



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 29TH SEPTEMBER, 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 19/09/25)

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 - 13

The Chairman shall propose that the minutes of the previous meeting of this committee, held on the 8th of September 2025, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1 APPLICATION NO C25/0503/14/DT STRADE, 65 CAE GWYN, 14 - 26 CAERNARFON, GWYNEDD, LL55 1LL

Demolition of Existing Rear Conservatory and Proposed Replacement Extension

LOCAL MEMBER: Councillor Ioan Thomas

[Link to relevant background documents](#)

5.2 APPLICATION NO C25/0202/40/LL LAND AT Y FFOR, PWLLHELI, 27 - 52 LL53 6UT

Change of Use Planning Application to site 12 Holiday Lodges on land at Y Ffor, Pwllheli.

LOCAL MEMBER: Councillor Richard Glyn Roberts

[Link to relevant background documents](#)

PLANNING COMMITTEE 8 September 2025

Present:

Chair: Councillor Elwyn Edwards,
Vice-chair: Councillor Huw Rowlands

Councillors: Delyth Lloyd Griffiths, Elin Hywel, Berwyn Parry Jones, Gareth T Jones, Anne Lloyd Jones, Gareth Coj Parry, John Pughe Roberts and Gruffydd Williams.

Others invited – Local Member: Councillor Gareth Williams.

Officers: Iwan Evans (Head of Legal Services – Monitoring Officer), Gareth Jones (Assistant Head of Planning and Environment), Gwawr Hughes (Planning Manager), Elen Morris (Planning Professional Trainee), and Lowri Haf Evans (Democracy Services Officer).

Observing: Dafydd Jones (Solicitor) and Berwyn Owen Evans (Planning Professional Trainee).

1. APOLOGIES

Apologies were received from Councillor Louise Hughes, Councillor Cai Larsen and Councillor Edgar Owen.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) The following members declared that they were local members in relation to the items noted:
- Councillor Gareth Williams, (who was not a member of this Planning Committee), in item 5.1 (C25/0361/30/LL) on the agenda.
 - Councillor Gareth Tudor Jones, (who was a Member of this Planning Committee), in item 5.3 (C24/0960/46/LL) on the agenda.

3. URGENT ITEMS

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

4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee held on 14 July 2025 as a true record.

5. PLANNING APPLICATIONS

The Committee considered the following applications for development. Details of the applications were expanded upon, and questions were answered in relation to the plans and policy aspects.

5.1 APPLICATION NUMBER C25/0361/30/LL
Ael y Bryn, Rhiw, Pwllheli, Gwynedd, LL53 8AG

Full application to demolish the existing house (C3) and garage and erect a new three-bedroom house (C3) in its place.

Attention was drawn to the late observations form.

At the 14 July, 2025 meeting, the Committee's decision was to conduct a site visit.
Some of the Committee Members visited the site on 5 September 2025.

- a) The Senior Planning Officer highlighted that this was a full application to demolish an existing two-storey house and erect a new three-bedroom, two-storey house on the same footprint in its place. In addition, it was intended to maintain external alterations, including the removal of the existing single-storey garage and creation of parking spaces.

It was noted that the applicant had confirmed that the property would be a social house with Cyngor Gwynedd's Housing Options Team leading the process of allocating the property in conjunction with Grŵp Cynefin to users on the waiting list. It was reiterated that it would be let as an intermediate rental property, the priority would be to look at this tenure initially, and if so, advertise it through Tai Teg.

It was explained that the site was located outside any current development boundary and was therefore in open countryside within the designations of the Llŷn and Enlli Area of Outstanding Natural Beauty and the Llŷn and Enlli Landscape of Outstanding Historic Interest. Adjacent to the site there are two separate residential dwellings and an unclassified public road running past the site. It was noted that the current building was in a fragile condition and a security fence protected the site.

It was noted that revised plans had been submitted, proposing design changes which included more traditional windows, a change in the colour of the cladding panels and the provision of a stone wall to the top of the car park bay to match local elevations.

It was considered that the proposal complied with planning guidelines and policies. The officers' recommendation was to approve the application with conditions listed in the report.

- b) Taking advantage of the right to speak, the Local Member made the following comments: -
- That Ael y Bryn was a traditional cottage which was part of a wider cluster of traditional cottages on Mynydd y Rhiw that lie in the heart of the Llŷn AONB.
 - It was part of the Llŷn Heritage Coast and abutted the Pen Llŷn a'r Sarnau SAC. These were cottages that should be protected from this type of development.
 - The proposed application was contrary to the following policies: AMG1 Applications that negatively impact views in and out of the AONB are refused; AMG3; AMG4; PS19 The Councils will manage developments in order to conserve and, where relevant, enhance the natural environment, the countryside and coastline of the plan area, and proposals that will have a substantial detrimental impact on these will be refused.
 - The new development was also contrary to the Llŷn AONB Dark Skies.

- That Ael y Bryn had been left to Tai Eryri / Cynefin in the will of the former owner on condition that a young local family settled in it – this had happened twelve years ago and the situation had caused local frustration.
- The feeling locally was that Cynefin had deprived a local family from having a home, and with the property being empty for over a decade, the structural work had deteriorated.
- Following a presentation from Cynefin explaining the option to demolish, the rationale for that was highlighted stating that the property was required to achieve an energy efficiency grade A rating – to achieve that, demolition and rebuilding would be the only option to secure the required grant.
- Despite accepting the rationale, the new house must be similar to the original property and be in keeping in terms of character – insufficient effort had been made with the proposed application to ensure this.
- According to the observations of the AONB Officer, it was noted that the traditional building contributed to the AONB character and that he suggested a condition, should the property be demolished, to ensure that windows that were traditional in size were used to suit and restrict floodlights. However, these conditions had not been included in the report – therefore, why ask for observations? It was considered that the committee had a duty to consider the AONB Officer's observations and conditions.
- That there was too much plastic cladding on the new house design – this was not in keeping – need more use of natural stone.
- He was not asking the Committee to refuse the application as this would deprive a grant to renovate the cottage which would consequently remain empty, but improvements had to be made to the application that were in keeping with the area and to retain the character of Ael y Bryn.

c) It was proposed and seconded that the application be approved

ch) During the ensuing discussion, the following comments were noted by Members:

- An effort had been made to include more traditional windows.
- There were insufficient modifications to the revised plans submitted.
- That the plan was too modern – bordering on the destruction of this part of the AONB.
- That this was a cluster of traditional houses – a plan and design that would suit the area was needed.
- That there was too much cladding in the design.
- The committee was urged to refuse the application due to the negative impact of the design on the area or to defer and seek a more traditional design rather than what was before them.
- That these cottages were part of Pen Llŷn's heritage. There was a responsibility to preserve the area's history.
- The design was not in keeping – it was completely different to the original house. There was concern that this may set a precedent.
- It was accepted that there was a need for modernisation and to reach a certain standard, but the design was unsightly.
- The setting was prominent with spectacular views – a request to modify the front elevation of the design.

In response to the comments, the Assistant Head of Environment noted that adaptations to the house were the main considerations of the application, but what already existed needed to be looked at – that there was more glazing on the existing property than on the new

design. He added that the new house would be 95m² which was far from being a mansion and the AONB had not objected to the application and the comments had been considered.

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

1. **Time.**
2. **Compliance with plans.**
3. **Agree on materials, including roof slates.**
4. **Ecological matters, including maintaining the development in accordance with the improvements as noted in the Green Infrastructure Statement.**
5. **Agree on a Construction Management Plan.**
6. **Landscaping.**
7. **Highways Matters.**
8. **Drainage matters.**
9. **Condition to manage noise associated with the heat pump.**

5.2 APPLICATION NUMBER C24/1124/34/AC Cefn Graianog, Llanllyfni, Caernarfon

Application under Section 73 to amend condition 1 of planning permission reference C20/1063/22/AC (Proposed eastern extension for sand and gravel extraction and progressive restoration) to allow a four-year extension for the completion of minerals operations and restoration.

- a) The Planning Manager highlighted that it was an application for a four-year extension to complete mineral operations and restoration works at Cefn Graianog. It was explained that the application site was on the eastern flank of the main extraction area, approximately 530m from the Llŷn AONB to the west and Eryri National Park approximately 1,500m to the south-east. It was reiterated that the site contained previously restored land, but the land was revisited to rework minerals that had previously been considered uneconomic, but also to enable the same extraction scheme to access further deposits, by extending eastwards.

It was noted that the working methods would be the same as those currently used in the quarry and would use the same extractors, conveyors and other mobile plant as the existing.

In terms of the principle of development, continuation of sand and gravel mining at the site would ensure that the Council meets its allocation obligations in the Regional Technical Statement, to supply minerals for the North Wales sub-region and maintain a seven-year land bank of sand and gravel. It was highlighted that there were only a few permitted sand and gravel reserves available in North West Wales and this proposal would ensure a vital supply of sand and gravel to the local construction economy; the principle of the development was acceptable and in line with the requirements of the LDP's policies MWYN 2, MWYN 3 and Strategic Policy PS 22.

In the context of visual amenities and the landscape, it was reported that the application did not include any extension or physical modifications to the working area that had already been approved. It was undoubtedly considered that the nature of the proposal to extend the lifespan of the operations would extend the visual impacts in the medium term, but given its overall context in established mineral works, it would not result in any major levels of visual effects. Although the boundary of the Llŷn AONB is close to the site, the AONB Unit had

confirmed that there were no concerns about the impact on the AONB given that this was only a request for a limited time extension. The Minerals Planning Authority considered that the proposal complied with the requirements of the LDP's policies PCYFF 3, PCYFF 4 and MWYN 9.

In considering residential amenities, it was noted that no sensitive properties were located within a 100m buffer zone of the development, and it would be subject to the same working conditions as the current conditions, including noise management, dust control and working hours. It was considered that the loading of the hopper and conveyor would be the most intrusive source of noise on the surface of the works as the plant machinery operated in an elevated position in relation to the surrounding ground level. Subject to appropriate conditions to control the effects of noise and dust and working hours, it was considered that the proposal would not have an adverse effect on the amenities of the area and therefore complied with policies PCYFF 2, MWYN 3 and MWYN 5 in the LDP.

The proposal did not include any change to traffic movements and haulage to and from the site and the officer highlighted the updated biodiversity assessment which was supportive of the request to extend the time. All existing habitats at the site had been considered and whether there had been any change to these habitats since the previous ecological surveys were carried out. It was recommended that the requirements to implement the reasonable avoidance measures to protect badgers and reptiles during any field boundary clearance or soil stripping works were maintained. Mitigation measures for reptiles required having a qualified ecologist present when removing stone walls before undertaking any soil stripping and/or mineral extraction work. Any reptiles found by the ecologist would be immediately captured and relocated to suitable reception sites outside the planned extraction area, but in the area of land under the applicant's control; the development was acceptable with the appropriate conditions and mitigation measures and was in line with Strategic Policy PS 19 and Policies AMG 3, AMG 5, MWYN 3 and MWYN 9 of the LDP.

In the context of Hydrology, it was clarified that mitigation measures for the protection of watercourses, streams and wetlands had already been submitted and assessed as required under condition 36 of the parent company permission (C16/0816/34/MW). It was considered that the proposed development would have no adverse effect on hydrological features and flood risk and would comply with the requirements of the LDP's Strategic Policy PS 19 and policies AMG 3, AMG 5, PCYFF 2, PCYFF 3, PCYFF 6 and MWYN 3.

The officers considered the proposed development to be consistent with all relevant planning policies and considerations and recommended that the application be approved with conditions.

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

RESOLVED: To delegate the right to the Head of Environment Department to approve the application, subject to conditions.

- 1. Extraction of minerals shall cease by 31 December 2028 by which time all plant and machinery shall have been removed from the site; restoration work shall be completed by 31 December 2039.**
- 2. Restriction of permitted development rights, buildings, structures, erections, private roads, floodlighting and fences.**
- 3. Mitigation measures for potential impacts on wells north of the extraction area.**
- 4. Mitigation measures for local biodiversity, badgers, breeding birds and reptiles.**

5. Permitted activities and Compliance with Submitted Details/Plans.
6. Hours of Working.
7. Safeguarding public rights of way.
8. Soil handling and husbandry.
9. Drainage, measures to prevent pollution of local watercourses.
10. Restore to mixed agricultural use and nature conservation.
11. Reinstatement of field boundaries.
12. Micro-adjust restoration levels to ensure surface water flow into the wetland northward of the application area.
13. Archaeological mitigation and recording.
14. Aftercare measures for agricultural uses and biodiversity management.
15. Dust controls and noise limitations the same as existing but also, plant machinery at the working face to be fitted with white noise alarms.

5.3 APPLICATION NUMBER C24/0960/46/LL Land West of Ysgol Gynradd Tudweiliog, Tudweiliog, Pwllheli, Gwynedd

Full application to change the land use to create a new cemetery for the village of Tudweiliog and the surrounding area along with works to create an access and parking site and landscaping.

Attention was drawn to the late observations form which confirmed that the Transportation Unit had no objection to the application.

- a) The Planning Manager explained that this was a full application from Tudweiliog Community Council to change the use of existing agricultural land to create a new public cemetery to contain 393 graves for the village of Tudweiliog and the surrounding area. The proposed development would involve the creation of a new vehicular entrance, the creation of an access walkway, a car park and landscaping works and to erect an earthen 'clawdd'.

It was highlighted that the site was located on the outskirts of the village of Tudweiliog and outside the current development boundary and the land was currently open agricultural land surrounded by 'cloddiau' and hedges. It was noted that the site and the wider area were within the Llŷn and Enlli Landscape of Outstanding Historic Interest and the West Llŷn Special Landscape Area.

In the context of access, it was noted that the access road from the adjacent highway was also used for access to neighbouring residential houses, a public house and Ysgol Gynradd Tudweiliog. It was reiterated that the school had a separate car park with dedicated entrances in and out of the unclassified road. It was noted that the access road also included a public footpath designation that runs parallel to the southern boundary of the site.

It was explained that the application was being submitted to the Planning Committee because of the applicant's relationship to a current member of the Planning Service staff.

It was considered that the proposal as submitted was acceptable on the basis that

- policy ISA 2 supported developments for public facilities as long as the proposal meets certain specific criteria.

- When new facilities are proposed outside a development boundary, it must be demonstrated that the proposed location is the best available location and is accessible to the community.

Reference was made to confirmation received from the Community Council detailing the current situation of the village cemetery stating that only two possible new graves could be provided there and that this was the only site available to meet the need. While there was concern about the location of the proposal, it was accepted that the village's current situation of failing to provide a vital facility for the future was a complex issue and an obvious solution was needed. Other suitable lands were not available in or directly adjacent to the development boundary and therefore another site had to be considered. Having considered all relevant information and evidence, it was considered that there was justification for the creation of a new cemetery at this location and therefore the considerations of the location met the relevant requirements of policy ISA 2.

The officers considered the application to be consistent with all relevant policies and planning considerations and recommended that the application be approved with conditions.

- b) Taking advantage of the right to speak, the Local Member made the following observations.
- That he supported the application.
 - The existing cemetery was almost full and there was no suitable land in front of the existing cemetery. Therefore, it was necessary to search urgently for a new site for a cemetery.
 - That the Community Council has been very busy looking for suitable land.
 - He thanked the landowner for the land – the location was suitable, nice, quiet and open.
 - That there was adequate parking space. The site was accessible.
 - There was no impact on the public footpath and no risk of flooding.
 - This addressed the requirements of policy ISA 2.
 - The primary school, which was located nearby, was supportive of the application.
 - He suggested that the transport management plan/parking condition, should refer to the management of the road to the cemetery and the road past the school.

During his address, he expressed that he was a Governor at Ysgol Gynradd Tudweiliog. The Monitoring Officer noted that the Member should have declared this at the start of the meeting.

In response to the comments about the Transport/Parking Management Plan condition, the Assistant Head of Environment stated that the condition in its full form would address wider parking arrangements.

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

RESOLVED: To approve the application subject to the following conditions:

1. Time.
2. Compliance with plans.
3. Highway issues/agree on a Transport/Parking Management Plan.
4. Biodiversity Matters.
5. Landscaping.
6. Drainage matters.

- 7. Protection of the public footpath.**
- 8. Construction management plan.**
- 9. Natural Resources Wales condition.**
- 10. Completion of boundary treatments.**

5.4 Application No. C25/0370/11/DT Treetops, 3, Bryn Eithinog, Bangor, Gwynedd

To erect a two-storey side extension together with alterations

- a) The Professional Trainee highlighted that it was an application for the demolition of a single-storey flat roof extension on the front and side of the property along with the erection of a two-storey pitch-roof extension on the side of the property and a single-storey extension in the form of a 'lean to' at the front. It was explained that the extension would provide two additional bedrooms, a utility and a new dressing room, along with 3 parking spaces to the front of the property.

It was noted that the location of the two-storey house was within an estate of various houses within the development boundary of the City of Bangor and the application was before the Planning Committee at the request of the Local Member.

In the context of the principle of development, while acknowledging that the extension was substantial, its location on the property and its design were not considered to make it appear as an alien feature in the vicinity. The extension did not extend out to the rear any further than the rear of the existing property and extended to the side approximately 1.7m further than the current extension. The height of the extension would match the height of the existing property, with the single storey section at the front consisting of a 'lean to' roof.

In the context of visual, general and residential amenities, although the extension would mean that it would be approximately 1m away from the boundary with the property next door, it was not considered that the proposal would have an adverse effect on neighbours' amenities. The property next door, facing the extension, did not contain any openings, and the openings on the extension only included those of the ground floor. The extension did not extend out any further towards the rear boundary of the site than the existing property, but it was acknowledged that it was intended to provide two additional first floor windows for a dressing room and an en-suite. It was considered reasonable to impose a planning condition to ensure that these windows contained opaque glass. The proposal was not considered to involve overdevelopment of the site and would not have an adverse impact on the amenities of the surrounding residents.

Based on the Transport Unit's comments, a plan had been provided confirming the intention to provide three parking spaces in front of the house.

The officers considered the application to be consistent with all relevant policies and planning considerations and recommended that the application be approved with conditions.

- b) The Local Member had highlighted in an email that she had called in the application as it appeared to be a huge extension but had not received any comments/concerns from local residents. As a result, she had no further comments to submit.
- c) It was proposed and seconded to approve the application.

RESOLVED: To approve the application with conditions.

- 1. Five years to commence the work.**
- 2. In accordance with plans.**
- 3. Slates and finish to match.**
- 4. Install opaque glass in the rear windows on the first floor.**
- 5. Biodiversity Enhancements.**
- 6. Welsh Water condition.**

Information note: Welsh Water, Biodiversity

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

CHAIR

PLANNING COMMITTEE	DATE: 29/09/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C25/0503/14/DT

Date Registered: 08/07/25

Application Type: Householder

Community: Caernarfon

Ward: Menai

Proposal: To demolish an existing sun-room and construct a new extension to the rear

Location: Strade, 65 Cae Gwyn, Caernarfon, Gwynedd, LL55 1LL

Summary of the Recommendation TO APPROVE WITH CONDITIONS

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REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1 Description:

- 1.1 An application to demolish an existing sun-room and construct a one-storey extension in its place at the rear of the property. The proposed rear extension will have a flat roof and measure approximately 8.4m x 4.8m. There is an intention to finish the extension with timber cladding. High windows will be installed on the side appearances of the extension and bifold doors and large windows in terms of size will be installed on the rear appearance of the property. There is also an intention to finish the existing property with white render.
- 1.2 The property is a detached house in an estate of other detached houses and within the Caernarfon development boundary as noted in the LDP. The property is not located within any special land designations.
- 1.3 The application has been presented to the Planning Committee as the applicant is an Elected Member of the Council.

2. Relevant Policies:

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

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

PS1: The Welsh Language and Culture
PCYFF 2: Development criteria
PCYFF 3: Design and place shaping
PS19: Conserving and where appropriate enhancing the natural environment

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)
Technical Advice Note 12: Design

3. Relevant Planning History:

- 3.1 Not relevant

4 Consultations

Community Council: Support the application.

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Welsh Water:	Observations and guidelines for the applicant in their letter dated 06/08/2025
Public Consultation:	A notice was posted on the site and nearby residents were notified. The advertising period ended, and no correspondence was received regarding the development.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan approve proposals, as long as they do not have a detrimental impact on the health, safety or the amenities of the occupiers of local properties or on the area in general. In addition, proposals are required to:
- Contribute to, and improve, the character and appearance of the site,
 - Respect the site and its surroundings in terms of its position in the local landscape.
 - Use materials appropriately.
- 5.2 It is seen that this site is within the development boundary in a residential area where there are many residential developments and are diverse in terms of their size and appearance. This proposal involves constructing a one-storey flat roof extension to the rear of the property. It is not considered that this proposal would harm the existing appearance of the site or cause excessive disruption on the area's visual amenities in general. It is therefore believed that the principle of the development was acceptable and in accordance with the relevant requirements of policies PCYFF 2 and PCYFF 3 of the LDP.

Visual, general and residential amenities

- 5.3 The one-storey flat roof extension is finished with timber cladding. It is not considered that the proposal will have a significant detrimental impact on the area's visual amenities. Policy PCYFF 3 of the Local Development Plan promotes good building design by ensuring that proposals conform to a series of criteria by aiming to safeguard the recognised features and character of the landscape and the local environment, safeguard the visual character by ensuring that building materials are of a high standard and in-keeping with the character and appearance of the local area and that there is suitable landscaping of the site. It is believed that this extension satisfies the requirements above and is not visible from public places due to its size and location, with the boundaries of the property shadowing it. In addition to this, the extension is similar in terms of size to the sun-room which is being demolished and therefore the extension will not be completely new to the property. As a result, it is not believed that it would stand out as an incongruous feature in the area or contrary to the general development pattern seen there.
- 5.4 The building is standard in appearance, in terms of visual amenities therefore it is believed that the proposal is acceptable and complies with the requirements of criteria 1 and 2 of policy PCYFF 3.
- 5.5 When assessing the design, it is considered that there is no impact on nearby neighbouring amenities because the proposal is a one-storey extension with high, small side windows, therefore

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REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

when using the room, it would only provide light into it, and it will not be possible to see out of them without standing directly in front of them. It is not believed that the rear doors and windows will have a worse impact on private amenities compared with the existing sun-room.

- 5.6 The proposal will not cause any additional overlooking as a result of this development, and as a result, there will be no negative impact to nearby neighbours' private amenities. Based on setting, height and design therefore, it is considered that the proposal would be acceptable based on the relevant requirements of policy PCYFF 2.

Biodiversity Matters

- 5.7 On 11 October, the Welsh Government published 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. A Green Infrastructure Statement was received as part of the application. Biodiversity improvements have been proposed in the statement, namely installing bird and bat boxes. A condition will be set on the permission to ensure that the improvements included in the statement are completed before the use of the proposed extension commences. It is therefore considered that the proposal complies with the requirements of policy PS19 of the LDP, as well as Chapter 6 of PPW.

Language Matters

- 5.8 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 12, 2024), along with Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.9 It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the types of developments in question, the following is noted: The proposal does not reach the thresholds for submitting a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. However, Appendix 5 of the SPG notes that every housing, retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.
- 5.10 The proposal in question is for extending an existing residential dwelling. It is not considered that the proposed extension is likely to have a detrimental impact on the Welsh language and therefore it is considered that it complies with the requirements of policy PS1 in this respect.

6. Conclusions:

- 6.1 Having considered the above and all the relevant planning matters including the local and national policies and guidance, as well as all the observations and objections received, it is believed that the proposal is acceptable and satisfies the requirements of the relevant policies as noted above.

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7. Recommendation:

To approve subject to conditions

- 1 5 years to commence the work
- 2 In accordance with plans
- 3 In accordance with the green infrastructure statement

Information note:
Welsh Water



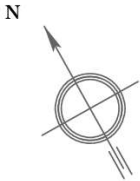
LOCATION PLAN



Project Proposed Extensions and Alterations - **Existing Drawings**
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Client Mr & Mrs Ioan Thomas
Scale Scale 1:1250 @A4

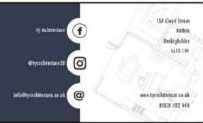
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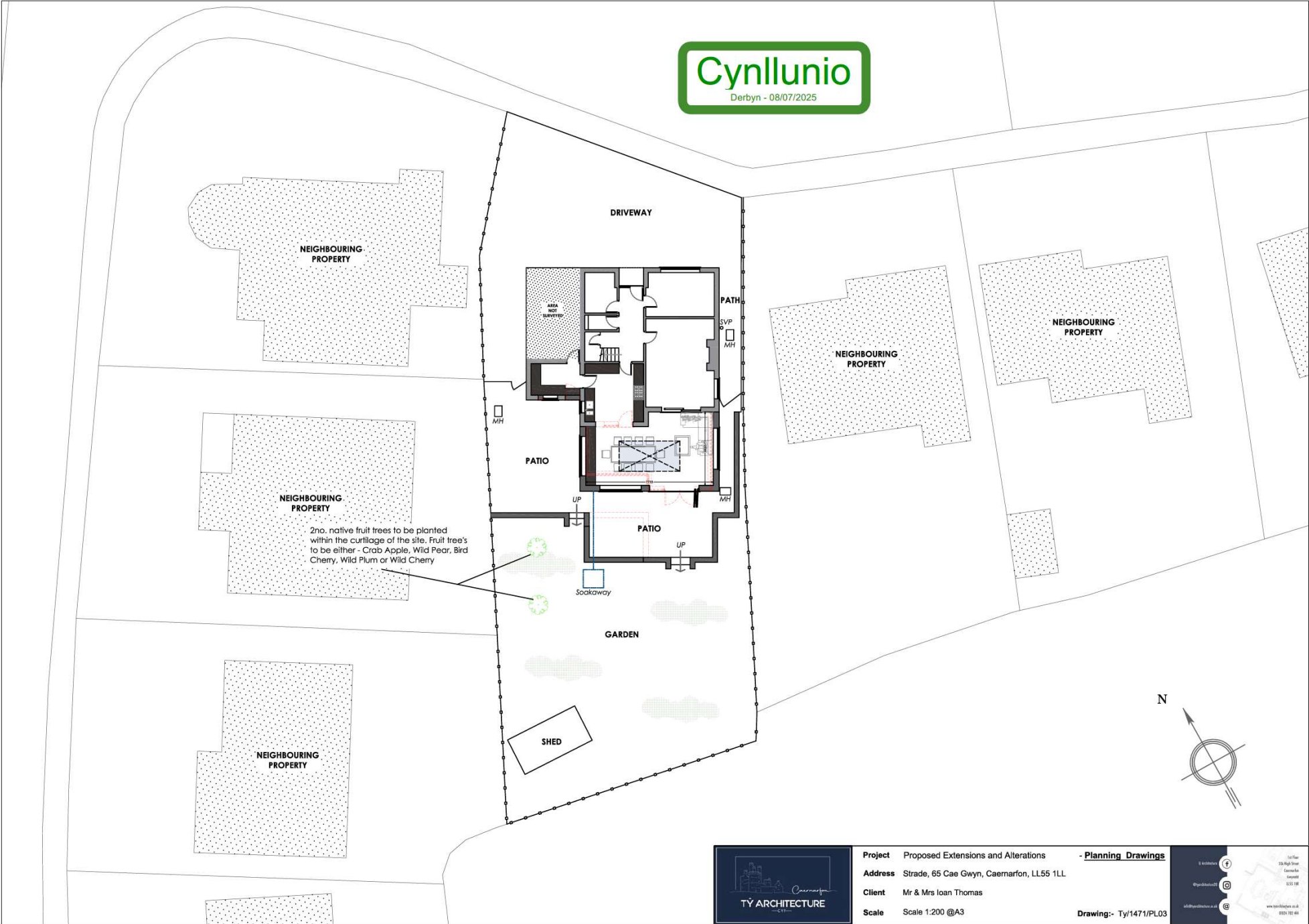


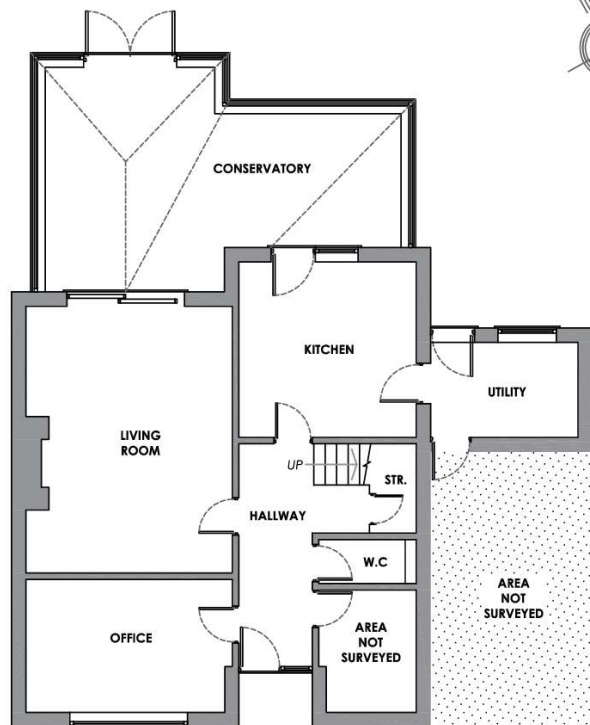


Project Proposed Extensions and Alterations - Existing Drawings
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Client Mr & Mrs Ioan Thomas
Scale Scale 1:200 @A3

Drawing:- Ty/1471/SU02



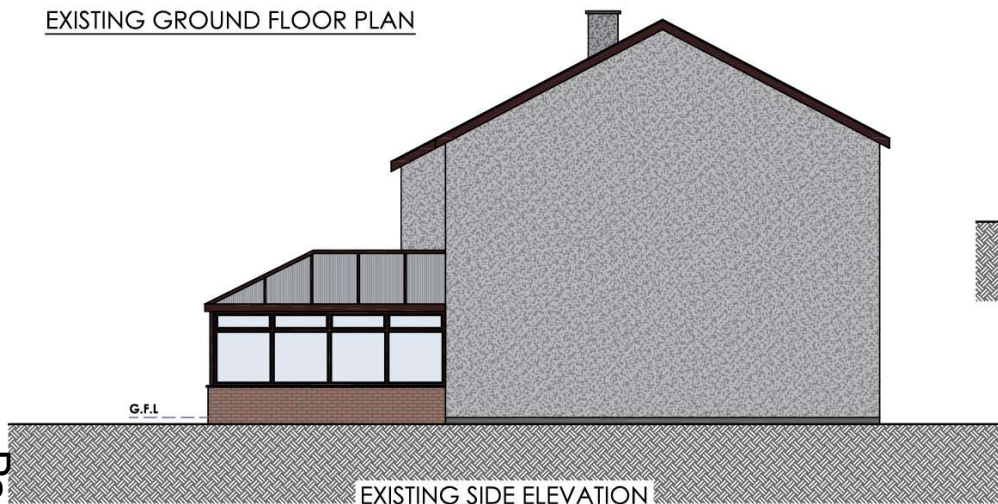




Cynllunio
Derbyn - 08/07/2025



EXISTING GROUND FLOOR PLAN



Project Proposed Extensions and Alterations - Existing Drawings

Address Strade, 65 Cae Gwyn, Caernarfon, LL55 1LL

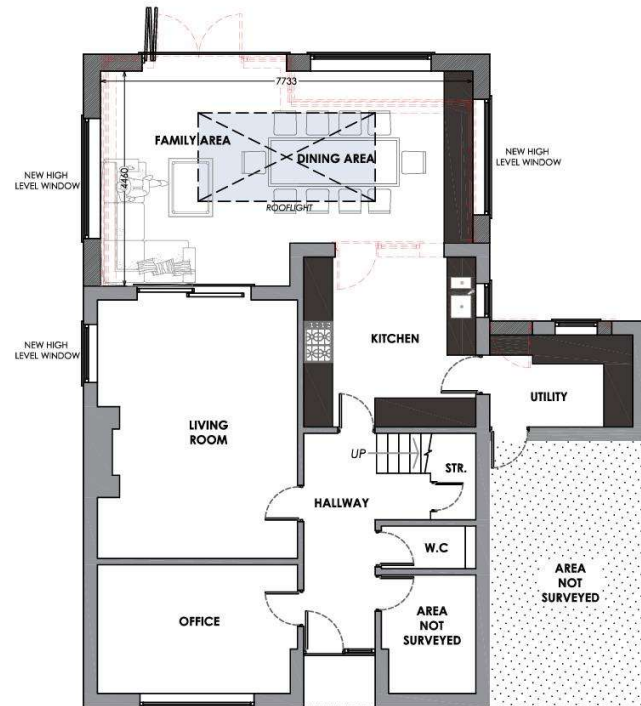
Client Mr & Mrs Ioan Thomas

Scale Scale 1:100 @A3

Drawing:- Ty/1471/SU01



Remove existing shown dotted in red



PROPOSED GROUND FLOOR PLAN

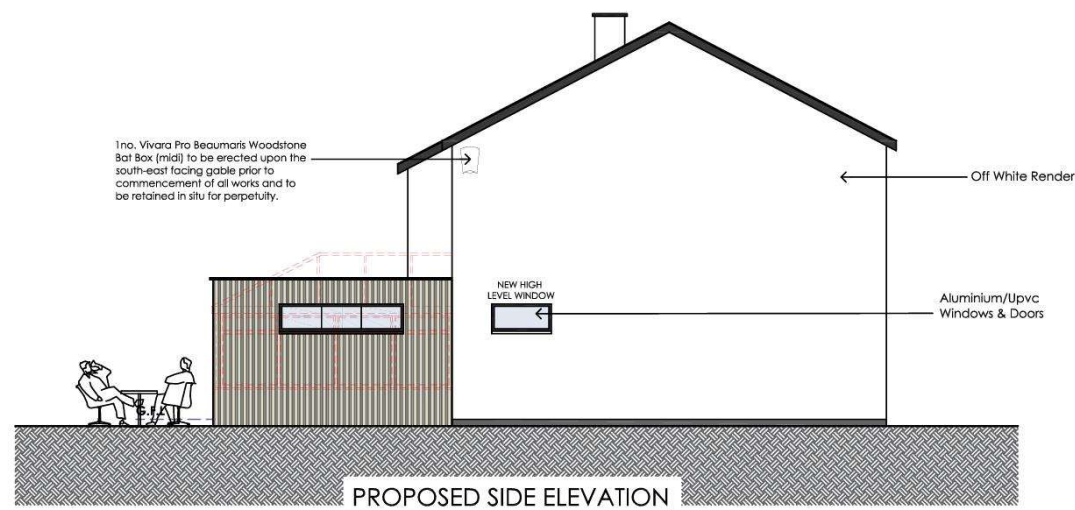


Cladding Sample



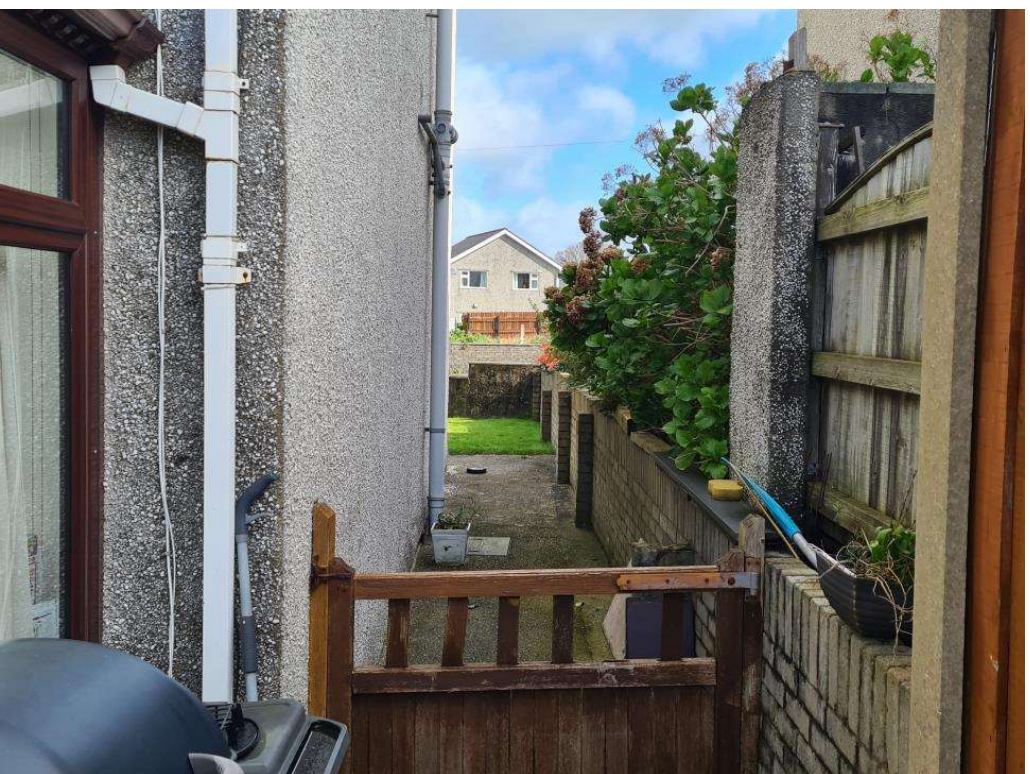


Cladding Sample



Remove existing shown dotted in red





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Number: 2

Application Number: C25/0202/40/LL

Date Registered: 12/03/25

Application Type: Full

Community: Llannor

Ward: Abererch

Proposal: Application for change of use to locate 12 Holiday Cabins on land at Y Ffôr, Pwllheli.

Location: Land At Y Ffôr, Pwllheli, LL53 6UT

Summary of the Recommendation: TO REFUSE

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1 Description:

- 1.1 An application to change the use of agricultural land and develop new holiday accommodation in the form of 12 permanent holiday cabins and associated parking, alterations to the access, drainage and landscaping. The proposal has been submitted as a diversification project on a 280-hectare livestock local family farm. The applicant does not state where the acres are located, however, the applicant's home is situated in Penrhyndeudraeth. The wooden cabins would be timber clad and stained in a conservation colour. Each of the cabins would include sleeping rooms, a bathroom, living room and kitchen / dining room. The proposal is to locate 12 cabins of 3 different designs measuring on average 13 metres long and around 7 metres wide on the site.
- 1.2 The units would be sited in the corner of an agricultural field abutting a narrow and winding class 3 road. It is noted that the adjacent county road connects to the class 1 county road from Pwllheli to Y Ffôr and the class 2 county road from Y Ffôr to Nefyn.
- 1.3 The following documents have been submitted as a part of the application:
 - Ecological Assessment
 - Green Infrastructure Statement
 - Design and Access Statement
 - Drainage Strategy
 - Transport Statement
- 1.4 The site is in the countryside. Although there is no special landscape designation to the application area, it is of an undeveloped appearance and rural character landscape. A residential property, not in the applicant's ownership, is located around 110m to the east and south-west of the site. The site's topography slopes down from the land towards the county road.
- 1.5 It is proposed to develop a private clean and foul water drainage system for the proposal.
- 1.6 The landscaping scheme submitted with the application shows a proposal to plant a vast number of trees along the south-western and south-eastern boundary of the site, as well as to reinforce the current hedge along the county road; however, details of that scheme were not received with the application.
- 1.7 The site is served by an existing access to the adjacent county road.
- 1.8 The developer has not submitted the results of any porosity / percolation tests in relation to the private sewerage system.
- 1.9 The application is submitted to the Planning Committee as the application site is greater than 0.5 hectares.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This

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report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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

PS 1: The Welsh Language and Culture

ISA 1: Infrastructure Provision

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable Development

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

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 14: The Visitor Economy

TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Holiday Accommodation

PS 19: Conserve and where appropriate enhance the natural environment

AMG3: Protecting and Improving Features and Qualities that are Unique to the Character of the Local Landscape

AMG 5: Local biodiversity conservation

PS 20: Preserving and where appropriate enhancing heritage assets

AT 4: Protection of non-designated archaeological sites and their setting

Supplementary Planning Guidance: Tourist Facilities and Accommodation (March 2021)

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

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Planning Policy Wales (Edition 12 - February 2024)

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Technical Advice Note: 5 Planning and Nature Conservation (2009)

Technical Advice Note: 12 Design: June (2016)

Technical Advice Note 15: Development and Flood Risk (2004)

Technical Advice Note: 18 Transport: March (2007)

3. Relevant Planning History:

3.1 C23/0280/40/LL - New agricultural access – Approved – 24.05.2023.

4. Consultations:

Community/Town Council: Observations from Llannor Community Council: Refuse, change of use of agricultural land in an area of open countryside, no other evidence of diversification and nobody living on the site on a permanent basis. Concern about traffic issues for drivers and pedestrians on a sub-standard road. Concern about pedestrians walking home along an unlit, narrow road, late at night, from a nearby public house. Over-development in an area where several holiday accommodations in the area are unable to reach the letting threshold and have to pay the Council Tax premium.

Transportation Unit: I refer to the above application and I confirm that the transportation unit does not have any objection. I request that the following conditions/notes are included with any planning permission granted:

The access must be planned and built in complete accordance with the submitted plan

The applicant must take every precaution to prevent surface water from the curtilage of the site from discharging onto the highway.

Further observations:

Concerns have been raised about the suitability of the road to provide for the traffic, which is likely to be generated by this proposal, as well as the validity of the data obtained from the traffic speed survey. I offer the following observations:

The site is located around 0.5km from the A499, which means that a vehicle travelling on a consistent speed of 20mph reaches the site in less than a minute.

Considering the size of the proposed cabins, it is expected that most of the users would be family groups arriving in a single vehicle.

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Consequently, it is very unlikely that the site's capacity of 24 vehicles would be reached at any given time. Because of the site's proximity to the A499, it is anticipated that most vehicle journeys would derive from that direction. Many points have been widened along the road reaching to the site access.

Concerns have also been raised about the accuracy of the average speed of vehicles, reported as 22.6mph, travelling to the south-east, particularly due to the highway geometry in the traffic survey location. Although it is acknowledged that approaching speeds from the west could actually be higher, the nature and dimensions of the highway in the vicinity of the site suggests that any difference would not be huge.

A proposed visibility splay of 2.4m x 37m would be appropriate for the sites with vehicular approaching speeds of up to 28mph. It should also be noted that the splay has been plotted a full 2.4m from the vehicular road and to the nearest verge. Considering the width of the vehicular road and the fact that the vehicles approaching would be on the far side, it would be reasonable to plot the splay to the middle of the road, instead of to the nearest verge. Additionally, the road features would allow for reducing the road measurement from 2.4m to 2.0m. These two assessments would extend the visibility available beyond the 37m currently shown in the application.

I confirm, for the above reasons, that the transportation unit does not object. I request that the following conditions/notes are included with any planning permission granted:

CONDITIONS: The access must be planned and constructed in full accordance with the submitted plans. The applicant must take every precaution to prevent surface water from the curtilage of the site from discharging onto the highway.

Natural Resources Wales:

We have concerns regarding the application as submitted as insufficient information has been provided to support the proposal. To overcome these concerns, you should ask for more information from the applicant regarding foul drainage. Should this information not be provided, we will object to this planning application. Further details are provided below.

Foul Drainage

We understand that the development is not served by the public sewer, and the application form notes that foul drainage is to be discharged to the private sewage treatment system.

Under these circumstances, the Welsh Government Circular 008/2018 advises that full and detailed consideration should be given

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to the environmental criteria listed under paragraph 2.6 of the Circular, to justify using the private sewerage. In this case, insufficient information has been provided in relation to the private sewerage system and the location of the proposed drainage. The application, therefore, does not provide sufficient grounds for an assessment to be undertaken of the pollution risks to the water environment, deriving from the proposed development.

Specifically, the application submitted does not show that removing the foul effluent from the proposed private sewerage system would be effective in this location. The developer has not submitted the results of any porosity / percolation tests in relation to the private sewerage system. Also, there are no calculations for the specific size of the proposed drainage area or the location of the foul effluent discharge.

Therefore, we ask for details about the location and size of the drainage area, as well as the results of the percolation tests to be submitted before a decision is made on the application.

The developer must ensure that there is sufficient space in the drainage field as noted in BS 6297:2007+A1:2008.

After receiving the above information, we will review our position and inform your Authority in line with that.

Applicants who wish to implement a private sewerage system must *either* apply to us for an environmental permit *or* register with us to be exempted from the permit's requirements. Septic tanks and small sewage treatment units that meet certain criteria may be registered as exempt.

A step-by-step guide to register an exception is available on our website.

If the septic tank or private sewage treatment system is not eligible for an exemption, the Applicant will need to apply for an environmental permit, further details can be found here. Should a permit be required, further information may be required as part of that application process. The Applicant is therefore advised to contact us for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre-application service can be found here.

It is important to note that a grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to a mains sewer is practicable. Applicants are encouraged to ensure they have all the required permissions, consents, permits and any other approvals in place prior

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to commencement of works on the site.

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further information.

Protected Species

We note that the information submitted to support the above application (Ecological Surveys for Proposed Holiday Lodges, Y Ffôr, Pwllheli by Gritten Ecology dated 26 June 2024) noted that it is unlikely that protected species are using the application site. Therefore, we have no comments to make on the application as submitted in relation to bats.

We recommend that you discuss the need to ensure more measures or avoidance measures with your internal ecological adviser.

Welsh Water:

Since the proposal intends utilising an alternative to mains drainage we would advise that the applicant seek advice from Natural Resources Wales and or the Local Authority Building Control Department / Approved Building Inspector as both are responsible to regulate alternative methods of drainage. However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

Public Protection Unit:

If the applicant wishes to install a New system, the sewage tanks and subsidiary system must comply with British Standard 6297:2007 + A1 2008, and Approved Document H (Drainage and waste disposal) of the Building Regulations. It is not permitted to install any part of the system within 10 metres of a stream, ground drain or ditch. The applicant should provide details of the percolation tests that have been conducted for the stone ditch to ensure that the soil is suitable. The applicant will need to contact Natural Resources Wales to register any sewage tanks or compact sewage treatment units.

Welsh Archaeological Trust:

The application site is located within the Llŷn and Ynys Enlli Registered Landscape of Outstanding Historic Interest. The proposed development is not of a scale that requires a specific assessment of impact on the Registered Landscape (ASIDOHL), but the character of the landscape as containing a diverse archaeological resource is relevant. Near the site, the HER records a Late Neolithic/Early Bronze Age burial chamber (scheduled monument

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CN095), an enclosed hut settlement of presumed late Iron Age/Roman date (PRN 435), a medieval holy well (LB 21323) and several post-medieval farms. None of these is directly affected by the proposals, but they serve to illustrate the range of archaeology that might exist locally.

Historic mapping and aerial photographs indicate a long history of agriculture at the site. In common with much of lowland Llŷn, decades of ploughing and land improvement have removed any surface traces of any archaeological features that might be present, although buried deposits may survive. This has created a data bias in the HER where sites have survived better, and are consequently better recorded, in more marginal land; however, fieldwork is consistently demonstrating that more productive agricultural land has always been intensively utilised and settled. There is therefore considered to be a general potential for archaeological evidence to be present in undeveloped land in the peninsula, particularly of early medieval and earlier date.

To inform upon the presence or absence of buried archaeology, and any potential impact upon this from the development and ancillary work, it is recommended that a geophysical survey of the application site is undertaken. In accordance with Planning Policy Wales 12 para. 6.1.26 and JLDP Policy AT4 with para. 6.5.46, this should be undertaken prior to determination of the application, to enable the planning authority to make an informed decision and allow for any design revision or further action to be completed. The survey must be undertaken by an appropriate professional firm, who must agree a specification for the work with us in advance. The resulting report must be submitted to and approved by the local planning authority.

Biodiversity Unit

This development is likely to avoid any significant impact to biodiversity.

Mitigation for any potential operational impact of the development and biodiversity enhancements are implied by the drawings, but a more detailed soft-landscaping plan should be provided before planning is determined.

This should include:

Tree species to be planted

Number and density of trees / shrubs planted

Planting method

Any ongoing maintenance requirements

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Specification of wildlife boxes to be installed

Locations of wildlife boxes

Licensing:

Units - Structures

It appears that the proposed 'units' are within the definition of a 'structure', and they are not defined as a caravan on wheels and therefore, a site licence will not be required. However, the requirements of the Health and Safety at Work etc. Act 1974, Fire Regulations and other Regulations would be relevant.

Should the units be defined as a 'caravan on wheels', a site licence would be required along with full compliance with the licence condition requirements (Model Standards 1989) under the Caravan Site and Control of Development Act 1960. Model Standards 1989 www.gwynedd.llyw.cymru/trwyddedcarafanau

Units - Structures

The proposed units appear to be of the definition of a 'structure' and may not be the definition of a caravan on wheels and therefore a site license will not be required. However, the requirements of the Health and Safety at Work Act 1974, Fire Regulations and other Regulations would apply.

If the 'units' are defined as a 'caravan on wheels', a site license will be required and full compliance with the requirements of license conditions (Model Standards 1989) under The Caravan Sites and Development Control Act 1960. Model Standards 1989 - Static Caravans www.gwynedd.llyw.cymru/caravanlicence

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Public Consultation:

A notice was posted on site, and nearby residents were notified, and correspondence was received objecting on the grounds of:

- The road is busy.
- Cars travel quicker than 20mph as noted in the application.
- Road traffic speed measuring equipment installed on a blind corner where Traffic would slow down naturally.
- Cars come face-to-face along the road and create problems for local residents.
- Existing sites unable to reach their numbers and so the situation would be exacerbated.
- Would create a precedent for similar developments.
- Applicant is not local and not in a position to look after the site.
- The proposal would increase noise, traffic and activity on the site, county road and local area.
- Would disrupt the landscape.
- A499 Junction (Pwllheli to Y Ffôr) is dangerous.
- Additional traffic disrupting the amenities and enjoyment of users of the adjacent road on foot.
- Water supply problems.
- Concerns raised about the value of the proposal to the local economy.
- The information regarding the speed of traffic on the road in the Transport Report is incorrect.
- Water Strategy prepared during August 2024, a dry time of the year. There is substantial surface water on the road and fields in the winter.
- No convenient passing places along the adjacent county road.
- The applicant lives outside Dwyfor and has no house in the local area; this would cause difficulties in terms of supervising and keeping order at the site.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The application site is in an area that is defined as open countryside in the LDP. Policy PCYFF1 of the LDP states that proposals located outside development boundaries will be refused unless they are in accordance with specific policies in the LDP or national planning policies or that the proposal demonstrates that its location in the countryside is essential.
- 5.2 The application site is in an area that is defined as open countryside and is within a Landscape of Special Historic Interest.
- 5.3 It is proposed to change the use of an agricultural field for the siting of 12 holiday cabins. Paragraph 5.1.1 of the Tourist Facilities and Accommodation SPG provides guidance on the type of 'cabins' is covered in the description of a 'chalet' for the purposes of policy TWR 3. If it is considered that the 'cabins' fall under the description of a 'chalet', then policy TWR 3 applies. Criterion 1 of Policy TWR3: Static Caravan and Chalet Sites and Permanent Alternative Holiday Accommodation, notes:

1. Proposals for the development of new static caravan sites (i.e. single or twin caravan), holiday chalet sites or permanent alternative camping accommodation will be refused within the Anglesey

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Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas. In other locations, proposals for new static caravan or holiday chalet sites and permanent alternative camping accommodation will only be granted where:

- i. It can be demonstrated that it doesn't lead to a significant intensification in the provision of static caravan or chalet or permanent alternative camping sites in the locality; no information has been submitted with the application to show that it would not create an over-provision in the area, bearing in mind that there are several caravan sites in the local area.
 - ii. That the proposed development is of high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape; and; the site provides 12 cabins sited close together and the site does not include any additional services or facilities including a reception, play area or open space. The proposal is located in an open field which is visible and obvious to users of the county road; installing 12 cabins as proposed would have a substantial harmful impact on this rural landscape.
 - iii. That the site is close to the main roads network and that adequate access can be provided without significantly harming landscape characteristics and features; it is noted from the site's planning history that planning permission was granted to create a new agricultural access to the field in 2023, and the proposal uses that access and therefore the plan does not show further work.
- 5.4 1i) specifically refers to an excess of new developments. To define 'excess' in this context, one should refer to the paragraph of explanation in 6.3.69 in policy TWR 3 (along with Appendix 3 - Sensitivity and Capacity Maps (paragraph 5.3.3), SPG Tourist Facilities and Accommodation) that refers to the 'Anglesey, Gwynedd and Eryri National Park Landscape Sensitivity and Capacity Study' (Gillespies, 2014). Within each Landscape Character Area (as described by the Gwynedd Landscape Strategy (2012) the landscape's character is assessed to ascertain the capacity of the local landscape for further developments of holiday chalets or caravans.
- 5.5 This specific development falls within the G10 Landscape Character Area (Mid Llŷn). The Landscape Sensitivity and Capacity Study notes the indicative capacity for the Landscape Character Area. Specifically, in relation to the LCA relevant to this application, it is noted, "Outside the AONBs and SLAs there may be very limited capacity for developments typically comprising of small scale to very small scale, sensitively sited and well-planned developments that should relate well to the existing built environment / urban ground cover". The Study defines very small developments as those up to 10 units and small developments as those between 10 - 25 units. Therefore, appropriate consideration will need to be given to the scale of the proposed development in the location in question. It is noticed that the proposal falls within the definition of a small development, nevertheless, attention is drawn to the fact that the Study refers to the built environment / existing urban land cover and therefore not within an area of countryside. It is also noted that the Study represents a strategic study, and it is not prescriptive on a site level. Therefore, it is considered that the proposal is contrary to this criterion based on this location.
- 5.6 1ii) refers to the design, layout and appearance of the proposed development, and that it is of a high quality. The policy states that new developments should be in an unobtrusive location. Within the Plan, an unobtrusive location is described as one which is well screened by existing landscape features or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape.

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- 5.7 Policy AMG3: 'Protecting and improving Features and Qualities which are unique to the Character of the Local Landscape' states that proposals must demonstrate that they do not have a significant adverse impact upon features and qualities that are unique to the local landscape in terms of visual, historic, geological, ecological and cultural aspects.
- 5.8 Furthermore, Policy PCYFF 4: 'Design and Landscaping', states that all proposals should integrate into their surroundings. Proposals that have not considered landscaping matters from the outset as part of the design proposal should be refused.
- 5.9 The units are in an agricultural field located in open countryside. The field is on a slight slope which runs down towards the county road and the access. The units are in the corner of the field near the access; a site that is visible and prominent to the public. The units are located close together and as the site is currently an open field, it is proposed to landscape around the units and the site. It is realised that a hedge runs along the top of a north-eastern boundary *clawdd*, but not the lowest part near the access, this is very dense and therefore creates an effective screen. It is also realised that the access proposes substantial landscaping work along the side of the chalets' field to create a new screen. The Policy asks for sites to be screened effectively by existing and not proposed features; therefore, the application fails at this point.

Visual amenities

- 5.10 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 improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, the height 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 vibrant environments taking into account the health and well-being of future users.
- 5.11 The site lies within an agricultural field in open countryside, with the appearance and character of the site characteristic of the open agricultural lands in the area. The hedge on the top of the north-eastern boundary of the site creates a less than effective screen for the proposal, which creates a visible site from the adjacent county road.
- 5.12 The proposal involves installing 12 substantially-sized wooden cabins on the site with ancillary work including a landscaping plan. The holiday units would occupy land along the boundary of the county road.
- 5.13 Criterion 1 ii of Policy TWR 3 states that the development should be of high quality and situated in an unobtrusive location that is well concealed by the existing landscape features, and/or where the units can be easily assimilated in the landscape in a way that does not cause substantial harm to the visual quality of the landscape. Policy PCYFF 3 in the LDP requires such developments to respect, improve and add to the character and appearance of the area. It is not considered that the proposal would achieve those requirements. It is realised that the plan shows landscaping work around the site, but such work would take years to establish, and it is neither a permanent feature in any case, nor a natural feature of this area. It is considered that establishing timber cabins on the site would have a substantial negative impact on the area, contrary to the objectives of Policy TWR 3 and PCYFF 3 of the LDP.

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General and residential amenities

- 5.14 The application was advertised on the site and nearby residents were informed and correspondence was received objecting to the application for the reasons noted under the Public Consultations chapter above. The site is in open countryside, a site and area that is free of commercial activities, excluding occasional agricultural machinery on the fields, as well as light traffic on the roads. It is realised that there is a historical static caravan site over 500 metres to the south-west. Residential houses are dispersed here and there, and two are located within c.150m to the south-east and south. A house named Bodlas (nearest house) is located near the road, with an access to the road.
- 5.15 It is considered that the site's activities, along with an increase in traffic generated by the proposal along the quiet road, would disrupt the tranquillity of the area and the character and attractive appearance of the local rural area. The proposal does not include any reception or recreational facilities, e.g., an open parcel of land or playing field for children; therefore, there will be no supervision of the site, and it is likely that those staying on the site will use the open field area behind or around the site for recreational activities or for walking their dogs. The activities that are characteristic of people on their holidays are different to the activities of those of residential properties and could include periods of loud noise at times during the night, as well as regular vehicular movements. It is considered that this could cause a substantial detrimental impact to the amenities of nearby residents. The proposal is therefore contrary to policy PCYFF 2 of the LDP.

Transport and access matters

- 5.16 It is proposed to develop a static cabin site for 12 units. The site is in open countryside with access gained along a narrow and winding Class 3 County Road. There is an existing access to the site, and entrance developed following the granting of planning consent as an agricultural access in 2023.
- 5.17 It is noted that the Planning Service has received correspondence objecting to the proposal because of the statutory publicity given to the matter. It is noted that concerns have been raised about the suitability of the road to provide for the traffic, which is likely to be generated by this proposal, as well as the validity of the data obtained from the traffic speed survey. Further observations were received from the Transportation Unit on these objections, which are included in the consultations table above.
- 5.18 The concerns of the local residents are acknowledged, however, the observations received from the Transportation Unit provides a full assessment of the road's circumstances and why the proposal would not cause road difficulties. In the above circumstances, it is not considered that the proposal would be substantially contrary to Policy TRA 4 of the LDP.
- 5.19 It is noted that there will be a parking provision for every unit in the site, and the Transportation Unit has not raised concerns about that. The proposal would not be contrary to Policy TRA 2 of the LDP.

Biodiversity matters

- 5.20 The proposal involves developing a section of an agricultural field to create a holiday cabin site. The work would include installing the cabins on the land, creating an access road through the site, as well as other associated work. An ecological report was received with the application and the comments of the Council's Biodiversity Unit states that the likely proposal avoids any impact on biodiversity and that there is a proposal to provide biodiversity enhancements. Should the proposal be acceptable, a planning condition could be imposed to receive further information about the

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REPORT OF THE ASSISTANT HEAD OF SERVICE	

biodiversity enhancement being proposed. To this end, it is considered that the proposal is acceptable and complies with the requirements of policy PS19 of the LDP as well as chapter 6 of Planning Policy Wales, which relates to the step-wise approach.

Archaeological Matters

- 5.21 Comments were received from Heneb on the application, which stated that an archaeological survey should be conducted before deciding on the application. The Department sent this information to the applicant, but no response was received. Despite that, the assessment would not have changed the view of the officer that the application cannot be supported due to the proposal's impact on the landscape. Nevertheless, it is not considered that sufficient information has been submitted as a part of the application to confirm that the proposal is acceptable in terms of policy AT4 of the LDP.

Drainage Matters

- 5.22 The proposal includes providing a new Sewerage Treatment System to deal with foul water waste from the development. Natural Resources Wales have confirmed that insufficient information has been submitted as a part of the application. Their comments confirm that the application submitted does not show that it would effectively dispose of foul effluent from their proposed private sewerage system in this location. The developer has not submitted the results of any porosity / percolation tests in relation to the private sewerage system. Also, there are no calculations for the specific size of the proposed drainage area or the location of the foul effluent discharge. Therefore, there is a need to submit details on the size of the drainage area as well as the results of percolation tests, before a decision is made on the application. The comments from Public Protection reiterate this. Therefore, it is considered that there is insufficient information to confirm that the proposal is acceptable and therefore it is contrary to the requirements of Policy ISA 1, which ensures a sufficient infrastructure provision.

Language Matters

- 5.23 In accordance with the Planning (Wales) Act 2015, it is a duty when determining a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 12, 2024), along with Technical Advice Note 20.
- 5.24 Supplementary Planning Guidance (SPG) 'Maintaining and Creating Unique and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.25 It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or Report on the Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. The proposed development does not reach these thresholds.
- 5.26 Excluding the developments reaching the thresholds for submitting a Welsh Language Impact Statement/Assessment noted in Policy PS1, guidance is given on the types of relevant applications where consideration needs to be given to the Welsh language in Appendix 5 (The Screening Process) of the SPG (part Ch to Dd). The guidance included within Appendix 5 notes that every retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement / Assessment should show how consideration has been given to the language. It

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appears that no information has been submitted with the application stating how consideration has been given to the Welsh language when drawing up the proposal. To this end, it is not possible to reach a conclusion about the compliance of the proposal with Policy PS1 based on the lack of information, and due to the objection to the principle of the proposal as previously noted, this information was not sought.

6. Conclusions:

- 6.1 After considering all material planning matters in full, it is not considered that the application can be supported due to the proposal's impact on the landscape and nearby residents.

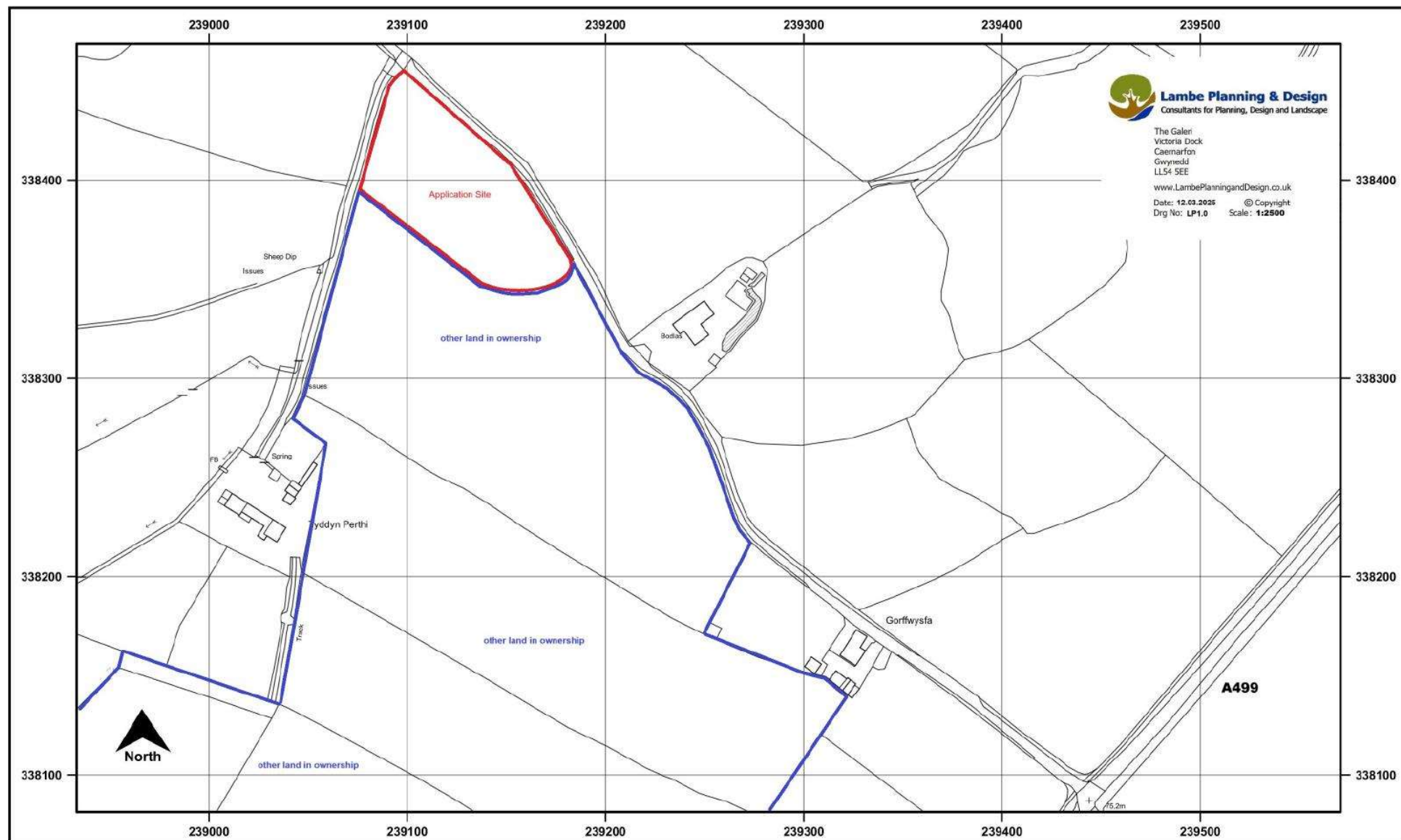
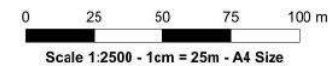
Recommendation: Refuse.

To refuse – reasons

1. The proposed lodge site and associated works due to the number of units, their setting, design, sitting and appearance in the landscape, increase in the use of hardstanding areas, will result in a feature that is prominent and intrusive feature within the open countryside and would have a detrimental impact on the landscape and on the visual amenities of the rural area and lead to a significant intensification in the provision of permanent sites in the locality. The proposal is therefore contrary to criteria 1.i and ii. policy TWR 3 and policy PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan (July 2017) and the Supplementary Planning Guidance: Holiday Accommodation.
2. The scale of the proposal would create excessive manoeuvres and general activities along the adjacent highway and within the site creating noise and disturbance to the detriment of nearby residential properties. The proposal is therefore considered contrary to policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan (July 2017).
3. There is insufficient information in the form of details on the location and size of the drainage area as well as the results of the percolation tests in connection with the proposed Sewerage Treatment System. Therefore, the proposal is contrary to the requirements of policy ISA 1 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017), which ensures adequate infrastructure.
4. Insufficient information has been submitted with the application to note how consideration has been given to the Welsh language when drawing up the proposal. To this end, it is not possible to reach a conclusion regarding the proposal's compliance with Policy PS1 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017), as well as Supplementary Planning Guidance 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2017), relating to the Welsh language.
5. Insufficient information including a geophysical survey has been received as a part of the application, therefore, it is not possible to reach a conclusion about the proposal's compliance with policy AT4 of the Anglesey and Gwynedd Joint Local Development Plan (July 2017), which safeguards undesignated archaeological sites and their setting.

Proposed Holiday Lodges on land at Y Ffor, Pwllheli, Gwynedd, LL53 6UT.

Client :- Mr D P Jones, Glan Y Wern Farm, Llanfrothen, Penrhyndeudrath, Gwynedd, LL48 6SG.



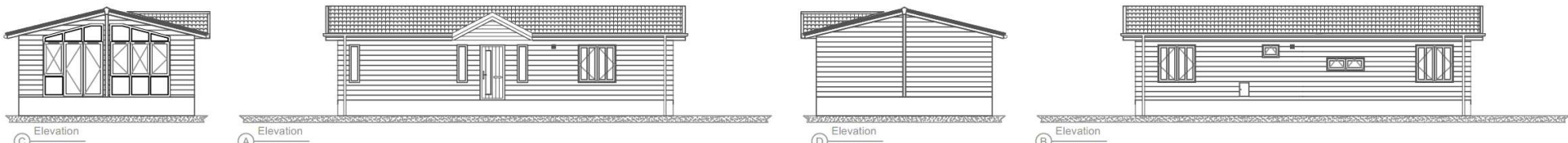
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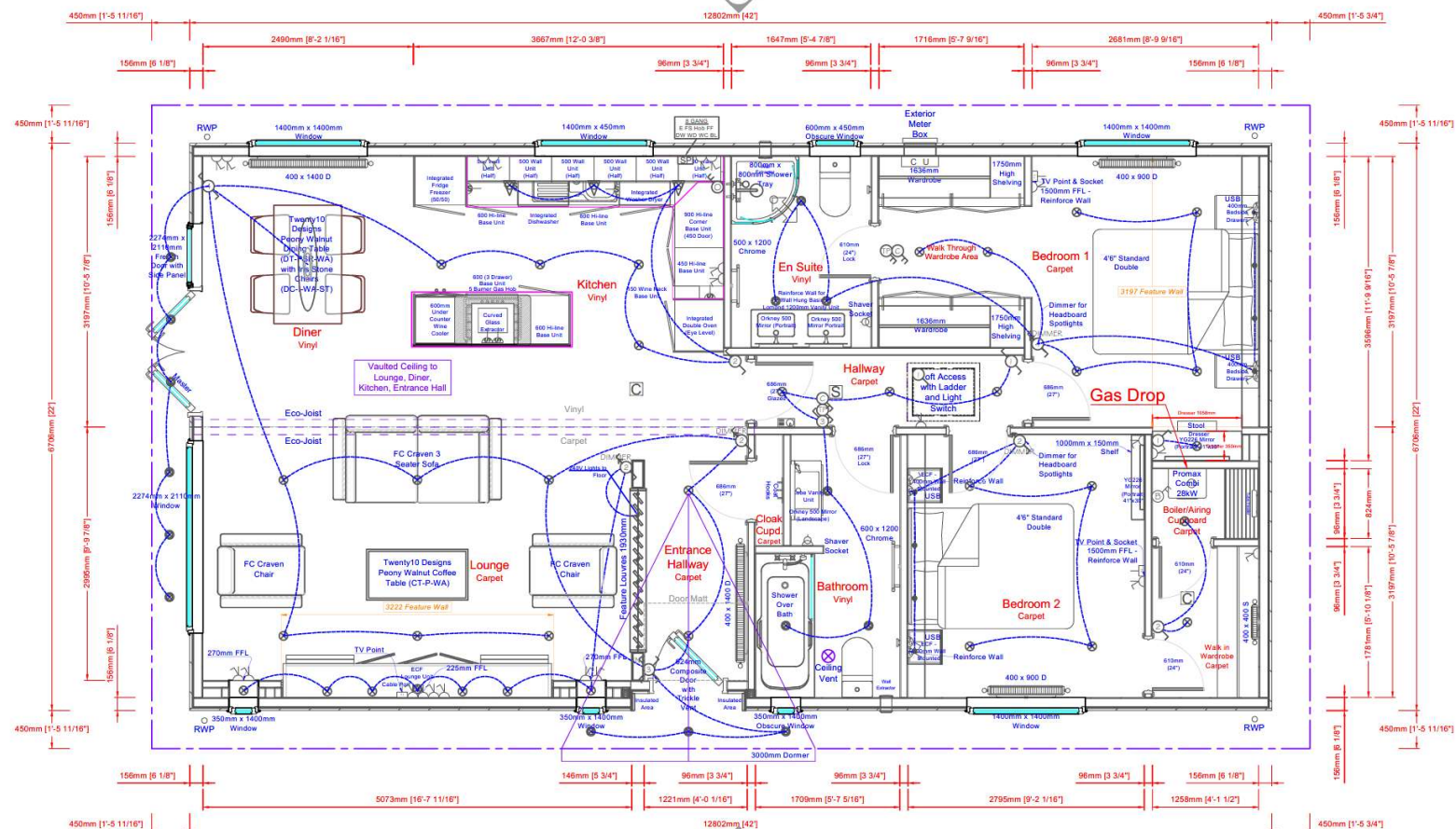
Serial No: 305625
Centre Coordinates: 239252, 338275
Production Date: 12/03/2025







This home is designed in accordance with BS3632



LEGEND	
	Single Socket
	Double Socket
	Unswitched Socket
	Thermostat
	Communication Point
	Isolator
	1 Way Light Switch
	2 Way Light Switch
	Ceiling Extractor
	Smoke Alarm
	Carbon Monoxide Alarm
	Switchplate
	Consumer Unit
	Batten Holder
	Ceiling Rose & Pendant
	Downlight
	Under Locker Light
	Exterior Tap

NOTES:
N/A

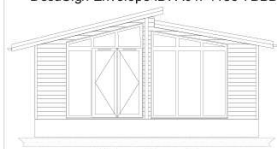
SALES ISSUE
A further drawing will be sent to the customer when adapted for Production Issue

Rev	Date	By	Description
0	17/10/18	AF	Updated elevations

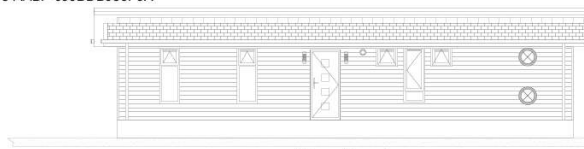


Date:	DD/MM/YY
Scale:	Relative
Drawn:	??
Quote:	QN ?????
Dwg No:	????
Serial No:	18 ?? 00????

Bella Vista 2 Bed (2DB) ES WI	
42' x 22' (12.80m x 6.70m) Nominal	
Customer - Park	
Customers Signature:	
Date:	



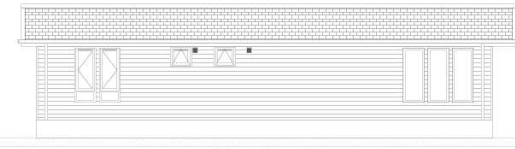
Elevation C



Elevation A



Elevation D



Elevation B

SALES ISSUE

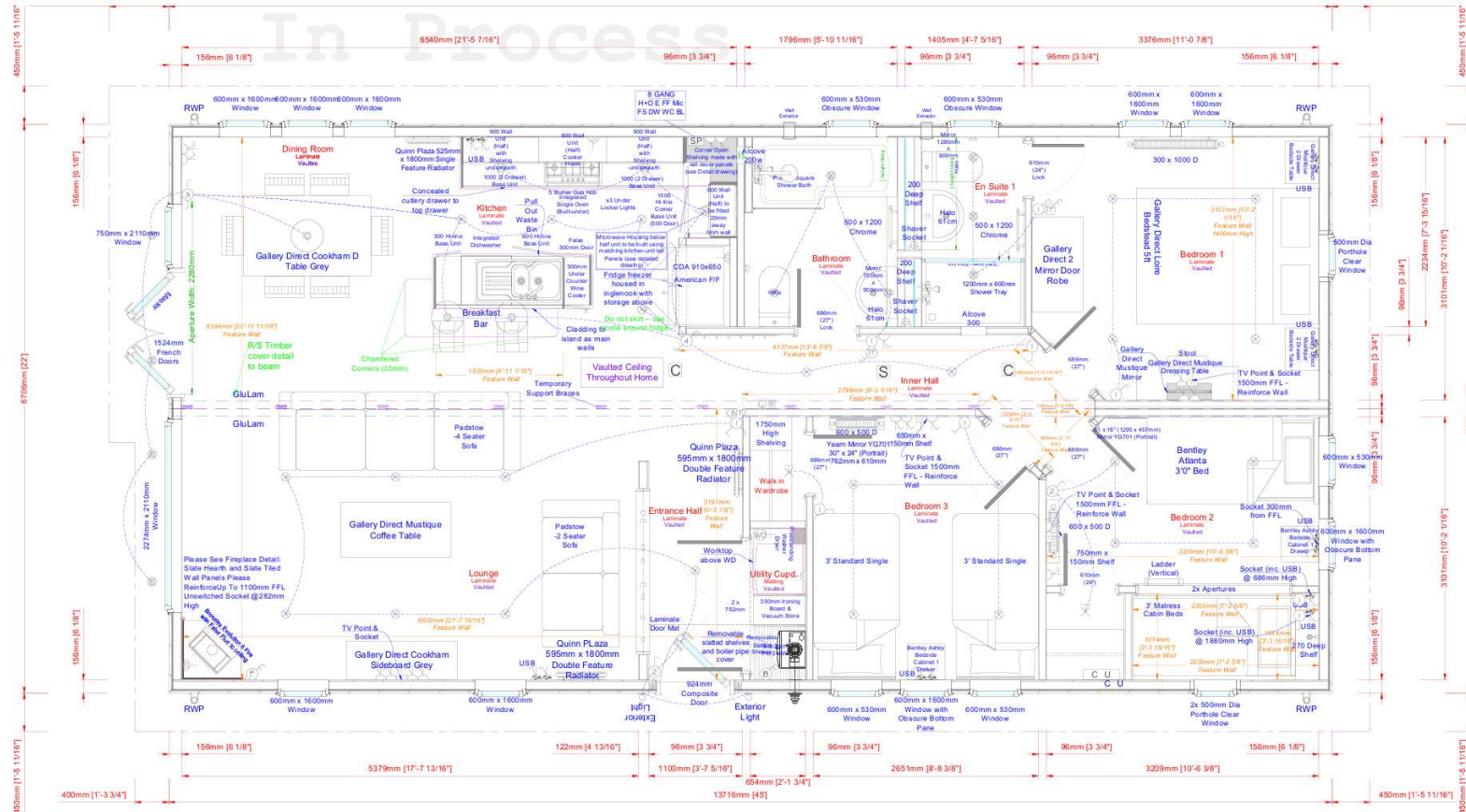
This copy is to review and/or amend before a technical review.

ELEVATION B

Please note that the elevations are for illustration purposes.

ELEVATION C

ELEVATION D



ELEVATION A

All measurements in mm unless stated otherwise.



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⚡	Sockets
🌡️	Thermostat
🔌	Switches/Isolators
🚨	Smoke Alarm
🔔	CO Alarm
🔌	Consumer Unit
🔒	Under Locker Light
💡	Downlight
🔌	Batten Holder
🌸	Ceiling Rose

NOTES

Or: 28/02/20 DL Original

REVISION HISTORY



DRAWING

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Drawing:	S6587
Int. Serial:	J7777
Ext. Serial:	19 ?? 007??
Class:	SP1

DETAILS

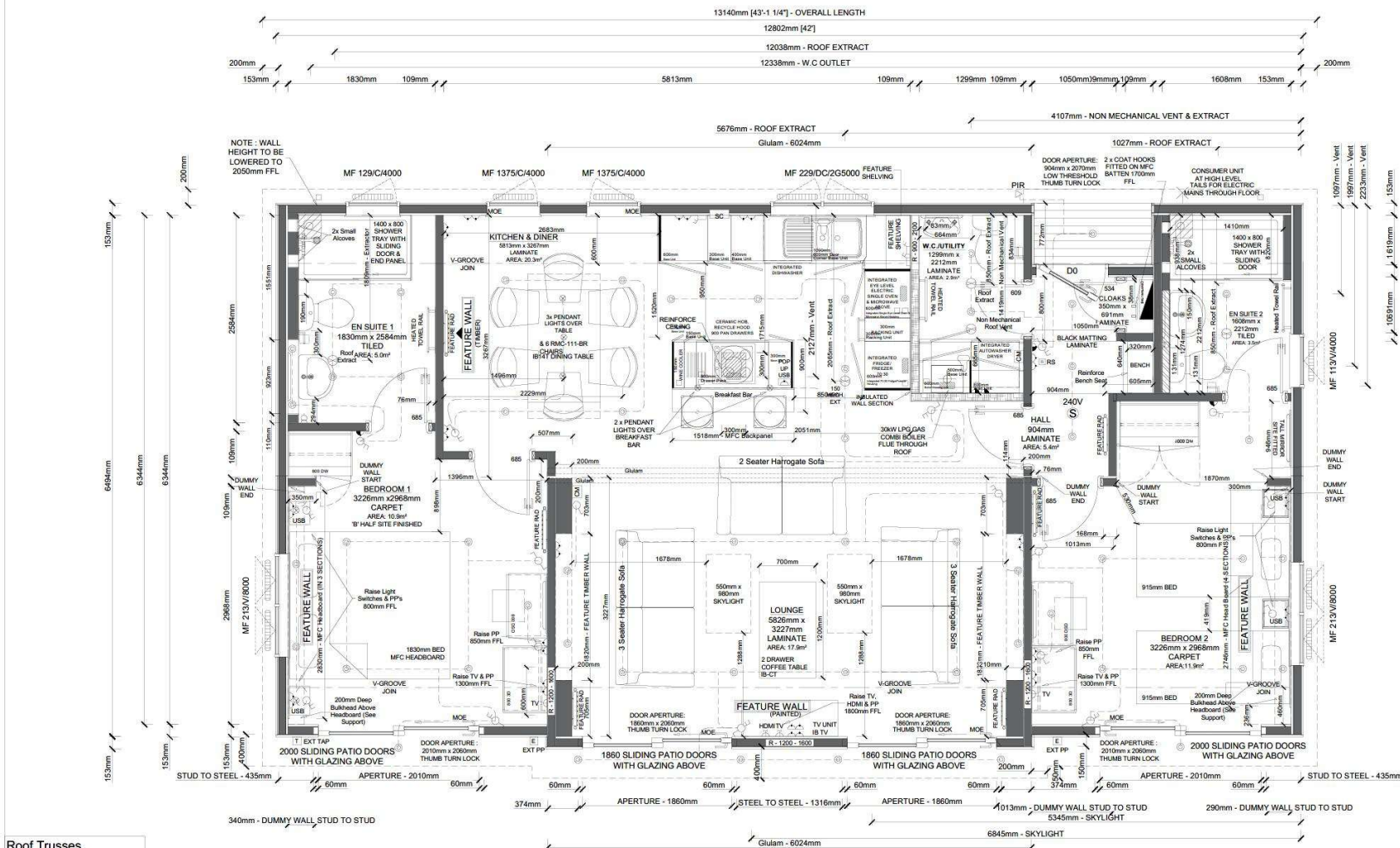
Signature:

Date:

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/ /



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Electric Plan	210177_EP
Plumbing Plan	210177_PS
Vaulted Walls	210177_VW
Vault Lights	20220_VL
Roof Extract	210177_RE
L. Alcove	210177_LA
Hall Bench	210177_HB
Trusses	210177_T
Alcoves	210177_A
Bed Bulkhead	210177_BB
Bedside Cabs	210177_BC
Window App.	210177_WA
Dormer Roof	210177_DR

Transport Dimensions:
Note: Weights are for Guidance ONLY

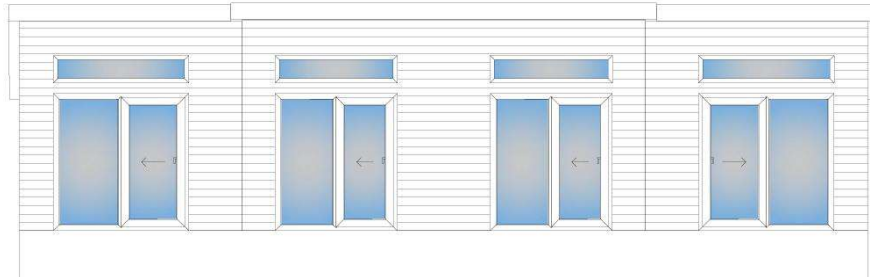
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Axles:	3



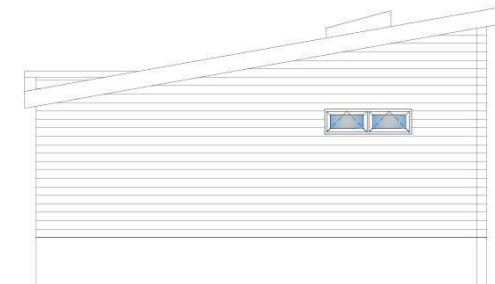
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Bradfield Road, Finedon Road Ind. Est., Wellingborough,
Northants, NN8 4HB
Tel: +44(0)1933 230100
www.tingdene.co.uk

Scale: Sales No: S.O. No:

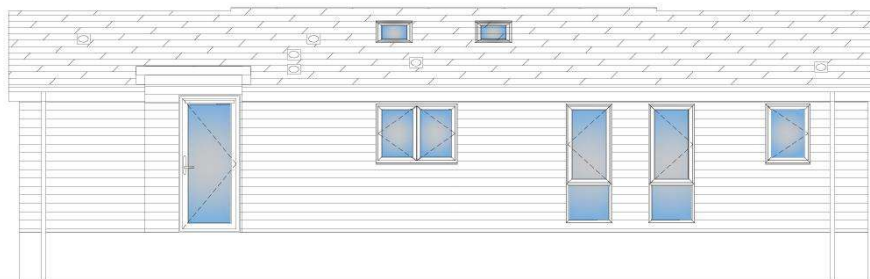
Elevations Are For Illustrative Purposes Only



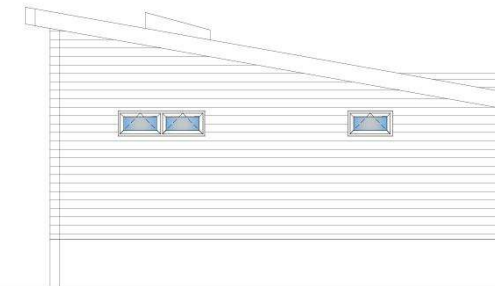
REAR ELEVATION



BEDROOM 2 END ELEVATION



























FRONT ELEVATION




BEDROOM 1 END ELEVATION



					MEANS OF ESCAPE		Radiator Schedule
	DOUBLE SWITCHED SOCKET		ELECTRIC TALKS ONLY		SMOKE DETECTOR	MOE	
	SINGLE SWITCHED SOCKET		PENDANT LIGHT FITTING		ELECTRICAL CONSUMER UNIT		WINDOW VENT
	LIGHT SWITCH		BATTERY LIGHT FITTING		EXTERNAL POWER POINT		
	LIGHT SWITCH PULL CORD		TELEPHONE POINT		EXTERNAL LIGHT FITTING		
	FUSED SPUR		TELEVISION OR SATELLITE POINT		SWITCHING CENTER		
	COOKER SWITCH		CARBON MONOXIDE DETECTOR		WASHING MACHINE PLUMBING		
	DOWNLIGHT		HEATING THERMOSTAT		RADIATOR:		
	WALL LIGHT		EXTRACTOR FAN		EXTERNAL TAP		

10° MONO PITCH ROOF
VAULTED CEILING THROUGHOUT
2 x GLULAM REQUIRED
V-GROOVE INTERNAL WALLS
CANEXEL CLAD EXTERIOR
REAR WALL HEIGHT TO BE 2050mm FFL
15mm SCALE REDUCER REQUIRED

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Size:	Metric:	Imperial:	A				
			B				
Part:			C				
			D				
Customer:			E				
			F		Scale:	Sales No:	S.O. No:
					1:75		









