

**GWYNEDD COUNCIL PLANNING COMMITTEE
DECISION NOTICE**

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

Date of Planning Committee Meeting	2 July 2020
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SUBJECT

Item : APPLICATION NO C22/0585/22/LL Land Adjacent To Oxton Villa Ffordd Haeam Bach, Penygroes, LL54 6NY

DECISION

DECISION: To refuse, in line with the recommendation

Reasons:

1. The proposal is not appropriate as a logical extension to the settlement because of its location and the current boundaries that separate the settlement from the countryside in this location. The development is therefore contrary to the requirements of policies PCYFF 1, TAI 15 and 16 of the Gwynedd and Anglesey Joint Local Development Plan 2011-2026 and the Supplementary Planning Guidance: Affordable Housing which ensure suitable affordable housing developments as an exception on the peripheries of development boundaries.
2. The local need for a self-built affordable house has not been proved. The size of the proposed property and curtilage is too large to enable the property to be affordable in the future and comply with the scale of development density. The development is therefore contrary to the requirements of policies TAI 15, TAI 16 and PCYFF 2 of the Gwynedd and Anglesey Joint Local Development Plan 2011-2026 and the Supplementary Planning Guidance: Affordable Housing which ensure development of an acceptable scale which would be affordable in future.
3. The development is tantamount to erecting a new house in open countryside without any justification and is contrary to the requirements of policies PCYFF 1 and paragraph 6.4.36 of the Gwynedd and Anglesey Joint Local Development Plan 2011-2026 and Technical Advice Note 6: Planning for sustainable rural communities.

THE RESULT OF THE VOTE

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In favour	10
Against	0
Abstention	2

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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

Date of Planning Committee Meeting	2 July 2020
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SUBJECT

Item : APPLICATION No C19/0154/03/LL Market Hall, Church Street, Blaenau Ffestiniog, LL41 3HP

DECISION

DECISION: To refuse in line with the recommendation

Reason:

No sufficient or current information have been submitted with this application to assess the proposal against the requirements of policies PS1, TAI 15 and PS19 Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities and Chapter 6 of Planning Policy Wales (PPW), which deals with the impact on the Welsh language, provision of affordable housing, green infrastructure and the net benefit to biodiversity.

THE RESULT OF THE VOTE

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In favour	12
Against	0
Abstention	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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THE RESULT OF THE VOTE

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS
