, Welsh Water, the Authority's Highways and Education Departments were satisfied and were in favour of the plan. Therefore, there were no grounds to object the plan on these points.
- All in all, the proposal before them complied in full with the LDP, and following detailed consideration, the Local Authority officers fully supported the plan. There were no robust grounds to divert from their professional advice.
- The development was for 100% affordable housing on a designated site and would make a significant local contribution to address the housing crisis.
- The members were asked to support the application in accordance with the officers' advice.

c) Taking advantage of the right to speak the Local Member noted the following observations:

- That everyone in the local community had highlighted their objections/ concerns regarding the plan.
- This was an application for 18 houses in a small field in the centre of the village of Botwnnog.
- There was a social housing estate already in the village and an extension to that estate had been refused.
- Such a development would change Botwnnog.
- There was a lack of housing need - Tai Teg facilitators had proven this by noting that only four families had chosen the village as their chosen area, but not their first choice.
- A house had recently been empty and social media had to be used to try and find a family as no one needed it - this was proof of the lack of need in the area.
- The price of a house in Botwnnog was at least £300k - there was no hope for young families to buy a house here and therefore they left the area. This was the crisis and 18 rental houses was not the right solution.
- That the site was ideal for housing that would improve the community without a detrimental impact.
- Botwnnog was a Welsh speaking community and therefore there was a need to ensure that the language was protected.
- Llanllechid Community Council had been in contact to advise Botwnnog Community Council to push against this proposal as a similar application in Dyffryn Ogwen had been approved and had destroyed the community.

- Adra is a business. This was a financial application without any consideration about the impact on the Welsh language and Welsh speaking communities. Getting their rent was all that mattered to them.
- There was a recent application in Aberdaron where the construction of five houses would have a 'significant detrimental impact on the community' and it was ironic that this proposal was acceptable.
- The proposal would be ideal for affordable dwellings for local people to buy - this was supported.
- There were 70 houses in the village. Another 18 would be an increase of 25% - this would be an over development.
- Should this be approved, then 35% of the whole village would be rented property.
- The application was unnecessary and had no character. There was a plea to the Committee to refuse the application.

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

Reason: No local need.

In response to the reason for refusal, the Assistant Head of Planning noted that the reason was a valid planning reason for refusal, however, there was robust and sufficient evidence that clearly reflected the need.

- d) During the ensuing discussion, the following observations were made by Members:
- Following a site visit, the field appeared to be small for 18 houses.
 - That the development appeared to be large for a small village - it would affect the character of the village.
 - The houses had been placed too close together - this would certainly cause stress.
 - There was no local demand for the houses.
 - The construction of these 18 houses was a major development. There were strong local concerns about the development and the impact on the Welsh language - it would harm the community - this was contrary to Policy PS1 'significant harm to communities'.
 - Although the need to adhere to policies was appreciated, the committee had a responsibility to acknowledge that the housing situation had changed during the LDP's period. Would it be possible to consider phased construction or adapt the development to better suit the village?
 - Would it be possible to consider that the site was for the 'Botwnnog local community' and not the 'local Gwynedd community'?
 - There was clear and strong local objection to the application - this was unusual.
 - It was accepted that there may be a need for a social housing estate in towns, but this was not so in villages.
 - There was a need to secure the continuation and prosperity of Welsh speaking communities. The area had a linguistic significance - this needed to be protected. This was proposed as another basis to refuse the application.
 - There was a need to adhere to the Council's policies - the LDP had identified the site as being suitable for 21 houses.
 - The application responded to the housing crisis. People really needed housing in Gwynedd. Should this be refused, then the application would go to appeal.

The appeal was likely to approve the application as it was in compliance with local policies. The Committee's role was to adhere to its Policies.

- It appeared that different figures had been shared that were misleading. Clarity and assurance were required on the number who needed a house - it was proposed to defer the decision in order to get the correct figures.
- It would be difficult to refuse affordable housing.
- A clear definition was required of the meaning of 'local' in this context.

- dd) In response to the proposal to defer to receive the correct figures, the Head of Legal Services noted that the information in the report was sufficient. Botwnnog was a Local Service Village and therefore the figures reflected the County's need. The Assistant Head of the Environment Department added that the information in the report confirmed the need and there was no certainty regarding what other information was available.

In response, the Member noted that she could see two sides to the figures and she needed certainty, but she accepted the explanation and withdrew her proposal.

In response to the observations in the discussion, the Assistant Head of the Environment Department stated that the officers' report was very detailed and included evidence of the serious need for affordable housing. He noted that the Committee had approved similar developments, and the role of these developments was to address the need for affordable housing in the County. Considering the site for the 'local Botwnnog community' and not the 'local Gwynedd community' would deprive people of housing and would restrict those who were eligible. He added that the site was a designated in the LDP and therefore the principle was acceptable. He highlighted that Committee Members had a statutory responsibility to support the LDP decisions.

Since the land was designated in the LDP, should the application go to appeal, there would be significant costs to the Council as the Local Planning Authority would not be able to support the refusal reason. Should the application be refused on the grounds of 'no need' and the report gave clear evidence that there 'was a need', then he would refer the application to a cooling-off period.

In response to the additional refusal reason by the proposer to refuse on the grounds of the detrimental impact on the Welsh language, confirmation was received from the seconder that he was happy to be a seconder to the second refusal reason.

- e) It was proposed and seconded to refuse the application.

Reasons:

- Detrimental impact on the Welsh language
- No local need

In response to the result of the vote to refuse the application, the Assistant Head of the Environment Department noted that he would have to refer the application to a cooling-off period.

RESOLVED: Refer to a cooling-off period

Reasons:

- **Detrimental impact on the Welsh language**

- **The lack of need within the Botwnnog ward for affordable housing**

5.5 Application Number C24/0478/42/DT Tŷ Pen Lôn Las, Morfa Nefyn, Pwllheli LL53 6BG

Creation of an exterior rear balcony with privacy screen

- a) The Development Control Officer highlighted that the application in question was to create an exterior rear balcony, above the existing flat roof extension. It was highlighted that the site was located within the development boundary of Morfa Nefyn and within a residential area, and the application had been submitted to the Planning Committee at the request of the Local Member.

It was reported that most of the flat roof area at the rear of the property comprised an established sedum roof covered by plants, and there was no intention to use all this area as an exterior balcony area. It was added that the existing permanent wall was approximately 1.6m high and extended 1.8m out of the property's main rear wall above the existing flat roof extension, and the proposal would be to create the exterior balcony area behind this wall. It was noted that it was proposed to provide a permanent opaque glazed screen extending 1.7m beyond the wall to the furthest side of the existing flat roof extension with a clear glazed handrail installed from the edge of the wall and across the roof for approximately 4m long, linking to another 2.9m long opaque glazed handrail which would link back to the rear wall of the building so that it restricted the outdoor area behind the existing wall.

In the context of visual amenities, it was considered that the proposal was acceptable on the grounds of the design and scale and its location above the existing flat roof at the rear of the property. It was explained that the site was located between other two-storey residential houses with open agricultural fields to the rear.

In considering the general and residential amenities, it was noted that the location of the proposed development was in the corner of the existing roof, with the permanent existing wall extending partly along the roof. The proposed balcony area would not extend beyond this wall and the ability to go beyond the top of the wall was restricted due to the installation of a permanent glass handrail across the roof area. It was added that it was intended to install a glazed opaque screen that would extend out of the existing wall to the end of the existing flat roof, together with the other side of the proposed balcony area. This would mean that any over looking towards the property from either side would be very limited to the furthest areas of the curtilages either side. It was considered that the screens of opaque glass would also protect the main areas of the properties' gardens either side; this was an established and relatively dense residential area where gardens abutted each other and windows overlook and thus the existing disruption was inevitable as a result. It was not believed that the development would affect the amenities of nearby properties to an unacceptable and significant degree.

Attention was drawn the fact that the proposal for a balcony had not been refused on this property and it was explained that the applicant had voluntarily removed the balcony element from the previous application.

It was considered that the proposal was acceptable, and it was recommended to approve the application subject to conditions.

- b) Taking advantage of the right to speak, the Local Member made the following observations
- Although the name of the house was 'Tŷ Pen' this was not the last property in the row.
 - He objected on the grounds of overlooking and over development (ref: LDP PCYFF 2 p.7).
 - Installing a privacy screen would be tokenism.
 - The balcony would significantly affect the privacy and enjoyment of nearby dwellings.
 - This was a holiday home and the former house had been demolished.
 - The extension to this property was recently approved with a clear condition that a balcony would not be approved.
 - Although it was noted that the applicant had voluntarily removed the balcony element from a previous application, it appeared that he continued to be discontent and needed a balcony.
 - The balcony would create a permanent impact on the residents of Morfa.
 - There were some houses with a balcony in Morfa, but not on this street - this would stand out.
- c) It was proposed and seconded to refuse the application, contrary to the recommendation.

Reason:

Overlooking and impact on general and residential amenities - (ref policy PCYFF 2)

RESOLVED: To Refuse

Reason: Refuse on grounds of overlooking, impact on general and residential amenities - contrary to policy PCYFF 2

The meeting commenced at 13:00 and concluded at 14:50

CHAIR

PLANNING COMMITTEE	DATE: 30/09/2024
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C24/0362/38/AC

Date Registered: 09/05/2024

Application Type: Varying a Condition

Community: Llanbedrog

Ward: Llanbedrog and Mynytho

Proposal: Application to amend condition 2 of planning permission C21/1210/38/LL to refer to revised plans as part of this s73 application rather than plans submitted on 14/12/21 as referred to in condition 2

Location: Woodcroft, Llanbedrog, Pwllheli, Gwynedd, LL53 7UA

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is a retrospective application to vary Condition 2 of planning permission C21/1210/38/LL i.e. an application for full planning permission to demolish a bungalow and construct a new dwelling in its place, in order to refer to revised plans submitted as part of the current application rather than plans approved as part of decision C21/1210/38/LL. For clarity, to convey the correct height of the ridge as built for this proposal as there is a claim that the owner has built a house that was refused in a previous application.
- 1.2 Discussions were held between the site's owner and officers from the enforcement service following an investigation into the claim that the development was not being maintained in line with what was approved. It has emerged that there is some inconsistency in earlier plans approved in terms of the height of the original house and the proposed although the rest of the plans were correct. As a result, it was determined that a further application must be submitted to revise the condition relating to maintaining the development in accordance with the approved plans.
- 1.3 The original house was a single-storey two-bedroom cottage with an asbestos ridge roof. The site is located at the top of a slope above a private road which is a public right of way (Byway - Right of Way Number 21: Llanbedrog). The original house was 4.9m high to the roof's apex and approximately 75m² of floor area (including an external building). A new house was approved that was 6.1m high with a mono pitch 3.7m high roof wing section extending 11.6m towards the north and a floor area of 160m². More recent applications were submitted to undertake minor changes to some aspects of these plans.
- 1.4 The application is submitted before the Committee at the request of the Local Member.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017**
 - PS 1: The Welsh Language and Culture
 - PCYFF 1: Development Boundaries
 - PCYFF 2: Development criteria
 - PCYFF 3: Design and place shaping
 - AMG 5: Local Biodiversity Conservation

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TRA 2: Parking standards

TRA 4: Managing transport impacts

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note 12: Design

3. **Relevant Planning History:**

- 3.1 C21/0452/38/LL - Demolition of existing bungalow and construction of new dwelling including an annexe. - Refused 18/10/21

C21/1210/38/LL - Demolition of existing bungalow and construction of new dwelling – Approved 10/02/22.

C22/0445/38/DA - Non-material amendment to planning permission C21/1210/38/LL to increase wall height by 25cm - Approved 07/07/22.

C22/0755/38/DA - Non-material amendment to planning permission C21/1210/38/LL to increase wall height of bedroom wing by 400mm, reduce the width of eastern gable-end, increase the width of the bedroom wing and add rooflights - Approved 20/09/22.

C23/0176/38/RA - Application to discharge conditions 3 and 4 of planning permission C21/1210/38/LL relating to the details of the roof slates and external finishes - Approved 10/03/23.

4. **Consultations:**

Community/Town Council: Not received

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Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired, and several letters / correspondences of objection were received on the following grounds:

- The building's height is more than what has been approved.
- Information/plans submitted incorrect and misleading.
- Lack of compliance with the adopted policies of the LDP.
- It is similar to an earlier application that was refused.
- Over-development.
- Detrimental effect on residential amenities of neighbours/loss of privacy.
- Detrimental impact on the area's visual amenities.
- Overlooking/oppressive effect.
- Setting a precedent by not following planning rules.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is a requirement that planning applications are determined in accordance with the adopted development plan unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. The principle of the proposal to erect a house of a similar size and design on this site has already been accepted via permission for C21/1210/38/LL. That application was considered in the context of all planning policies listed in 2.3 above and those policies have not changed since then. That permission has been implemented and is extant. Therefore, it is considered that the principle of erecting a dwelling on the site continues to be acceptable and is in accordance with the principle of current housing policies.

Visual amenities

- 5.2 Generally, policy PCYFF 2 of the Joint Local Development Plan approve proposals for new developments that comply with the LDP's other policies as long as they will not have a detrimental impact on health, safety or the amenities of the residents of local properties or on the landscape of the area in general.
- 5.3 The changes proposed would mean that there would be some change to the height of the building's finished roof. Whilst accepting that this is slightly higher than what was originally approved, such a height is not unexpected or uncommon in comparatively intense built situations such as this and it does not appear to stand out as the highest building in the neighbourhood. Therefore, it is not believed that the height is contrary to Llanbedrog's general development plan.
- 5.4 The concerns of neighbours are noted regarding the loss of light and the risk of shadowing the rear of their property because of the development. Whilst accepting that some shadowing will unavoidably derive from the development from the rear parts for periods of the day, when considering the proposal in its entirety, it is not believed that significant harm would derive from the development to the residential amenities of neighbours and the new building will not be tantamount to a dominant element over its closest neighbours.

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- 5.5 In light of the above discussion, and having discussed all the relevant planning matters, it is believed that this amended plan remains acceptable under policy PCYFF 2 of the LDP as it relates to the protection of private amenities near development sites.

General and residential amenities

- 5.6 Policy PCYFF 2 of the LDP encourages the refusal of proposals that will have a significantly harmful impact on the amenities of local property occupiers. It is accepted that the property in its new guise would create a new residential element associated with some of the elements of the new building and it was not considered that totally harmful impact would stem from this. As a result of this latest change to roof's height, is not believed that the proposal would cause new detrimental overlooking over any other property to an extent that is more than what has been granted. In addition, the dominating impacts or the unacceptable shadowing would be no more than what has been granted deriving from the latest proposal. It is therefore believed that the development is acceptable under the requirements of policy PCYFF 2 of the LDP as it relates to the protection of neighbours' private amenities.

Transport and access matters

- 5.7 There is no change to the site's setting so that there is no impact on the site's access and parking and therefore it is believed that allowing the variation of this condition would be acceptable under policy TRA 2 and TRA 4 of the LDP as it relates to the protection of highway safety.

Biodiversity matters

- 5.8 No Green Infrastructure Statement was submitted with the application in this case as it is an alteration to to an element of the development that has already been approved and was approved prior when the legislation requiring a Green Infrastructure Statement had come into effect. However, it is possible to impose a condition to ensure enhancements to biodiversity and therefore the proposal is not considered to be totally contrary to the relevant requirements as noted in Chapter 6 Planning Policy Wales regarding the green infrastructure and the phased approach.

Linguistic matters

- 5.9 This application has been granted to demolish and construct a house on this site and the development has already been implemented. The existing application offers a change to the built element of the development only and it does not relate to a change in the type of development as has been approved. Therefore, in this case, it is not considered that the proposal is contrary to policy PS 1: The Welsh Language and Culture

Relevant planning history

- 5.10 It can be seen from the Planning history that minor changes have been undertaken to the development since the original permission was given. It was not considered that these changes would amend the form, size and impact of the development as granted to a different significant extent and therefore following full consideration of all the material Planning matters at the time including the observations received, the minor alterations are granted as submitted.

Response to the public consultation

- 5.11 It is acknowledged that several objections have been received to this proposal and it is considered that all material planning matters have been given appropriate consideration as part of the above

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assessment. A decision is made based on a full consideration of all the material planning considerations and all the comments received during the public consultation and that no one was let down when considering this application.

6. Conclusions:

- 6.1 It is not believed that the changes as proposed are significantly different in terms of impact and appearance compared with the original permission and it is not believed that the impact would create a significant detrimental impact that would be more than what was considered acceptable in the past. Given the above assessment, it is considered that this proposal is acceptable on the grounds of protecting the visual amenities of the local area and the residential amenities of neighbouring occupants and it is not believed that the proposal is contrary to local or national policies and there is no material planning matter that outweighs these policy considerations. To this end, therefore, it is believed that this proposal is acceptable subject to the inclusion of the following conditions. All material considerations were considered when determining this application; including those raised by objectors, but it has not changed the recommendation.

7. Recommendation:

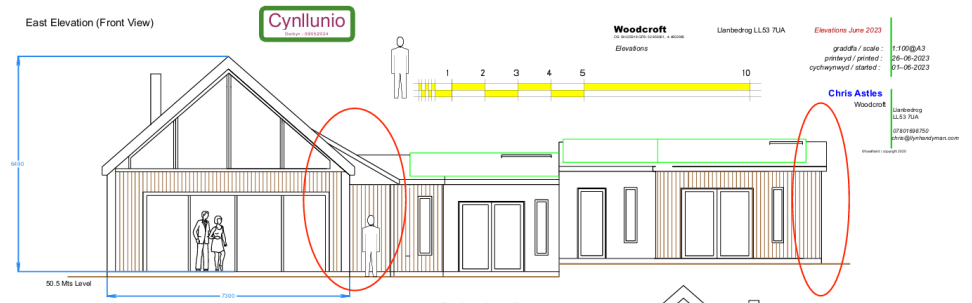
7.1 Approve - conditions

1. Time
2. In accordance with the plans
3. In compliance with the relevant conditions of the original application
4. Ensuring biodiversity enhancements

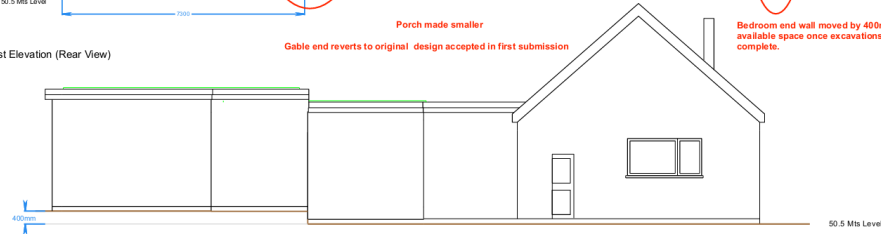


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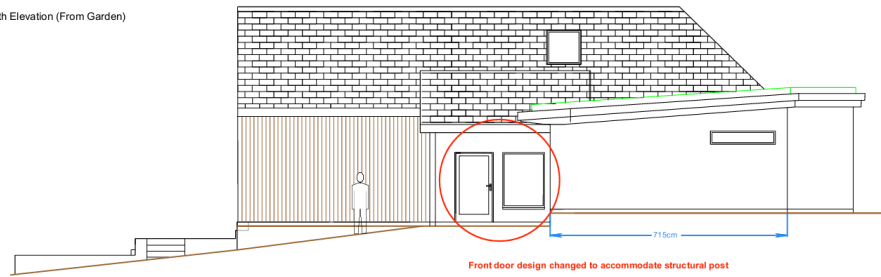
East Elevation (Front View)



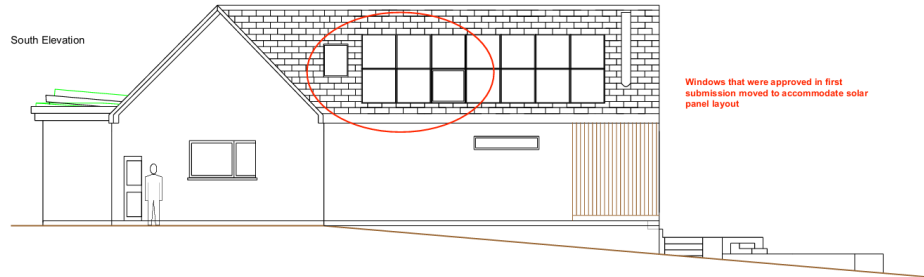
West Elevation (Rear View)



North Elevation (From Garden)



South Elevation



Woodcroft Existing Front View



Woodcroft Proposed Front View



Woodcroft Llanbedrog LL53 7UA

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Front View

Front Views Corrected

graddfa / scale : 1:150@A3
printwyd / printed : 24-06-2023
cychwynwyd / started : 01-06-2023

Chris Astles

Woodcroft

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07801698750
chris@handyman.com

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The original Woodcroft building height has been corrected by referencing between known point "A" - The lowest point, which is the North East corner of the site by the road and point "B" which was the position of an existing manhole at ground level to South West corner of site.

This illustrates that Point "A" is 6.11mts lower than point "B".

The heights for point A and point B originate from the early topographic drawing "Woodcroft Site plan as existing October 2019"

Also by referencing the drawing "Pre Plan layouts.jpg" and "Head on Arial View.jpg" We can see the roof lines are correct.

New building height has been corrected using the same references as above.

The finished floor height has been governed by the depth of the main sewer connection. As can be seen in the photographs "Drain Levels 1, 2 and 3".

Despite digging down as low as possible, even below the level of the drains, Finished floor level has ended up slightly higher than the original floor level by approx 300mm, taking the floor to closer to 51mts than 50.5

Cynllunio

Derbyn - 09/05/2024

Woodcroft

Llanbedrog LL53 7UA

Plan June 2023

Plan View

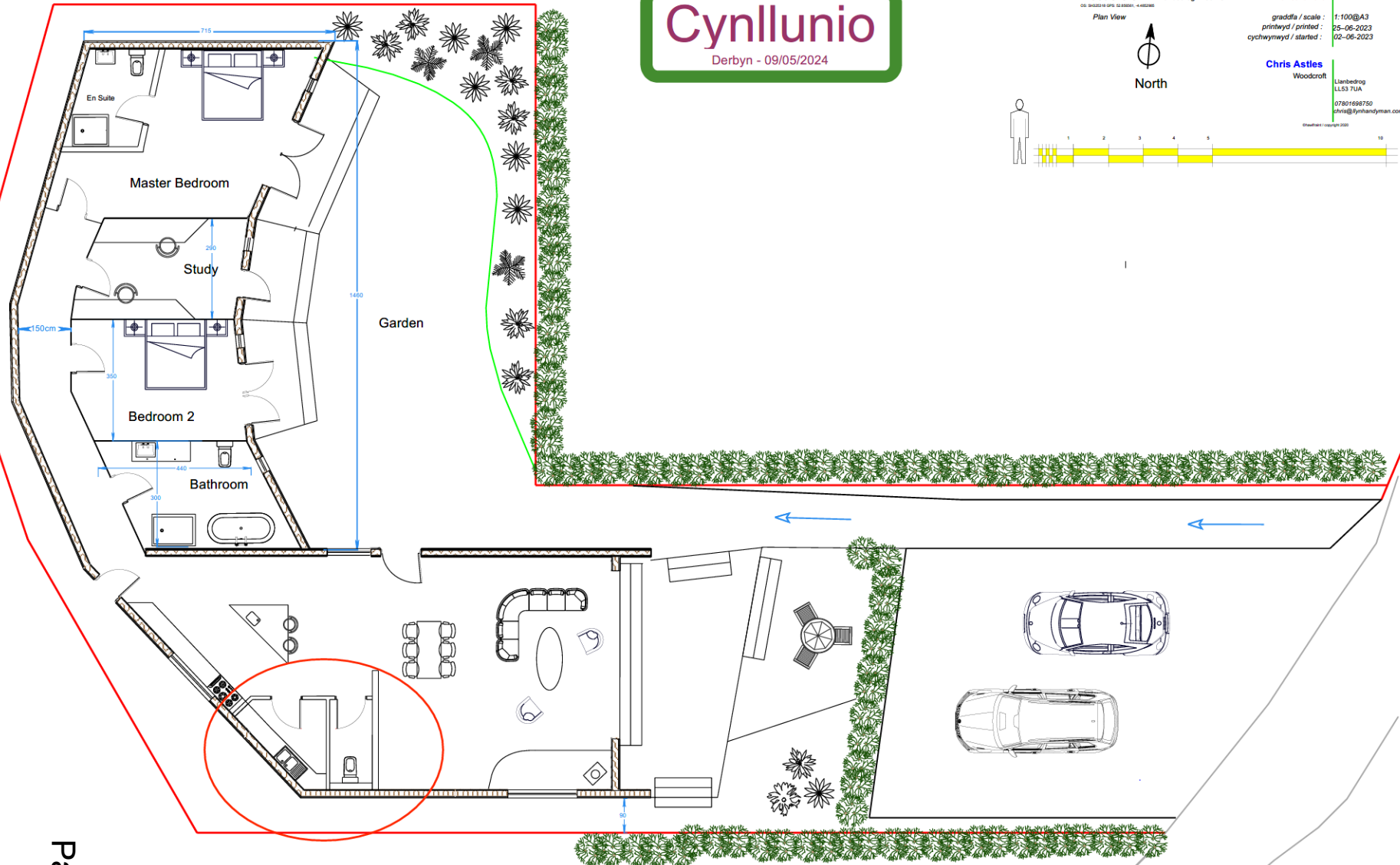
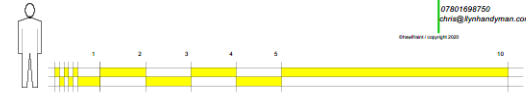


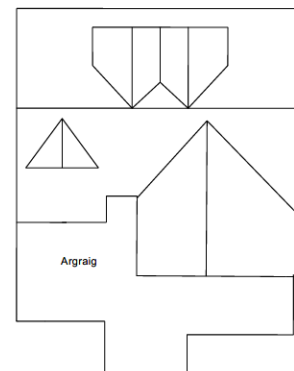
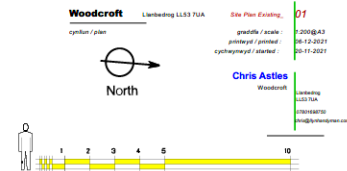
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printwyd / printed : 25-06-2023
cychwynwyd / started : 02-06-2023

Chris Astles
Woodcroft

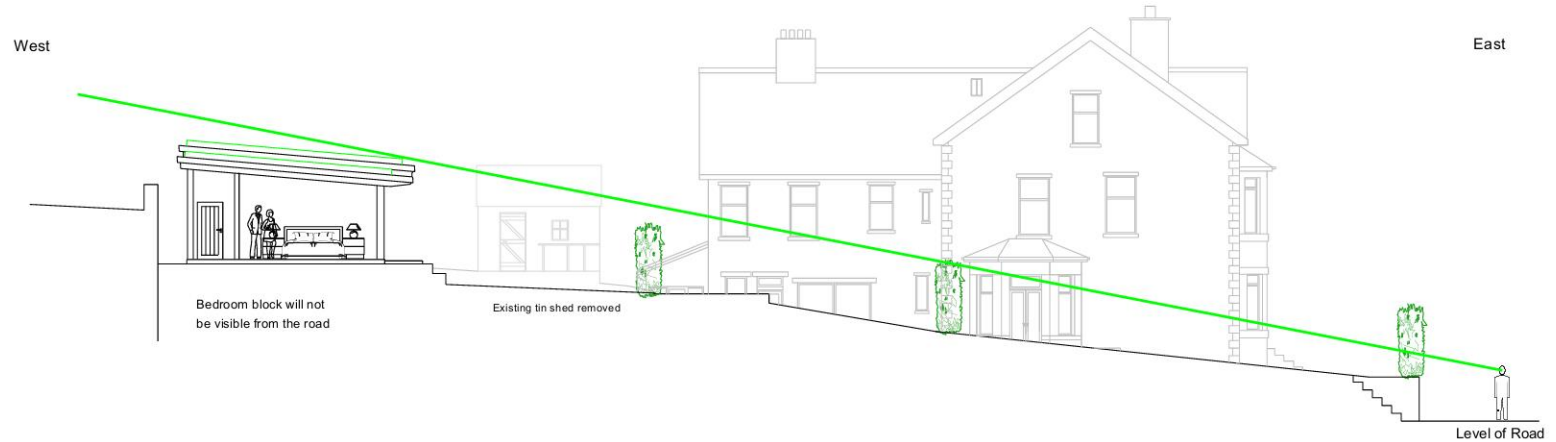
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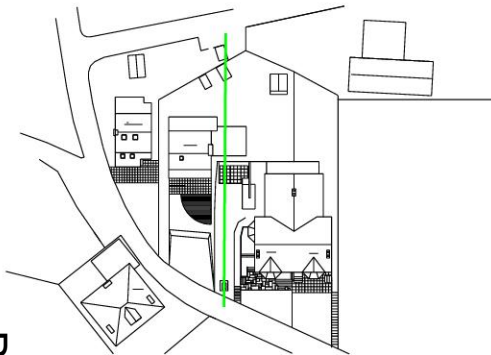


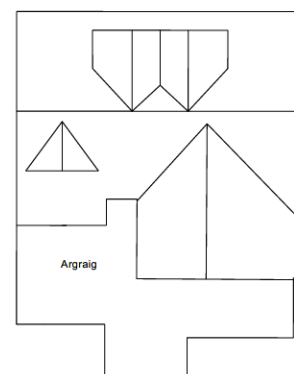
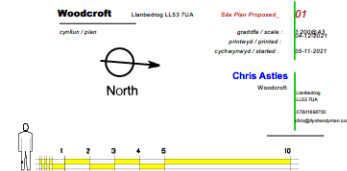


This drawing illustrates that the rear wing will not be visible from outside the garden, even with the 400mm rise in overall height.



Sight Line From Road











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REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C24/0413/30/LL

Date Registered: 28/05/2024

Application Type: Full

Community: Aberdaron

Ward: Pendraw Llŷn

Proposal: Full application for the change of use of an agricultural field to accommodate 10 seasonal touring caravan pitches additional to the main site, the erection of a toilet/shower block, soft landscape improvements, proposed entrance/exit and installation of treatment plant.

Location: Tir Glyn Caravan Site, Uwchmynydd, Pwllheli, Gwynedd, LL53 8DA

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 This full application relates to extending the existing caravan site into adjacent agricultural land. It is proposed to create additional formal pitches on an existing site for 10 seasonal touring caravans along with erection of toilet/shower block, soft landscape improvements, creation of proposed entrance/exit and installation of treatment plant. Landscaping would take the form of planting a small coppice near the lowest side of the second entrance to the field in the southern part of the site while a new hedge would be planted at the rear of the proposed toilet block. There is an existing hedge along the boundary of the field boundary with the parallel public road and it is proposed to manage this hedge and create an area of long grass between the hedge and the location of the 10 new pitches within the field. The individual pitches would measure 3.5m x 7m and created by burrowing and laying a lower layer of slate aggregate in a timber frame.
- 1.2 There is planning permission for a separate site for 39 touring caravans on fields to the north and north-east of the application site. It can also be seen that land to the north of the existing application site was approved under reference C16/0878/30/LL to store up to 15 touring caravans throughout the year. The remainder of the site includes agricultural buildings, outbuildings and two residential dwellings.
- 1.3 The whole site is located in open countryside within the Llŷn AONB. It is also located within the Llŷn and Enlli Landscape of Outstanding Historic Interest. The site is served by an unclassified road that runs parallel to the farm and the existing caravan site. The development site would partly be within the Porth Meudwy wildlife site. It can be seen that established hedges are on some boundaries of the site, particularly the western boundary with the public road. The land where the development is located is existing agricultural land which is included within class 3a according to Welsh Government maps. 3a lands, along with class 1 and 3 lands, are identified as the best and most versatile agricultural land and in this case, it is identified as “good to moderate quality agricultural land.”
- 1.4 The application is submitted to the Committee as the site is larger in size than what can be determined under the delegated procedure.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council’s duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017

TRA 2: Parking standards

PLANNING COMMITTEE	DATE: 30/09/2024
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TRA 4: Managing transport impacts

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

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 14: The visitor economy

TWR 5: Touring caravan sites, camping sites and temporary alternative camping accommodation

PS 19: Conserve and where appropriate enhance the natural environment

AMG 1: Areas of Outstanding Natural Beauty Management Plans

AMG 5: Local biodiversity conservation

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

Also relevant in this case are the following:

Supplementary Planning Guidance (SPG): Maintaining and Creating Distinctive and Sustainable Communities

Supplementary Planning Guidance: Tourist Facilities and Accommodation

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note (TAN) 13: Tourism

Technical Advice Note 18: Transportation

3. Relevant Planning History:

- 3.1 Application C16/0879/30/LL: Increase the number of touring units from 30 to 39 without compliance with condition 2 on permission reference number 2/10/134A together with an extension to the toilet block - Approved 17/11/16
- 3.2 Application C16/0878/30/LL: Application to continue using land to store touring caravans without compliance with condition 2 on application number 9900073FUL10 (restrict caravan storage period between 1 April and 30 September in any year - Approved 18/10/16

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- 3.3 Application 9900073FUL10 – Storing touring caravans – Approved 17/01/00
- 3.4 Application 2/10/134A: Site for 30 touring units - Approved 28/03/96
- 3.5 Application 2/10/134C: Construct toilet and washing facilities block for touring caravans - Approved 09/08/94
- 3.6 Pre-application enquiry Y21/0745 - Increase the number of touring caravans from 39 to 49 on nearby field, with additional toilet block, to meet the increase in demand for additional caravan pitches, and uncertainty regarding the income generated from livestock due to additional anticipated regulatory costs. It was responded to this enquiry referring to relevant policies and matters that would require consideration. This is the conclusion when summarising the response:

“On the whole, it is considered that this proposal corresponds quite well with the Council's general strategy to promote the sustainable growth of the rural economy; however, there is concern regarding the sustainability of extending a tourism development in a remote, rural location like this and any planning application should explain what consideration was given to environmental and economic sustainability when drawing up the proposal.

Also, when considering the sensitivity of the local environment, the success of any planning application will depend on ensuring that the physical impact of the development is acceptable. The main matter to be considered as part of any planning application would be the impact on the landscape. It will be essential to convince the Planning Authority that the caravans can be easily assimilated into the landscape in a way that does not harm the visual quality of the designated landscape.”

4. Consultations:

Community/Town Council: Not received

Transportation Unit: The applicant is requested to provide a detailed plan for the proposed access point. The plan should include information regarding: The visibility splays from the access. The gradient of the access. The surface material of the access. The dimensions of the access. Kerb line details. Whether the access will be gated or not?

Re-consultation:

It is confirmed that the service is satisfied with the details included on the new plans except for the note that the track surface will be gravel. Standard conditions and notes are requested to be included with any permission granted.

Natural Resources Wales: We have concerns regarding the application as submitted because insufficient information has been provided to support the proposal. To overcome these concerns, you should request more information from the applicant regarding foul water. Should this information not be provided, NRW would object to this planning application.

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Re-consultation:

We have concerns regarding the application as submitted because insufficient information has been provided to support the proposal. To overcome these concerns, you should request more information from the applicant regarding foul water. Should this information not be provided, we will object to this planning application.

Welsh Water:

As the proposal provides an alternative option to a public drainage system, advice must be obtained from Natural Resources Wales and/or Building Control for the different types of drainage.

The proposed development is within an area that has water supply problems where there is no intention to improve at present. The developer must fund an assessment of the water supply network to establish the type of supply that would be suitable for the site. It is suggested to include a condition to agree on these details.

Public Protection Unit:

Standard response and advice in relation to matters involving the water supply and sewage system noting that the installation of any part of the system within 10m of a stream, ground drain or ditch is not permitted. Permission must be obtained from Natural Resources Wales if the out-flow goes to the ditch. It is suggested that the applicant contacts NRW to discuss and register the septic tank or sewage treatment unit.

Land Drainage Unit:

Standard response and advice regarding sustainable drainage systems matters.

AONB Unit:

Tir Glyn farm is located in the rural area of Uwchmynydd and in the Area of Outstanding Natural Beauty (AONB). The area is also part of a Landscape of Outstanding Historic Interest. Touring caravans are addressed in policy TP9 of the AONB's Management Plan: Resist new caravan developments and extensions to existing sites in prominent locations in the landscape or coast of the AONB and promote landscaping of existing sites.

There is planning permission for 39 units on the existing site in Tir Glyn, there is also permission to store caravans. These caravans are fairly concealed as they are on lower land and on the far side of the house and farm buildings but they are visible from some nearby rights of way. It is proposed to create a new site for 10 caravans on part of an agricultural field near the farm that does not link with the existing site. The caravans would be in a row along the boundary of

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the agricultural field and the public road. It is noted that an effort has been made to protect natural features, submit new landscaping details, adopt suitable materials for the toilets, restrict lighting etc.

A Landscape and Visual Evaluation has been submitted with the application. The document refers to the AONB and it recognises that the landscape in question has been deemed of "exceptional" visual standard, that light pollution is low and that levels of tranquillity are high. Section 5 assesses the likely impact on the landscape and concludes that there would be a negligible change. In reaching this conclusion, there is some reliance on creating a small coppice to screen the development. A coppice of this type would take many years to establish and be effective. In terms of the visual assessment in Section 6, it is concluded that the impact of the development would be limited. It is agreed that the development would not be visible from some places such as the Coast Path and Cwrt Farm and that the impact would be small in distant views. However, the caravans would be visible from some locations nearby and the Evaluation does not include some of those views - such as the road from Bodermid Isaf to Bodermid Uchaf and Right of Way 89.

On the whole, there is now a substantial number of touring caravans in the community of Aberdaron which puts pressures on the local environment and services. It would be useful to undertake a survey to obtain detailed information about the number of caravans and to consider the ability of the area to cope with more units.

Licensing Officer:

The development will be subject to the following Legislation in relation to Health and Safety, Fire Safety and Public Health provisions and guidance is provided about licensing-related matters. No provision is shown in the plan indicating a disabled provision (toilet, wash basin, shower) within the Planning application.

Fire Service:

The Fire Authority has no observations regarding the access for Fire vehicles and water supply.

Biodiversity Unit:

Not received

Trees Unit:

Not received

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Archaeology Service: Not received

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has expired and no letter / correspondence of objection has been received.

5. Assessment of the material planning considerations:

The principle of the development and visual amenities

- 5.1 As this is a site for touring caravans, the application has to be considered primarily under the requirements of policy TWR 5 of the LDP which sets out a series of criteria to approve such developments.
- 5.2 Criterion 1 in policy TWR 5 states that any new touring caravan development should be of a high quality in terms of design, layout and appearance, and that it should also be well screened by existing landscape features and / or where the units can be readily assimilated into the landscape in a way that does not significantly harm the visual quality of the landscape. There is no doubt that a touring caravan site has been established for years at Tir Glyn. However, as it can be seen from the submitted plans, the established locations are separate lands to the north and north-east of the application site without any clear link with the proposed development. The application site itself is undeveloped land to the south of these sites with a clear gap between the sites. Therefore, instead of extending or adapting lands that are already established, it is believed that the proposal would extend and spread into existing agricultural lands, far beyond the established site. The location of the new site / extension would add to the cumulative impact across a wider area compared to the current situation and it is not believed that the proposal has managed to satisfy the relevant requirements of policy TWR 5 in full as it does not differentiate between the local and wider impact. Although touring caravans are proposed to be approved for site use, it is also noted that there is a reference to seasonal use and, therefore, pure touring units that move on a regular basis are unlikely to use the site but rather units that would remain there on a permanent basis during term time, and therefore the appearance is likely to be permanent and unchanged during this period of seasonal use.
- 5.3 The land in question includes an established hedgerow along its western boundary that would protect some views in and out from the viewpoint of the public road. It is relatively likely, as shown in the submitted information, that views from further away to the west, north and east would also be limited as a result of this hedgerow along with other nearby hedges and trees. However, it is likely that the site would be visible from some local places and the road as well as places to the south, particularly from higher ground to this direction and an extensive series of public footpaths, which include footpaths 81, 89, 77, 78, 87 and 75. It is also noted that the observations of the AONB unit state *"the caravans would be visible from some locations nearby and the evaluation does not include some of those views - such as the road from Bodermid Isaf to Bodermid Uchaf and Right of Way 89."* It is not believed that it can be said that the development would fully assimilate into the landscape (even if it is accepted that the landscaping proposed, including the proposed coppice and current landscape, is sufficient to protect it). Although the caravans are sited behind the hedge, due to the intention to keep two separate entrances to the field open, this in itself would highlight the use more and make it more visible from the road. In

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addition, consideration must be given to the fact that there would be ancillary uses and activities in the field e.g. parked vehicles, children playing, tables and chairs etc. away from the shade of the hedge and they would highlight the presence of the site and reduce the beauty of the local area.

- 5.4 The Landscape Assessment submitted notes that the current site is only visible from a restricted number of local places and due to the rolling topography and the mature hedges in the vicinity of the site, views into the site are restricted and any such views are often filtered by features such as trees or topography. It is believed that the assessment plays down the impacts by mainly referring to the places where views would not be affected. It is quite clear that the current site would be seen clearly from the application site, although it would be separate, but it is not believed that sufficient recognition has been given to this correlation in terms of a cumulative visible impact. Even if there would be a clear lack of visibility between both sites, this does not mean that there would be no cumulative impact across a wider area or when travelling within the local area either in a vehicle or on foot. Having assessed the proposal in full, the impact and harm is clear. Paragraph 6.3.81 of the LDP refers to proposals for more developments of this type in the context of local established sites, noting: *“Although they are often only used for part of the year, touring caravan and camping sites are often found in prominent and open locations and can be highly prominent in the open countryside, especially along the coast. There are areas that are under extreme pressure in a number of communities located on the coast, including large parts of the Areas of Outstanding Natural Beauty. The Council will need strong evidence that proposals for more accommodation units in such areas will not add to problems for services, and will not harm the natural character or resources of these areas.”*
- 5.5 A moderate visual sensory impact could note that the area is capable of accommodating minor change without significantly changing its overall characteristics and that any impact would be minor in the context of the wider landscape. For example, the assessment states that planting new trees and hedges and improving existing hedges would strengthen the existing features and mitigate any visual impact. However, it is unlikely that the landscaping and planting work would be sufficient to screen the caravans completely for some years, if at all from some views. Planting would be limited in terms of number and location and there is no certainty that it would create a sufficient screen to fully protect views into and out of the site. A reliance on landscaping to create a sufficient screen includes an element of risk in terms of the success of any scheme and the time it will take to become established. For example, it is known that Malus Sylvestris (crab apple) trees can take over 20 years to grow to their full size and, therefore, one has to doubt whether it would be possible to ensure sufficient screening in the short-term.
- 5.6 Policy PCYFF 4 of the LDP requires that every proposal should assimilate with their surroundings and will refuse proposals that do not show how consideration has been given to landscaping matters from the outset as part of the design proposal. In addition, policy TP9 of the AONB's Management Plan notes that there is a need to *“Carefully assess development applications in accordance with Planning Policy Wales, the Local Development Plan and this Management Plan and refuse applications that would affect the AONB.”* Policy AMG 1 notes that there is a need *“where appropriate, for proposals within or affecting the setting and/or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan.”* It is not considered that approving the extension of the current caravan site to lands separate and open to the established site and all the associated work on this site would be of assistance to maintain, enhance or restore the character of the AONB. Indeed, due to its location on separate, undeveloped land, it is considered that the proposal would unavoidably create further harm to the landscape of the AONB which would be partially visible from the surrounding area. It is realised that it would be seen from the direction of the south with the backdrop of agricultural

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buildings behind and then the caravan site further along; however, granting this application would disseminate the harmful impact of the existing site on the landscape. A development of this nature and scale would therefore be likely to stand out obtrusively in the landscape, causing significant harm to the visual quality of the landscape and therefore it is considered contrary to Policy TWR 5, PCYFF 4 and Policy AMG 1 of the LDP.

- 5.7 It is deemed appropriate to note here that the previous application that was submitted and approved was promoted as an application that, due to the limit of additional pitches within the field boundaries of the established site, only prevented and limited any visual impact for this established area. As a result, the need to extend the boundary of the caravan site with the potential of having an additional visual impact on the AONB was removed. With the current application, it is now believed that the site would extend beyond the established boundaries and lands of the caravan site and that, as a result, it is contrary to the previous allegation.
- 5.8 The site lies within the Llŷn and Enlli Landscape of Outstanding Historic Interest. The proposal involves extending an existing caravan site. In terms of its location and size, however, it is considered that the proposal would only have a local impact and that it would not have a wider impact on the historic landscape. Therefore, it is considered that the proposal is acceptable in terms of Policy AT 1 of the LDP.
- 5.9 In the information submitted with the application, it is alleged that the site of the proposed development is relatively poor and low-use grazing land. Despite this, according to existing maps of the Welsh Government, it is identified as 3a registered land. Paragraph 3.58 of Planning Policy Wales (PPW) states that *“agricultural land of grade 3a, as well as classes 1 and 2, in the Agricultural Land Classification (ALC)16 is deemed as the best and most versatile, and should be conserved as a finite resource for the future.”*

while paragraph 3.59 states

“When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 and 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.”

- 5.10 In the response to the pre-application enquiry, this matter was raised and it was noted that justification would be needed for developing an agricultural land of this quality and which steps would be taken to protect the quality of the land for the future. Strategic Policy PS 6: Alleviating and adapting to the effects of climate change, notes:

“In order to adapt to the effects of climate change, proposals will only be permitted where it is demonstrated with appropriate evidence that they have fully taken account of the following and responded appropriately to them.”

with criterion 6 confirming the requirement to:

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“Safeguard the best and most versatile agricultural land, promoting allotments, support opportunities to produce food locally and local farming to reduce the area's contribution to food miles.”

- 5.11 Although the agent notes that the land in question is of poor quality, no evidence has been submitted for the loss of 3a quality land. There is reference to the fact that it would be easy to reverse site development work should the situation change, and it is relatively likely that work to dispose of permanent pitches could be undertaken quite easily. However, considering that the cost of undertaking the changes, namely creating 10 permanent pitches, landscaping work, erecting a permanent building as a washing facility with proposed drainage and work on the access, it is not believed that these would be developments that are likely to be reversed without incurring additional unnecessary costs. The planning authority has not been fully convinced in this case; therefore, it is not believed that the proposal as submitted is acceptable and is therefore contrary to the requirements of criterion 6 of policy PS 6 along with advice provided in Planning Policy Wales, particularly paragraphs 3.58 and 3.59.

General and residential amenities

- 5.12 Separate to the two existing dwellings on the Tir Glyn site, there are dwellings in the vicinity of the application, mainly to the direction of the east, south-east and the south. Although it extends beyond the existing established caravan site, it is not considered that a site of 10 additional touring caravans would create substantially more impact on the nearest dwellings than what is currently experienced. Therefore, it is not considered that the proposal would cause significant harm to the amenities of the local neighbourhood and the proposal is considered to be acceptable in terms of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.13 It is proposed that the existing entrance to the field be used for the development. Another entrance can also be seen in the southern part of the site which is noted as a 'proposed entrance or exit'. The Transportation Unit requested further information on what is presumed will be the main entrance and having received additional information, the service confirmed that it was satisfied with the details on the new plans and suggested including standard conditions regarding the finish of the entrance etc.
- 5.14 The site location is secluded and of considerable distance to the nearest village with services, namely Aberdaron. Clearly, a vehicle will be required to visit the site while towing a caravan but it is very likely that the use of a vehicle would then be necessary to visit other places, restaurants, shops etc. Despite this, there are also opportunities to use public footpaths and although the public highway network is very narrow and winding, it is likely that some would use it to walk, cycle etc. Therefore, despite the location, it is considered that the proposal is acceptable on the whole in terms of sustainability and road safety and complies with Policies TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.15 The majority of the proposed development site is part of the Porth Meudwy wildlife site and the eastern part of the site includes a relatively steep slope to a small valley below which includes a small watercourse. In its response, Natural Resources Wales (NRW) states *“The stream to which the treatment plant is proposed to discharge is small, and we have concerns that any discharge*

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would have insufficient dilution prior to discharging to the West Wales Marine SAC, Pen Llŷn a'r Sarnau SAC, Aberdaron Coast and Bardsey Island SPA, and Glannau Aberdaron SSSI."

- 5.16 No further response was received to this matter by the agent at the time of writing this report and, therefore, as it stands and due to these concerns, NRW objects to the application as submitted because of insufficient information provided to support the proposal.
- 5.17 The lack of information here means that the proposal cannot be fully assessed as to its impact on the Special Area of Conservation which is itself a reason for refusing such a proposal. The implications, whether significant or not, are matters that cannot be fully considered as it stands and because of that, it fails to meet the fundamental requirements of policies PS 19 and AMG 5.
- 5.18 In accordance with recent legislative changes to Planning Policy Wales (PPW) and the need to submit a Green Infrastructure Statement, a statement has been submitted and for the purpose of satisfying PPW in terms of this particular aspect, it is believed that this has been done in this case.

Linguistic matters

- 5.19 It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it will be expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG: Maintaining and Creating Distinctive and Sustainable Communities (SPG). The development in question does not meet any of the thresholds in Policy PS 1 of the LDP.
- 5.20 Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement / Assessment noted in Policy PS1, guidance is provided in terms of the type of relevant applications where it is needed to give consideration to the Welsh language in Appendix 5 (The Screening Procedure) of the SPG (section Ch to Dd). The guidance contained in Appendix 5 states that all retail, commercial or industrial developments that are not required to submit a Welsh Language Statement/Assessment should demonstrate how consideration has been given to the language. The applicant notes that the development would be a way of ensuring that the farm and the caravan site remain economically viable and sustainable to ensure that the business remains in the hands of first language Welsh speakers who have been here for generations. Although no formal linguistic statement was submitted, when considering the small nature of the development, it is agreed that it is unlikely that this development would lead to an additional significant impact on the community's linguistic character.

Accessibility Matters

- 5.21 It can be seen from the response of the Licensing Officer that no provision for disabled people is proposed within the new toilet/shower block and that disabled provision must be shown in the proposed scheme. The information submitted as part of the application recognises this and it is alleged that this is an attempt to keep the size and volume of the proposed building smaller while an accessible toilet is provided in the main toilet block of the site which already provides for disabled visitors to the site. In response to this, although recognising an attempt to reduce the size of the proposed building and its resulting visible impact, it is not believed that the proposal would be acceptable or practical for disabled users of the proposed site by asking them to use facilities which are a considerable distance away without a clear and accessible right of way to reach them.
- 5.22 Including provision and resources to ensure an inclusive development is a material planning consideration with criterion 7 of policy PCYFF3 noting *"That the layout and design of the development achieves an inclusive design by securing unobstructed environments; which enables access for all and offers a comprehensive provision for disabled people."* Therefore, it is believed

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that the development as submitted is unacceptable based on this shortcoming and that, as a result, it is contrary to the requirements of criterion 7 of policy PCYFF 3.

6. Conclusions:

- 6.1 Policy TWR 5 of the LDP requires that any touring caravan development should be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape. This development would be unavoidably harmful to this landscape within the AONB. Therefore, it is considered that the proposal is contrary to criterion 1 of Policy TWR 5 of the LDP.
- 6.2 In acknowledging the points made by the applicant in the additional information, including the landscape evaluation submitted, those do not change the fact that the site is visible in the landscape and that the extension in question would be in an entirely separate location to the existing touring caravan site near the farm. It is not believed that the extension to the site would be completely screened by the existing features of the landscape and it is not considered that the proposal would integrate well with its surroundings. As a result, it is not considered that the proposal would do anything to maintain, enhance or restore the recognised character of the AONB and therefore the proposal is contrary to the requirements of Policies TWR 5, PCYFF 4 and AMG 1 of the LDP.
- 6.3 The economic situation in the countryside and associated with agriculture is very much known in terms of the seriousness of securing economic viability. The principle of a new development that would contribute towards improving the local economy is therefore fully supported. However, this does not mean that any proposal submitted can be permitted and proposals must fully comply with the relevant requirements of policies that protect a highly sensitive area such as this one from unacceptable new developments.

7. Recommendation:

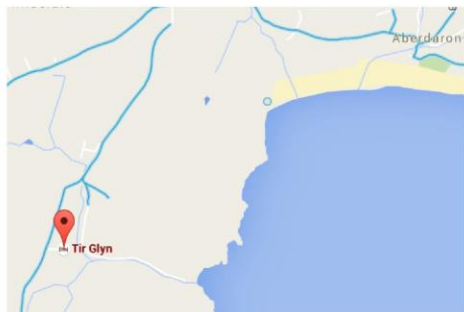
- 7.1 To delegate powers to the Senior Planning Manager to refuse - reasons:
 1. This development would not be located in an unobtrusive location that would be completely screened by existing landscape features and landscaping proposals, it would be harmful to the quality of the landscape and it would not integrate appropriately to its location in open countryside. In addition, the proposal would not contribute to the maintenance, enhancement or restoration of the recognised character of the Llŷn Area of Outstanding Natural Beauty. Therefore, it is considered that the proposal is contrary to the relevant requirements of Policies TWR 5, PCYFF 4 and AMG 1 of the Anglesey and Gwynedd Joint Local Development Plan.
 2. Insufficient information has been submitted as part of the planning application to enable the Local Planning Authority as the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), to make an appropriate assessment on the implications of the project on the Pen Llŷn and Sarnau Special Conservation Area. The proposal therefore does not show that the proposal would protect or improve the natural environment and therefore the application is contrary to the requirements of Policies PS 19 and AMG 5 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026.
 3. Insufficient evidence has been presented as part of the planning application to demonstrate that full account has been taken to the loss of the best and most versatile agricultural land. The proposal therefore is considered to be contrary to the requirements of criteria 6 of Policy PS 6 of

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the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 and advice provided in paragraphs 3.58 and 3.59 of Planning Policy Wales.

4. It is not considered that the development as submitted achieves inclusive design due to the lack of specific facilities and resources for disabled users, the proposal is therefore contrary to the requirements of criterion 7 of policy PCYFF 3.

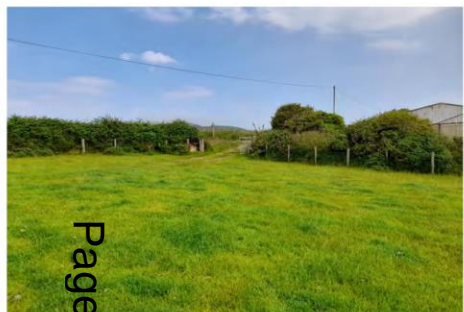
EXISTING / PRESENNOL



Location / Lleoliad



View A / Golygfa A



View B / Golygfa B



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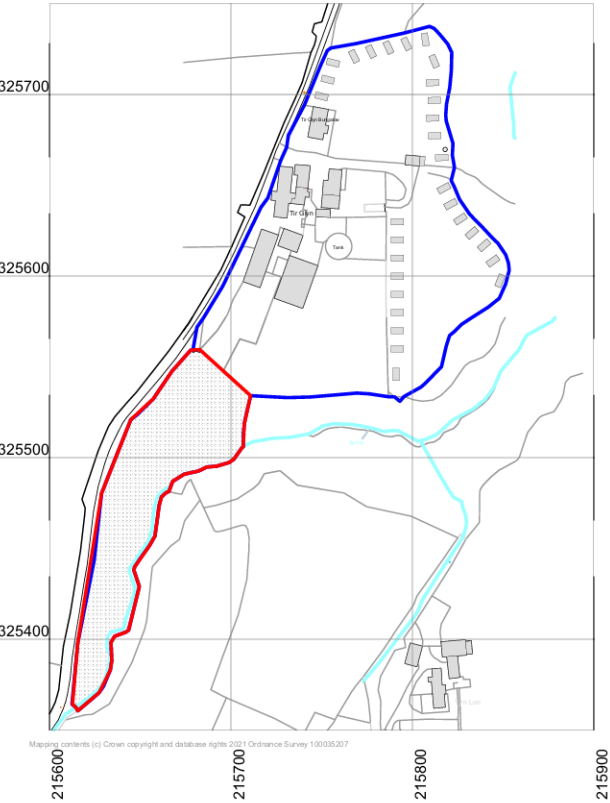


KEY / ALLWEDD

- 1. Tir Glyn Farm / Fferm Tir Glyn
- 2. Existing caravan site / Maes carafannau presennol
- 3. Caravan storage area / Man sddio carafannau
- 4. Multi-purpose agricultural land / Tir amaethyddol aml-bwrpas

TEITL PROSIECT • PROJECT TITLE	
TIR GLYN, UWCHMYNYDD	
Dyddiad	MAI 2024
Asotwyd	
Revisiwn	
ID prosiect	
Project ID	2024-02
Graidd	
Scale	1:1250@ A3
Deddfwysyl gam	
Drawn by	
Qwmwl gam	
Chwilio by	
TEITL • TITLE	
EXISTING SITE PLAN / CYNLLYN	
SAFLE PRESENNOL	
RHIF CYNLLUN • DRAWING NO.	
P.01	

LOCATION PLAN / CYNLLYN LLEOLIAD 1:2500



SITE PLAN / CYNLLYN SAFLE 1:500



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North / Gogledd

KEY/ALLWEDD

1. 10 additional tourer pitches (refer to P.04) / 10 llecyn unedau teithiol ychwanegol (gweler P.04)
2. Proposed new toilet block (see P.03) / Bloc toiledau bwriedig (gweler P.03)
3. Biodigester Unit (package sewage treatment plant) / Uned Biodreuliwr
4. Soakaway or outfall to watercourse / Draen 'soakaway' neu i fewn i fwrdd gerllaw
5. New hedge on existing 'clawdd' / Gwrych newydd ar clawdd presennol
6. Small native copse / Coedlan bach
7. Management to existing 'clawdd' parallel to roadside / Gwaith rheoli ar clawdd presennol sydd yn gyfochrog i'r lon
8. Proposed entrance or exit / Mynedfa neu allanfa bwriedig
9. Proposed long grass summer margin / Gwellt hir ymyl haf bwriedig

TEITL PROSIECT • PROJECT TITLE
TIR GLYN, UWCHMYNYDD



Dyddiad	MAI 2024
Adolygiad	
Revision	
ID project	
Project ID	2024-02
Graddfa	
Scale	1:2500 / 1:500 @ A3
Darlunwyd gan	
Onddynwyd gan	
Geirwyd gan	
Chwilio gan	

TEITL • TITLE
PROPOSED LOCATION AND SITE
PLAN/
CYNLLYN LLEOLIAD A SAFLE
BWRIEDIG

RHIF CYNLLUN • DRAWING NO.

P.02



View of existing gateway to field /
Golygfa o'r mynediad pesennol i'r cae



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- KEY/ALLWEDD
- 1. Visibility splays from access / Lleiniau gweledd o fynediad
 - 2. New gravel permeable surface of access track with a flat gradient / Trac mynediad newydd gyda gwyneb gro gwastad
 - 3. Proposed 3.7m wide entrance or exit with inward opening gate / Mynedfa neu allanfa bwriedig 3.7m lled gyda giat sydd yn agor i mewn
 - 4. Chemical Disposal Unit / Uned Gwaredu Cemegol
 - 5. 30 person package sewage treatment plant / Pecyn offer trin carthion 30 o bobl
 - 6. 63m alkathene pipe discharging straight to nearby watercourse / Pibell alkathen 63m yn gollwng yn syth i gwrs dwr cyfagos

TEITL PROSIECT • PROJECT TITLE	
TIR GLYN, UWCHMYNYDD	
Dyddiad	JUNE 2024
Adolygiad	
Revision	
ID project	2024-02
Project ID	
Graddfa	1:500 @ A3
Scale	
Datunwyd gan	
Drawn by	
Gwmiwyd gan	
Checked by	
TEITL • TITLE	
ADDITIONAL INFORMATION / GWYBODAETH YCHWANEGOL	
RHIF CYNLLUN • DRAWING NO.	
L.03	



EXISTING NATIVE HEDGE 1

To be maintained to gain height and retain vernal growth to base, by cyclical cutting of base and sides to achieve min 2.0m height AOD.

Proposed Long grass seasonal field margin

Existing Native Hedge 1

Proposed Site Access
(Existing Fieldgate - to remain)

Existing Farmyard access
(to remain)

Proposed Native Hedge A

Proposed Toilet Block
and u/g sewage treatment
provision

Existing Fieldgate
(to remain)

Proposed Native Cope A

Existing Native Hedge 2

Existing Tir Glyn Farm
(and touring site)

SOFT LANDSCAPE MITIGATION AND BIODIVERSITY PROPOSALS

0m 4m 8m 12m 16m 20m
Scale 1:500 @ A1

Proposed touring pitches at Tir Glyn Farm, Uwchmynydd, Gwynedd

Soft landscape proposals:

The Planning proposals indicated have been developed to reflect the rural landscape context of the area, for landscape and visual integration and for enhanced Biodiversity benefit. The design seeks to integrate the proposed seasonally present pitches and to provide sensitive screening and soft landscape addition which is already present in the area and to strengthen the existing landscape fabric when the site is occupied.

It is considered the proposals meet the aims of PPW11 Chapter 6 by taking a proactive approach to the site and connective wider green infrastructure.

The proposed Hedgerow length A and Native Cope A seek to replicate the native clawd species which already exist immediately surrounding the site and in the wider area. All Plant stock will be of local provenance from Forestry Area 303 where available.

The inclusion of indigenous species and detailed preparation of the varied ground conditions that exist will help the establishment of planting, together with a regime of maintenance and establishment operations post planting. Any plants which fail within 5 years of planting completion will be replaced with new plants in accordance with the original planting specification and maintenance measures indicated.

Proposed Tree species include Fruit trees, (Native Crab Apple, Willow) and native mead Shrub planting for avian cover and a food source – and pollinator benefit. All existing hedges are to be retained and managed to create connectivity and repair the integrity of the existing roadside boundary from our moving, (and a new length of hedge is proposed to provide a backdrop to the proposed toilet block) no seeding is required but an area of seasonally long grass will be left as a field margin being cut no lower than 300mm in summer months for pollinator benefit. The site will be grazed in out of season periods

Plant spacing's and sizes are the minimum to effectively achieve a good take rate and amenity value as soon as possible whilst not compromising long term establishment.

Key to plant form specification

CTR = container grown
RB = rootballed
Br = bare rooted
Rtr = root trainer

PROGRAMME OF IMPLEMENTATION

ALL PLANTING WILL BE CARRIED OUT THE FIRST PLANTING SEASON FOLLOWING COMPLETION OF ANY CONSENTED PROPOSALS (likely to be November - January 2024/5)

Topsoli and soil preparation

Topsoliing in Clawdd A will ensure a minimum depth of 300mm ex site Topsoli for individual Pit Planting" overlying existing ground/susoli, with Growing Medium of 100mm thickness and Mycorrhizal granules (at manufacturers recommended rates) added to pits to provide a minimum overall 0.6m rooting depth of an compacted material. Natch planting will be carried out if the integrity of the clawdd may be compromised by pit preparation.

Growing media, (peat free) mycorrhizal granules and slow-release fertilisers to be incorporated within pits and well incorporated before natch planting of stock



Looking north - Existing field gate site entrance and location of proposed Toilet block and Clawdd replanting

Specimen Native trees

Code	Species	Height	Pot Size	Form	Spacing	Notes
N1	Malus sylvestris	Half standard min 750mm	CTR/RB	N/A	Staked with 10m and spacer	
N2	Salix caprea	600-900mm	N/A	BR	as indicated	Cut back to 600mm after 2+ years

Planted into prepared pits min 600x600x500mm with a 100mm depth added peat free rooting medium, slow release fertiliser and mycorrhizal additives at manufacturers recommended rates. Mulch to be Staked using the spacer and min 50mm dia stake added to upward/downward side and with Rabbit protection tree guard fitted immediately after planting. In this area to have tree to be kept weed free and prevented from damage from winter stock grazing.

Native Cope planting - Min N1(NM)	Height	Form	Size	Spacing	Notes
Species					
Crataegus monogyna	450-600mm	BR	2+0	25	1/m ² Min 3 breaks
Prunus spinosa	300-450mm	CTR	2tr min	35	1/m ² Min 3 breaks
Salix caprea	450-600mm	BR	1+1	20	2/m ² Min 3 breaks
Salix viminalis	450-600mm	BR	1+1	20	1/m ² Min 3 breaks

Planting to be at 1m centres max - grouping of 7 plants of the same species. Pits to be 900x450x300mm backfilled with ex site topsoli, Mycorrhizal granular additive and 100mm peat free organic matter - Slow release fertiliser at manufacturers recommended rate. All planting to be fitted with tree shelters to be removed once established and protected from stock grazing where appropriate.

Native Clawdd planting - Min N1	Height	Form	Size	Spacing	Notes
Species					
Prunus spinosa	300-450mm	tr/CTR	150 mm	20	3/50m ² Min 3 breaks
Salix caprea	300-450mm	tr/CTR	150 mm	20	3/50m ² Min 3 breaks

Stock to be used for replanting of former Clawdd as new hedge planting. Planting to be at 450m centres or in a double staggered row on bank top 300mm apart max - grouping of 2+ plants of the same species. Planting to be made planted or planted 200x100x300mm backfilled with topsoli, Mycorrhizal granular additive and 100mm peat free organic matter - Slow release fertiliser at manufacturers recommended rate. All planting to be fitted with tree shelters to be removed once established and protected from stock grazing where appropriate. Any stock which fails within the first 5 years after planting to be replaced.

DERBYN

Adrian Cysylltuno 24-05-2024

Key

- Site Extent
- Existing Vegetation (to remain)
- Existing Grassland (to remain)
- Proposed Specimen Native Trees (specimen as indicated)
- Proposed Native Cope Planting (specimen as indicated)
- Proposed Clawdd/Linear Shrub Planting (Planted into existing Clawdd species as indicated)
- Proposed Long grass summer margin (seasonal long grass sward)
- Proposed Stockproof fence to follow edge of Nant (draw line to be accepted on site)
- Proposed Hedgehog hole and signage

NOTES:

- Proposals based upon proposed site layout provided within Dobson Owen Architects Drawing reference Drawing Ref PO2 dated March 2024.
- Proposed fencing to provide bilingual signed Hedgehog routes for the passage of hedgehogs between the field and surrounding land.
- N.B. Drawing produced for Planning Purposes only. **Not to be used for tendering or construction.**
- Existing hedges to be protected with Heras fencing before and during construction.

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Issued v2	PW	JB	JB	13/05/24
Draw v1	PW	JB	JB	10/05/24
Client	Drawn	Checked	Approved	Date

Tirlun Barr

Chartered Landscape Architecture
OFFICE: Tan y Berllan, Llanbedr y Cennin, CONWY
LL52 8UY
Tel 01492855333 www.tirlunbarr.com

Client

Mr. R. Roberts & Sons

Project Title

**Proposed touring Pitches
TIR GLYN FARM
Uwchmynydd,**

Drawing Title

**Soft Landscape Proposals
including Biodiversity
measures**

Drawing Number

23/33/BLP/01

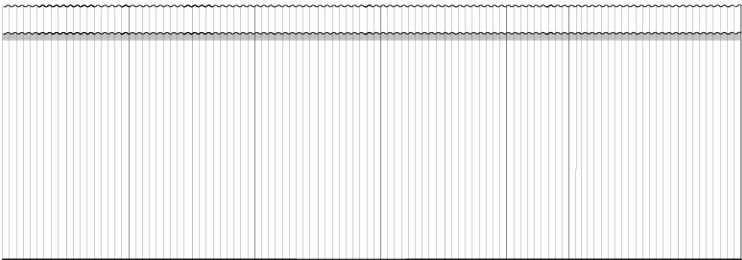
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A1

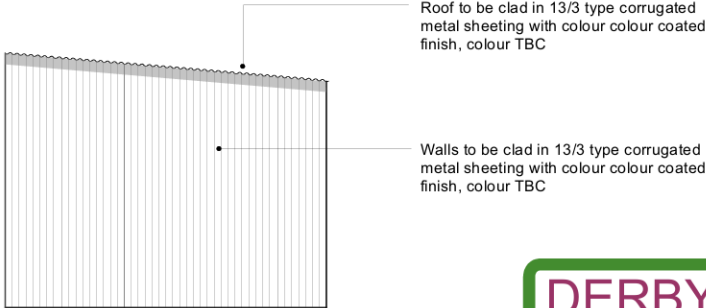
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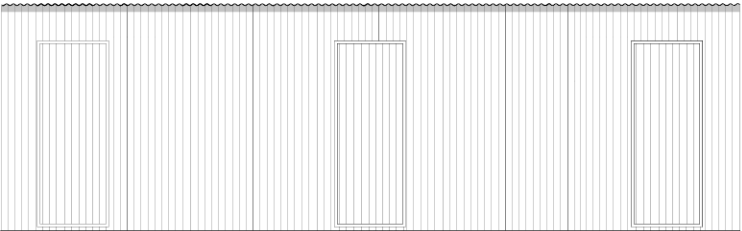
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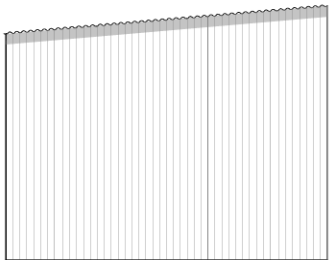
NORTH / GOGLEDD (BACK / CEFN)



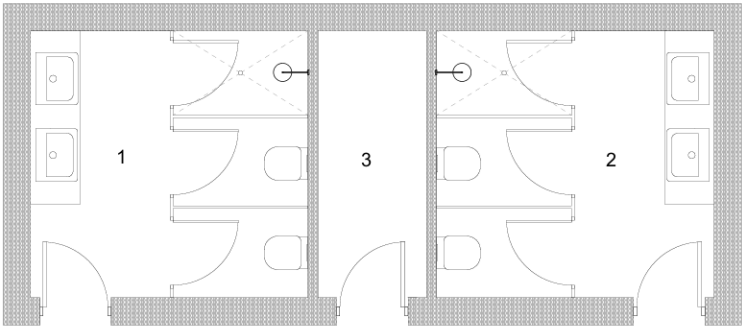
EAST / DWYRAIN



SOUTH / DE (FRONT / BLAEN)



WEST / GORLLEWIN

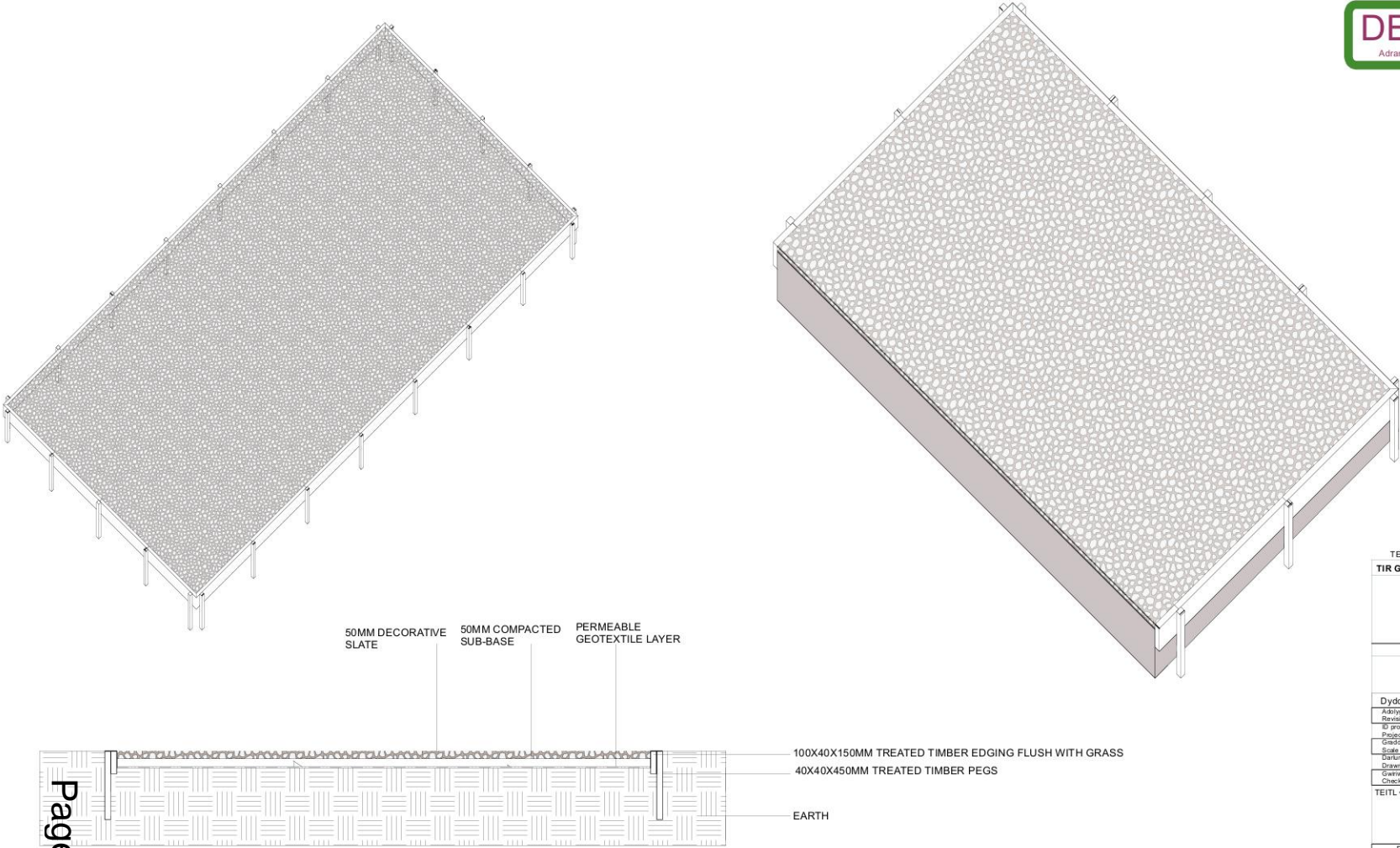


- Key:
1. Female WC's and shower / WC's a cawod merched.
 2. Male WC's and shower / WC's a cawod dynion.
 3. Plant room



TEITL PROSECT • PROJECT TITLE	
TIR GLYN, UWCHMYNYDD	
Dyddiad	MAI 2024
Adolygiad	
Revision	
ID project	
Project ID	2024-02
Grafffa	
Scale	1:50 @ A3
Datfunwyd gan	
Drawn by	
Gwmiwyd gan	
Checked by	
TEITL • TITLE	
PROPOSED TOILET BLOCK /	
BLOC TOILEDAU BWRIEDIG	
RHIF CYNLLUN • DRAWING NO.	
P.03	

TYPICAL PITCH FOR TOURER / LLAIN UNED TEITHIOL 3.5 x 7m



TEITL PROSIECT • PROJECT TITLE	
TIR GLYN, UWCHMYNYDD	
Dyddiad	CHWEFOR
Adolygiad	2024
Revisiwn	
ID project	
Project ID	2024-02
Graddfa	
Scale	NOT TO SCALE
Darfenwyd gan	
Drawn by	
Gwneirwyd gan	
Checked by	
TEITL • TITLE	
RHIF CYNLLUN • DRAWING NO.	
P.04	









PLANNING COMMITTEE	DATE: 30/09/2024
REPORT OF ASSISTANT HEAD OF DEPARTMENT	

Number: 3

Application Number: C23/0883/43/LL

Date Registered: 20/06/2024

Application Type: Full

Community: Pistyll

Ward: Yr Eifl

Proposal: Full application to convert existing stables to residential property and erect a single-storey extension

Location: Gwynus, Llithfaen, Pwllheli, Gwynedd, LL53 6LY

Summary of the Recommendation: APPROVE WITH CONDITIONS

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1. Description:

- 1.1. Full application for the conversion and extension of an existing outbuilding to create a new single-storey dwelling house with three bedrooms for an agricultural worker/tourism business. As part of the proposal, an existing adjacent detached building used as storage would be converted to provide a permanent bat roost. The buildings are adjacent to the farmyard and existing buildings and also close to part of an established caravan site.
- 1.2. The house would have a total internal floor area of approximately 148m² with an associated parking area and a separate bins/bicycle storage area. The work would entail raising the height of the roof slightly which is currently finished with corrugated sheets. This would be changed back to a slate roof to complement surrounding buildings, and the outer walls where required will use stone to match the existing building. We can see that the external finish for the extension would be a slate ridge roof and a matching stone finish. Internally it would include three bedrooms, a bathroom, an open plan kitchen/dining and living area and a cloakroom.
- 1.3 The site is located in a secluded and fairly mountainous area in open countryside and within the Llŷn Area of Outstanding Natural Beauty and the Llŷn and Enlli Landscape of Outstanding Historic Interest. The residential building nearby, namely Gwynus, is a grade II listed building. Access is gained to the site from the nearest public road along an unclassified road that veers to the north before reaching the site itself and then along a private access track. The unclassified road is also designated as a public footpath. It can be seen that the site operates as an established static and touring caravan park and is also an agricultural holding.
- 1.4 A Bat Survey, a Structural Report/Survey, an Assessment for the provision of a Rural Enterprise Dwelling and a Business Plan were submitted to support the application.
- 1.5 The application is submitted to the Planning Committee for a decision as the applicant has a close family connection with an Elected Member of the Council.
- 1.6 The application has been amended from its original submission by adding a door and changing part of the internal layout of the building.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 5: Sustainable development

PS 6: Alleviating and Adapting to the Effects of Climate Change

AMG 1: Areas of Outstanding Natural Beauty Management Plans

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and where appropriate enhancing the natural environment

PS 1: The Welsh Language and Culture

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 17: Settlement strategy

TAI 7: Conversion of traditional buildings in open countryside to residential use

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

PS 20: Preserving and where appropriate enhancing heritage assets

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 – February 2024)

Letter from the Welsh Government's Minister for Climate Change, dated 11 October 2023 announcing an update to chapter 6 of Planning Policy Wales with immediate effect.

Technical Advice Note 12: Design

Technical Advice Note 5: Planning and Nature Conservation

Technical Advice Note 6: Planning for sustainable rural communities

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3. Relevant Planning History:

- 3.1 There is no specific planning history relating to the building that is to be converted, but there is varying and extensive planning history relating to the caravan site nearby. A pre-application enquiry was submitted regarding the proposal with the details as follows:

Y23/0481 – Conversion of outbuilding into a permanent home – A summary of the response - Converting this building into a dwelling such as a site manager's house may be acceptable depending on a clear business justification for an additional permanent worker on the site.

4. Consultations:

Community/Town Council: Members of Pistyll Community Council expressed their support to the application.

AONB Unit: Gwynus is located in a rural area within the AONB. The building that is the subject of this application is located near other buildings and a short distance from the farmhouse which is a listed building. The building in question here is a traditional farm building made of stone, a zinc cover has been installed in place of the original slates. It is proposed to create a small extension using stones, similar to those in the original building. Slate would be laid on the roof, there would be conservation-type roof lights, and timber doors and windows. The plan and the materials seem to preserve the character of the original building and it does not appear that the development would affect the AONB.

Natural Resources Wales: We have concerns regarding the application as submitted because insufficient information has been provided to support the proposal. To overcome these concerns, you should request more information from the applicant regarding Protected Species. If this information is not provided, we would object to this planning application.

Re-consultation

We continue to have concerns regarding the application as submitted. However, we are satisfied that these concerns can be overcome if the document noted is included in the approved plans and documents condition on the decision notice.

Welsh Water: Standard conditions and advice

Public Protection Unit: It is unclear from the application that provision there will be on the site for the adequate drainage of sewage. I am not aware either whether the property benefits from a water supply from the public

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system, and if not, whether there will be adequate provision for a plentiful and safe supply to the property.

Re-consultation

No further response was received

Biodiversity Unit:

A protected species report was submitted which has been made to a good standard. It recommended undertaking a further survey to identify bat activity in the building and on the site.

Re-consultation

A further bat survey was submitted following the original recommendation. It has been undertaken to a good standard and has found traces of use by bats and sparrows. Appropriate conditions must be imposed to ensure that the mitigation measures as indicated are followed, including the conversion of an adjacent building for use solely as a roost to compensate for the loss of the existing roost within the building.

We do not object to the proposal provided the recommendations in the report are followed, the planing of native trees/hedgerow, and the existing storage shed to be used exclusively as a bat roost.

Conservation Officer:

Not received

Land Drainage Unit:

The unit has no observations to offer in terms of land drainage, local flooding risk or coastal erosion.

Archaeology Service:

Although the building is historical and seems to have retained much of the fabric of the original appearances, its fairly simple form and modern alterations mean that we have no further comments to make.

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Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has expired and no letter / correspondence of objection has been received.

Letters / correspondence were received supporting / providing observations on the application on grounds of:

- The development would create a home for a local young family.
- It would be a home attached to an established business
- There is a need to live on the site permanently in order to facilitate and run the farm business and the caravan park

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The application site is situated in the open countryside outside any current development boundary and any nearby village. Policy PCYFF 1 (Development Boundaries) of the LDP states that proposals outside development boundaries will be refused unless they are in accordance with local and national policies or that the proposal demonstrates that its location in the countryside is essential. In light of the need to preserve and protect the countryside, very special justification is required for allowing new housing there. Therefore new dwellings in such sites are only permitted in special circumstances. For the purposes of the LDP, those exceptional circumstances where new houses in the countryside can be approved are included in policy PS17 Settlement Strategy, which confirms that only housing developments that comply with Planning Policy Wales and Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities (along with the Practical Guidance document for it) will be permitted in the open countryside.
- 5.2 Paragraph 4.3.1 of TAN 6 states that one of the few circumstances in which a new isolated residential development in open countryside can be justified is when accommodation is required to enable a rural enterprise worker to live at, or close to, their workplace. Whether this is essential in any particular case will depend on the needs of the rural enterprise concerned and not on the personal preference or circumstances of any of the individuals involved. TAN 6 also notes that Local Planning Authorities should carefully assess applications for planning permission for new rural enterprise dwellings to ensure that a departure from the usual policy of restricting development in the open countryside can be fully justified by reference to robust supporting evidence. What is somewhat unusual in this case is the applicant's role in working on the agricultural holding as well as the work associated with an established caravan site. However, the static caravan site forms part of the rural enterprise which necessitates an on-site presence and it is therefore thought possible in this particular case, to consider the role of the applicant attached to these two enterprises.
- 5.3 From the information submitted it is stated that the agricultural unit which is the subject of the application contains land extending to approximately 70 acres that is owned by the applicant in partnership with his father (who is a dormant partner) while the applicant's wife also contributes work on a daily basis as a partner on the farm. The land surrounds the Gwynus holding as it stands. There are agricultural buildings in the farmyard which has been established near the site of the current application. The farm contains sheep (160), lambs (117) and 4 rams. There are two cows present on the farm with a view to re-introducing more as was the case in the past.

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Associated work related to running the agricultural enterprise includes growing fodder for the stock. The applicant lives with his wife and two children in a terraced house that is owned by them in the village of Llithfaen approximately a mile and a half from the application site.

5.4 Section 4.5 of TAN 6 relates to second dwellings on established farms. It states that the Assembly Government wishes to encourage younger people to manage farm businesses and promote diversification on established farms, and to support this policy objective it may be appropriate to allow a second dwelling on established farms that are financially sustainable where the criteria set out in paragraph 4.4.1 cannot be fully satisfied. The two exceptions to the policy are:-

- Where there are secure and legally binding arrangements in place to demonstrate that management of the farm business has been transferred to a person younger than the person currently responsible for management, or, that transfer of management is only conditional upon grant of planning permission for the dwelling. The younger person should be responsible for the majority of the farm business and be the decision maker for the farm business; or
- There is an existing functional need for an additional 0.5 or more of a full time worker and that person obtains at least 50% of a Grade 2 Standard Worker salary, (as defined by the latest version of the Agricultural Wages Order), from the farm business.

5.5 In the context of this current application the evidence shows that the proposal is able to satisfy parts of the two exceptions stated above but also paragraphs 4.4.1. Evidence was obtained to show that 1.95 of an agricultural worker is needed on the holding and it is understood that the son already has the main responsibilities for running the farm. It is considered that the proposal would be acceptable in respect of the above, and that there are arrangements already in place for the younger person to run the business.

5.6 In addition to the above the proposal must satisfy the criteria noted in paragraph 4.4.1 c-e which states:-

- The enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so.
- The functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned.
- Other normal planning requirements, for example siting and access, are satisfied

5.7 The assessment and the details submitted with the application state that the current farm business is viable. The business has been established soundly and is considered to be financially sound, with the likelihood of remaining so. We understand that the business does not have alternative houses available and that there is no suitable accommodation in the local area for the applicant considering his role as the main agricultural worker on the holding. In relation to the third point, the usual planning considerations will be covered in the remainder of the report.

5.8 The proposed dwelling offers three bedrooms which corresponds to the applicant's family situation. It is acknowledged that the proposed dwelling is slightly larger than what is stated as the standard size for an affordable property. Nevertheless, this is an application for converting an existing building with only a fairly small extension, and compared to normal residential dwellings there is a different need for including a space to wash and to store dirty clothes and footwear, which is considered reasonable for an agricultural dwelling. We therefore consider that the size of the dwelling reflects the need by the agricultural holding.

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- 5.9 Based on this, it is considered that the proposal is acceptable in terms of principle and that it complies with the relevant requirements of Technical Advice Note 6, policies PCYFF 1 and PS17 of the LDP, and the Supplementary Planning Guidance: Affordable Housing.

Visual, general and residential amenities

- 5.10 Policies PCYFF 2, PCYFF 3 and PCYFF 4 of the LDP are relevant to this application and relate to: design, finishes, elevations, landscaping and visual and general amenities.
- 5.11 Matters of size and location in respect of the enterprise have already been assessed above. The site is located within the existing agricultural farmyard and close to a part of the existing caravan site. The landscape and nearby buildings vary in height, therefore we believe its location is in a fairly concealed position. In addition, we see that it is proposed to replace the existing roof which is covered with corrugated sheets for a natural slate roof which would blend in better with the surrounding buildings and return it to what would have been its original finish.
- 5.12 It is considered that the location, size, design and finish of the proposed dwelling are acceptable considering its location in the countryside, and that it would not adversely affect the landscape. The property's location in the countryside is essential. There is no other property (that is not a part of the holding) that is directly nearby, therefore we do not consider that the proposal is likely to have an adverse impact on the amenities of any local resident. A standard condition is to be included to agree on landscaping measures along the edge of the site in order to secure an additional cover of natural growth to what already exists.
- 5.13 Based on the above assessment, the proposal is considered to comply with the requirements of policies PS5, PCYFF 2, PCYFF 3, and PCYFF 4.
- 5.14 The application site is located within the Llŷn AONB. The AONB Unit did not highlight any concerns about its design and the effect of converting this traditional building into residential use. Therefore, we do not believe in this case that there would be clear harm to this designation based on the location, type and size of the development, thus we do not believe that the application is unacceptable based on the requirements of policy AMG 1 nor in respect of the historic landscape and policy AT 1.
- 5.15 The ancient Gwynus farmhouse is a grade II listed building and is located around 30m to the north-west of the application site. Although no observations were received from the Conservation Officer at the time of writing this report, it is not believed that the building to be converted forms an ancient part of the site nor that it is located within the defined curtilage of the listed building. We do not believe there is an impact on the listed designation of Gwynus, and as a result it is acceptable based on the requirements of policy PS 20.

Transport and access matters

- 5.16 The Transportation Unit was not consulted in this case due to the isolated location of the site far from the local area's public roads network. The proposal is not believed to affect matters relating to access and transport in general and therefore, on this basis, the proposal is considered to comply with the requirements of policy TRA 2, which ensures adequate parking standards; and policy TRA 4 which ensures road safety.

Biodiversity Matters

- 5.17 As part of the proposal it can be seen that specific ecological measures have been included as part of the conversion of the building in the form of bat boxes. However, the biodiversity unit noted that a further survey was required to detect bat activity in the building and on the site.

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- 5.18 Whilst carrying out an assessment of the application site, traces of use by bats and sparrows were found in the building and it is recommended that an adjacent outbuilding be converted and used as a roost to compensate for the loss of an existing roost within the building. The Biodiversity Unit and Natural Resources Wales (NRW) confirmed that the development would be acceptable as long as all mitigation measures and improvements as highlighted in the ecological assessment are placed as conditions on the permission, in the interest of the site's biodiversity. Because the proposed development is likely to harm or disrupt the bats or their breeding sites and resting places at this site, NRW advises that a permit would be required for work that could affect protected species on any site.
- 5.19 It is therefore believed that the proposal is acceptable as submitted and is consequently acceptable based on the relevant requirements of policy AMG 5 together with the update to chapter 6 of Planning Policy Wales relating to the green infrastructure and the phased approach.

Archaeological Matters

- 5.20 As has already been noted, the wider site contains the ancient Gwynus farmhouse. The Archaeological Service's response to the application was received which confirmed that although the building is historical and seems to have retained much of the fabric of the original appearances, its relatively simple form and modern alterations mean that there were no further comments to make in respect of archeology considerations. Consequently, it is believed that the proposal is acceptable in terms of the relevant requirements of policy PS 20.

Language Matters

- 5.21 In this case, it is not believed that the proposal reaches the threshold requirements of PS1 in relation to the need to submit a Welsh Language Statement. In particular, considering the scale and type of the proposed development, the proposal would not apply to the categories as defined within criteria 1a, 1b and 1c, and therefore a statement will not be required based on these requirements within Policy PS 1.
- 5.22 Because of the type and size of the proposal, a Language Assessment will not be required under criterion (2) of Policy PS 1.
- 5.23 If a Language Statement is not required, consideration should be given to the Welsh language in accordance with the arrangements for screening applications within Annex 5 of the SPG 'Maintaining and Creating Distinctive and Sustainable Communities'. It is well known that it is a local young family who will be residing in the new unit, their commitment to living on the site has been outlined and there is no doubt that a long-term intention of creating a permanent home lies behind the proposal. Observing the guidance as outlined in the SPG, and based on a full assessment of the relevant requirements, it is not believed that the scale of the proposal is entirely contrary to the specific categories as outlined within the SPG screening system. It is considered appropriate to include a standard condition to ensure that the building is given a Welsh name.

6. Conclusions:

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

7. Recommendation:

- 7.1 To approve the application subject to:

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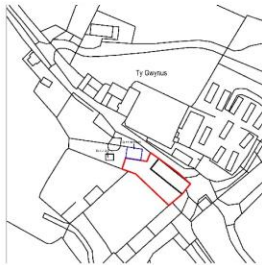
Conditions

1. Time
2. Compliance with plans
3. Exterior materials/finishes
4. Restrict occupation to rural enterprise
5. Removal of permitted development rights
6. Land drainage scheme
7. Landscaping
8. Biodiversity Matters
9. A Welsh name for the property

Notes:

Welsh Water/NRW drainage issues.

Protected species licence



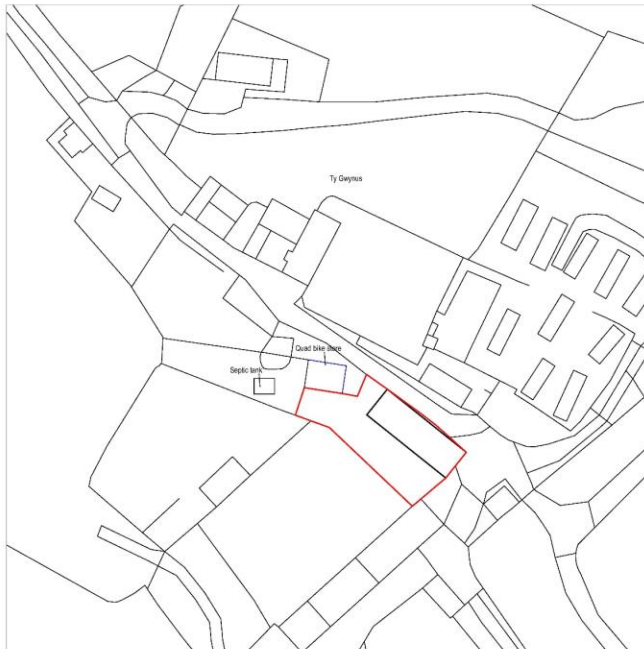
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Cynllun Diwygiedig Amended Plan

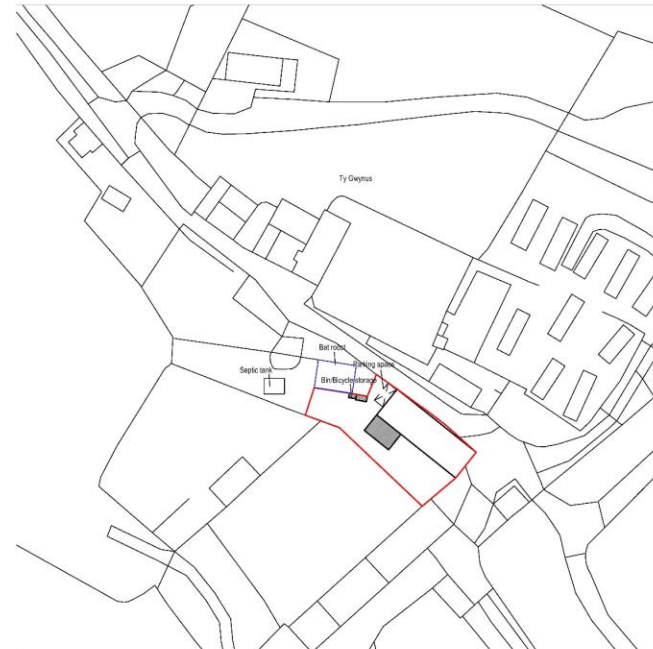
04/09/24

ADRAN CYNLLUNIO - CYNGOR GWYNEDD



Existing Block Plan

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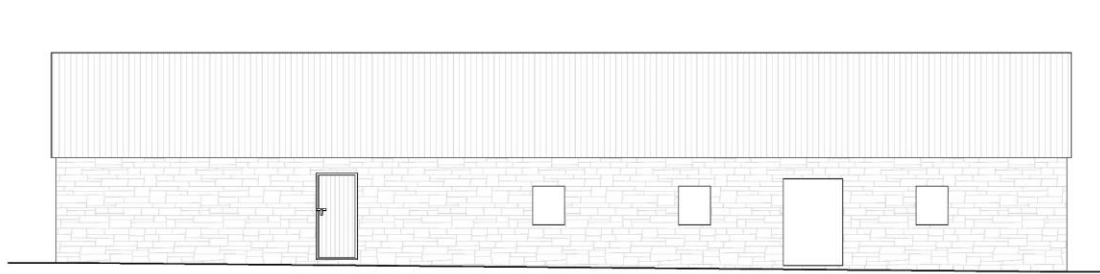
Proposed Block Plan

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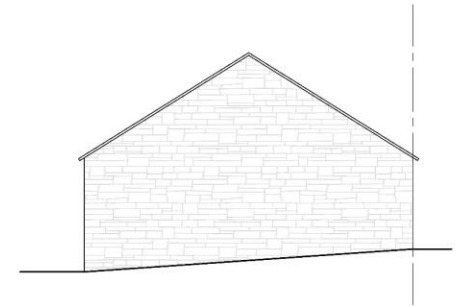


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74 Cardiff Road, CF15 7QE • Enquiries@ArkiPlan.co.uk

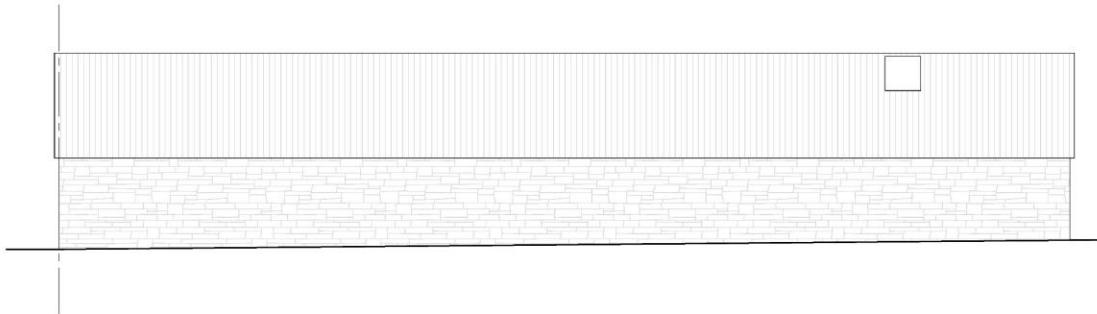
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		Job	New Extension & Barn Conversion
		Scale	As Shown@A1
Title Number	CYM817791	Title	As Shown



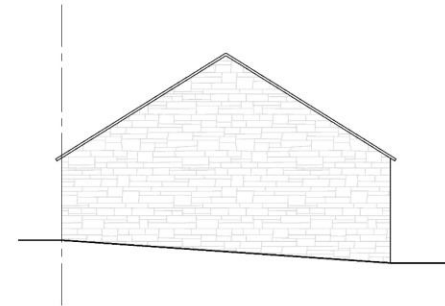
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Scale 1:50



Existing Southeast Elevation
Scale 1:50



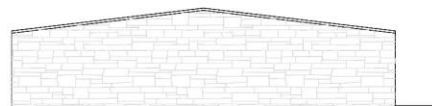
Existing Northeast Elevation
Scale 1:50



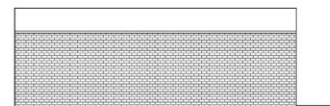
Existing Northwest Elevation
Scale 1:50



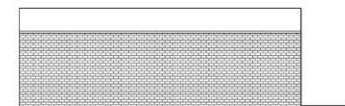
Existing Northeast Elevation
Scale 1:50



Existing Southwest Elevation
Scale 1:50

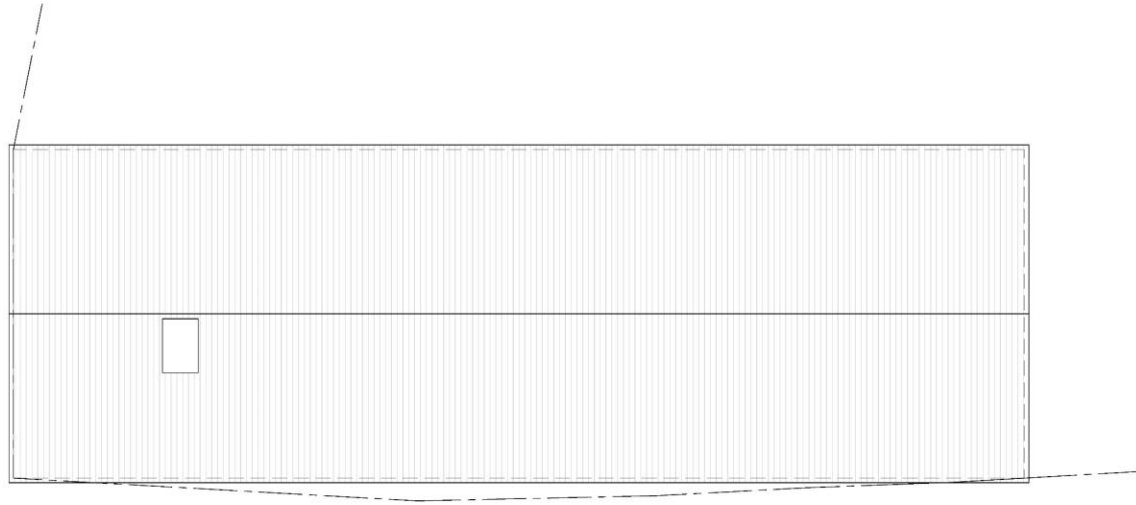


Existing Northwest Elevation
Scale 1:50

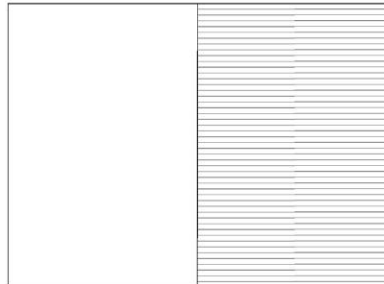


Existing Southeast Elevation
Scale 1:50





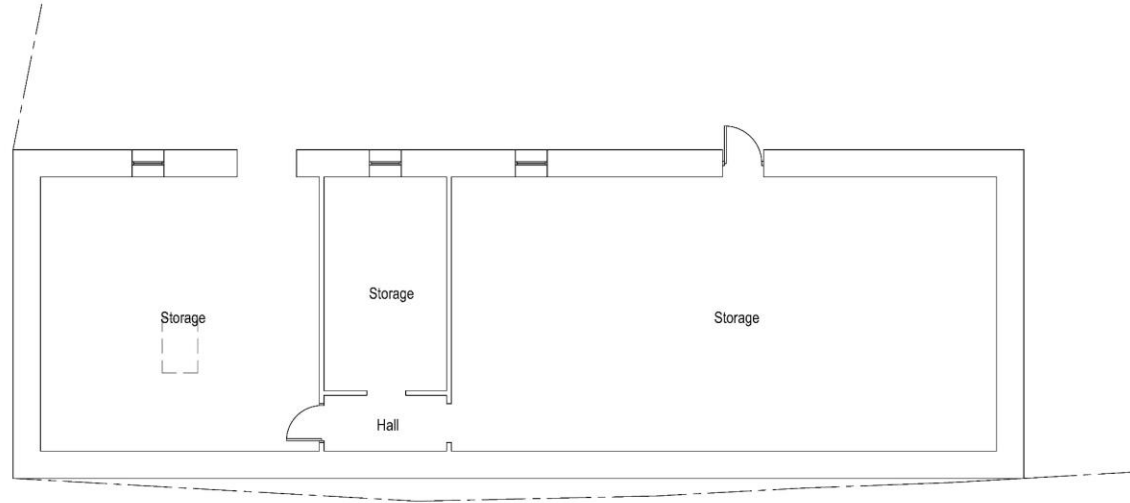
Existing Roof Plan
Scale 1:50



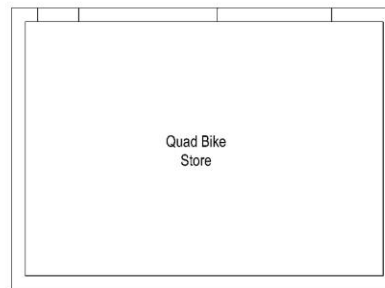
Existing Quad Bike Store Roof Plan
Scale 1:50



Arkiplan 74 Cardiff Road, CF15 7QE • Enquiries@ArkiPlan.co.uk			
Site	Gwynus, Pistyll, Pwllhell LI53 6ly	Date	04.09.2024
		Sheet	23-1137 D04 REV 2
		Job	New Extension & Barn Conversion As Shown@A1
Title Number	CYM817791	Scale	As Shown@A1
		Title	As Shown



Existing Ground Floor Plan
Scale 1:50
Area ca. 125.64 m²



Existing Quad Bike Floor Plan
Scale 1:50



Arkiplan
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Site	Gwynus, Pistyll, Pwllhell LI53 6ly	Date	04.09.2024
		Sheet	23-1137 D02 REV 2
		Job	New Extension & Barn Conversion As Shown@A1
Title Number	CYM817791	Scale	As Shown@A1
		Title	As Shown

Proposed Materials:
Walls: Stone (to match existing)
Pitched roof: Slate (to match existing)
Windows: Double glazed timber (to match existing)
Skylights: Size as indicated (not protruding more than 150mm above the existing roof plane)



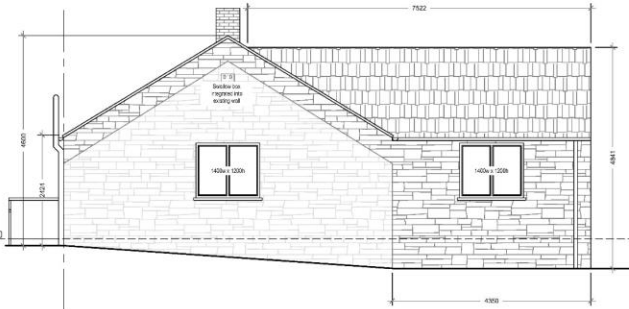
Proposed Southwest Elevation
Scale 1:50



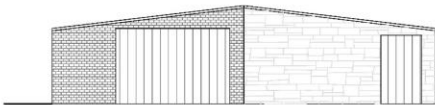
Proposed Southeast Elevation
Scale 1:50



Proposed Northeast Elevation
Scale 1:50



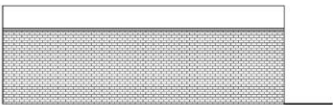
Proposed Northwest Elevation
Scale 1:50



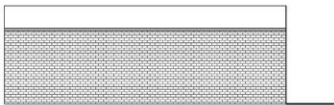
Proposed Northeast Elevation
Scale 1:50



Proposed Southeast Elevation
Scale 1:50



Proposed Northwest Elevation
Scale 1:50



Proposed Southeast Elevation
Scale 1:50

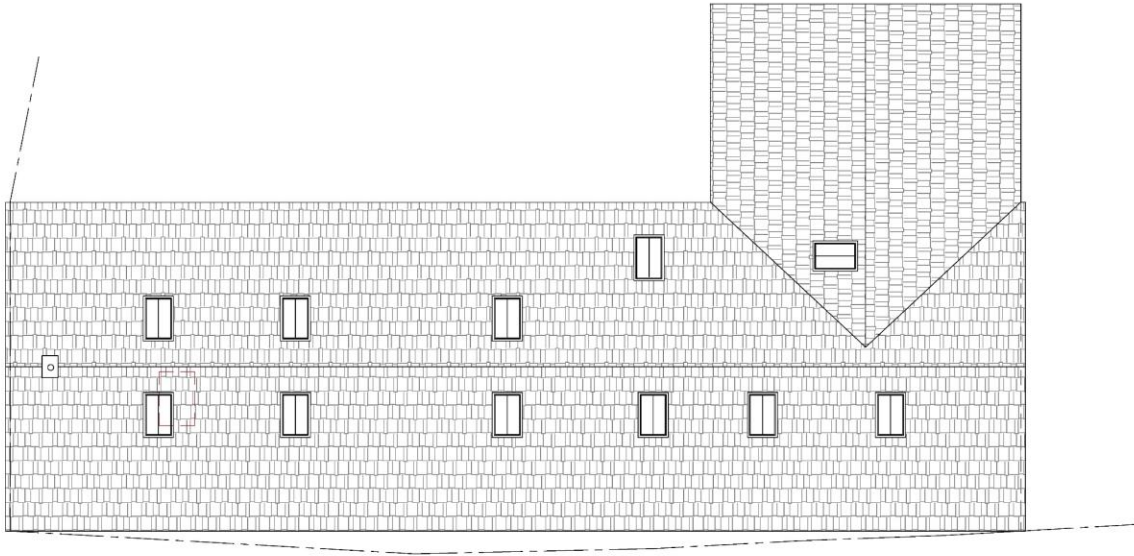




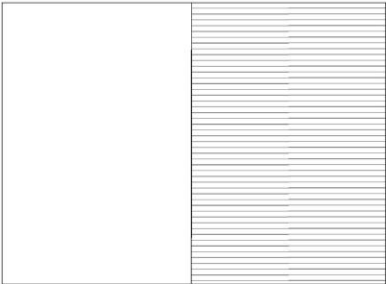
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Site	Gwynus, Pistyll, Pwllhell LI53 6ly	Date	04.09.2024
		Sheet	23-1137 D07 REV 2
		Job	New Extension & Barn Conversion As Shown@A1
Title Number	CYM817791	Title	As Shown

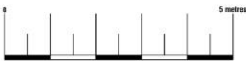
Symbol Key:
----- Boundary line
----- Demolished
----- Details above



Proposed Roof Plan
Scale 1:50

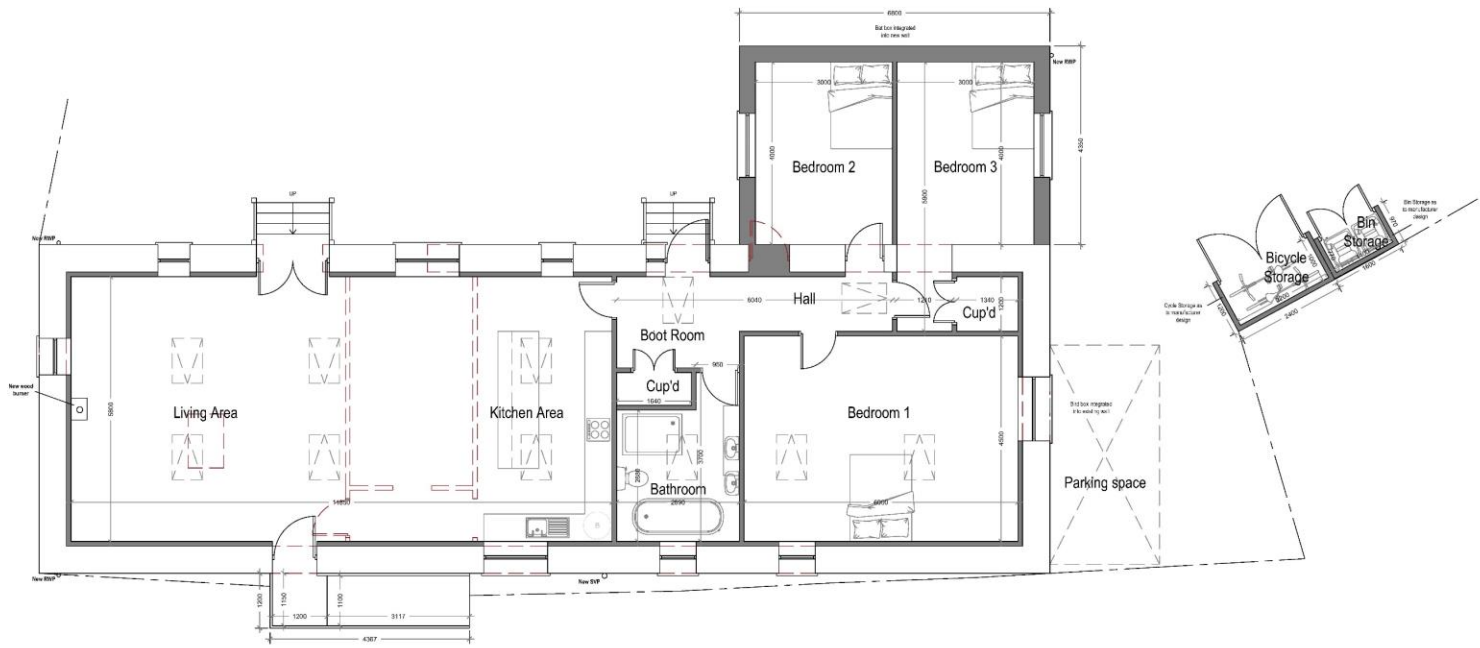


Proposed Roof Plan
Scale 1:50

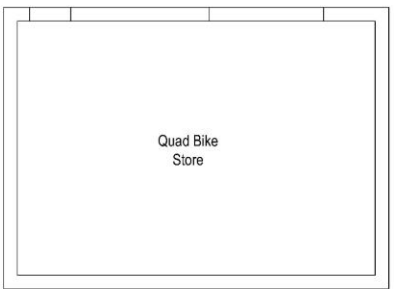


<div>Arkiplan</div> <div>74 Cardiff Road, CF15 7QE • Enquiries@ArkiPlan.co.uk</div>			
Site	Gwynus, Pistyll, Pwllhell LI53 6ly	Date	04.09.2024
		Sheet	23-1137 D05 REV 2
		Job	New Extension & Barn Conversion As Shown@A1
Title Number	CYM817791	Title	As Shown

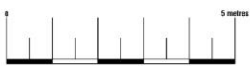
Symbol Key:
----- Boundary line
----- Demolished
----- Details above



Proposed Ground Floor Plan
Scale 1:50
Area ca. 148.80 m²
Additional Area: 23.16m²



Existing Quad Bike Floor Plan
Scale 1:50





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Site	Gwynus, Pistyll, Pwllhell LI53 6ly	Date	04.09.2024
		Sheet	23-1137_D03_REV 2
		Job	New Extension & Barn Conversion As Shown@A1
Title Number	CYM817791	Scale	As Shown





