



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 16TH JUNE, 2025

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 06/06/25)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (9)

Councillors

Elwyn Edwards
Elin Hywel
Olaf Cai Larsen
Gareth A Roberts
John Pughe

Delyth Lloyd Griffiths
Gareth Tudor Jones
Edgar Wyn Owen
Huw Rowlands
Berwyn Parry Jones

Independent (5)

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

5 - 20

The Chairman shall propose that the minutes of the previous meeting of this committee, held on, 19th May 2025, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1 APPLICATION NO C22/0585/22/LL LAND ADJACENT TO OXTON VILLA FFORDD HAEARN BACH, PENYGROES, LL54 6NY 21 - 36

Erection of one affordable dwelling with associated access, parking and landscaping (revised scheme).

LOCAL MEMBER: Councillor Craig ab Iago

[Link to relevant background documents](#)

5.2 APPLICATION NO C19/0154/03/LL MARKET HALL, CHURCH STREET, BLAENAU FFESTINIOG, LL41 3HP 37 - 63

Conversion of building to 14 flats

LOCAL MEMBER: Councillor Elfed Wyn ap Elwyn

[Link to relevant background documents](#)

PLANNING COMMITTEE 19 May 2025

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

Others invited - Local Member: Councillor Beca Roberts

Officers: Gareth Jones (Head of Planning and Environment), Gwawr Hughes (Development Control Team Leader), Glyn Llywelyn (Senior Planning Officer), Rhys Cadwaladr (Senior Minerals and Waste Planning Officer) and Lowri Haf Evans (Democracy Services Officer).

Item 7: Iwan ap Trefor (Traffic and Projects Service Manager), Catrin Davies (Rights of Way Officer) and Dafydd Jones (Solicitor)

1. ELECTION OF CHAIR

RESOLVED: TO ELECT COUNCILLOR ELWYN EDWARDS AS CHAIR OF THIS COMMITTEE FOR 2025/26

2. ELECTION OF VICE-CHAIR

RESOLVED: TO ELECT COUNCILLOR HUW ROWLANDS AS VICE-CHAIR OF THIS COMMITTEE FOR 2025/26

3. APOLOGIES

None to note

4. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

a) The following member declared an interest in relation to the item noted:

Councillor Menna Baines (not a Member of this Planning Committee), in relation to item 7 Wildlife and Countryside Act 1981, on the agenda, as she had been promoting the application.

After receiving advice from the Monitoring Officer, the Members believed it was a prejudicial interest, therefore she was not present at the meeting.

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

- Councillor Beca Roberts (who was not a member of this Planning Committee), in item 8.1 (C18/0767/16/LL) on the agenda
- Councillor John Pughe Roberts (a member of this Planning Committee), in item 8.2 (C24/0072/02/LL) on the agenda

- Councillor Gruffydd Williams (a member of this Planning Committee) in relation to item 8.3 (C24/1119/42/LL) on the agenda
- Councillor Edgar Owen (a member of this Planning Committee), in item 8.4 (C20/1079/12/AC) on the agenda
- Councillor Gareth Coj Parry (a member of this Planning Committee) in relation to item 8.5 (C25/0245/14/LL) on the agenda

5. URGENT ITEMS

As a matter of order, it was reported, as the Chair and Legal Officer were joining the meeting virtually, that the Assistant Head of Planning and Environment would be announcing the results of the voting on the applications.

6. MINUTES

The Chair accepted the minutes of the previous meeting of this committee, held on 28 April 2025, as a true record.

7. WILDLIFE AND COUNTRYSIDE ACT 1981: APPLICATION TO REGISTER A PUBLIC FOOTPATH ON THE DEFINITIVE MAP AND STATEMENT IN THE COMMUNITY OF PENTIR

- a) It was reported, in August 2021, that the Council had received an application with supporting evidence from Pentir Community Council under section 53 of the Wildlife and Countryside Act 1981 to register a public footpath on the Definitive Map and Statement in the Treborth area. The application was made on the grounds that the public had walked along this path, as if they had the right, freely and regularly (i.e., without the landowner's permission, without concealment and without powers), over a continuous period of twenty years. It was noted that the application had been supported by 197 evidence statements by people alleging that they had been using the path. It was explained that the evidence showed public use between 1940 and 2021, the date when the application was made. It was reiterated that four letters of support and supporting photographs had also been submitted with the application.

The path's direction was discussed in detail (from its starting point on Public Footpath Number 12 in the Community of Pentir, along the junction with Public Footpath Number 22 in the Community of Pentir.

In the context of land ownership, it was noted that the path crossed the land of Neuadd Treborth (the former school), which was owned by Mr and Mrs Margeston since July 2014. It was also noted that the path crossed Council land, i.e., the railway bridge, through Treborth Botanical Gardens (which is Bangor University land), then through the Treborth Business Park, where the path runs along unregistered land. It was reiterated that many nearby landowners were also affected by the path. It was highlighted that Cyngor Gwynedd had owned the former school and the land between 1950 and 2014.

A consultation had been held with all landowners being affected by the path.

Attention was drawn to the observations of the landowners, Mr and Mrs Margeston, who stated that after they had bought Neuadd Treborth back in July 2014, people walking along the path had been challenged, and they had erected a few signs noting that it was private land and signs stating No Public Right of Way. It was highlighted that the family objected to

the application and had evidence noting that people who used the path had been using it with the permission of the former Ysgol Treborth and Penrhosgarnedd Football Club. It was reiterated that the Council was aware that users with authority to use a section of the path claimed did so with the agreement of the Council and Penrhosgarnedd Football Club (these users could not be deemed as long-standing use).

It was highlighted, when investigating the application, that the evidence suggested that users had also been walking along the section between the botanical gardens, Treborth Business Park and towards Menai Suspension Bridge. Although no public right of way existed between these two sites, it appeared that users had been using it as a continuation of the path in the application, to reach places such as the Antelope Inn, Menai Suspension Bridge or as a part of their circular route from home which commenced from Treborth, Penrhosgarnedd or Upper Bangor. Following this and legal advice, the plan was amended.

In the context of the date of Bringing into Question, in accordance with the procedure of submitting a case under Section 31 of the 1980 Highways Act, it was noted that there was a need to establish a date when the public's right to use the path was brought into question. Many dates were considered but it appears that the challenges had reached a specific level by the start of 2015, with residents contacting the Community Council to raise their concerns. (Reference was made to an e-mail received from the Acting Clerk of Pentir Community Council (dated 22/03/2015, referring to the residents of the Treborth area being prevented from walking along a path that they had been using for years). It was considered that the evidence showed, on the balance of probability, that the public had used the path continuously and as a right between the relevant period of 20 years - between March 1995 and March 2015.

The officers recommended that the Council made an Order under Section 53(3)(c)(i), Wildlife and Countryside Act 1981, to register the path, as a public footpath on the Definitive Map and Statement.

- b) In response to a question regarding the process, and should the Committee authorise the Order and objections were received regarding the order, it was noted that the matter would be referred to the Welsh Government for a decision. Under the circumstances, the Order would be determined through written representation, a hearing or Public Enquiry. If so, it was considered that the Council should take a neutral viewpoint. Furthermore, it was considered that the applicant and the objector should be responsible for submitting the case in favour and against any order.
- c) It was proposed and seconded to authorise the Order
- ch) During the ensuing discussion, the following observations were made by members:
 - That the path was a perfect link from one place to the other
 - That public use was made of the path
 - That the details of the application had been presented well

DECISION: To authorise the Council to make an order under Section 53 (3)(c)(i), Wildlife and Countryside Act 1981, to register paths A-B-C-D-E-F, as a public footpath on the map and Official Statement.

Note: As the Council itself was the landowner for the vast majority of the relevant period (1995-2015), it would not be appropriate for the Council to support and promote

such an Order should there be an objection to the Order. The matter will therefore be referred to the Welsh Government for a decision with the Order being determined through written representation, a hearing or Public Enquiry.

8. 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.

8.1 APPLICATION NUMBER C18/0767/16/LL LAND AT COED WERN, GLASINFRYN, BANGOR LL57 4BE

Attention was drawn to the late observations form.

Some Members had visited the site on 12-05-25.

Holiday accommodation development (revised plan) which entails:-

- Laying the foundations for lodges with associated decking.
 - Laying the foundations for glamping pods.
 - Associated infrastructure to include internal tracks, parking areas, sustainable drainage systems together with foul water drainage.
 - Soft and hard landscaping including felling some trees, retaining trees and undertaking improvements to the existing woodland.
 - Construct a reception/sales building together with re-covering the existing building and use as an e-cycle hub with electric charging points.
- a) The Development Control Team Leader highlighted that this was a full application to provide holiday accommodation and associated works within an existing woodland to the south-east of the village of Glasinfryn. It was expressed that since the application was originally submitted in 2018, the development had been revised and reduced several times and the number of units had now been reduced to 25 holiday lodges and 4 glamping pods.

It was noted that the woodland, which forms the boundary with the Class III road towards Glasinfryn, was subject to a Tree Protection Order with the remainder of the site being a candidate Wildlife Site.

Reference was made to policy TWR 3 which allows proposals to develop new static caravan or new chalet sites, or permanent alternative camping accommodation outside Areas of Outstanding Natural Beauty and Special Landscape Areas, subject to relevant criteria.

It was reported that the first criterion specifically referred to an excess of new development, and a 'Landscape Capacity and Sensitivity Study in Anglesey, Gwynedd and the Eryri National Park' to define excess for this site. It was reiterated that the Study identified some capacity for minor to very small developments outside the sites contributing to the Eryri National Park setting within this particular Landscape Character Area, with the Study defining 'very small' developments as those up to 10 units and 'small' developments as between 10 - 25 units. Although the number of units subject to this application was 29 and recognising that this figure was higher than what is defined

as a minor development in the Study, consideration was given to the average capacity of areas rather than individual locations, and consideration of the site as being hidden. To this end, it was considered that there was sufficient capacity for the site in this particular area, and as it was an already well-screened non-invasive site it also complied with the second criterion.

In the context of the criterion which refers to the provision of adequate access without significant impairment on the attributes and character of the landscape, together with ensuring that the site is close to the main road network, it was noted that an entrance to the site currently exists with an intention to improve it and provide a visibility splay to the satisfaction of the Transportation Unit as well as protecting the hedge which is subject to the Tree Protection Order.

Reference was made to the contents of the detailed impact assessment on the amenities of nearby residents, but ultimately and based on the distance and hidden nature of the site, it was not considered that the proposal would have a significant adverse effect on nearby residents. It was also confirmed that there had been significant discussion about concerns and impacts on trees and biodiversity, and that several assessments and surveys had been submitted together with a commitment to provide a plan to manage the site which would include improvements. The surveys submitted were considered to reflect the current situation of the site and highlight the need to manage the woodland to secure the future of the habitat and the biodiversity within it. It was reported that the site had not been designated as a site of National importance. It was acknowledged that this was a wildlife site, but it was considered that the applicant had addressed the needs of the site and as a result the development would be managed and enhanced subject to planning conditions. Therefore, the proposal was considered acceptable in the context of impact on amenities subject to appropriate conditions which would ensure appropriate control, mitigation and improvement measures.

Sustainability, flooding, infrastructure and linguistic issues were referred to stating that they had received appropriate attention, and the proposal was acceptable in relation to those issues.

The officers recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the Local Member made the following observations:
- That she encouraged the Committee to refuse the application on the grounds of it being an over-development.
 - That there was reference to the site as a 'small and suitable' one, but this was for 29 units, which was far from 'small'.
 - That the application reflected good accessibility and had a good network of roads and public transport - this was wrong - a bus only ran past the site three times a week.
 - That the site was close to a busy and dangerous road - an increase in vehicles would worsen the situation and increase noise levels. These conditions were unsuitable for holiday accommodation.
 - That the report stated 'no static caravans in the area' - this was incorrect: within 3km of the site there were several caravan / holiday accommodation sites.
 - Despite reference being made to two jobs being created, there were no guarantees that these would be permanent or high-salary jobs.

- While noting a local benefit, the welcome pack which would be left for visitors encouraged them to shop on-line which would reduce the need for them to travel off-site; Large companies would benefit from this and not local shops.
- The main objective was to secure a high-salary economy by creating a net benefit for the County's communities. It was difficult to see what the net benefit would be here.

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

Reasons: Contrary to Policy TWR 3.1 - excess of provision in the area which will lead to disturbance and an amenity and visual impact on local residents.

'Small' and 'very small' capacity study - no reference to average size - these were large, luxurious units.

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

- That the site visit had been very valuable.
- That the units were large - big enough for two families. Bungalow-sized!
- That the Community Council was concerned about the privacy and amenities of the Maes Infryn residents.
- Concern about the number of trees that will need to be felled.
- That many objections had been received via e-mail.
- There was a need to listen to the voice of the community.
- That the company was a large company - the development would bring benefits to the local economy.
- That the company had a site in Ceredigion.
- That conditions were being imposed for roads and access.
- The site was not visible, it was a wonderful site.

In response to the observations, the Assistant Head of Department noted that the proposal complied with the relevant policies, and should the Committee decide to refuse the application, the proposer and seconder would have to defend the decision should an appeal be lodged.

RESOLVED: To refuse, contrary to the recommendation.

Reasons:

To refuse on the grounds of Policy TWR 3 Part 1 criterion i, that the site would lead to an excess of static caravan sites or chalet sites or permanent alternative camping sites in the local area, which would cause a detrimental visual impact and a detrimental impact on the amenities of the area and local residents due to the disturbance caused.

8.2 APPLICATION NUMBER C24/0072/02/LL LAND NEAR PANDY, CORRIS, SY20 9RJ

Farm diversification plan for the siting of 5 holiday accommodation units on the land

Some Members had visited the site on 12-05-25.

a) The Development Control Team Manager highlighted that this was an application to change the use of the land and develop new holiday accommodation in the form of 5 permanent

glamping pods, associated parking, adaptations to the access, drainage and landscaping. It was reiterated that the site was in the countryside and within a Special Landscape Area. To the south of the site was afon Dulas, and the topography of the site slanted down from the road towards the river, and the units would be located on the slope above the river. It was reported that residential property abutted the site as well as one exterior building not in the ownership of the applicant, near the existing access.

It was explained that the pods were the type which meant that policy TWR 3 applied. Attention was drawn to point 1 policy TWR 3, which confirms that proposals for the development of new static caravan sites, holiday chalet sites or permanent alternative camping accommodation will be refused within the Anglesey Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas. In light of this, the proposal was fundamentally contrary to point 1 of policy TWR 3 and policy PCYFF 1 as it would establish a new permanent alternative camping site within a Special Landscape Area.

It was highlighted that the nearest dwelling house to the site was located at the bottom of the track, which would be used by the users of the proposed holiday units. Currently, agricultural fields and a river surrounded this dwelling house, which was in a relatively private, still and tranquil location where there was not much activity and disturbance caused to the property's occupants. Introducing an alternative camping site at this location would have the potential to cause unacceptable detrimental impact on nearby property due to increased activity, noise and disturbance by visitors. The nature of holiday use involved different movements to permanent residential units, and the applicant did not live on the site to be able to supervise and manage the site and respond to any issues or problems that may arise at the time. It was considered that the proposal was contrary to the requirements of criterion 7 of policy PCYFF 2 on the grounds of impact on the amenities of the neighbours.

In the context of highways, biodiversity, archaeological, sustainability, flooding, drainage and linguistic matters, it was noted that they had received appropriate attention, and the proposal was considered acceptable in this regard, but it was noted that this did not overcome the fundamental objection to the proposal on the grounds of the principle that it was located within a Special Landscape Area.

The officers recommended that the application be refused.

- b) Taking advantage of the right to speak, an objector to the application made the following observations:
- That their home, Pandy, near the site, was an old mill, which was full of character.
 - The property had been purchased with the assurance that it was protected from development.
 - That the property was in a secluded site as they both enjoyed wildlife and dark skies.
 - That the applicant had bought the field in 2023 and that concerning comments had been made at that time.
 - It would not be possible to control the users of the pods as the applicant did not live on the site.
 - The area outside their house would be used as a vehicle turning area - this, at night, would fill the house with light.
 - Walkers along the railway path would look down into their property.
 - Noise was likely.
 - If there were problems, people staying in the pods would go to Pandy.

- There would be strangers in the area, causing disturbance.
 - Asked the Committee to keep to the policy and refuse the application.
- c) Taking advantage of the right to speak, the Local Member made the following observations:
- That there was a public footpath above and below Pandy.
 - Trees would be planted to mitigate against the visual impact.
 - A full consultation had not been held when establishing the SLA - this raised concern about future developments.
 - Supported the application - the family were a local Welsh family.
 - The applicant lived near the site.
- ch) It was proposed and seconded to approve the application, contrary to the recommendation.
- d) During the ensuing discussion, the following observations were made by members:
- There were five pods here and therefore there would be no large crowds.
 - That farming was a part of the countryside and farmers had to diversify a little.
 - The paths nearby were public footpaths.
 - That tourism was essential to the local economy.
 - That sustainable tourism gave farmers a future.
 - That there would not be a substantial detrimental impact on the privacy of Pandy.
 - If approved, conditions would be required to manage the impacts of noise and lighting.
 - Only one policy was not being met here; the development met many other policies.
 - The site was not visible - it could not be seen from the highway.
 - It was not an over-development.
 - That the Community Council had met four times to discuss the proposal, and it supported the development.
 - A risk that approving could set a precedent.
 - That Policy TWR 3 was critical to the principles of protecting special landscapes.
- dd) In response to a question about the pods being mobile ones, and whether this would be acceptable in terms of the land designation, it was noted that this was not requested in the application submitted, but with the flexibility of Policy TWR 2, this could be considered.

In response to the above comments and planning considerations, the Assistant Head of Department noted that every application was being considered on its own merits and within local and national policies. It was stressed that while the ability to be flexible in weighing-up some planning decisions, the establishment of a new permanent alternative camping site within the SLA would be completely contrary to policy TWR 3. In terms of the status of the SLA in Corris, the quality of the landscape had been identified as a Special Landscape Area and that this area, like AONB areas, had an excess of permanent caravans and accommodation, therefore the policy had been drawn up to protect the sensitivity of those areas. He reiterated that the Committee had to be consistent when making its decisions and if the application was approved, it would have to be referred to a cooling-off period.

- e) The members voted on the proposal to approve the application. The proposal fell.
- f) It was proposed and seconded to refuse the application.

RESOLVED: To refuse in line with the recommendation.

Reasons:

- The proposal would create new permanent alternative camping accommodation within a Special Landscape Area and is therefore contrary to point 1 of policy TWR 3 as well as PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan (2011-2026) which protects the Special Landscape Area from this type of development.
- The proposal is contrary to criterion 7 of policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan as it would be likely to have a significant adverse impact on the amenities of local property owners in terms of more activities, disturbance and noise.

8.3 APPLICATION NUMBER C24/1119/42/LL

Land near Helyg, Tai Lôn, Nefyn, Pwllheli, LL53 6LG

Full application to construct 14 affordable houses (use class C3) with associated developments, including extending an existing vehicular road and new estate road, amenity space, landscaping and biodiversity enhancements.

Attention was drawn to the late observations form.

- a) The Senior Planning Officer highlighted that this was a full application to erect 14 new living units as well as associated works on a site within the current development boundary of Nefyn town, which had been designated specifically for housing in the LDP. The development would offer 4 one-bedroom flats, 5 two-bedroom houses, 4 three-bedroom houses and 1 four-bedroom house. It was noted that the applicant confirmed that the development had been submitted in the form of a neutral plan in terms of occupancy, i.e., a plan that would provide 100% affordable housing with a mix in terms of occupancy being provided (e.g., social rent housing, intermediate affordable rented housing, part-ownership), to meet the need and to allow for change in the circumstances of households once the plan would be built.

It was explained that the site was currently open agricultural land, with *cloddiau* and hedges surrounding it, and the B4437 main road adjacent to the northern boundary of the site; the site and broader area was within the Llŷn and Enlli Landscape of Outstanding Historic Interest.

It was reported, in line with the arrangements of the Gwynedd Planning Service delegation scheme, the application was submitted to the committee as the number of houses being provided was 5 or more in total. In line with the appropriate procedure, a Pre-application Consultation Report was received as a part of the application and the developer had advertised the proposal to the public and the statutory consultees before submitting a

formal planning application. A full assessment of all relevant matters was completed, including compliance with adopted policies and guidance, as well as a full consideration of all comments and objections received. Consequently, the proposal as submitted was considered acceptable on the following grounds:

- That the Authority's adopted policies stated that Councils would seek appropriate levels of affordable housing in the plan area. The proposal provides a development including 100% of affordable units with the Housing Strategic Unit confirming that there is evidence of the need to justify the provision as proposed, to address the needs of the local community.
- That the site had been designated specifically for the construction of houses, with the site estimate noting that 19 units could be provided on the site.

As the proposal as submitted was acceptable and met the requirements of the relevant policies, the officers recommended approving the application.

b) Taking advantage of the right to speak, the applicant's representatives made the following observations:

- That the development for 14 affordable living units had been prepared to meet the local need for housing.
- Although the site had been allocated for 19 units with the need for 10% of them to be affordable, the intention here was to offer 14 units that would provide 100% affordable housing to meet local need.
- That the development was being led by Grŵp Cynefin, with housing grant support from the Welsh Government, under the control of Cyngor Gwynedd via the Development Department.
- That the plan met the Cyngor Gwynedd Housing Strategy by responding to the County's housing crisis, ensuring that affordable housing was available to local people.
- That consultation had taken place with the public and statutory consultees, and the plans had been discussed with Nefyn Town Council.
- That the proposal complied with relevant policies.
- That the Welsh language statement, despite not being required as the site had already been designated, noted a positive impact on the language.
- That the statistics of Cynefin tenants highlighted a higher percentage of Welsh speakers than the percentage of the wards. Confident therefore that the allocations policy would allocate the houses to local people and people who spoke Welsh.
- That a high number of people who wished to live in the area were on the waiting list of Tai Teg housing options.
- The development was one which attempted to prioritise people with a local connection to the community and respond to the demand.

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

- That Nefyn Town Council strongly objected to the application as they were not needed.
- The houses would be let under the Gwynedd common housing allocation policy and therefore the development was likely to have a harmful impact on the Welsh language - this was contrary to the strategic aim of Nefyn Town Council to protect and increase the use made of the Welsh language.

- Cynefin had received an offer from the Local Member to work with the community and Town Council to establish a local allocations policy that would protect the Welsh language and the residents of Nefyn - they did not take up the opportunity and chose to disregard the genuine concerns of the residents of Nefyn and the Town Council and submitted the application against the wishes of the community.
- The existing allocations policy brought more and more strangers from non-Welsh areas outside the County, and even from England, to live in Nefyn, and therefore led to less Welsh being heard on the street.
- With regards to the developer's language statement, Owain Wyn stated that within the social rent sector, almost 4 in every 5 moved in from other areas, and those who moved to the Nefyn area (whether from the social rent sector or moving to the area), 18 units, it was seen that 77.8% had moved from other parts of Gwynedd, and 22.2% from outside the County. This meant that 22.2% had no connection with the area, which was a high percentage, and with 4 in every 5 having come to social housing from outside the area, it gave the impression that this development would not have a positive impact on the Welsh language.
- The Committee, with a similar application for affordable housing in Botwnnog, had refused Adra's application for the exact same reason, and therefore asked the Committee to support the objection.
- The Community Councils of Botwnnog, Aberdaron and Tudweiliog were working together to secure the continuation of the Welsh language, and now 18 other community/town Councils in Gwynedd had joined them - joining forces to support each other and call for more control and resources to protect the Welsh language and establish local allocation policies that will ensure the prosperity of the Welsh language in our communities.
- That the Local Allocations Policy was a common policy with links to the 106 agreement (which came under the Planning procedure to provide assurances that there would be no harmful impact to the language - a local allocations policy or 106 agreement as part of the application would not provide this assurance.
- Tudweiliog Community Council expressed support to Nefyn Town Council to object to the application and to inform that the Welsh Language Commissioner's policy officer was submitting comments on a draft document of local allocations policies that would be submitted to Cyngor Gwynedd, before consulting with the community. The document would be grounds to establishing a local allocations policy considering the legal advice of the Welsh Language Commissioner.
- That Cyngor Gwynedd was also awaiting legal advice which would provide further guidance on how the Council could support Town and Community Councils to reach an agreement with housing associations to properly consider linguistic skills in local allocations policies.
- That the Welsh Government would be publishing a response to the Welsh Communities Commission before the end of the month, which would provide definitive guidance on including Welsh as a consideration in local allocations policy and 106 agreements - approving the application before obtaining guidance would be the wrong step.
- A request for the Committee to support the objection of the residents of Nefyn and the Town Council.
- That there was a need to protect the language. There was no local allocations policy or 106 agreement in place here.
- The development would be likely to cause significant harm to the Welsh language and would be contrary to policy PS1.

- ch) It was proposed and seconded to approve the application.
- d) During the ensuing discussion, the following observations were made by members:
- That the application was contrary to policy PS1 - it would create a negative impact on the Welsh language. There was no evidence or sufficient consideration in the language statement to protect the Welsh language.
 - That the native Welsh speakers needed houses!
 - That the site was included in the LDP and therefore a language statement had already been evidenced.
 - That the application was a major one - creating a potential impact on the amenities of nearby houses.
 - That the application was attractive and strong, but there were too many houses there - Nefyn was a small town.
 - No data about the Welsh speakers on the waiting list, therefore it was difficult to weigh up until data was available.
 - There were no mitigation measures here to protect the Welsh language.
 - The policy met the housing needs of the people of Gwynedd. Nefyn was a town with a relevant role within the area.
 - Accepted that the policy conveyed the 'local to Gwynedd' aspect, but priority for the people of Nefyn, in line with an allocations policy which met the needs of the area.
 - That the *Hawl i Fyw Adra* campaign had started in Nefyn, which reflected the fact that houses were needed in Nefyn!

In response to a question as to whether it would be possible to impose a condition that the Welsh-speakers of Nefyn were given priority, the Assistant Head highlighted that it was not possible to control the language of house occupiers or change policies to correspond to a specific application.

RESOLVED: To delegate the right to the Head of Environment to approve the application with the following conditions:

1. Time
2. Development to comply with the approved plans
3. Must submit and agree a programme for providing affordable housing
4. Must agree on external materials including the roofing slates
5. Removal of Permitted Development Rights
6. Welsh Water Condition
7. Highways Conditions
8. Biodiversity Conditions
9. Building Control Plan
10. The housing estate and individual houses must be given Welsh names
11. Restrict the use to C3 use class only
12. Landscaping to be completed
13. Agree on the details of any play equipment

8.4 APPLICATION NUMBER C20/1079/12/AC

Hafod Y Wern, Waunfawr, Caernarfon, Gwynedd, LL54 7AQ

Application under Section 73 of the Town and Country Planning Act to Vary Condition 2 of Planning Permission C04A/0771/12/MW (Move Material from Mineral Working Deposits), to Approve a Two-Year Extension to Complete the Minerals Work up to 31/12/2022, with Final Restoration to be Completed by 31/12/2023.

- a) The Senior Minerals and Waste Officer highlighted that the current permission was for the removal of slate waste from mineral works deposits at Hafod y Wern quarry, Betws Garmon, near the village of Waunfawr.

In the context of the principle of the proposal, it was noted that Policy MWYN 3 supported mineral developments, subject to compliance with a series of criteria, with criterion 10 requiring that "The proposal includes a scheme for the after-use of the site and details of the restoration and after-care required to achieve it in accordance with Policy MWYN 9". Policy MWYN 9 states that applications for mineral works will be refused unless a restoration, after-care and after-use plan is submitted. It was reiterated, in addition to the requirements of this policy, that the current planning permission was the subject of a condition which asked for the introduction of a restoration and after-care strategy within a year of the permission. Despite the authority making many requests for the information, the applicant has not provided a restoration and after-care plan and therefore the application is contrary to criterion 10 of policy MWYN 3 and policy MWYN 9.

When considering the visual amenities and the landscape, reference was made to policies PCYFF 3, AMG 2, MWYN 3 and MWYN 9 of the LDP, which were relevant policies in relation to the visual impact and the landscape. It was noted, in the absence of adequate restoration and after-care proposals for the site after the disposal of mineral waste ceased, the Minerals Planning Authority could not be certain that the appearance of the site would not have a detrimental impact on visual amenities and the Special Landscape Area and, subsequently, it did not comply with policies PCYFF 3, AMG 2, MWYN 3 and MWYN 9 of the LDP.

In the context of residential amenities, the proposal did not include any changes to the working arrangements permitted for the site, and it was not considered that extending the duration of the development would have a detrimental impact on the area's amenities, therefore it complied with the requirements of policy PCYFF 2. However, this did not overcome the refusal reasons relating to the principle of the development.

In the context of highways, the proposal would not change the arrangements of the vehicular access or traffic deriving from the development and the local highways authority had confirmed that they did not have an objection to extending the development; therefore, it was considered to comply with policy TRA 4, but it was emphasised that this did not overcome the refusal reasons based on the principle of the proposal.

When considering Ecology matters, it was reported that the Local Authority ecologist had confirmed that there was no complete objection to extending the development, but concerns were highlighted about the lack of restoration and monitoring plan for non-native intrusive species. It was reiterated that the monitoring plan deficit for non-native invasive

species could be ensured via condition should the application be approved, but this is not yet sufficient to overcome the matters of principle.

In the context of the Welsh language, it was noted that the applicant had not provided a Welsh Language Statement despite the Authority's numerous requests and therefore, it did not comply with policy PS 1 of the LDP.

The officers recommended refusing the application due to a lack of adequate restoration and after-care proposals needed under policies MWYN 3 and MWYN 9 for any minerals development.

- b) Taking advantage of the right to speak, the Local Member made the following observations:
 - That he agreed with the content of the report
 - That he agreed with the recommendation
- c) It was proposed and seconded to approve the application.
- ch) During the ensuing discussion, a comment was made by a member, questioning why the recommendation was to refuse considering that the quarry industry had maintained the workforce, and that pride should be felt that some sites continued. In response, another Member noted that more information was needed before the principle was progressed.

RESOLVED: To delegate powers to the Head of the Environment Department to refuse the application.

Reasons:

1. **The application has not provided a sufficient restoration and after-care plan as requested in criterion 10 of policy MWYN 3 and policy MWYN 9 and therefore, it is not possible to disregard the detrimental impact of the development on visual amenities and the Special Landscape Area, contrary to policies PCYFF 3 and AMG 2 of the JLDP.**
2. **No Welsh Language Statement has been submitted in accordance with policy PS 1 of the JLDP.**

8.5 APPLICATION NUMBER C25/0245/14/LL Caernarfon Town FC, Yr Oval, Stryd Marcws, Caernarfon, Gwynedd, LL55 2HT

Upgrading and reconstruction of existing football stadium

Attention was drawn to the late observations form.

- a) The Development Control Team Leader highlighted that this was a full application that would involve levelling and re-creating the original pitch, installing layers of different materials, including sand and gravel, to ensure adequate drainage. The drainage work would include drainage pipes and a retaining wall, with a fence of soft railings being set around the new pitch. It was explained that the site was located within the site of the existing Caernarfon Town football pitch which was within a residential area and the town's development boundary.

Fundamentally, the proposal was one to refurbish and upgrade the existing facilities on the site, with local leisure and community facilities which matters to the health, social, educational, linguistic and cultural needs of Gwynedd, as well as its economic well-being. It was considered that the proposal and its scale at this location was suitable and acceptable in terms of policies PCYFF 1 and ISA 2.

It was acknowledged that the location of the proposal was within a residential area, but it was also an existing football pitch. It was not considered that the proposal, including the fence and the retaining wall, created an alien feature, considering the existing buildings and structures. It was reiterated that the field was partially visible from public areas, but the development did not offer completely new elements to those that already existed on the site. The use of the site will not change, therefore, the impact on neighbours in terms of busyness and disturbance will continue in the same way. It was reiterated that a condition would be set following the Public Protection comments to control the construction hours on the site in order to reduce the noise levels and potential impacts on nearby neighbours. Therefore, to this end, it was considered that the proposal was acceptable in terms of the impact on the area and local neighbourhood, as well as appropriate planning conditions to ensure biodiversity improvements because of the proposal.

Attention was drawn to the fact that Heneb's comments confirmed that there was a need to undertake a geophysical survey of the application site to be able to assess the potential for archaeology and how to address what is found on the site before a decision is released. After completing this work, it would be possible to impose specific conditions for further archaeological requirements, and therefore, it was considered that the proposal was acceptable in terms of policy AT 4.

Similarly, Welsh Water had confirmed an objection which stood based on the location of the public sewer compared to the proposed work. It was noted that the agent was working with Welsh Water to find a solution. It was reiterated that the response of Welsh Water also referred to the possibility of coming to an agreement for moving the sewer and therefore, ultimately, it was considered that the proposal was acceptable once a solution was agreed between the applicant and Welsh Water.

It was considered that the proposal was acceptable, subject to dealing with the archaeology matters and Welsh Water and the officers recommended delegating powers to approve the application once those matters were resolved and in accordance with the appropriate conditions.

- b) Taking advantage of the right to speak, the Local Member made the following observations:
 - That he supported the application
 - That the development was a good one for the Town
 - The team deserved support
- c) It was proposed and seconded to approve the application.
- d) During the ensuing discussion, the following observations were made by members:
 - Supported the application
 - That the proposal was within the boundary of the existing site
 - No substantial impact on the amenities of nearby residents
 - Welcomed a condition on managing working hours

- No objections had emerged
- The team deserved support
- Important to raise the standards of sports clubs
- That a good quality pitch was required

RESOLVED: To delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions, and receiving additional information to come regarding the comments of Heneb and Welsh Water.

Conditions:

1. To commence the work within five years
2. In accordance with the plans
3. To restrict working hours to 08:00 to 18:00 from Monday to Friday and 08:00 to 13:00 on Saturday
4. To introduce biodiversity enhancements.
5. Conditions that are relevant to Welsh Water observations
6. Conditions that are relevant to Heneb's observations

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

CHAIR

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Number: 1

Application Number: C22/0585/22/LL

Date Registered: 13/02/23

Application Type: Full

Community: Llanllyfni

Ward: Llanllyfni

Proposal: Application for the erection of an affordable dwelling with access and parking and associated landscaping (amended plan).

Location: Land near Oxton Villa, Ffordd Haearn Bach, Penygroes, LL54 6NY

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 The application was deferred at the committee on 15/01/2024 in order to receive written evidence of the applicant's situation with Tai Teg and obtain confirmation that the applicant is eligible for a self-build affordable house. Also, it was an opportunity for the applicant to consider reducing the surface area of the house and the size of the plot.
- 1.2 Officers have been striving to move the application forward and despite many assurances from the agent that the application will receive attention, no progress has been made with the application.
- 1.3 This is a full application for erecting an affordable dwelling with an access and parking space, together with associated landscaping. The site is located within an agricultural field on the outskirts of the village of Penygroes along a narrow road that turns into a public footpath at the far end. A public footpath runs between the field that is the subject of the application and the last house in the village (Glaslyn).
- 1.4 The proposal is for the construction of a single-storey dwelling and provision of a new access from the road and provision of parking spaces within the site. The proposed dwelling measures approximately 13m by 11.5m, and approximately 6m high to the roof ridge and 2.5m to the eaves. It provides two bedrooms. The applicant states that the interior of the house would measure 104 square metres. The proposed curtilage measures approximately 35m by 35m and includes space for parking and turning. It is proposed to finish the new house with render, and slate on the roof.
- 1.5 The application is a resubmission of that refused under C21/0430/22/LL and previously C20/0853/22/LL. It is noted that the proposal submitted includes an e-mail from the agent, dated 15.07.2022, attaching a Tai Teg letter dated 28 November 2019, stating as follows: "Your application has been approved. You can now proceed to search for a property on the Tai Teg website and to apply should you find a suitable property. Please note:- it is important that you read the following in order to understand what needs to be completed should you apply for the property." It does not appear that the applicant has been assessed in detail for constructing his own affordable house.
- 1.6 The application is submitted to Planning Committee at the Local Member's request.
- 1.7 The following information has been submitted as a part of this application:
 - A property valuation
 - Preliminary Ecological Assessment
- 1.8 The Council sought further evidence of the applicant's need for a self-build affordable dwelling with the application. No response was received during the application's lifespan, and it is noted that these discussions date back to March 2023.

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 Unitary Development Plan.

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2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development but must also take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making 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. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

2.3 Gwynedd and Anglesey Joint Local Development Plan 2017:

PS1: The Welsh Language and Culture

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

PS 5: Sustainable Development

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PS18: Affordable Housing

TAI 15: Affordable Housing Threshold and Distribution

TAI 16: Exception Sites

PS19: Conserving and where appropriate enhancing the natural environment.

Supplementary Planning Guidance: Planning Obligations 2009

Supplementary Planning Guidance: Affordable Housing 2019

Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities 2019.

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Letter of 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 (TAN 2) 'Planning and Affordable Housing' (2006).

Technical Advice Note (TAN 6) - Planning for Sustainable Rural Communities (2010)

Technical Advice Note (TAN 12) "Design" (2016)

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3. Relevant Planning History:

C20/0853/22/LL - Application for erecting an affordable dwelling with associated access, parking and landscaping - REFUSED - 18-12-2020

C21/0430/22/LL - Application to erect an affordable dwelling with access and parking and associated landscaping - REFUSED - Committee 13-12-2021

4. Consultations:

Community/Town Council: Following a meeting of the Community Council on 8 November 2022, where this planning application was discussed, the councillors did not have any objection.

Transportation Unit: I have no objection in principle; however, I ask the applicant to confirm the following: Is there an intention to change the boundary wall? What will be the height of this wall? What is the specification for the surface of the "new access and turning area" on the road side of the gate?

Welsh Water: Welsh Water conditions

Footpaths Unit: It does not appear that there are any recorded Rights of Way that will be affected by this proposal.

Strategic Housing Unit: No response

Biodiversity Unit

Site data

- Glynllifon SSSI and SAC is 800 metres to the north of the site, designated for its population of lesser horseshoe bats. The closest bat record was 171 metres to the north-east.
- Species recorded within 1km include common pipistrelle, soprano pipistrelle, brown long-eared and natterers.
- Application form states no trees or hedges on, or adjacent to, the development site.
- Badger records 320 m south-west
- Hedgehog records 170 m west
- Polecat recorded 769 m south-west
- Otter recorded 995 m south-east
- Water vole recorded 880 m north-east

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•Himalayan balsam was recorded 175 metres to the south-east of the site. Japanese knotweed was recorded 180 metres to the south-east.

Ecological Reports

☐ Preliminary Ecological Assessment Report, Land Adjacent to Oxtown Villa, Penygroes, Proposed New Dwelling, 26th January 2023 produced by Cambrian Ecology

Key Messages:

1. The only habitat which will be impacted is heavily grazed, improved grassland of negligible ecological or Biodiversity value, along with a short section of wall. There will therefore be no negative impact because of habitat loss.
2. Precautionary measures have been recommended for the early ground-works phase of the proposed development to avoid any impacts on badgers and hedgehogs, see Section 9.2.1.
3. Recommendations are provided for any exterior lighting to prevent a negative impact on bats species through habitat fragmentation, see Section 9.2.2.
4. Some reasonable avoidance measures (RAMS) are provided to avoid any negative impact on nesting birds and herpetofauna, see Section 9.2.4. & 9.2.5.
5. Biodiversity enhancements will be achieved through new native species hedge planting within the proposed landscaping scheme, and the inclusion of two bat tubes in the fabric of the new building, see Section 10.

Comment

The ecology report has been carried out to a good standard and surveys. The survey found the habitats to be a grazed field with stone walls and hedges.

Biodiversity Impacts & Considerations

Loss of agricultural grassland will result in a low impact on biodiversity.

Biodiversity Enhancement

Ecology report recommends for biodiversity enhancement:

1. *Hedgerow Planting.*
2. *Bat Tubes. Bat tubes are to be incorporated into the building fabric of the new dwelling*

However, I would recommend that these enhancements such as hedgerow planting.

Summary & Recommendations

- ☐ Amended plans showing two hedgerows planting of native species: hawthorn, hazel, blackthorn, oak, willow, elder, honeysuckle, rowan. The plans should also show specifications for the hedges with fencing, width of 1.7m with 6 trees planted per meter square.
- ☐ Low level external lighting is essential to avoid impact to lesser horseshoe bats, this should be detailed in the plans.
- ☐ Bat boxes and bird boxes should be shown on the plans.

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Public Consultation: A notice was posted on the site and the advertising period has expired. No observations were received.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 This site is located outside the development boundary of Penygroes as indicated in the Gwynedd and Anglesey Joint Local Development Plan.
- 5.2 Policy PCYFF 1 ('Development Boundaries') states that proposals outside development boundaries will be refused unless they are in accordance with specific policies in the Plan or national planning policies or that the proposal shows that its location in the countryside is essential.
- 5.3 Policy TAI 16 'Exception Sites' states that provided it can be shown that there is a proven local need for affordable housing which cannot be delivered within a reasonable time-scale on a market site within the development boundary, as an exception, proposals for 100% affordable housing plans on sites immediately adjacent to development boundaries that form a logical extension to the settlement will be granted permission.
- 5.4 It does not appear from the information submitted with the application that the application site (as indicated by the red and blue lines) do not touch the development boundary. There is a gap between the site and the development boundary (which appears as a public footpath). In planning policy terms, the site is therefore defined as a location in open countryside and is not relevant to be considered in terms of Policy TAI 16 'Exception Sites', which is supported in the Supplementary Planning Guidance 'Affordable Housing'.
- 5.5 In this respect, paragraph 6.4.36 of the JLDP states that development in open countryside must satisfy national policy and Technical Advice Note 6 in terms of meeting requirements to be classed as a rural enterprise dwelling. No such justification appears to have been presented with the application.
- 5.6 Other relevant planning matters are assessed below. Therefore, based on the above, it is considered that the proposal is contrary to the requirements of policy TAI 16, PCYFF 1 and paragraph 6.4.36 of the LDP as well as Technical Advice Note 6.
- 5.7 It is noted that the proposed house is being proposed as an affordable house. The Local Planning Authority has been seeking further information and confirmation about the applicant's need for a self-build affordable house as well as confirmation that they are eligible to proceed to build a property since March 2023 and nothing further has been received. Following the committee on 15/01/24, confirmation was received from Tai Teg that the applicant's application has been refused. Nevertheless, Tai Teg has tried to contact the applicant to discuss the application as the procedure of assessing self-build applications has changed but no further confirmation was received regarding the applicant's situation. The internal floor area of the 2 bedroom, single-storey dwelling is approximately 104m² which is 46m greater than the maximum specified in the Supplementary Planning Guidance for an affordable 2 bedroom, single-storey dwelling, and the height of the main roof-space means there is potential to provide an additional floor above part of the dwelling in future.

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- 5.8 A red book valuation has been submitted for the property, which states an open market price of £225,000. This valuation is £25,000 less than the valuation for the proposal in the previous application, and since the property that is the subject of this application has been slightly reduced in its size, it is considered that this is the justification for the lower valuation. As the valuation was completed by a Chartered Surveyor using the RICS Red Book methodology, we must therefore accept that the basis of the valuation is acceptable. Consideration was given in the valuation to comparable sales in the area. Please note that there is 1 additional unit noted from the previous valuation in terms of comparison, which gives a total of 3 units: two bungalows with a considerably lower price - although it is noted that they require refurbishment, as well as one 4-bedroom bungalow at a substantial price at the time when house prices were high. Only one of these units has 2 bedrooms.
- 5.9 House prices have increased substantially since the previous application and at that time, the Housing Strategic Unit confirmed that a discount of 45% would be required to make the property affordable. It is noted that a 45% discount on the £225,000 price would bring the price down to £123,750, and this can be considered reasonable for a new, single intermediate property. Nevertheless, there are concerns about increasing house prices, and the price of the property / land could increase substantially in the future to a level where it could be argued that the property would not be affordable, regardless of the discount, and an application to lift the 106 agreement could be received. It is noted that the Local Development Plan only supports proposals for affordable units where it can be ensured that they remain affordable in perpetuity.
- 5.10 It is also noted that the application site (including the proposed house and its curtilage) is very large, and there is concern that providing a curtilage of this size would be likely to ultimately increase the value of the property, meaning that the house will not be affordable in terms of its price. On this basis, the proposal is considered to be contrary to the requirements of policy TAI 15 of the LDP and the SPG Affordable Housing in respect of the floor area shown.

Transport and access matters

- 5.11 The proposal includes creating an access to the site off the unclassified road running past the site, thus creating a new access. The Transportation Unit does not have an objection to the proposal in principle, subject to the discussion of details such as the height of a wall and parking spaces / turning area. Such matters could be dealt with by imposing an appropriate condition on any permission. Further details were not sought since this would not change the views of the Department that the development is unacceptable on the grounds of planning policy.
- 5.12 The Footpaths Unit has confirmed that the proposal would not disrupt any nearby public footpath, but a note can be included on any permission to safeguard this situation.
- 5.13 Therefore, on these grounds, it is considered that the proposal can comply with the requirements of policy TRA 2, which ensures sufficient parking standards; and policy TRA 4, which ensures road safety.

Visual, residential and general amenities

- 5.14 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.
- 5.15 The current site forms part of an existing agricultural field that borders with the town of Penygroes. As is noted above, a public footpath (that lies outside the application site) separates the site from

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the village's development boundary. Policy PCYFF 2 provides development criteria, and states that proposals must demonstrate compliance with all relevant policies of the LDP and national Planning policies and guidance in the first place. This policy lists a series of criteria that relate to making the best use of land, incorporating amenity space, including provision for storing, recycling and managing waste, and including provision for effectively treating and eradicating invasive species.

5.16 In terms of the criterion for making the best use of land, it states:

- Make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or restrictions on the site that determine a lower density).

5.17 From measuring the site layout, it appears that the application site which contains the proposed dwelling, its residential curtilage including a garden, a parking and turning space and an area for the public footpath, measures approximately 900m square, which equates to roughly 0.09 ha. A site of this size would usually be expected to provide around 3 living units as the expectation is to provide new housing on a scale of 30 living units per hectare. We note that the proposal in question is for an affordable dwelling, whereas the property referred to is traditional with outbuildings in the form of a traditional farm. The size of this site is substantial when considering this normal standard, and there are no local circumstances or restrictions on the site that justify such a low density on the site, therefore the proposal is contrary to this criterion.

5.18 Criterion 7 of policy PCYFF 2 states that proposals will be refused if they have a significantly adverse impact on:

- The health, safety or amenities of the occupiers of local properties, land uses or other properties or the features of the local area through increased activities, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution or other forms of pollution or disturbance.

It is not considered that the proposal is likely to adversely affect the amenities of the properties that are located either side of the site in this case. The property is a substantial single-storey dwelling of a contemporary design, located within an agricultural field on the outskirts of the village. There is a row of two-storey houses located on one side of the proposal, and in terms of design, it is considered that it would suit the area and the site. We note that this does not outweigh the objection to the principle of the proposal as had already been noted.

5.19 The proposal does not include a landscaping plan but should landscaping be capable of alleviating any potential visual impact, we do consider that it would be possible to impose a planning condition for agreeing a landscaping scheme later on. It is not considered that the proposal is contrary to the requirements of policy PCYFF 4 of the LDP.

Biodiversity Matters

5.20 The proposal lies on improved pasture and there is no Biodiversity designation on the site. The Biodiversity Unit agrees with the content of the ecological report received as a part of the application and confirms that there is no objection to the proposal but there is a need to provide nesting and bat boxes on the new building should it be approved, and for a hedge to be planted along the western boundary of the site.

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- 5.21 It would be possible to impose a planning condition to ensure the installation of nesting boxes, bat boxes and a landscaping plan and therefore it is considered that the proposal complies with the requirements of policy PS19 of the LDP which safeguards internationally, nationally and locally protected species, as well as the Letter of the Minister for Climate Change, Welsh Government, dated 11 October 2023, which published an update to chapter 6 of Planning Policy Wales, relating to the green infrastructure and the phased approach.

Language Matters

- 5.22 The proposal does not reach the thresholds set within policy PS1: The Welsh Language and Culture for the provision of new housing.
- 5.23 As this is a Committee application, the SPG for 'Maintaining and Creating Distinctive and Sustainable Communities' requires consideration to the language. The proposal submitted is to erect a dwelling-house in a location that lies outside the village development boundary, which is contrary to the principle of the Plan, as already noted. No statement relating to the language was submitted as part of the application, and because it is contrary to the policies noted above, officers have not requested any additional information in relation to the language.
- 5.24 Nevertheless, it is noted that the proposal is an affordable house for a local individual, and despite the objection to the proposal in terms of its location and size, it is not considered that it would have a detrimental impact on the language in this case.
- 5.25 Despite this, and based on the above, it is not considered that the proposal would be contrary to the specific requirements of policy PS1 of the LDP or the requirements of the SPG.

6. Conclusions:

- 6.1 Therefore, based on the above assessment, it is considered that the proposal for erecting one affordable dwelling on the outskirts of the village of Penygroes continues to be unacceptable, and is contrary to the requirements of policies PCYFF 1, TAI 15, TAI 16, the SPG Affordable Housing and TAN 6 in respect of the site's eligibility as an exception site and the need for a new house in open countryside, the size of the curtilage, together with the lack of confirmation of the number of bedrooms that would satisfy the need/size of the property; and criteria 1, 2 and 3 of policy PCYFF 2 in terms of compliance with local and national policies and development density.

7. Recommendation:

To refuse

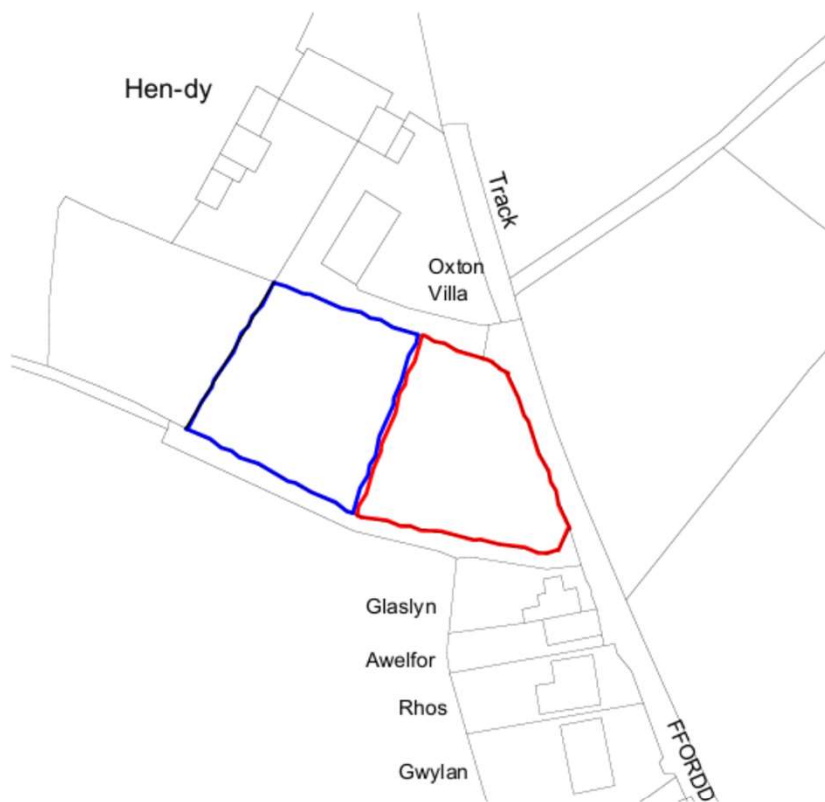
Reasons:

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.

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2. The local need for a self-build, affordable house has not been proven. 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.



1:1250

Site Location

1



BDA

BRIO design + architecture

The Studio - Ty Larch Llangoed Beaumaris Anglesey

t: 07467376056 e: philjones.01@hotmail.co.uk w: www.brio-design.co.uk

Proposed New Dwelling

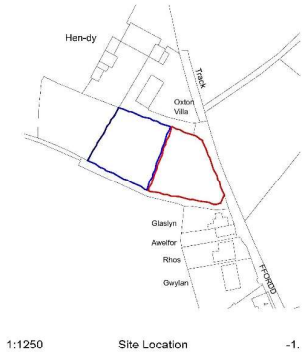
Land Adj Oxton Villa

Penygroes, Gwynedd

Site Location

Mr Clive Williams			
project	drawing status	date	
PN196	Preliminary	28/09/2020	
originator	scale @ A4	number	rev
PJ	1:1250	A.SITE	

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B D A

BRIO design + architecture

The Studio - Ly Llan - Llangefni - Blaenau Ffestiog - Anglesey
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Proposed New Dwelling

Land Adj Oxton Villa

Penygroes, Gwynedd

Proposed Site Layout

Mr Clive Williams			
project	drawing status	date	
PN106	Preliminary	05/05/2022	
original	scale @ A1	number	rev
PJ	1:200, 1:1250, 1:141	A.02.02	new

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Finishes & Materials

R

Covering: Slate of uniform colour and texture

Facia and soffits-

Rain water goods:

Walls-

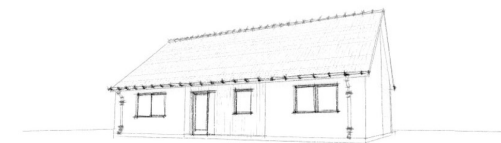
2 brick high dark blue brick with a

Veranda:-

Dark blue brick, pinth base

Self coloured UPVC or Aluminium

Doors:-
Self coloured UPVC or Aluminium



Cynllunio

B D A

BRIO design + architecture

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Proposed New Dwelling

Land Adj Oxton Villa

Proposed Plans + Elevations

Mr Clive Williams				
project	drawing status		date	
PN196	Preliminary		05/05/2022	
originator	scale @ A1 1:50, 1:100, 1:1250,	number	rev	
PJ	1:1.41	A.01.01		

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REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C19/0154/03/LL

Date Registered: 12/02/2019

Application Type: Full - Planning

Community: Ffestiniog

Ward: Bowydd and Rhiw

Proposal: Conversion of building into 14 flats

Location: Market Hall, Church Street, Blaenau Ffestiniog, LL41 3HP

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 This application was deferred in the Planning Committee on 01.07.2019 following the receipt of the Language Unit's observations that stated there was a lack of information, and to discuss with the applicant and to understand the linguistic situation in the context of what was being offered as part of the proposal. It is noted that a Language Impact Assessment, a Design and Access Statement and an amended Viability Assessment were submitted in 2020, and following this the building was listed as a Grade II building by CADW on 14.06.2021. Due to the period that had elapsed the Local Planning Authority had sought to receive an update and current information for the application, but no response has been received.
- 1.2 Full application for the change of use and conversion of a substantial building into 14 flats. The building is currently dormant. Following a discussion with the applicant regarding the type of flats that formed part of the original application (13 one-bedroom flats) an amended plan was received indicating the intention to convert the building into 14 flats to comprise eight one-bedroom flats and six two-bedroom flats. The flats would measure between 41 square metres and 96 square metres. The amended proposal will entail creating three new windows in the side elevation facing the railway, closing one opening in the side elevation facing the high street and creating six new openings in the elevation facing the nearby church. Amended documents were also received setting out the proposal's objectives.
- 1.3 It is also intended to provide a bicycle and bin store on the ground floor within the building. The applicant states that internally the building is nearly completely open and the conversion work would only mean erecting internal walls. The plan shows that the site's boundary is tight around the building with only a small section of amenity land between the building and the railway to the south. The building is constructed of stone with a slate roof.
- 1.4 The building is situated on a site in the western part of the town of Blaenau Ffestiniog. The site borders the railway to the south, a church to the east, a row of houses and the High Street to the north with a public car park to the west.
- 1.5 The site is served by an unclassified county road that links the site to the town's High Street, which is also part of the Gwynedd Trunk Roads network.
- 1.6 The site lies within the town's development boundary and an Area of Outstanding Historic Interest as well as a Slate Area - World Heritage Site. The building was listed as a Grade II listed building on 14.06.2021.
- 1.7 Further information was received from the applicant stating that if the application is approved then a Registered Social Landlord intends to take a long term lease of the property and use it as part of their housing portfolio that offers support to the homeless, and further information in the form of a letter was received from 'My Space Housing Solutions' to outline how the houses would be offered.
- 1.8 A Design and Access and Planning Statement, Language and Community Statement and a Financial Viability Appraisal were submitted as part of the application, and amended versions were submitted in 2020. A further statement was received under the heading 'Additional information regarding housing mix-unit size and tenure' dated 22.05.2019.

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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 seven 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 2011-2026 adopted 31 July 2017: -**

Policy PS1 - the Welsh language and culture.

Policy ISA1 – infrastructure provision.

Policy PS4 - sustainable transport, development and accessibility.

AMG5 - local biodiversity conservation

Policy TRA2 – parking standards.

Policy TRA4 – managing transport impacts.

Policy PS5 - sustainable development.

Policy PCYFF1 – development boundaries.

Policy PCYFF2 – development criteria.

Policy PCYFF3 – design and place shaping.

Policy PCYFF6 - water conservation

Policy PS16 - housing provision.

Policy PS17 - settlement strategy.

Policy TAI1 - housing in the sub-regional centre and the urban service centres

Policy TAI8 - housing mix.

Policy TAI9 - sub-dividing existing property to self-contained flats and Houses in Multiple Occupation

Policy PS18 - affordable housing

Policy PS19 - Conserving and Where Appropriate Enhancing the Natural Environment.

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Policy PS20 - preserving and where appropriate enhancing heritage assets

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

Policy TAI15 - threshold of affordable housing and their distribution.

Supplementary Planning Guidance (SPG): Housing Mix.

SPG: Affordable Housing.

SPG: Planning for sustainable building

SPG: Maintaining and Creating Distinctive and Sustainable Communities.

2.4 National Policies:

Planning Policy Wales – Edition 12 (2024)

Technical Advice Note (TAN) 12 Design (2016).

TAN 18 – Transport (2007).

TAN 22 - Planning for sustainable buildings (2010)

3. Relevant Planning History:

- 3.1 C08M/0077/03/R4 - Change of use of council depot for multi-purpose arts centre, education and community use to include demolishing sections of buildings and building new extensions - Approved on 04/09/2008
- 3.2 C02M/001/03/LL - Retrospective application for change of use of hall for a temporary period from 8 February 2002 to 31 December 2002 for D1 use (no residential establishment), D2 (assembly and leisure) including (A1) uses ancillary retail sales - Approved on 15/02/2002
- 3.3 C00M/0003/03/LL - Application for temporary use of building for a period of three months from June to August 2000 to hold an arts exhibition - Approved 17/04/2000.

4. Consultations:

Community/Town Council:

Original observations

The Town Council objects to the application as there are no parking spaces with the building except for a nearby public car park. The Town Council asks if the demand for one-bedroom flats in the area has been proven, according to the information the Town Council has there is no local demand for this type of development but there is a demand for family housing for local people. If there is no local demand for one-bedroom flats then this may be a threat to

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the area's language and community. There was a second consultation with the Town Council on the amended plans, however, no response was received.

Observations 03.03.2020

Ffestiniog Town Council does not support this application on the following conditions:

- No consideration of the Welsh language in the application.
- No consideration given to the parking needs of the nearby Church for events such as weddings, burials etc.
- No evidence that these types of housing are needed locally, and therefore is not a development for local needs.
- No ecological report or information about protected species to be seen in the application.
- The town Council has already raised concerns about the presence of bats on the site, and there is still no reference to this concern in the amended application.

Transportation Unit: There is no objection to the proposal. Although the proposal does not include a specific parking provision, on land within the ownership or under the management of applicant, the site adjoins a free, public car park. In addition, the site is within walking or cycling distance to several local facilities. The site is also within a reasonable distance to regular public transport services.

No further observations to make on the amended proposal.

Welsh Government - Trunk Roads No instructions.

Natural Resources Wales: No objection - have received a statement from the applicant saying that it is proposed to connect the proposal to the public sewer. The Council is reminded that no Biodiversity report was submitted with the application and the Council's Biodiversity Unit should be contacted to discuss the matter.

No further observations to make on the amended proposal.

Gwynedd Archaeological Planning Service (GCAG) State that the building is of historic interest. The building was constructed between 1861 and 1864 by Owen Roberts from Dolgareddu to a design by Owen Morris from Porthmadog. Although the building has no exceptional architectural value, it has historical importance due to its links to the period when the town was flourishing in the nineteenth century and that David Lloyd George gave a political speech in the building.

The work will comprise internal work that will change the building's internal appearance and character. It is therefore recommended that a condition is imposed on any

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permission to ensure that an internal photographic survey of the building is conducted prior to the commencement of any work.

Welsh Water: Offer usual observations and suggest that a condition is included on any permission to prevent surface water from flowing into a public sewer from any increase in roof area or impervious surface. No further observations to make on the amended proposal.

Biodiversity Unit It is not intended to undertake any work to the roof or to cut into the ceiling. There are no biodiversity concerns regarding this application.

Housing Strategic Unit: There is a demand in the area for one- and two-bedroom flats, that are affordable. Since no formal valuation has been submitted, the percentage of discount may change in the future.

According to the Council's Housing Options Team figures, it appears that there are 79 applicants on the general housing waiting list for one to four-bedroom flats, and 39% wish to have one bedroom and 36% wish to have two bedrooms. From this information, it appears that a need for these types of flats exists within the town, and it is expected that the plans include 10% affordable housing. Please also note that if the Housing Association was a partner for the development that the design of the proposed units would need to meet the Council's Design Quality Requirements (DQR), however, there is no reference to a housing association as part of the application. On average a flat in the town sells for around £88,196 and based on this information there would be a need to consider a discount of around 15% if they are not affordable in the first place. 57% of the population are priced out of the market in this area. Further comments were received from the Strategic Housing Unit on the amended plans, stating that the mixture of rooms is acceptable.

Feel that discussions should have taken place to identify that a need exists in the area at the level noted and for the type of provision.

Anticipate also that discussions will be required with Adults Services.

A little hesitant if it is proposed that all the units are to be used to this end. We need to be careful not to over-centralise in one location

It is likely that there is some demand in the area. Expect that there would be more of a cross-section in terms of general use rather than specialist.

Language Unit: Observations 01.07.2019

Possible negative impact

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It is considered that sufficient information has not been submitted by the developer to be able to form a full opinion on the impact of the development on the Welsh language. As a result of the lack of detail about the possible rental price and who would receive priority by the named social landlord (i.e. would local residents on the Council's waiting list receive priority) there is concern that the development may lead to a negative impact on the Welsh language and on people's ability to use Welsh as it does not offer an obvious opportunity to enable young people to remain within their communities and it may lead to more incomers.

The language statement does not offer enough information and analysis on the likely impact of the buyers/renters.

Clause 4.7 notes that the development would be unlikely to be attractive to incomers for the following reason: "Second homeowners are usually attracted to seaside villages close to beaches and more remote rural locations" ... but as this is a rental development and not on the open market, this statement is not considered to be valid.

Due to the lack of clarity in the documents submitted by the developer, we cannot support the view that there would be no likely language impact because of this development.

Observations 30.03.2020

We have now had an opportunity to look at the application and remind myself of what was raised with the original application during Summer 2019. I notice from the observations of the Policy Unit that are as follows:

As this proposed development does not involve a greater provision than the indicative housing provision set for the settlement in the Plan, in accordance with the content of Strategic Policy PS1 ('The Welsh Language and Culture'), a Welsh Language Statement will not be required in this case. It is noted however, that such a statement has been submitted with the application. Criterion 1c of the policy states that a statement needs to be submitted for developments of five or more residential units, unless it addresses evidence of need and demand for housing. It would therefore be suitable to consider the statement submitted alongside the type of units proposed.

If an amended Welsh Language Statement has been submitted with this application, can you please send this to me? Nothing can be seen on the public system.

Otherwise, we would suggest that there is a need to amend the statement submitted last year, as the nature of the development has changed considerably, and the target market is very different.

Looking briefly at the information provided, I assume that

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there is still a question whether what is proposed answers local demand. If I recall correctly, the big problem with the application last year was that there had been no consultation with the housing department.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has expired, and an objection was received on the following grounds:

1. That the site has history and should not be converted into flats.
2. Lack of parking for vehicles.
3. The proposal could place pressure on the community and the Welsh Language based on a danger that more people would move into the area.

There was a second consultation with nearby residents on the amended proposal and no response was received. The re-advertisement period expired on 7 June 2019.

5. Assessment of the relevant planning considerations:

The principle of the development

5.1 **Housing (self-contained flats)** - As referred to above, the site is located within the development boundary of the Urban Service Centre and the application conforms to the requirements of Policy PCYFF1 of the LDP. Policy TAI9 permits the sub-division of existing properties into self-contained flats provided they conform to the relevant criteria: -

- Criterion 1 - the property should be suitable to be sub-divided for the type and number of units proposed without having to make substantial alterations and extensions - there is no proposal to extend the current building and the only changes to the building will be made to its external elevations by installing new openings and changing the current openings.
- Criterion 3 - ensure that the proposal will not have a detrimental impact on the amenities of nearby residents - although residential dwellings and commercial uses are located around the application site. It is not believed that the proposal would have an unacceptable impact on residential amenities or general amenities (on the grounds of overlooking and noise nuisance).
- Criterion 4 - the proposal should not exacerbate existing parking problems in the local area - considering the central location of the site within the town and its proximity to local facilities such as car parks and public transport, it is not anticipated that the proposal would contribute towards parking problems within the local area.

5.2 The indicative supply level of housing for Blaenau Ffestiniog over the Plan period, as noted in Appendix 5 of the Joint Local Development Plan, is 298 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has considered potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc). During the period

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2011 to 2024, a total of 26 units have been completed in Blaenau Ffestiniog. The windfall land bank, i.e. sites with extant planning permission on sites not designated for housing, in April 2018, was 20 units. It is noted that the Plan states an indicative figure of 155 houses on two further sites that have now been designated for housing in Blaenau Ffestiniog but have not received planning permission.

- 5.3 In considering this information, it is believed that approving the development on this site would be supported against the indicative supply level for Blaenau Ffestiniog.
- 5.4 However, as this proposed development does not involve a greater provision than the indicative housing provision set for the settlement in the Plan, in accordance with the content of Strategic Policy PS1 ('The Welsh Language and Culture'), a Welsh Language Statement will not be required in this case. It is noted however, that such a statement has been submitted with the application. Criterion 1c of the policy states that a statement needs to be submitted for developments of five or more residential units, unless it addresses evidence of need and demand for housing. It would therefore be suitable to consider the statement submitted alongside the type of units proposed. A Community and Language Statement was submitted with the original application, and a Language Impact Assessment more recently. Due to the time that has elapsed as noted in paragraph 1.1 above, there is no current information to assess the proposal against the requirements of policy PS1 and therefore it cannot be confirmed whether the proposal does comply with the policy or the SPG.
- 5.5 Policy TAI15 states that every development will be required to achieve an appropriate mix in terms of tenure, types and sizes of local need affordable housing and this is supported by Policy TAI8 along with the SPG: Housing Mix. Please note that the observations from the Strategic Housing Unit were in 2019 and state that there is a recognised need for one and two-bedroom flats in the town. The applicant was notified that there were concerns regarding the mixture in size and type of flats in the original proposal and following discussions between the applicant and the Strategic Housing Unit amended plans were received indicating eight one-bedroom flats and six two-bedroom flats. It is considered that the amended mixture proposed by the developer meets the requirements identified by the Strategic Housing Unit. Observations were received by the Strategic Housing Unit on the amended details that confirm they are content with the amended proposal. To this end, it is believed that this amended application provides an appropriate mix of accommodation in an existing building that meets a recognised need for housing in the town. Chapter 5 in SPG Housing Mix refers to the demand for housing in Gwynedd. Table 7 shows projected figures for households of different sizes during the period 2014 and 2026 in Gwynedd. Choices in lifestyle and breakdown in relationships affect the composition of households, and the economy affects household formation patterns. From the figures the number of households are likely to increase by 3480 over the period 2014 to 2026 with the biggest increase in one person households and then two person households. This suggests that there will be a high demand for smaller-sized housing. Please note that chapter 6 sets out planning for a more balanced housing market. While there may be a demand for some 'executive' large houses, the evidence shows that there is a more basic need for a supply of affordable housing for households with smaller income. It is therefore considered that the proposal complies with the policy objectives.

Affordable housing matters

- 5.6 The Policy Unit state that the proposal to convert the building is 14 units over the threshold and two units for contributing to affordable housing. Policy TAI 15 ('Threshold of Affordable Housing and their Distribution') notes that it is expected that at least 10% of the units will be affordable, i.e. at least one unit in accordance with the

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information submitted. An acceptable Financial Viability Assessment (FVA) was received with the application originally, together with an amended version later on justifying the lack of affordable provision and consequently the applicant states it is not proposed to make provision for affordable units as part of the proposal. No further information has been submitted to be able to assess the viability situation of the proposal against the current situation, and no confirmation has been received that it is proposed to provide affordable units or a financial contribution towards affordable units, and due to the time that has elapsed since the previous assessments the Local Planning Authority cannot assess the proposal against the requirements of policy TAI 15.

Visual amenities

- 5.7 Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria, including: that the proposal adds to or enhances the character or appearance of the site, the building or the area in terms of setting, appearance, scale, height, mass, and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits the risk and danger of flood water run-off and prevents pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and lively environments taking into account the health and well-being of future users.
- 5.8 The proposal involves the conversion of a substantial stone building into 14 flats. The plans indicate how the alterations will be limited to raising internal walls to divide the building into flats and create new external openings. The amended plan, as the previous plan, will entail creating new openings. Please note that the building is within an Area of Outstanding Historic Interest. Since the application was submitted to the planning committee in 2019, the building has been listed as a Grade II listed building and the area has been designated as a Slate Industry World Heritage Site. The building was listed due to its architectural and historic interest as a typical, large market hall that incorporated the commercial ambitions of Blaenau Ffestiniog as it became one of the most important industrial towns in nineteenth century Wales.
- 5.9 However, it is likely that the proposed alterations would not significantly affect its external appearance and therefore it is considered that the proposal will not affect the appearance and character of the listed building, the visual amenities of this part of the streetscape nor the wider landscape. Using the building will secure the building's long-term use and condition. However, it is considered that a condition should be imposed on any approval to ensure that any external work matches the design and materials of the existing external walls. Should the application be approved, the physical alterations would also require a listed building consent. It is considered that the proposal is acceptable on the grounds of the requirements of Policy PS 20, AT 1 and PCYFF3 of the LDP.

General and residential amenities

- 5.10 Policy PCYFF2 of the LDP states that proposals should be refused if they have a significant detrimental impact on the health, safety or amenities of the occupants of local property, land uses or other property due to increased activity, disturbance, noise etc. In terms of noise disturbance, it is likely that the proposal will not have a significantly greater detrimental effect on the amenities of nearby residents. In addition,

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it is considered that the use would be suitable and compatible with the other existing uses surrounding the property. It must also be considered that the site is in a partly residential and partly commercial area opposite busy road and rail networks.

- 5.11 The building lies in a prominent and public location where the existing vistas are over nearby property. Please note that the building is located within a few metres of nearby terraced housing and there are several windows on each of the building's elevations. However, the existing nearby houses stand in a prominent and public location and it is not considered that the proposal would exacerbate the current situation substantially in terms of overlooking and loss of privacy, particularly considering the location and circumstances of the adjacent property. It must also be considered that community and passive overlooking already exists between the various uses in the catchment area of the application site and that approving this proposal would not exacerbate this situation to such an extent so that the application would have to be refused on the grounds of its detrimental impact on residential amenities. Please note also that the response to the publicity given to the application did not raise concerns regarding the impact on the amenities of nearby property. The plan shows a proposal to provide bin and bicycle storage within the building and it is proposed to impose a condition on any approval to safeguard this provision. It is deemed that the proposal complies with the requirements of Policy PCYFF2 and TAI9 of the LDP.

Transport and access matters

- 5.12 The site / building is located centrally in the town and there are no parking facilities within the curtilage of the site itself. However, the plan shows that there is public parking provision on adjacent land west of the building with access to it past the building, the residential units will be close to local facilities that include parking spaces and public transport. Please note that the Town Council have drawn attention to the lack of parking on the site. The observations of the Transportation Unit were received confirming that they had no objection to the submitted and amended application. The proposal is acceptable on the grounds of the requirements of Policy ISA1, TRA2 and TRA4 of the LDP.

Educational matters

- 5.13 The relevant policy within the context of educational contributions for residential developments is Policy ISA1 of the LDP. In considering the information in the SPG 'Educational Development' (that remains relevant) and Policy ISA 1 (Infrastructure Provision), an education contribution would not be relevant in terms of this proposal. The SPG states that units with one-bed unit should not be considered. Information in the Guidance states that in terms of the one unit left, namely two-bed flat, that 0.11 primary school age pupil would derive from this. Please note that the proposal as amended indicates six two-bed flats and it is assumed that 0.66 pupil of school age would derive from this. (i.e. 1) primary age pupil that will derive from this. At the time of assessing this change to the application it is noted that there was sufficient space in the local primary school that serves the application area (Ysgol Tanygrisiau and Ysgol Maenofferen) to cope with one additional pupil. The current situation is not known, and the Local Planning Authority has not followed up on this matter as the recommendation is to refuse the application.

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Water Conservation

- 5.14 The proposal involves providing more than 10 residential units on the site. Please note that policy PCYFF 6 states amongst other matters that a Water Conservation Statement should be provided with proposals that are more than 1000 square metres or 10 residential units. However, the policy is aimed towards improving water resources by increasing effectiveness and managing demand that would include water saving devices, harvesting rainwater and recycling grey water. Please note also that using Sustainable Drainage Systems (SuDS) to manage water is a means to reduce flooding risk by increasing the size of surfaces in an area that water can permeate through and get into the ground and by so doing reducing the flooding risk. This proposal involves converting the existing building into residential units. The proposal would not involve an increase in roof surfaces or installing hard standing around the site. Therefore, it is considered that a statement is not required in this case.

Open Spaces

- 5.15 Paragraph 3.4.1 of the Supplementary Planning Guidance 'Open spaces in new housing developments' adopted in March 2019, states that a contribution towards children's play areas will not be sought from one-bedroom dwellings as the 2011 Census states that children do not live in such properties. It is noted that this is relevant for the eight units proposed here.
- 5.16 In terms of the provision of children's play areas for the remaining units together with provision for outdoor sports for the whole development, at the time of assessing the original application plenty of provision existed already to meet the needs of this proposed development and therefore such a provision nor contribution was relevant. The current situation is not known, and the Local Planning Authority has not followed up on this matter as the recommendation is to refuse the application.

Biodiversity Matters

- 5.17 The Biodiversity Unit has confirmed that there is no intention to undertake work to the roof or to cut into the ceiling and therefore there are no Biodiversity concerns regarding this application. Since the planning application was submitted there has been an update to Chapter 6 of Planning Policy Wales (PPW), which deals with green infrastructure, net worth to biodiversity, the protection afforded to Sites of Special Scientific Interest and trees and woodlands. To this end, every planning application now need to submit a Green Infrastructure Statement to meet with the requirements of PPW. No such statement has been submitted as part of the application, and because of the lack of response from the agent over the last few years as noted in paragraph 1.1 above the LPA have not requested this information specifically from the application's agent. Therefore, without this information it cannot be ensured that the proposal complies with the requirements of PPW nor policy PS19.

6. Conclusions:

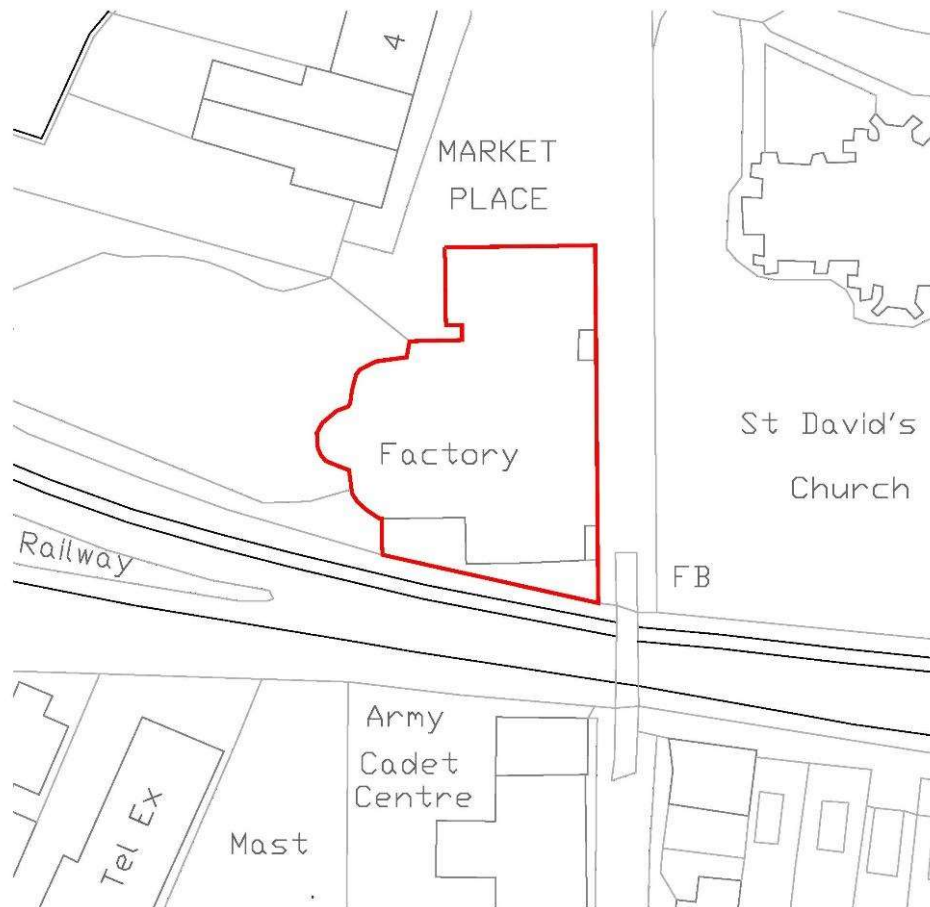
- 6.1 Having considered this assessment and all the relevant matters, including the local and national policies and guidance, it is believed that the information submitted is insufficient to assess the proposal against the requirements of policy PS1, TAI 15 and PS19 and SPG Maintaining and Creating Distinctive and Sustainable Communities, and Chapter 6 Planning Policy Wales. Therefore, there is no option but to refuse the application.

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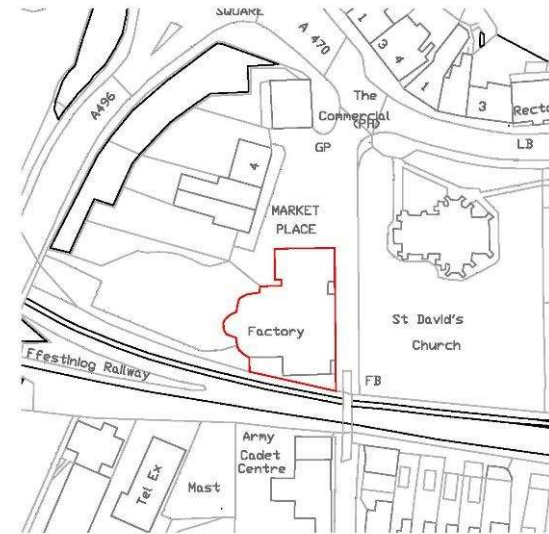
7. Recommendation:

7.1 To Refuse

1. 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.



Site Location Plan 1:500 @ A3



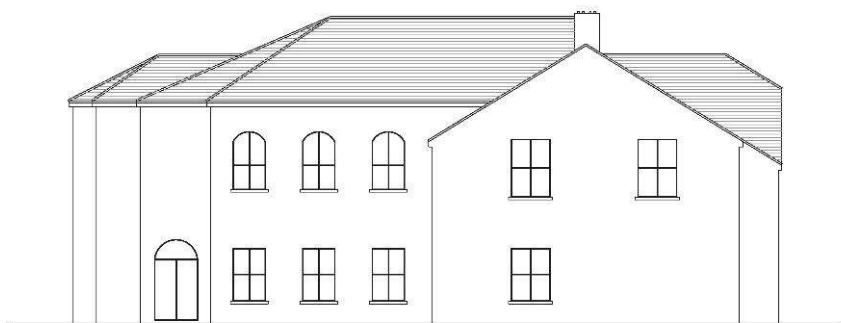
Site Location Plan 1:1250 @ A3



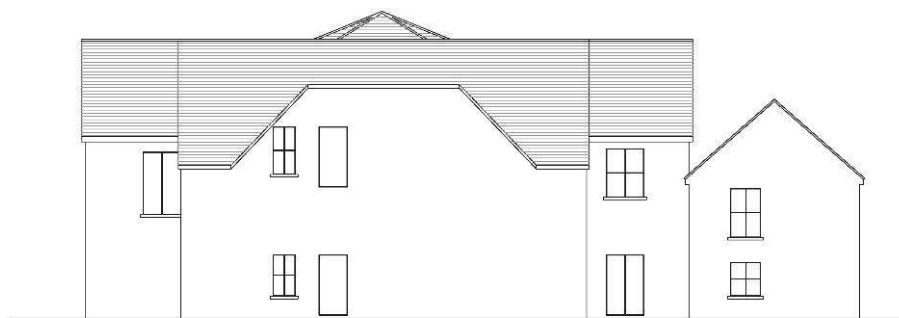
Existing Front Elevation



Existing Side Elevation

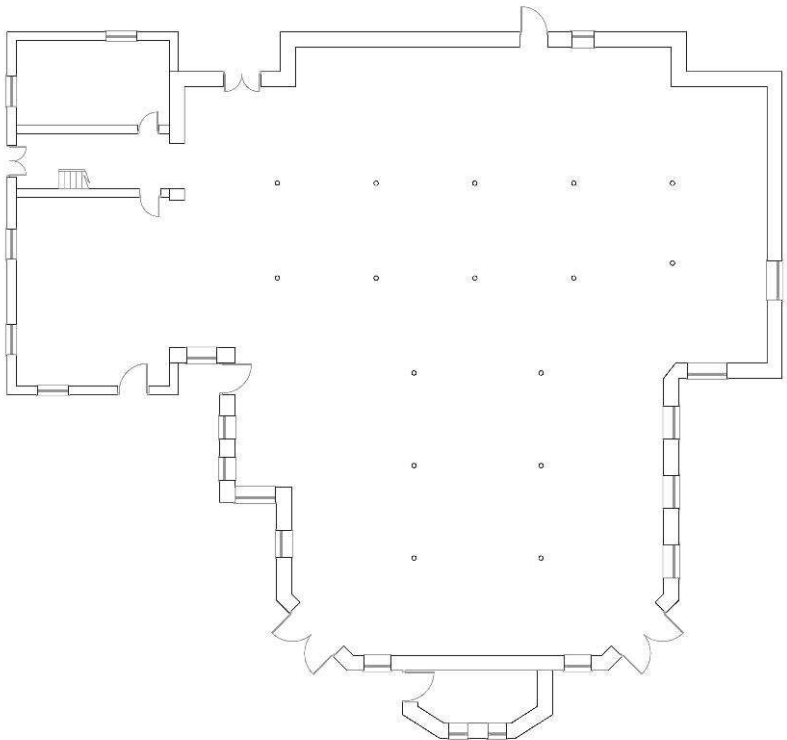


Existing Side Elevation

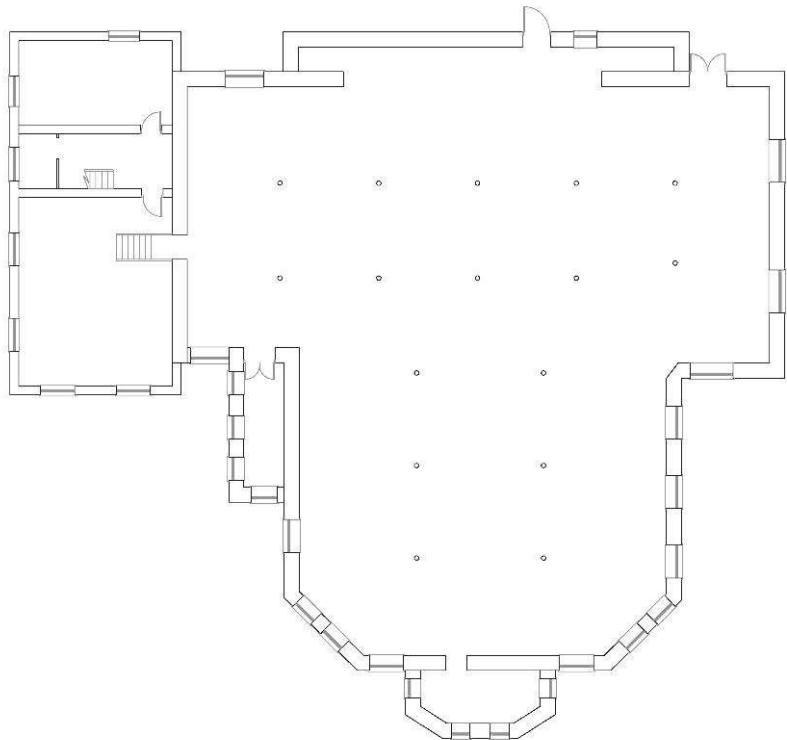


Existing Rear Elevation


Address Market Hall, Blaenau, Ffestiniog Gwynedd, LL41 3HP			
Job Title Conversion of building into 14 No. Apartments.			
Drawing title Existing Elevations			
evolve design+develop+manage 10 Tipton Way, L13 1DA Waverley Business Village Mob: 07762259918			
Check	Approved	date	scale
		Feb 19	1:100 @ A1
DRAWING No		12.02.19.02	rev



Existing Ground Floor Plan

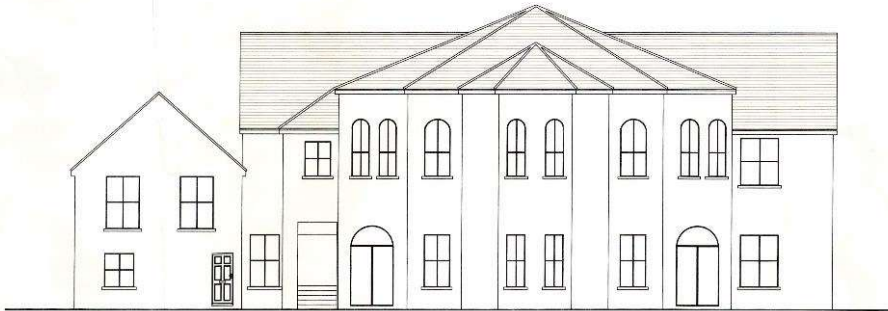


Existing First Floor Plan

Address			
Market Hall, Blaenau, Ffestiniog Gwynedd, LL41 3HP			
Job Title			
Conversion of building into 14 No. Apartments.			
Drawing title			
Existing Plans			
 design-develop-manage 10 Tipton Way, L13 1DA Wavertree Business Village Mob: 07762259918			
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		Feb '19	1:100
DRAWING No		12.02.10.01	

CYNLLUN DIWYGIEDIG
 REVISED PLAN
 Derbyniwyd/Roeddiwyd 22/5/19
 Llofnod/signature *W. E. W. W.*

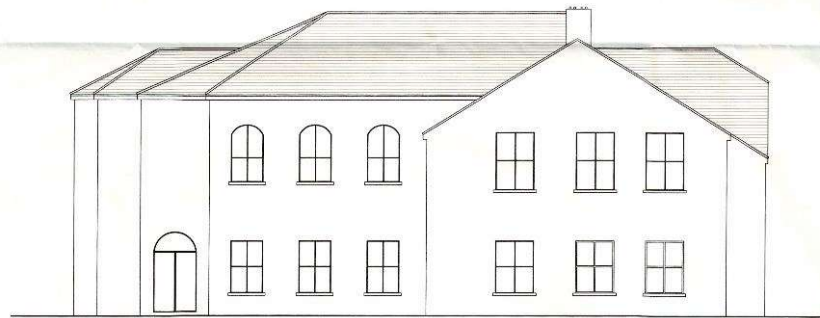
CYNLLUN DIWYGIEDIG
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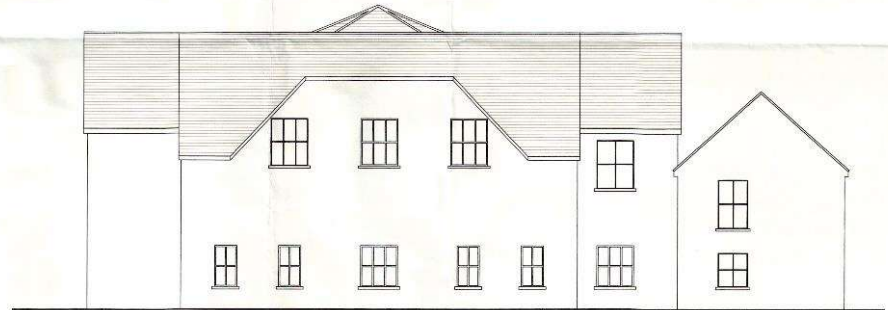
Proposed Front Elevation



Proposed Side Elevation



Proposed Side Elevation



Proposed Rear Elevation

Address
 Market Hall, Blaenau, Ffestiniog
 Gwynedd, LL41 3HP

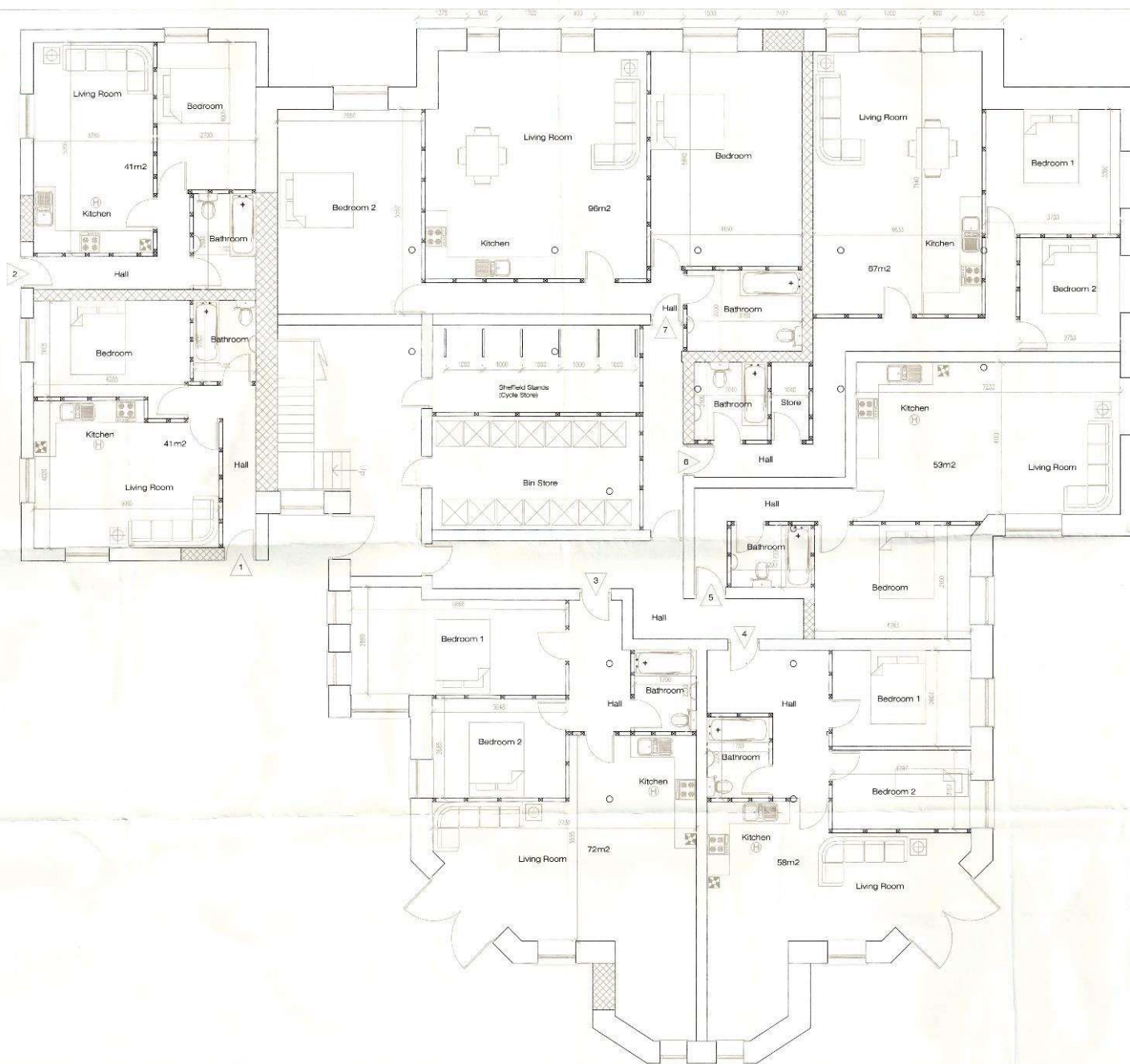
Job Title
 Conversion of building into 14
 No. Apartments.

Drawing Title
 Proposed Elevations

evolve
 design-develop-manage
 10 Tipton Way, L13 1DA
 Wavertree Business Village
 Mob: 07762259918

Drawn	App'd	Date	Scale	Drawn
May '19		1:100	A1	

DRAWING No 12.02.19.05



CYMLUN DIWYBODA
REVISED PLAN
Deddfysk yd ymddiriedolaeth
Uchafedig ymddiriedolaeth
20/5/19
N.E. K.M.A.

CYMRU CYMRU
22 MAY 2019
C.M.A.C.
C.M.A.C.

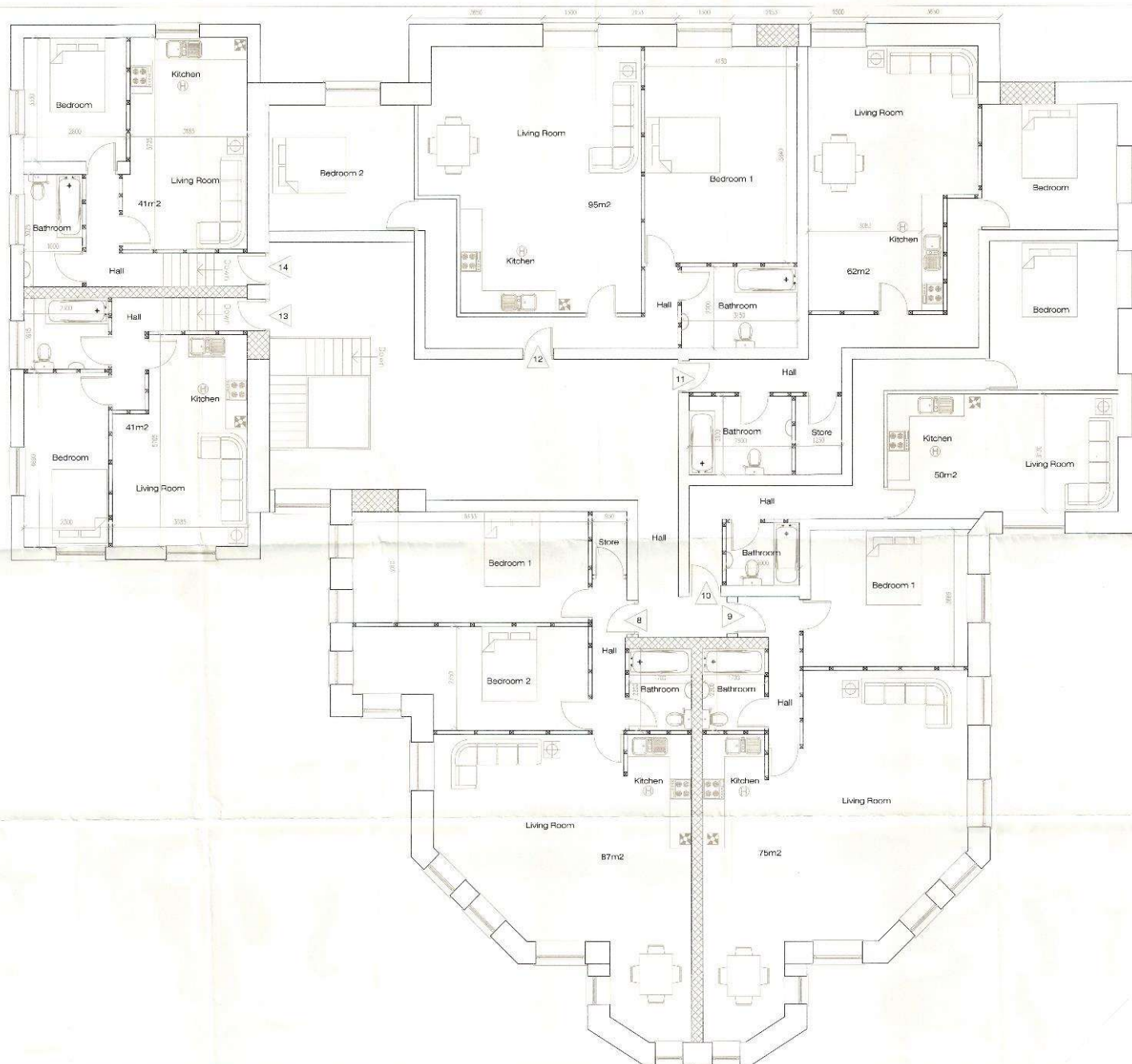
Address
Market Hall, Blaenau, Ffestiniog
Gwynedd, LL41 3HP

Job Title
Conversion of building into 14
No. Apartments.

Drawing title
Proposed Ground Floor Plan

evolve
design-develop-manage
10 Tipton Way, L13 1DA
Wavertree Business Village
Mob: 07762259918

Check	Approved	Scale	Drawn
	May 19	1:50 @ A1	
DRAWING No		12.02.19.03	rev



CYMLUN DIMYGIEDIG
REVISED PLAN
22/5/19
Deddfwyl/Revised
Lloedd/Original

PROPOSED
APARTMENTS
22 MAY 19
STATIONER/ARCHITECT
22 MAY 19

Address
Market Hall, Blaenau, Ffestiniog
Gwynedd, LL41 3HP
Job Title
Conversion of building into 14
No. Apartments.
Drawing title
Proposed First Floor Plan

evolve
design-develop-manage
10 Tipton Way, L13 1DA
Warrington Business Village
Mob: 07762259918

Drawn / Approved date May '19	Scale 1:50 @ A1	Drawn
DRAWING No	12.02.19.04	REV















