



# Complete Agenda

Democratic Service  
Swyddfa'r Cyngor  
CAERNARFON  
Gwynedd  
LL55 1SH



Mae'r ddogfen hon hefyd ar gael yn Gymraeg.

This document is also available in Welsh.

Meeting

## **PLANNING COMMITTEE**

Date and Time

**1.00 pm, MONDAY, 8TH DECEMBER, 2025**

**\*NOTE\***

**This meeting will be webcast**

[https://gwynedd.public-i.tv/core//en\\_GB/portal/home](https://gwynedd.public-i.tv/core//en_GB/portal/home)

Location

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

Contact Point

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(DISTRIBUTED 28/11/25)

## **PLANNING COMMITTEE**

### **MEMBERSHIP (15)**

#### **Plaid Cymru (10)**

##### **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 (4)**

##### **Councillors**

Louise Hughes  
John Pughe Roberts

Anne Lloyd-Jones  
Gruffydd Williams

#### **Lib/Lab (1)**

Councillor Gareth Coj Parry

## PROCEDURE FOR SPEAKING ON PLANNING APPLICATIONS IN THE PLANNING COMMITTEE

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

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

## AGENDA

### 1. APOLOGIES

To accept any apologies for absence.

### 2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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

### 3. URGENT ITEMS

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

### 4. MINUTES

6 - 15

The Chairman shall propose that the minutes of the previous meeting of this committee, held on 17<sup>th</sup> November 2025, be signed as a true record.

### 5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

#### 5.1. APPLICATION NO C25/0418/30/LL LAND OPPOSITE DEUNANT, ABERDARON, PWLLHELI, LL53 8BP 16 - 53

Full application for the Erection of 8. No. Affordable Dwellings (exception site) and Associated Development to include creation of vehicular access, estate road, landscaping and sustainable surface water drainage area

LOCAL MEMBER: Councillor Gareth Williams

[Link to relevant background documents](#)

#### 5.2. APPLICATION NO C25/0625/39/LL BERTH DDU CARAVAN PARK, BWLCHTOCYN, PWLLHELI, GWYNEDD, LL53 7BY 54 - 70

Re-submission of a previously refused application with improvements from that as refused for a caravan site to include a toilet block and environmental improvements.

LOCAL MEMBER: Councillor John Brynmor Hughes

[Link to relevant background documents](#)

**5.3 APPLICATION NO C25/0755/14/LL VEHICLE INSPECTORATE 71 - 85**  
**LÔN CAE FFYNNON, YSTÂD DDIWYDIANNOL CIBYN,**  
**CAERNARFON, GWYNEDD, LL55 2BD**

Change of use the former VOSA testing station to form a Timber and Builders Merchants

LOCAL MEMBER: Councillor Dewi Jones

[Link to relevant background documents](#)

**5.4 APPLICATION NO C25/0647/11/LL DENIS FERRANTI METERS 86 - 101**  
**LTD, DENIS FERRANTI METERS FFORDD CAERNARFON,**  
**BANGOR, GWYNEDD, LL57 4SP**

Change of use of an existing industrial unit (Use Class B2) to an indoor padel sports centre (Use Class D2) and associated works

LOCAL MEMBER: Councillor Gareth A Roberts

[Link to relevant background documents](#)

**5.5 APPLICATION NO C25/0428/14/LL MONA, 4 STRYD FAWR, 102 - 120**  
**CAERNARFON, GWYNEDD, LL55 1RN**

Change of use form offices to 5 residential flats, including extension at the rear. Air source heat pumps and a new door to the refuse store.

LOCAL MEMBER: Councillor Cai Larsen

[Link to relevant background documents](#)

**5.6 APPLICATION NO C25/0462/02/LL LAND NEXT TO PANDY, 121 - 149**  
**CORRIS, SY20 9RJ**

Farm diversification project for the siting of 4 moveable holiday accommodation units on the land along with 1 moveable unit as shower and toilet facility

LOCAL MEMBER: Councillor John Pughe Roberts

[Link to relevant background documents](#)

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## PLANNING COMMITTEE 17 November 2025

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**Present:** Chair: Councillor Elwyn Edwards  
Vice-chair: Councillor Huw Rowlands

**Councillors:** Delyth Lloyd Griffiths, Elin Hywel, Gareth T Jones, Anne Lloyd Jones, Cai Larsen, Edgar Owen, 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 Environment), Gwawr Hughes (Planning Manager), Rhys Cadwaladr (Senior Planning Officer - Minerals and Waste), Dafydd Jones (Solicitor) and Lowri Haf Evans (Democracy Services Officer).

### 1. APOLOGIES

Apologies were received from Councillor Berwyn Parry Jones and Councillor Gareth A Roberts.

Condolences were expressed to Cllr Anne Lloyd Jones who had recently lost her sister.

### 2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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 5.4 (C25/0418/30/LL) on the agenda.

### 3. URGENT ITEMS

As a point 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 20 October 2025 as a true record subject to amending 'She' and not 'He' in the English record for the observations of the local member in application 5.2 (c) C24/0937/16/LL Zip World, Bethesda.

### 5. PLANNING APPLICATIONS

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

- 5.1 APPLICATION NUMBER C24/1124/34/AC** Cefn Graianog, Llanllyfni, Caernarfon, Gwynedd Application under Section 73 to amend condition 2 of planning permission ref. C20/1064/22/AC to allow for a four-year extension to complete the minerals operations and restoration.

Attention was drawn to the late observations form.

- a) The Senior Minerals and Waste Planning Officer highlighted that the application sought an extension of the operating period of the silting lagoons associated with the processing plant of the sand and gravel that was excavated from the quarry. The working methods and processes would be the same as those currently used in the quarry.

In the context of the principle of the development, it was noted that continued excavation for sand and gravel at Cefn Graianog would ensure that the Council meets its allocation implications 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 noted that there were only a few permitted sand and gravel reserves available in north west Wales and that this proposal would mean a continuation in the provision of sand and gravel supply to the local construction economy. It was expressed that the preservation of the silting lagoons was essential for the processing, washing and sorting of the material; it was acceptable and consistent with the requirement of the Local Development Plan (LDP) policies MWYN 2, MWYN 3 and Strategic Policy PS 22 of the Local Development Plan (LDP).

In the context of visual amenities and the landscape, it was explained that this application was specifically for extending the period of development and did not include any extension or physical modifications to the already approved working area. The nature of the proposal to extend the lifespan of the operations would undoubtedly extend the visual effects in the medium term but given its general context in an established mineral working, it was not considered that it would result in any major levels of visual effects. It was highlighted that the boundary of the Llŷn AONB was close to the site, but confirmation was received from the AONB Unit that there were no concerns about the impact on the AONB given that this was only a limited time extension; the Mineral Planning Authority considered that the proposal complied with the requirements of policies PCYFF 3, PCYFF 4 and MWYN 9 in the LDP.

In considering residential amenities, it was noted that one individual property was located within the 100m buffer zone as prescribed under policy MWYN 5 in the LDP. The development would be subject to the same working conditions as pre-existing ones, including the management of noise, dust and working hours; subject to appropriate conditions to control the effects of noise and dust and working hours, 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 transportation to and from the site.

It was explained that an updated biodiversity assessment had been completed to support the associated applications that had been submitted for extending the time of the quarry's various permits. It was also explained that there had been a need to assess whether there had been any change to these habitats since the previous ecological surveys were carried out and 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; the development was acceptable with appropriate mitigation conditions and measures and in accordance with Strategic Policy PS 19 and policies AMG 3, AMG 5, MWYN 3 and MWYN 9 in the LDP.

In the context of hydrology issues, the main purpose of the closed system of lagoons was to supplement the existing water management infrastructure to ensure adequate capacity to

manage all quarry water on site, i.e. as a self-sustaining system. It was considered that the proposed development would have no adverse effect on hydrological characteristics and flood risk and would comply with the requirements of Strategic Policy PS 19 and policies AMG 3, AMG 5, PCYFF 2, PCYFF 3, PCYFF 6 and MWYN 3 in the LDP.

Officers considered that the proposed development was consistent with all relevant planning policies and considerations and recommended that the application be granted with appropriate 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.**

**Conditions:**

- **Written notice shall be given to the Mineral Planning Authority at least 14 days before: i. The commencement of restoration works on any part of the land within the permitted area following the cessation of use as an ancillary silting facility for any of the three lagoons indicated on the application plans.**
- **The permitted use of the site as an ancillary silting lagoon shall cease by 31 December 2028, restoration shall be completed thereafter by 31 December 2029 or upon cessation of operations, whichever is the sooner.**
- **Permitted Operations and Compliance with the Submitted Details/Plans.**
- **Restriction on Permitted Development Rights, buildings, structures, private roads, floodlighting and fences.**
- **Hours of operation.**
- **Soil handling and husbandry.**
- **Safeguarding of public rights of way.**
- **Noise restrictions to match existing, plant and machinery to be fitted with white noise alarms.**
- **Restore to mixed agricultural use and nature conservation,**
- **No oil, fuel, chemicals to be stored within the application site.**
- **Drainage, measures to prevent pollution of local watercourses.**
- **Aftercare measures for agricultural uses and biodiversity management.**
- **Revised restoration scheme in the event of premature mineral extraction.**
- **Ripping of ground base material to avoid surface compaction and achieve adequate drainage.**
- **Minimum subsoil and topsoil depths.**

## **5.2 APPLICATION NUMBER C24/1126/34/AC** Cefn Graianog, Llanllyfni, Caernarfon, Gwynedd

An application under Section 73 to amend condition 2 of planning permission ref. C20/1065/22/AC to allow a four-year extension to complete the minerals operations and restoration.

Attention was drawn to the late observations form.

- a) The Senior Minerals and Waste Officer highlighted that the proposal sought to extend the time period until 31 December 2028 to continue with the minerals operation at Fferm Graianog. He explained that this would ensure the non-sterilisation of the mineral reserve and complete the



restoration of the site in accordance with the permitted scheme of working and provide ancillary infrastructure in support of proposals to extract and process minerals from the quarry. The proposal did not include extending the actual footprint of the minerals operation only an extension of time for another four years. Plant activities, processing, dispatch and extraction of minerals would be contained entirely within the boundaries of the existing site and in accordance with the terms of conditions attached to the current planning consent.

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

In the context of the principle of development, it was noted that the continuation of sand and gravel excavation at Cefn Graianog would ensure that the Council meets its allocation implications 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 explained that there are only a few permitted sand and gravel reserves available in north west Wales and that this proposal would involve continuing to provide a supply of sand and gravel to the local construction economy; the principle of development was acceptable and consistent with the requirements in policies MWYN 2, MWYN 3 and Strategic Policy PS 22 in the LDP.

In the context of visual amenities and the landscape, it was noted that the application was specifically for the extension of the development period and therefore did not include any extension or physical alterations to the work area which has already been approved. The nature of the proposal to extend the lifespan of the operations would undoubtedly extend the visual effects in the medium term but given its general context in an established mineral works, it was not considered that it would result in any major levels of visual effects. It was highlighted that the boundary of the Llŷn AONB was close to the site, but confirmation was received from the AONB Unit that there were no concerns about the impact on the AONB given that this was only a limited time extension. The Mineral Planning Authority considered that the proposal complied with the requirements of policies PCYFF 3, PCYFF 4 and MWYN 9 in the LDP.

In considering residential amenities, it was noted that one individual property is located within the 100m buffer zone as prescribed under policy MWYN 5 in the LDP. The development will be subject to the same working conditions as pre-existing ones, including the management noise, dust and working hours; subject to appropriate conditions to control the effects of noise and dust and working hours, the proposal will not have an adverse effect on the amenities of the area and therefore complies with the policies PCYFF 2, MWYN 3 and MWYN 5 in the LDP.

The proposal does not include any change to traffic movements and transportation to and from the site.

It was explained that an updated biodiversity assessment had been completed to support the associated applications that had been submitted for extending the time of the quarry's various permits. It was also clarified that there had been a need to assess whether there had been any change to these habitats since the previous ecological surveys had been carried out, and 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; the development was acceptable with appropriate mitigation conditions and measures and is in line with Strategic Policy PS 19 and policies AMG 3, AMG 5, MWYN 3 and MWYN 9 in the LDP.

In the context of hydrology matters, it was noted 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 consent (C16/0816/34/MW). The working site, stockpiling area and the lagoons would continue to operate in accordance with an Environmental Permit and the closed loop water management system will be used, as approved under planning permission C15/0299/34/MW which was the subject of application 5.1. 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 in the LDP.

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

- b) It was proposed and seconded to approve the application
- c) During the ensuing discussion, the following comments were noted by a Member:
  - That reference to maintaining a 7-year land bank of sand and gravel also applied to nearby Llecheiddior Farm

**RESOLVED:**

**To delegate the right to the Head of Environment Department to approve the application.**

**Conditions**

- **Mineral extraction and processing will cease by 31 December 2028 by which time all plant and machinery shall have been removed from the site; restoration shall be completed by 30 June 2029.**
- **Permitted Activities and Compliance with the Submitted Details/Plans.**
- **Restriction on Permitted Development Rights, buildings, structures, erections, private roads floodlighting and fences.**
- **Working Hours.**
- **Soil Handling and Husbandry.**
- **Drainage, measures to prevent pollution of local watercourses.**
- **Annual review of operations.**
- **Safeguarding of public rights of way.**
- **Restore to mixed agricultural use and nature conservation.**
- **Reinstatement of field boundaries.**
- **Aftercare measures for agricultural uses and biodiversity management.**
- **Dust controls and noise restrictions to match existing, plant machinery at the working face to be fitted with white noise alarms.**
- **Archaeological mitigation and recording.**
- **Sheeting of lorries leaving site with stone less than 500mm.**
- **Restrict vehicular access to existing access arrangements.**
- **No refuse or waste materials to be imported to the site.**
- **The principal means of transporting raw material from the working face to the processing plant shall be by means of a conveyor unless otherwise agreed.**

### 5.3 APPLICATION NUMBER C25/0418/30LL National Grid Co Plc, Llanddeiniolen, Caernarfon

Installation of an underground electricity cable in association with Pentir BESS energy storage scheme (LPA ref: C24/0532/25/LL)

Attention was drawn to the late observations form.

- a) The Planning Manager highlighted that it was a full planning application for the installation of an 830m underground cable between the Pentir electricity substation and the nearby Battery Energy Storage System facility which was approved by planning permission in 2024. The installation period was expected to take a maximum of 10 weeks, with the cable being laid underground either through trenches dug on the surface and filled back, or through Horizontal Directional Drilling.

It was explained that the site is an Open Countryside site and within the Dinorwig Landscape of Outstanding Historic Interest with a small area within Flood Zone 3 (surface water and watercourses). To the north of the site the adjacent woodland is a recognised "Regional Wildlife Site" and is listed on the Ancient Woodlands List as a "Plantation on an Ancient Woodland Site". It was also noted that the land was classified as 3a, 3b and 5 on the predictive Agricultural Land Classification Map for Wales.

In this case, the proposal is located with the intention to connect two sites that have permission and therefore the rural location is unavoidable. Attention was drawn to policy ISA 1 which is supportive of proposals for water, electricity, gas, etc services to improve provision, subject to detailed planning considerations. The policy states the importance of the infrastructure provision for a development site being located and designed in a manner that minimises the impact on the natural and built environment. This development will be placed entirely underground, and therefore the proposal was deemed to comply with the requirements of ISA 1.

The method of laying the cable will be a mix of providing surface dug and backfilled trenches, or through Horizontal Directional Drilling within areas where tree roots and tree-dwelling species need to be protected. The areas that will be subject to the drilling method have been identified, partly because of Natural Resources Wales' comments. The confirmation of the use of the drilling method in these specific areas together with imposing a planning condition for agreeing the launch points of the drilling method ensures that the trees and species are protected. As a result, the proposal was deemed acceptable. It was reiterated that Natural Resources Wales had provided a response on the 14 November stating that they were now satisfied with the proposal. There will be no above-ground impact following the installation of the cable and therefore it was not considered to have a long-term impact on any habitat or agricultural land.

It was recognised that there will be inconvenience from noise and movement during the construction phase, but this period was considered to be short, and subject to conditions dealing with noise, dust and vibration matters, together with the prior agreement of a Building Control Plan, it was considered that it could alleviate any impacts and therefore the proposal was acceptable in this context.

Matters regarding transport, language, and flooding were referred to, which had received appropriate attention, and the proposal was acceptable in relation to these matters. It was noted that Heneb considered the proposal to be acceptable subject to a planning condition to agree an archaeological work programme.

Officers considered the proposal acceptable and compliant with the requirements of national and local policies and recommended granting the application with appropriate conditions.

- b) Taking advantage of the right to speak, the applicant's Agent noted the following observations:
- That the officer's report was complete.
  - The cable laying work would be underground and would last for about 10 weeks.
  - That the work meets Welsh Government targets for energy storage.
  - Work linking the two sites already had planning permission and this work was essential.
  - Consultation work had been completed.
  - Nearby Ancient Forest - tree survey completed, and mitigation measures agreed.
  - That a condition had been agreed for the drilling work.
  - There were mature trees on the cable path – specialist drilling would be required to avoid impact.
  - Heneb – monitoring and recording work will be completed during the works.
  - Any crossings and pollution works will be monitored.
  - No objections had been received during the consultation period.

The Chair noted that the Local Members did not object to the application.

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

**RESOLVED To approve in accordance with the following conditions:**

1. **Five years.**
2. **In accordance with the plans/details submitted with the application.**
3. **Compliance with the recommendations of the Preliminary Ecological Evaluation, Arboriculture Impact Assessment and the Green Infrastructure Statement.**
4. **Submission of an Environmental Construction Management Plan to manage impacts on the natural environment.**
5. **Submission of a Construction Management Plan to manage amenity matters.**
6. **Agree on an Archaeological Work Programme.**
7. **Submission of a Site Restoration Plan to restore the site to a condition agreed with the Planning Authority after the development's operational period has ended.**
8. **Submission of a plan for eradicating Himalayan Balsam from the site.**
9. **Submit details of the underground drilling method with launching points located outside the tree roots protection areas.**

Notes:

Natural Resources Wales

Gwynedd Archaeological Planning Service

- 5.4 APPLICATION NUMBER C25/0418/30/LL** Land Opposite Deunant, Aberdaron, Pwllheli  
Full application for the erection of eight affordable dwellings (exception site) and associated developments to include creation of a vehicular access, estate road, landscaping and a sustainable surface water drainage area.

Attention was drawn to the late observations form.

- a) The Planning Manager highlighted that the proposal includes the construction of three 2-bedroom bungalows, four 3-bedroom two-storey houses and one 4-bedroom two-storey houses all to be finished with a mix of render, stone and wood cladding on the walls and a natural slate roof. It was added that an existing natural '*clawdd*' to the front of the site was to be relocated to the northern boundary of the site with new hedges to be planted on the remaining site boundaries.

It was reported that the site of the proposed development is presently open agricultural land with boundaries predominantly natural hedges with adjacent residential dwellings to the north, west and southerly direction with various elevations in terms of design, form and finishes. The entire site is outside the current development boundary of the village of Aberdaron and is therefore in open countryside. The western and southern boundary of the proposed site partly abut the current development boundary. The class 3 public road is situated adjacent to the western boundary and what would be the front of the site with access and a right of way into agricultural lands that runs along the land's northern boundary. The site is within the Llŷn AONB and the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest designations and within a 500m zone from a scheduled monument.

It was explained that the village of Aberdaron is defined as a rural/coastal village in the LDP with approximately 95 houses and a few facilities within the current development boundary. Based on the settlement size a development of this scale would mean a growth of 7.6% to the settlement, however, we must bear in mind that recent permission was granted for another exception site for 5 units in this settlement.

With the site located outside the development boundary all units were expected to be for local affordable need. For Aberdaron this is defined as people who are in need of affordable housing and who have lived within the Village, or in the surrounding rural area for five years or more, either immediately before submitting an application or in the past. A 'rural area' has been defined in this case as a distance of 6km from the application site and the whole of the area of any Community Council divided by the 6km distance, excluding properties within the development boundary of any settlement other than the settlement within which the application is located.

Evidence was submitted in the form of a Housing and Affordable Housing Needs Statement which refers to a need highlighted on the Social Housing and Tai Teg Register in Aberdaron and the village of Rhiw, stating that Rhiw is located within 6km east of Aberdaron and is not included as a designated settlement, including as a cluster, and therefore it is not possible to provide any new housing development within the settlement. The combined data from the Social Housing and Tai Teg Register for Aberdaron and Rhiw was confirmed, and consideration had been given to the contribution that a recently approved application for 5 self-build units would offer to the area.

The proposal would provide a neutral scheme in terms of tenure; offers a mix of social rented housing, intermediate affordable rental housing and shared ownership to be able to meet a wide range of need and enable households to move from rented to shared ownership as their circumstances change. This will offer a completely different local affordable provision to what has already been allowed on another site on the outskirts of the village such as the recent 5-unit self-build scheme. Based on the information submitted as part of the application it was considered that the need had been confirmed for the development, with the proposal to form a logical extension to the village.

The site is located within the AONB, and although it was recognised as an exclusion site and extending out into agricultural open land, it was not considered that it would have a visual adverse impact and would suit the built context of the existing area and the rest of the village. In the context of general and residential amenities, following a full assessment, the proposal was considered to be designed to minimise any impact on neighbouring properties, and was therefore acceptable.

Attention was drawn to the comments of the Biodiversity Unit, and the potential impact of pollution reaching the Pen Llŷn and Sarnau Special Area of Conservation. It was noted that the issue had received relevant attention, and as a result of imposing pollution control measures during the building works and of the sustainable drainage area, it was not considered that the proposal would have a significant impact on the characteristics of the Special Area of Conservation.

It was reiterated that issues of drainage, transport, and language had been addressed and were acceptable subject to relevant planning conditions. It was considered that the proposal complied with the requirements of local and national policies and therefore it was recommended that the application be granted subject to the imposing relevant conditions.

- b) Taking advantage of the right to speak, the applicant's Agent noted the following observations:
- That the application would provide eight affordable homes being led by Grŵp Cynefin with the support of Cyngor Gwynedd to address the Gwynedd Housing Strategy.
  - Consultation had taken place.
  - That the scheme was acceptable.
  - Meetings had been held with the Community Council and the County Council.
  - The scheme complied with local and national policies.
  - No objection had been received from the Highways Unit.
  - Attention had been given to the public footpath.
  - That the Strategic Housing Unit highlighted that the scheme meets the need.
  - The proposal would have a positive impact on the language – likely to appeal to Welsh speakers who have responded to the local demand.
- c) Taking advantage of the right to speak, the Local Member made the following observations:
- That the village is rural.
  - There was a lot of opposition to the application locally.
  - That the proposal was an over-development – the original proposal was for five houses – this suited the site better.
  - The proposal would have an impact on the neighbours at Y Ddôl - it was the nearest property to the site. Looking at the plan, the largest house within the development would overlook Y Ddôl. Frustration that there was a lack of consultation about the design and layout of the development.
  - Despite discussion with the applicant regarding an amendment to place the two bungalows to the rear of Y Ddôl, it was disappointing that there was no change to the plan.
  - Despite the number of trees in the plans, trees are rare - the Deunant area is vulnerable to inclement weather and trees are rarely allowed to grow.
  - Suggested that the Committee visit the site before coming to a decision - this would provide a better context than a photograph in a report.

- With the housing being social and funded by a Welsh Government grant, it was therefore difficult for the Council to oppose.
- That an application by a local person to build six houses outside the development boundary had been refused - lack of consistency.
- Was there a genuine need for these houses? According to the report there are 14 families on the list – this was a high figure and was questioned locally.
- That rules needed to be adjusted so that Local Members had access to the waiting list.
- That the Committee needed to consider the concerns of the Community Council and the residents of the village.

d) It was proposed and seconded to conduct a site visit to assess the impact on residential amenities.

In response to a question as to whether an individual expert survey had been completed by a rural housing facilitator for the development, it was stated that it would be the responsibility of the applicant to request such a survey. It was reiterated that an individual survey was not necessary, and that the information and evidence of the Strategic Housing Unit had confirmed that the need existed. In response, it was noted that data and evidence need to be provided in reports and not just opinions. Suitable and appropriate information must be included to highlight the need locally.

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

- Complete data appropriateness was relevant.
- That the actual need must be fully considered.
- That there was an inconsistency in the wording of the 'size' of the development – clear assurance was needed.
- A drop in numbers at Ysgol Botwnnog highlighted that young people were leaving the area.

**RESOLVED: To defer a decision and conduct an inspection site visit.  
Reason: To assess the impact of the proposal on the amenities of the nearby residents.**

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

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**CHAIR**

PLANNING COMMITTEE	DATE: 08/12/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 1**

**Application Number: C25/0418/30/LL**

**Date Registered: 06/06/25**

**Application Type: Full**

**Community: Aberdaron**

**Ward: Pen draw Llŷn**

**Proposal: Full application to construct 8 affordable dwellings (exception site) with associated developments including creation of vehicular access, estate road, landscaping and a sustainable surface water drainage area.**

**Location: Tir Gyferbyn / Land Opposite Deunant, Aberdaron, Pwllheli, LL53 8BP**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**



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## 1 Description:

- 1.1 This is a full application for the construction of 8 affordable dwellings on an exception site in the village of Aberdaron with associated developments, including creating a vehicular access, estate road, landscaping and a sustainable surface water drainage area. The application was deferred in the previous Committee on 17.11.2025 in order to carry out a site visit to assess the impact of the proposal on the amenities of the area.
- 1.2 For clarity, further details regarding the application as submitted are as follows:
- Creation of a vehicular access with an access road into the site and parking spaces within the site at the front and back of the houses.
  - To erect 8 semi-detached houses with gardens or parking spaces to the front with back gardens and some side gardens.
- 1.3 In terms of the details of the houses which are all affordable dwellings, the following is noted:
- 3 two-bedroom bungalows with an internal floor area of 58m<sup>2</sup>
  - 4 two-storey, three-bedroom houses with an internal floor area of 93m<sup>2</sup>
  - 1 two-storey, four-bedroom house with an internal floor area of 114m<sup>2</sup>
  - They will be externally finished in a combination of render, stone cladding and timber on the walls and a natural slate roof. The current natural 'clawdd' to the front of the site will be relocated to the northern boundary of the site with new hedges to be planted on the remainder of the site's boundaries.
- 1.4 According to information received with the application, the plan intends to provide neutral tenure, and this means that the applicant would provide 100% affordable units with the tenure not specifically noted. The intention of Grŵp Cynefin, as the owner, will be to provide a mix of housing in accordance with the demand as highlighted that would then allow flexibility according to the circumstances of need should this change, e.g. occupiers moving from rented accommodation to a part ownership dwelling. It is claimed that this would be reasonable and suitable by ensuring that Grŵp Cynefin has the flexibility for the exact mix of tenure within the plan by being able to respond to the community's specific needs as it changes to ensure the long-term affordability of the houses.
- 1.5 The site of the proposed development is currently open agricultural land with surrounding boundaries mainly natural hedgerows. There are residential properties adjacent to the site to the north, west and south with varying elevations in terms of design, form and finishes.
- 1.6 The entire site is outside the current development boundary of the village of Aberdaron and is therefore in open countryside. The proposed site's western and southern boundaries touch the existing development boundary as highlighted in the Local Development Plan. The class 3 public road is situated adjacent to the western boundary and what would be the front of the site with access and a right of way into agricultural lands that runs along the land's northern boundary. The site is within the Llŷn AONB and the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest designations and within a 500m zone from a scheduled monument.
- 1.7 As part of the application, the following information was submitted:
- Design and Access Statement
  - Environmental Construction Management Plan
  - Community Impact and Language Assessment
  - Preliminary Ecological Evaluation
  - Initial Drainage Strategy
  - Porosity Report

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- Initial Ecological Assessment
- Green Infrastructure Statement
- Construction Transport Management Plan
- Housing Mix and Affordable Housing Statement
- Landscape Visual Evaluation
- Lighting Report
- Planning Statement
- Statement to Mitigate the Effect on Reptiles
- Transport Statement
- Trees Assessment

1.8 Since the previous Planning Committee, amended plans have been submitted in order to exchange the locations of the two semi-detached bungalows with the pair of 3 and 4 bedroom houses. Revised site plans together with revised cross-section plans and street views have been submitted. It is noted that the appearance of the 4-bedroom house in its new location is 'handed' compared to its previous location and the street plan confirms this.

## 2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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

PS 1: The Welsh Language and Culture

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.

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PCYFF 4: Design and landscaping.

PS 16: Housing Provision.

PS 17: Settlement strategy.

TAI 5: Local Market Housing.

TAI 8: An appropriate mix of housing.

PS 18: Affordable housing.

TAI 16: Exception sites.

PS 19: Conserving and where appropriate enhancing the natural environment.

AMG 1: Areas of Outstanding Natural Beauty Management Plans.

AMG 5: Local Biodiversity Conservation.

PS 20: Preserving and where appropriate enhancing heritage assets.

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

Supplementary Planning Guidance (SPG):

SPG: Maintaining and Creating Distinctive and Sustainable Communities.

SPG: Housing Mix.

SPG: Affordable housing.

SPG: Landscape character.

SPG: Planning obligations.

SPG: Building new dwellings in the countryside.

#### 2.4 **National Policies:**

Future Wales: The National Plan 2040.

Planning Policy Wales (Edition 12 - February 2024).

Technical Advice Note (TAN) 2: Planning and affordable housing.

TAN 5: Planning and Nature Conservation.

TAN 6: Planning for sustainable rural communities.

TAN 12: Design.

TAN 18: Transportation.

TAN 20: Planning and the Welsh Language.

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TAN 24: The historic environment.

### 3. Relevant Planning History:

- 3.1 Planning application C16/1373/30/LL - Residential development of five affordable dwellings along with a new vehicular access and estate road - The recommendation was to approve subject to signing a 106 agreement. It can be seen from the history that the Planning Committee approved the application at the time and an instruction was sent to the legal department to prepare a 106 Agreement. Following this, despite asking the agent/applicant on several occasions, the agreement was not completed by signing it and therefore no planning permission has been released.

### 4. Consultations:

Community/Town Council: Object on the grounds of an over development, the council feels that eight houses are too much on the site and five would be better.

Transportation Unit:

#### **Impact on the Highway Network**

The road that connects the site to the village is narrow, but there are passing places along the road and the entire area is within a 20mph speed zone. The data presented shows that 85% of drivers drive at a speed of 21.1mph or slower. In addition, there is no record of any accidents on this section of road during the last five years.

Consequently, we have no significant concerns regarding safety on the current road network.

According to the TRICS analysis submitted by the developer, it is expected that the impact of the development on traffic flow will be very low, and therefore it is unlikely to cause an additional burden on the local roads network.

#### **Access to the Site**

The proposed visibility splay of 2.4m x 28m appears to be consistent with the guidelines in TAN18 and the methodology used by SCP. As long as the splay is practical on the site and is kept clear of any obstructions, including vegetation, we are satisfied that the method taken is appropriate.

#### **Parking**

The number of parking spaces for every unit is in line with the relevant guidance. Although the layout of the parking spaces for houses 1, 2 and 3 may lead to practical challenges within the estate, these arrangements are not contrary to current standards.

#### **Pedestrian Links with the Village Centre**

Currently, there is no formal provision for pedestrians along the road

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that links the site with the town. However, the developer has offered to mark a 1.2m wide footpath over 280m, that would improve access to existing pedestrians and provide a better link for the residents of the new development.

Natural Resources Wales: Do not object to the proposed development and standard advice is given regarding matters involving protected species and the AONB designated landscape.

Welsh Water: Public mains cross the site and no building, structure, SuDs facilities or timber resources may be erected within the pipe protection zone.

There is existing capacity to connect a sewer system to the public system and it is suggested to include a condition to agree on the details of a drainage scheme for the site.

Public Protection Unit: Due to the proximity of the site to residential dwellings, for the benefit of nearby residents, we recommend the following conditions based on Construction Noise, Noise Assessment/Air Source Heat Pumps.

Land Drainage Unit: No objection.

SAB application approved on 14/10/2025

Biodiversity Unit: Further comments 05.11.2025

The site is located 44m to the north of the Pen Llŷn and Sarnau SAC. The SAC is designated for its marine habitats and species, the housing development site is on land and will not cause any loss of marine habitats. The development will not create noise within the sea which will disturb marine mammals (dolphins, whales, seals). The development will not cause changes to coastal processes. The land more or less, falls towards the sea and the nearest water course is 0m from the development site and runs into the sea within 400m. It must be ensured that a prevention plan is in place to prevent pollution from reaching the water course. It will also be necessary to prevent pollution from reaching the sea and it is recommended that the creation of a ditch from the development site to the watercourse is eliminated. Otherwise, there is uncertainty regarding the protection of the Pen Llŷn and Sarnau SAC.

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The applicant has submitted an ecological report that has been completed to a good standard, and we agree with the recommendations.

Although the development of the site is not opposed, it is recommended that the element involving a drainage trench is amended and information is requested regarding the relocation of the 'clawdd'.

Biodiversity Matters are discussed further later in the report.

Language Unit:

As noted in the Unit's previous observations, as this is a development of affordable housing only, it is likely that it would appeal to Welsh speakers in the area. The Unit appreciates the fact that evidence about the local need has been included (with a reference to the source, i.e. the Housing Mix and Affordable Housing Statement). On page 25 of the Statement, there are statistics from the social housing waiting register, Housing Options Team, which highlights that there is one applicant for the one-bedroom property, one applicant for the two-bedroom property and one applicant for the three-bedroom property.

The Tai Teg statistics highlight that there are no applicants for a 1-bedroom property, one applicant for a 2-bedroom property, five applicants for a 3-bedroom property and four applicants for a 4-bedroom property.

Consequently, it is likely that the size of the development addresses the local demand for housing.

In terms of the impact on the Welsh language, the author of the Statement notes (page 38) that similar developments have had a neutral impact on the Welsh language in three cases and has strengthened the Welsh language in another five cases. The author therefore suggests (page 53) "that it is very likely that the vast majority of them can speak Welsh." However, it is suggested (page 54) "However, it is recommended that Grŵp Cynefin needs to monitor the language abilities of the occupants chosen to assist any late immersion should this be required."

Considering the above, and the fact that there are a high % of Welsh speakers in the community, it is agreed that there is sufficient evidence to support the opinion of moderate positive impact.

Fire Service:

The Fire Authority has no observations regarding the access for Fire

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vehicles and water supply.

ScottishPower: We originally objected to the application due to the potential impact on the nearby electricity line. Following discussions regarding an application to divert the line, confirmation was received that the original objection was being withdrawn, and standard conditions were requested to be attached.

CADW: Not received

AONB Unit: The site in question is on the outskirts of the village of Aberdaron and in the Area of Outstanding Natural Beauty (AONB). The AONB has been statutorily designated based on the beauty of the landscape and is protected by national and local policies.

Guidance is given on affordable housing developments in the AONB in Policy CP6 of the Management Plan and states: "Promote new affordable homes to meet proven local need, as long as schemes, designs and materials are in-keeping with the AONB's environment."

The Landscape and Visual Evaluation submitted includes useful information and is of assistance when weighing up the application.

The site is currently agricultural land and a substantial 'clawdd' creates a boundary between the field and the public road. The site is visible from some locations in the vicinity as the Evaluation report indicates. However, the land is at a lower level than the higher section of the road and other houses surround it, also there is an element of natural landscaping. It is noted that there is also an intention to plant trees/hedgerows that will soften the impact of the development and contribute to biodiversity. The lighting details have been provided, and the scheme includes measures to protect wildlife and the Dark Skies which is important in the AONB. Having considered these factors, it does not appear that the housing development at this site would be intrusive to the wider landscape.

More locally, the development would be prominent from the road if it is proposed to remove the 'clawdd' and create a wide entrance and install a pavement. Adapting the plan to use the existing access and retain the 'clawdd' would be better to reduce views of the site and maintain the character of lôn Deunant.

There are other houses in the site's vicinity, many have been constructed recently, and others are historic. Most are stone houses or with a white painted render with slate roofs. The design and appearance of the proposed new houses appear to be suitable given

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the built context.

Housing Strategic Unit:

Information about need: The information provided in the planning application by means of the affordable housing statement is consistent with the information regarding the need in the area. (Data Source: Tai Teg, Cyngor Gwynedd's Common Housing Register).

Suitability of the Plan: Based on the above information it seems that the Plan addresses the need in the area.

The plan has been included within the programme to receive a Social Housing Grant from the Welsh Government. These schemes contribute directly to the aim of the Cyngor Gwynedd's Housing Action Plan to provide more housing to meet with the current high demand that exists in the county.



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Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertising period has expired, and letters / correspondence were received objecting on the following grounds:

- Any such development should be sustainable, proportionate and considerate to the social, linguistic and environmental character of our community.
- The development would be detrimental to wildlife / Biodiversity / would destroy high-value existing green land
- Harmful to transport mobilisation and road users / increase in number of vehicles on the current narrow road / increase in speed on the road by disposing of a 'clawdd'.
- Detrimental impact on the visual amenities and character of the area both locally and broader.
- Local need not proven.
- Detrimental impact on residential amenities / loss of privacy /overlooking.
- Permission already exists for new affordable housing in Aberdaron.
- Loss of natural hedgerows.
- Lighting impact on wildlife.
- Overdevelopment /unsuitable design / poor setting.
- Detrimental to local infrastructure including the sewerage system and water supply.
- Traffic data is misleading as it was collected at quiet times of the year.
- A harmful impact on the Welsh language and the local culture.
- Misleading/incorrect information.
- Lack of consultation with the local community.
- Provision of more housing than projected for the village's growth.
- Weak language mitigation strategy.
- Lack of compliance with adopted policies.
- Location not accessible.
- Total lack of assessment in terms of the development's impact locally.
- Increase in noise and disturbance during construction.
- Several houses for sale in the village and it would be better if these houses were purchased.
- Detrimental impact on designations such as Special Area of Conservation and Site of Special Scientific Interest/lack of impact assessment on these designations and relevant ecology considerations.
- Pressure on the local school
- Concerns with regard to ensuring that the dwellings are affordable in perpetuity

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## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 Policy PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan (LDP) notes that the plan itself identifies development boundaries for a range of settlements within the county and that proposals within development boundaries will be approved in accordance with the requirements of other relevant policies in the Plan. It also states that *"outside the development boundaries, proposals will be refused unless they are in accordance with specific policies in this Plan or national planning policies or that the proposal shows that its location in the countryside is essential"*.
- 5.2 In this case, the proposal has been submitted as an application for development on an exception site and therefore consideration is mainly given to policies PS 17 and TAI 16 in such cases.
- 5.3 The village of Aberdaron is defined as a rural/coastal village in the LDP with approximately 95 houses and a few facilities within the current development boundaries. According to the latest information received from the Planning Policy Unit, the indicative supply level for housing in Aberdaron over the plan period, is 13 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). Based on the settlement size a development of this scale would mean a growth of 7.6% to the settlement, however, we must bear in mind that recent permission was granted for another exception site for 5 units in the settlement. The two sites together mean a growth of 12.35% which equates to the expected growth level of the settlement.
- 5.4 Policy TAI 5 is relevant to locations within the development boundary but in this case, the proposal's boundary only partially touches the boundary and therefore must be regarded as an exception site outside the development boundary and therefore the relevant policy in this case would be policy TAI 16 which states:
- "Where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted. Proposals must be for a small-scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to suitable previously developed land"*.
- 5.5 Evidence has been submitted in the form of a Housing Mix and Affordable Housing Statement. This information as well as chapter 5.3 within the Planning Statement is the justification for the need for these eight houses. The information submitted refers to the need highlighted in the Social Housing Register and Tai Teg in Aberdaron and the village of Rhiw, and it is noted that Rhiw is located within 6km east of Aberdaron and has not been included as a designated settlement, including as a cluster, in the LDP and therefore it is not possible to provide any new housing development within the settlement. Table 16 in the document confirms the combined data from the Social Housing Register and Tai Teg for Aberdaron and Rhiw, and having considered the contribution application C24/0011/30/AM that was granted for 5 self-build units would offer to the area.

Tabl 16 – Data Cyfunol o'r Cofrestrau Tai Cymdeithasol a Thai Teg ar gyfer Aberdaron (net) a'r

Rhiw

Maint eiddo	Canran	Nifer
1 ystafell wely	14%	2
2 ystafell wely	21%	3
3 ystafell wely	29%	4
4 ystafell wely	36%	5
	Cyfanswm	14

5.6 Policy TAI 8 promotes proposals that contribute to improving housing balance and meeting needs identified in the whole community. It is therefore necessary to consider if the mix of units and tenure proposed here is suitable to promote a sustainable mixed community. It is therefore important to consider the contents of the 'Housing Mix' SPG when establishing if what is proposed here is suitable, and it is noted that the guidance expects every applicant who submits a planning application for a housing development for Use Class C3 which includes 5 or more housing units to submit a Housing Statement to support the planning application. As noted, a Housing Needs and Affordable Housing Statement has been submitted, and this confirms that the proposal compares well with the need highlighted in the combined register (table 16 above), although it recognises that no 1-bed units are offered at all (as they are more suitable within urban areas), and that the number of 4-bed units is an under-provision (as households that require such accommodation are fairly rare and can therefore lead to under-use), and that 2 and 3 bed units are a small over provision relative to the proportion of recorded need (as they are a common type of house and offer the most flexibility for households both now and in the future).

5.7 The Plan's List of Glossary Terms defines Local Need Affordable housing within or on exception Local Rural/Coastal sites as; "... people in need of an affordable house who have resided within the Village or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past..."

Paragraph 8.1.3 of the Affordable Housing SPG provides a definition of the 'surrounding rural area' for applications in the Local, Rural / Coastal Villages namely:

"surrounding rural area', which is a distance of 6km from the site of the application and the extent of any Community Council area bisected by the 6km distance but excluding properties within the development boundary of any settlement other than the settlement within which the application is located."

The information submitted as part of this application confirms that there is a need with a 5 year connection for this development. The proposal will provide a neutral plan in terms of occupancy, which means that it could provide a mix of tenure (social rented housing, intermediate affordable rented housing, part-ownership) to be able to satisfy a wide range of need at the time and enable households to move from rental to part-ownership as their circumstances change. This offers a totally different local affordable provision to what has already been recently approved under permission C24/0011/30/AM. Based on the information submitted as part of the application, the need has been confirmed for the development.

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5.8 Paragraph 4.1.7 of the Affordable Housing SPG confirms:

*“Where primary sources (LHMA, Common Housing and Tai Teg register) or evidence submitted by the applicant do not identify a need for Affordable housing for local need in a rural locality (e.g. because households in need have not chosen to register their need or preference for specific settlements) a local survey is the preferred option to demonstrate a need for affordable housing. The survey should be undertaken by a qualified individual / company / service such as the Rural Housing Enabler, with the methodology agreed with the Council.”*

In this case therefore, as the need has already been proven through the primary sources and evidence submitted by the applicant, in accordance with the requirements of the SPG there is no purpose to undertake a local survey by the Rural Housing Enabler.

5.9 It is therefore deemed that the application provides sufficient information in terms of justifying the mix and the types of housing provided and how the proposal addresses the needs of the local community. This is reiterated in the response received to the consultation from the Strategic Housing Unit by saying that the information submitted via an affordable housing statement is consistent with the information regarding need in the area and based on this information, the Plan addresses the area's need.

5.10 The need for evidence is completely essential to undertake a full assessment and is a fundamental requirement with this type of application and to this end the proposal is for housing where an affordable local need has been proven on a site located outside but abutting the development boundary for Aberdaron. It is considered that the proposal is formally a logical extension to the village and therefore fully conforms to the requirements of policies TAI 8, TAI 15 and TAI 16 of the Local Development Plan as well as the relevant advice given within the Supplementary Planning Guidance and national direction within Planning Policy Wales and the Technical Advice Notes.

### **Visual amenities**

5.11 The existing houses nearby are a mix of two-storey, single-storey, dormer buildings, etc. However, the setting of the proposed housing would be within an existing open field with 6 of the houses away from the existing built pattern and therefore would stand out and change the visual appearance of the site. Criterion 1 of policy PCYFF 3 notes that proposals will only be granted if *“...they complement and enhance the character and appearance of the site, the building or the area in terms of siting, appearance, scale, height, massing and elevation treatment”*.

In the same manner, paragraph 7.8.3 of the SPG: Affordable Housing states that: *“The exception site needs to be immediately adjacent to the development boundary and form a reasonable extension to the settlement. “Immediately adjacent” means that the proposed exception site should be linked to the development boundary in the vicinity of the site. In relation to whether the proposal would be considered as a reasonable extension to the settlement, regard will be given towards whether the proposal is a rounding-off of the built form or whether it would form an unacceptable intrusion into the open countryside. The impact of the proposed site on the landscape will be an important consideration in judging its suitability”*.

5.12 The site would be fully visible within the AONB and from places beyond the site due to the open nature of the land from the application site mainly towards the east. However, it can be seen from the observations of the AONB Unit that they do not consider that the development would be intrusive in the landscape. They also refer to a relevant policy within the AONB Management Plan

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that promotes the provision of affordable homes where there is a real local need. A Landscape Visual Evaluation was submitted as part of the application which is a relevant consideration and based on a full assessment of all the relevant considerations it is believed that the visual impact is one that can be handled and reduced via suitable landscaping measures.

- 5.13 The proposed design and finishes convey the type of elevations that can generally be seen within the local area i.e. the use of render, stone and timber cladding and slate roofs. Comparatively recent scattered residential development can be seen near Lôn Deunant and therefore it is not believed that a new residential development such as this, albeit more prominent in terms of density than the detached houses already constructed nearby, would be out of character within the local area's built context. It is therefore considered that the proposal is acceptable based on compliance with the relevant requirements of policies PS 5, PCYFF 3 and TAI 16.

#### **General and residential amenities**

- 5.14 It is inevitable that there would be an increased impact on the general amenities of the local area and nearby residents compared to the existing situation, as the site is currently open agricultural land.
- 5.15 The nearest two houses will be constructed near the southern boundary and therefore these will be nearest to existing houses called Penllech Bach and the Vicarage, and previously were in the form of a bungalow and therefore due to their height and the proposed landscaping, the element of overlooking would be very low. By now the semi-detached houses closest to Vicardy have amended from two bungalows to two-storey 3 and 4 bedroom houses. Despite this, it is considered that there is enough distance (over 20m) between the front two-storey part of the 4-bedroom house and the boundary with Penllech Bach. Similarly, the design of the 4 bedroom house has been designed in order that the side elevation facing the back of the Vicarage is a single storey garage, and there are no first floor windows. The nearest house is to the north namely Y Ddôl which will remain approximately 23m from its nearest corner to the nearest corner of the proposed property on plot number 8, which by now are a pair of bungalows. The nearest part of the new house would be the single-storey element although the rest of the house is two-storey, and no windows have been included on the higher gable-end of the new house. The proximity of the house to the nearest boundary of Y Ddôl back garden is obviously closer, however, approximately 10m remains with a right of way between both boundaries which creates a type of buffer between both sites. It is recognised that some impact will be inevitable considering the current agricultural use of the land and its proposed residential use, however, it is considered that a further attempt has been made to design and set the proposed housing so the direct impact is reduced and therefore the proposal is not considered to be totally unacceptable based on all the relevant requirements of policy PCYFF 2.

#### **Consideration of the Welsh language**

- 5.16 Criterion (2) of Policy PS 1 states that a Welsh Language Impact Assessment will be required for a proposed development on an unexpected windfall site for a large-scale housing development. The fact that this is an exception site outside the development boundary therefore means it is an unexpected windfall site. Large-scale is defined in Diagram 7 of the Supplementary Planning Guidance 'Maintaining and Creating Distinctive and Sustainable Communities' as five or more units in a Rural/Coastal Village such as Aberdaron.
- 5.17 It is noted that a Language and Community Impact Statement has been submitted with the application. In their response to the consultation, the Language Unit confirmed that a development of affordable housing such as this would be likely to appeal to Welsh speakers in the area and the size of the development would be likely to address the local demand for housing. Therefore, in light

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of these considerations, as well as the high percentage of Welsh speakers in the community, it is agreed that there is sufficient evidence to support the opinion of moderate positive impact. Consequently, the proposal is not considered to be contrary to the material requirements of policy PS 1.

### **Transport and access matters**

- 5.18 A response was received from the Transportation Unit and there is no objection to the proposal subject to imposing standard conditions. Access together with details of the estate road and parking spaces are part of the proposal and therefore consideration is given to the form and location of these elements in terms of the relevant requirements of policies TRA 2 and TRA 4. Parking spaces are proposed on the site for individual plots. Therefore, it is considered that the proposal is acceptable in terms of the current parking requirements and is in accordance with policy TRA 2. The proposed entrance appears to be fairly standard to serve a site of this type and is located on a section of the road, although narrow, within a 20mph zone with fairly clear visibility in both directions. To avoid any obstruction from having an impact on visibility, it is proposed to include a condition to prevent planting or installing obstacles within the entrance visibility splay. It is therefore deemed that the entrance would be acceptable and in accordance with the relevant requirements of policy TRA 4.
- 5.19 It is also noted that there is currently no formal provision for pedestrians along the road that links the site with the village. The developer has offered to mark a 1.2m wide footpath over 280m, which would improve access to existing pedestrians and provide a better link for the residents of the new development. It is recognised that concerns have been highlighted regarding the impact of the development on the public road and vehicular and pedestrian movements, however, it is believed that what has been shown is acceptable and is supported by the Transportation Unit, in accordance with the current requirements in terms of the standard and the technical requirements of such developments.

### **Biodiversity matters**

- 5.20 The Biodiversity Unit has confirmed that the ecological report submitted with the application has been made to a good standard. However, they note the need to amend the element regarding the drainage course and information is requested regarding the relocation of the 'clawdd'. In response to these matters, confirmation was received from the agent that an additional Pollution Prevention Plan had been prepared which refers to the management steps taken during the construction period to prevent pollution. This document is in addition to the Construction Environmental Management Plan (CEMP) submitted with the application which includes an outline of the measures that would be implemented to control and prevent pollution. It is also noted that the applicant's ecologist has responded to the comment made by the Biodiversity Unit noting that the information submitted indicates that there would be no harm to local biodiversity and ecology because of the proposed drainage arrangements. Regarding the relocation of the 'clawdd', the agent confirms that there would be no objection to providing a method statement regarding this work and therefore it is believed that it is possible to attach a condition to agree on the details of this element.
- 5.21 It is recognised that the objection received refers to the need to undertake an assessment regarding the impact of the proposal on the Pen Llŷn a'r Sarnau Special Area of Conservation. Natural Resources Wales in their response to the consultation do not advise the Council to carry out such an assessment, as they would usually do so. However, and for completeness, the Local Planning Authority as the competent authority under the Habitats Regulations has considered the proposal in relation to the Pen Llŷn a'r Sarnau SAC and has concluded that the development would be

PLANNING COMMITTEE	DATE: 08/12/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

unlikely to have an impact on the SAC on the basis that the proposal includes pollution prevention measures. It is therefore deemed that the proposal is acceptable and in accordance with the requirements of policies PS 19 and AMG 5.

- 5.22 In accordance with recent legislative changes to Planning Policy Wales (PPW) and the need to submit a Green Infrastructure Statement, a statement has been submitted and for the purpose of satisfying PPW in terms of this particular aspect, it is believed that this has been done in this case.

### **Educational Contribution**

- 5.23 The Education Department was consulted regarding the proposal and confirmation was received that capacity is available at Ysgol Crud y Werin (primary) and Ysgol Botwnnog (secondary). Specifically:

- Ysgol Crud y Werin: Capacity 74 - Existing total - 48 (Sept.25) - Projected numbers - September 2026 - 45; September 2027 - 40.
- Ysgol Botwnnog: Capacity 550 - Existing total - 467 (Sept.25) - Projected numbers - September 2026 - 449; September 2027 - 406.

- 5.24 As there is existing capacity within the local schools, it would not be relevant to consider an educational contribution in this case for the additional pupils resulting from the proposed development.

### **Drainage Matters**

- 5.25 In accordance with the requirements of paragraph 7.6 of Technical Advice Note 15: Development, Flooding and Coastal Erosion, a Drainage Strategy must be submitted as part of an application to outline the drainage scheme for surface water from the site, unless a separate application has been made to the approval body i.e. Cyngor Gwynedd's Land Drainage Unit. A separate application was submitted for approval to the Land Drainage Unit for sustainable drainage arrangements for the site, Unit officers have confirmed that this application has been approved and as a result the Drainage Unit has no objection to the planning application.

### **Response to the public consultation**

- 5.26 It is acknowledged that objections have been received to this proposal, and we consider that all relevant planning matters have been duly addressed as part of the above assessment. A decision is made based on full consideration of all the material planning considerations and all the comments received during the public consultation and that no one was let down when considering this application.

## **6. Conclusions:**

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

## **7. Recommendation:**

- 7.1 To approve – conditions

1. Time

<b>PLANNING COMMITTEE</b>	<b>DATE: 08/12/2025</b>
<b>REPORT OF THE ASSISTANT HEAD OF DEPARTMENT</b>	

2. In accordance with the plans
3. Materials
4. Affordable housing condition
5. Highway conditions
6. Biodiversity conditions/protection of the 'clawdd'
7. Landscaping condition
8. Welsh Water Condition
9. Removal of permitted development rights involving extensions and use
10. Drainage matters.
11. Building Control Plan
12. Method statement for the relocation of the 'clawdd'





B	BOUNDARIES COORDINATED WITH DRAINAGE/SUDS DESIGN	25.05.09	AL
A	BOUNDARIES COORDINATED WITH DATRYS DRAWINGS/SUDS DESIGN etc	25.03.20	AL

REV	DESCRIPTION	DATE	BY
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PROJECT  
**LON DEUNANT, ABERDARON**  
 for GRWP CYNEFIN

DRAWING TITLE  
**PLANNING - LOCATION PLAN**

SCALE	DATE	DRAWN	CHECKED
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DRAWING STATUS  
**PLANNING**

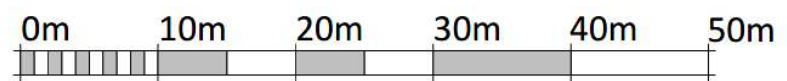
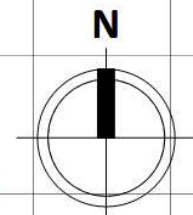
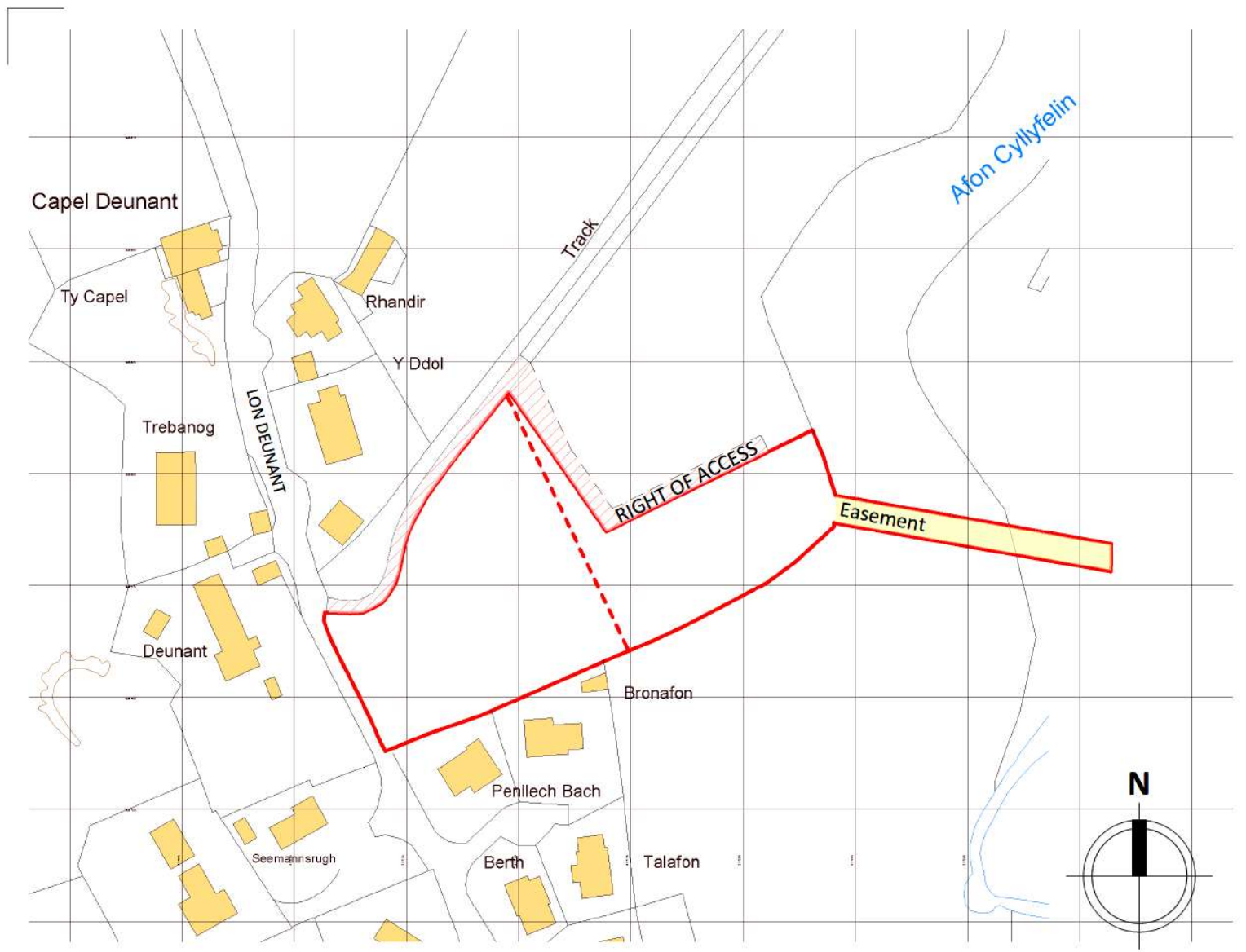
JOB No	DRAWING No	REVISION
C1113	001	B



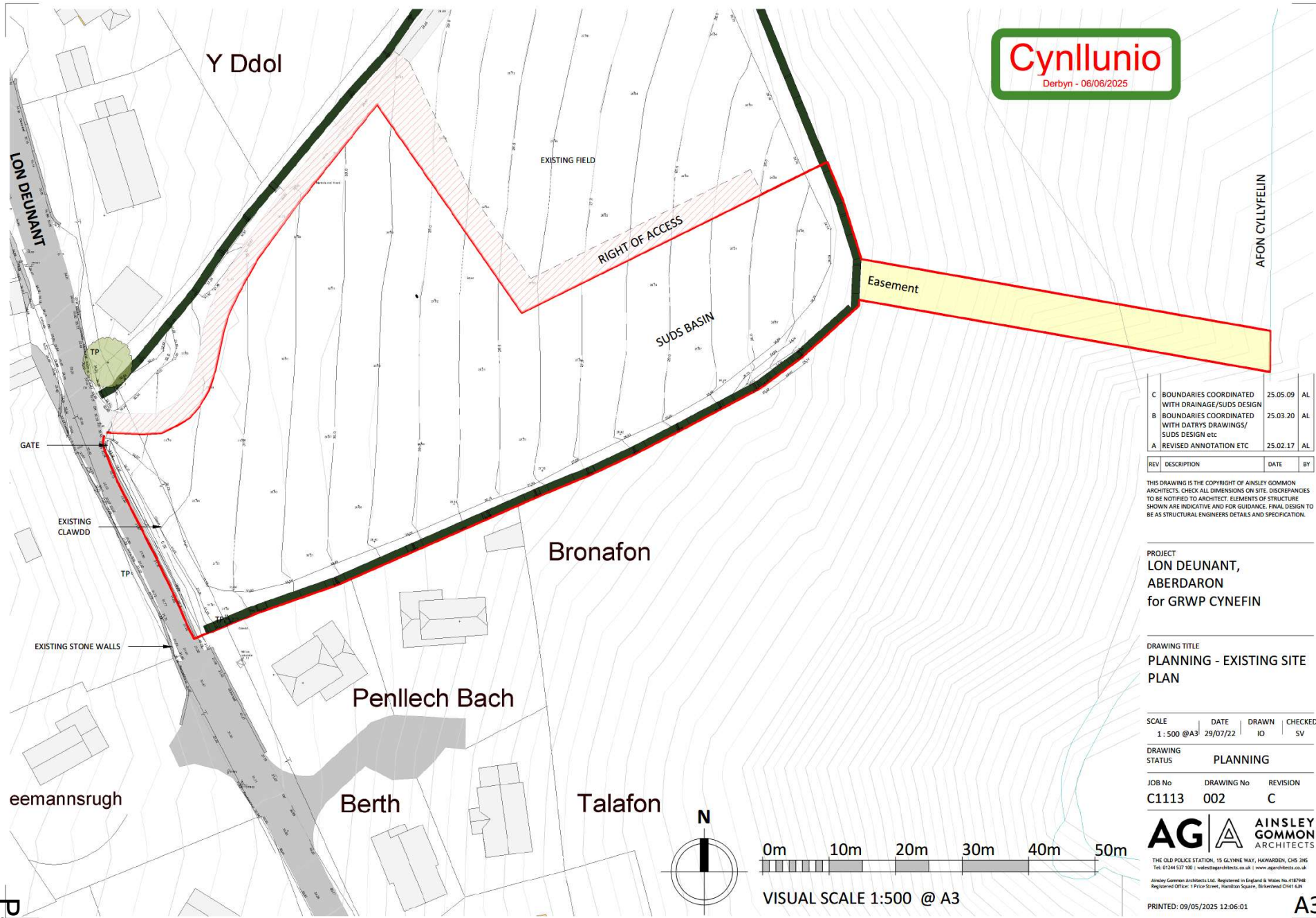
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**A4**



VISUAL SCALE 1:500 @ A3



C	BOUNDARIES COORDINATED WITH DRAINAGE/SUDS DESIGN	25.05.09	AL
B	BOUNDARIES COORDINATED WITH DATRY'S DRAWINGS/SUDS DESIGN etc	25.03.20	AL
A	REVISED ANNOTATION ETC	25.02.17	AL

REV	DESCRIPTION	DATE	BY
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PROJECT  
**LON DEUNANT,  
ABERDARON  
for GRWP CYNEFIN**

DRAWING TITLE  
**PLANNING - EXISTING SITE  
PLAN**

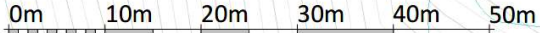
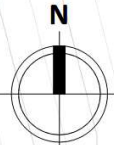
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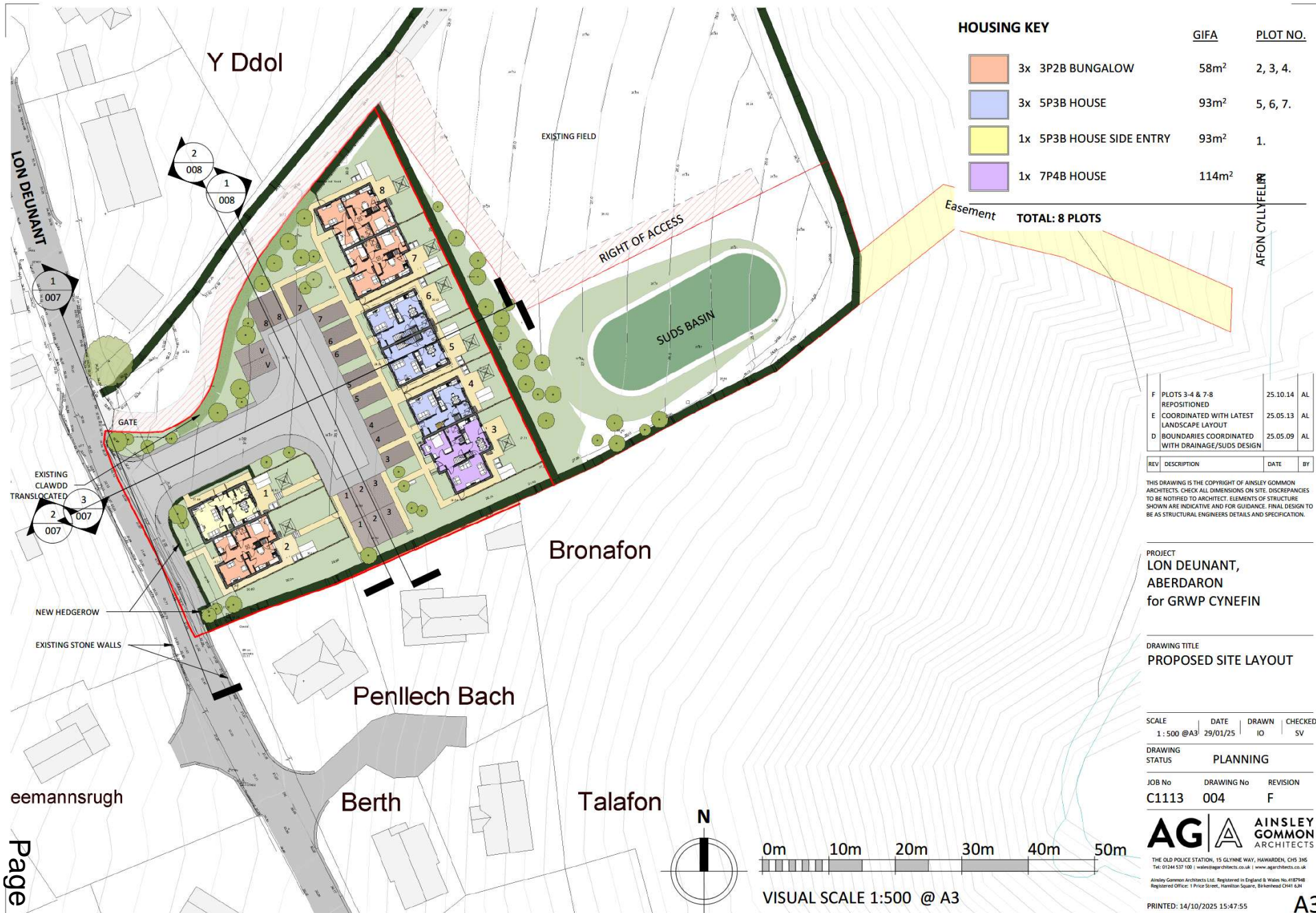
JOB No	DRAWING No	REVISION
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VISUAL SCALE 1:500 @ A3



**HOUSING KEY**

	3x 3P2B BUNGALOW	58m <sup>2</sup>	2, 3, 4.
	3x 5P3B HOUSE	93m <sup>2</sup>	5, 6, 7.
	1x 5P3B HOUSE SIDE ENTRY	93m <sup>2</sup>	1.
	1x 7P4B HOUSE	114m <sup>2</sup>	

GIFA PLOT NO.

TOTAL: 8 PLOTS

F	PLOTS 3-4 & 7-8 REPOSITIONED	25.10.14	AL
E	COORDINATED WITH LATEST LANDSCAPE LAYOUT	25.05.13	AL
D	BOUNDARIES COORDINATED WITH DRAINAGE/SUDS DESIGN	25.05.09	AL

REV	DESCRIPTION	DATE	BY
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PROJECT  
**LON DEUNANT,  
 ABERDARON**  
 for GRWP CYNEFIN

DRAWING TITLE  
**PROPOSED SITE LAYOUT**

SCALE	DATE	DRAWN	CHECKED
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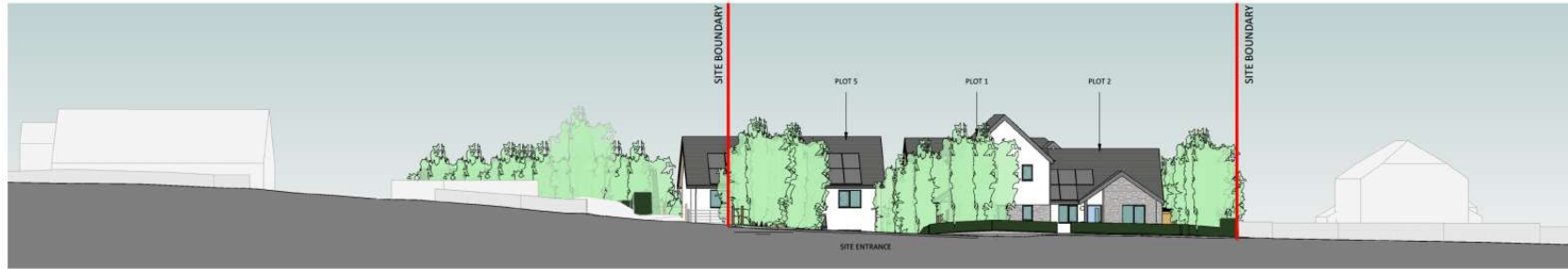
DRAWING STATUS  
**PLANNING**

JOB No	DRAWING No	REVISION
C1113	004	F



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**STREET SECTION**

SCALE: 1 : 200



**SECTION A**

SCALE: 1 : 200



**SECTION B**

SCALE: 1 : 200



E	PLOTS 3-4 & 7-8 REPOSITIONED	25.11.18	IO
D	COORDINATED WITH LATEST LANDSCAPE LAYOUT	25.05.13	AL
C	REVISED LEVELS, DRYING AREAS, ECOLOGY, TREES UPDATED TO MATCH LAND STUDIO LANDSCAPE PLAN etc	25.05.07	AL
B	REVISED FRONTAGE, CLAWD TRANSLOCATED & PARKING UPDATED FOR PLOTS #3-4	25.02.26	AL
A	REVISED MATERIALS	25.02.17	AL

REV	DESCRIPTION	DATE	BY

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**PROJECT**  
LON DEUNANT, ABERDARON  
for GRWP CYNEFIN

**DRAWING TITLE**  
STREET ELEVATION + SITE SECTIONS - SHEET 1/2

SCALE	DATE	DRAWN	CHECKED
As indicated @ A2	31/01/25	OR	SV

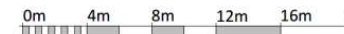
**DRAWING STATUS**  
PLANNING

JOB No	DRAWING No	REVISION
C1113	007	E



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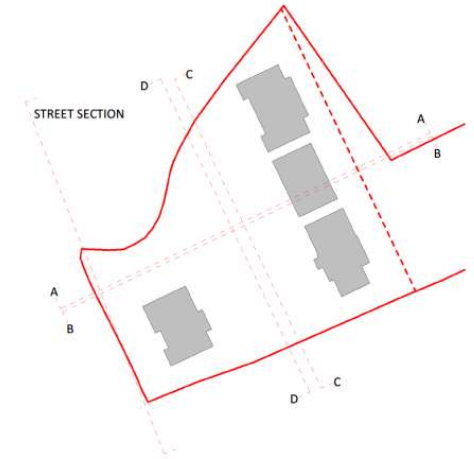
VISUAL SCALE 1:200 @ A2



**SECTION C**  
SCALE: 1 : 200



**SECTION D**  
SCALE: 1 : 200



E	PLOTS 3-4 & 7-8 REPOSITIONED	25.11.18	IO
D	COORDINATED WITH LATEST LANDSCAPE LAYOUT	25.05.13	AL
C	REVISED LEVELS, DRYING AREAS, ECOLOGY, TREES UPDATED TO MATCH LAND STUDIO LANDSCAPE PLAN etc	25.05.07	AL
B	REVISED FRONTAGE, CLAWDOO TRANSLOCATED & PARKING UPDATED FOR PLOTS #3-4	25.02.26	AL
A	REVISED MATERIALS	25.02.17	AL

REV	DESCRIPTION	DATE	BY

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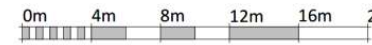
**PROJECT**  
**LON DEUNANT, ABERDARON**  
for GRWP CYNEFIN

**DRAWING TITLE**  
**STREET ELEVATION + SITE SECTIONS - SHEET 2/2**

SCALE	DATE	DRAWN	CHECKED
As indicated @A2	31/01/25	OR	SV
DRAWING STATUS	PLANNING		
JOB No	DRAWING No	REVISION	
C1113	008	E	

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VISUAL SCALE 1:200 @ A2



E	PLOTS 3-4 & 7-8 REPOSITIONED	25.11.18	IO
D	COORDINATED WITH LATEST LANDSCAPE LAYOUT	25.05.13	AL
REV	DESCRIPTION	DATE	BY

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PROJECT  
**LON DEUNANT,  
 ABERDARON**  
 for GRWP CYNEFIN

DRAWING TITLE  
**3D VIEW LOOKING NORTH**

SCALE	DATE	DRAWN OR	CHECKED SV
1 : 1 @A3	31/01/25		

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**PLANNING**

JOB No	DRAWING No	REVISION
C1113	012	E



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**A3**



E	PLOTS 3-4 & 7-8 REPOSITIONED	25.11.18	IO
D	COORDINATED WITH LATEST LANDSCAPE LAYOUT	25.05.13	AL
REV	DESCRIPTION	DATE	BY

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PROJECT  
**LON DEUNANT,  
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 for GRWP CYNEFIN

DRAWING TITLE  
**3D VIEW LOOKING SOUTH**

SCALE	DATE	DRAWN	CHECKED
1:1 @A3	31/01/25	OR	SV

DRAWING STATUS  
**PLANNING**

JOB No	DRAWING No	REVISION
C1113	013	E



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**A3**



REV	DESCRIPTION	DATE	BY
E	PLOTS 3-4 & 7-8 REPOSITIONED	25.11.18	IO
D	COORDINATED WITH LATEST LANDSCAPE LAYOUT	25.05.13	AL

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PROJECT  
**LON DEUNANT,  
 ABERDARON**  
 for GRWP CYNEFIN

DRAWING TITLE  
**3D VIEW LOOKING WEST**

SCALE	DATE	DRAWN	CHECKED
1:1 @A3	31/01/25	OR	SV

DRAWING STATUS  
**PLANNING**

JOB No	DRAWING No	REVISION
C1113	011	E

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**A3**





E	PLOTS 3-4 & 7-8 REPOSITIONED	25.11.18	IO
D	COORDINATED WITH LATEST LANDSCAPE LAYOUT	25.05.13	AL

REV	DESCRIPTION	DATE	BY
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**LON DEUNANT,  
 ABERDARON**  
 for GRWP CYNEFIN

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**3D VIEW LOOKING EAST**

SCALE	DATE	DRAWN	CHECKED
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 STATUS **PLANNING**

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C1113	010	E



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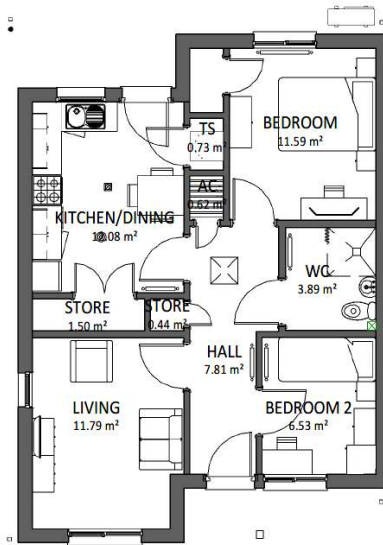
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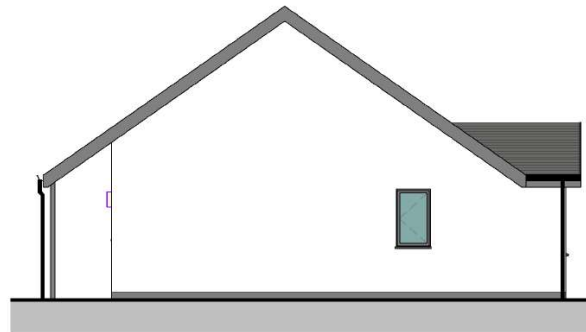
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SCALE: 1 : 100



**REAR ELEVATION**  
SCALE: 1 : 100



**GROUND FLOOR PLAN**  
SCALE: 1 : 100



**SIDE ELEVATION**  
SCALE: 1 : 100

Area Schedule (GIA) 3P2B...	
Level	Area
DQR MIN	58 m <sup>2</sup>
GROUND FLOOR LEVEL	61.06 m <sup>2</sup>
<b>Total</b>	<b>61.06 m<sup>2</sup></b>

Storage - 3P2B BUNG	
Name	Area
DQR MIN	2.00 m <sup>2</sup>
STORE	0.44 m <sup>2</sup>
STORE	1.50 m <sup>2</sup>
AC	0.62 m <sup>2</sup>
<b>Total</b>	<b>2.56 m<sup>2</sup></b>

REV	DESCRIPTION	DATE	BY
B	REVISED WINDOW	25.02.26	AL
A	REVISED MATERIALS	25.02.17	OR

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PROJECT  
**ABERDARON**  
for WILLIAMS HOMES  
(BALA)

DRAWING TITLE  
**3P2B BUNGALOW**  
(HANDED)

SCALE	DATE	DRAWN	CHECKED
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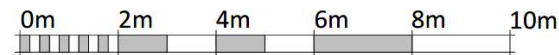
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**PLANNING**

JOB No	DRAWING No	REVISION
C1113	060(1)	B



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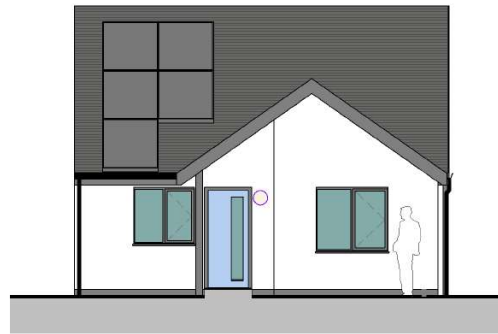


VISUAL SCALE 1:100 @ A3



Area Schedule (GIA) 3P2B...	
Level	Area
DQR MIN	58 m <sup>2</sup>
GROUND FLOOR LEVEL	61.06 m <sup>2</sup>
<b>Total</b>	<b>61.06 m<sup>2</sup></b>

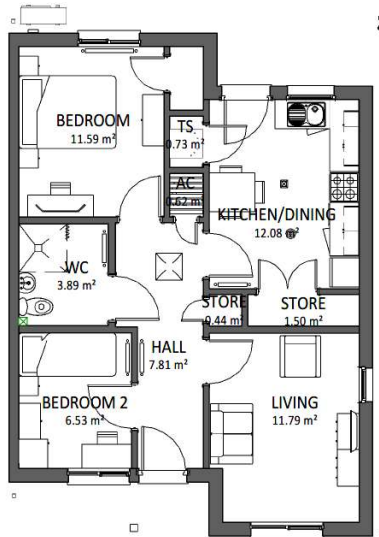
Storage - 3P2B BUNG	
Name	Area
DQR MIN	2.00 m <sup>2</sup>
STORE	0.44 m <sup>2</sup>
STORE	1.50 m <sup>2</sup>
AC	0.62 m <sup>2</sup>
<b>Total</b>	<b>2.56 m<sup>2</sup></b>



**FRONT ELEVATION**  
SCALE: 1 : 100



**REAR ELEVATION**  
SCALE: 1 : 100



**GROUND FLOOR PLAN**  
SCALE: 1 : 100



**SIDE ELEVATION**  
SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY
C	ECOLOGY NOTES	25.05.07	AL
B	REVISED WINDOW	25.02.26	AL
A	REVISED MATERIALS	25.02.17	OR

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PROJECT  
**ABERDARON**  
for WILLIAMS HOMES  
(BALA)

DRAWING TITLE  
**3P2B BUNGALOW**

SCALE	DATE	DRAWN	CHECKED
1 : 100 @ A3	01/02/25	OR	SV

DRAWING STATUS	PLANNING

JOB No	DRAWING No	REVISION
C1113	060	C

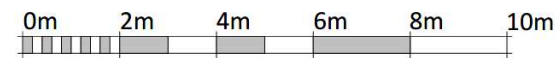


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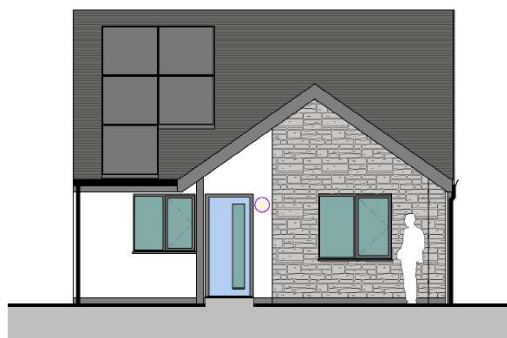
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**A3**

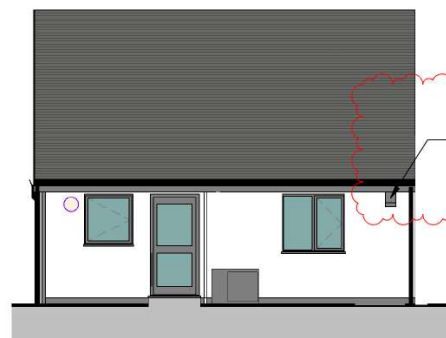


VISUAL SCALE 1:100 @ A3



**FRONT ELEVATION**

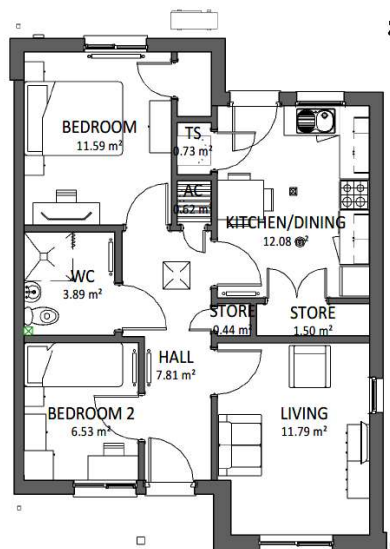
SCALE: 1 : 100



**REAR ELEVATION**

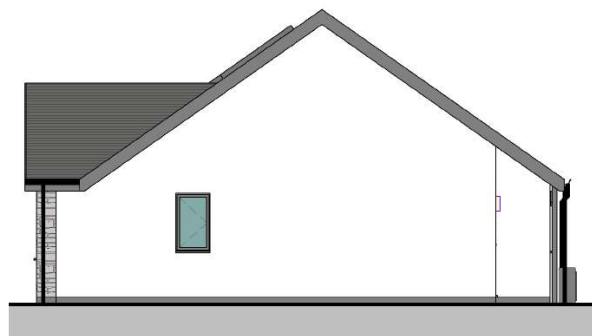
SCALE: 1 : 100

BAT BOX.  
REFER TO  
ECOLOGY  
REPORT



**GROUND FLOOR PLAN**

SCALE: 1 : 100



**SIDE ELEVATION**

SCALE: 1 : 100

Area Schedule (GIA) 3P2B...

Level	Area
DQR MIN	58 m <sup>2</sup>
GROUND FLOOR LEVEL	61.06 m <sup>2</sup>
<b>Total</b>	<b>61.06 m<sup>2</sup></b>

Storage - 3P2B BUNG

Name	Area
DQR MIN	2.00 m <sup>2</sup>
STORE	0.44 m <sup>2</sup>
STORE	1.50 m <sup>2</sup>
AC	0.62 m <sup>2</sup>
<b>Total</b>	<b>2.56 m<sup>2</sup></b>

REV	DESCRIPTION	DATE	BY
C	ECOLOGY NOTES	25.05.07	AL
B	REVISED WINDOW	25.02.26	AL
A	REVISED MATERIALS	25.02.17	OR

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PROJECT  
**ABERDARON**  
for WILLIAMS HOMES  
(BALA)

DRAWING TITLE  
**3P2B BUNGALOW STONE + RENDER**

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	14/02/25	OR	SV

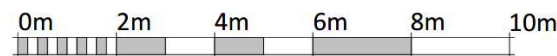
DRAWING STATUS  
**PLANNING**

JOB No	DRAWING No	REVISION
C1113	061	C



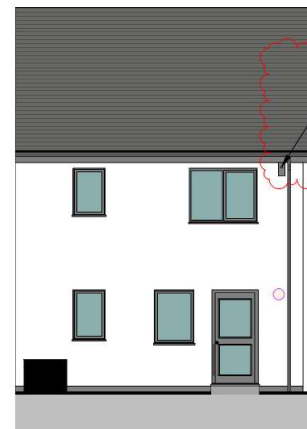
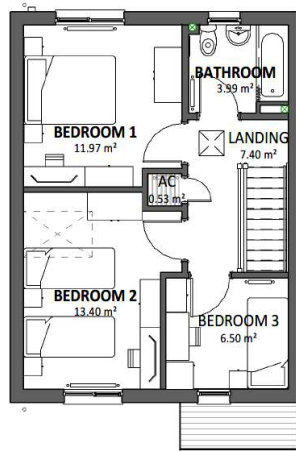
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VISUAL SCALE 1:100 @ A3

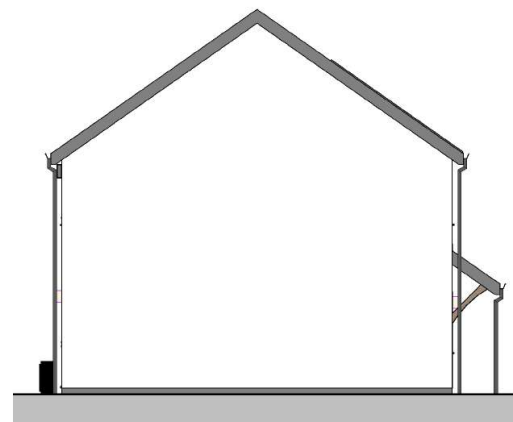
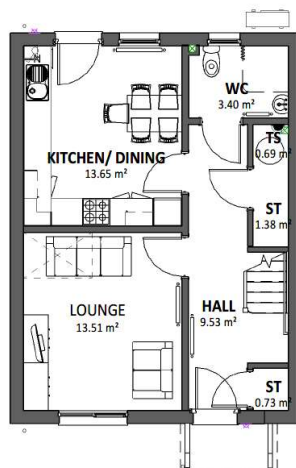
Plot #6



BIRD BOX.  
REFER TO  
ECOLOGY  
REPORT

Area Schedule (GIA) 5P3B	
Level	Area
DQR MIN	93 m <sup>2</sup>
00 - GROUND FLOOR	47.13 m <sup>2</sup>
01 - FIRST FLOOR	47.13 m <sup>2</sup>
<b>Total</b>	<b>94.26 m<sup>2</sup></b>

Storage - 5P3B	
Name	Area
DQR MIN	2.50 m <sup>2</sup>
AC	0.59 m <sup>2</sup>
ST	1.38 m <sup>2</sup>
ST	0.73 m <sup>2</sup>
<b>Total</b>	<b>2.69 m<sup>2</sup></b>



VISUAL SCALE 1:100 @ A3

REV	DESCRIPTION	DATE	BY
B	ECOLOGY NOTES	25.05.07	AL
A	REVISED MATERIALS	25.02.17	OR

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PROJECT  
ABERDARON  
for WILLIAMS HOMES  
(BALA)

DRAWING TITLE  
5P3B HOUSE (HANDED)

SCALE	DATE	DRAWN	CHECKED
1 : 100 @ A3	01/02/25	OR	SV

DRAWING STATUS  
PLANNING

JOB No	DRAWING No	REVISION
C1113	063(1)	B

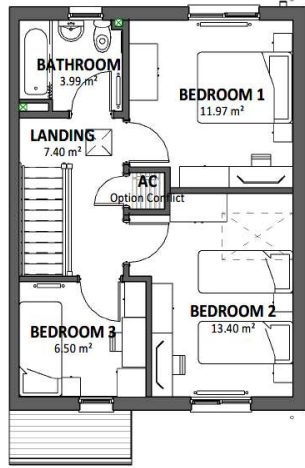


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A3



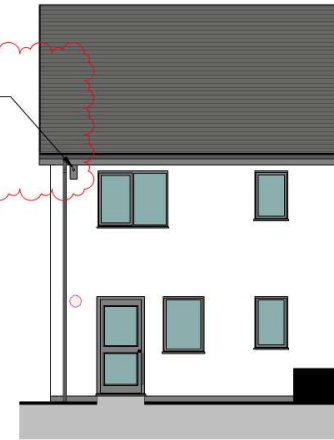
**FIRST FLOOR PLAN**

SCALE: 1 : 100



**FRONT ELEVATION**

SCALE: 1 : 100



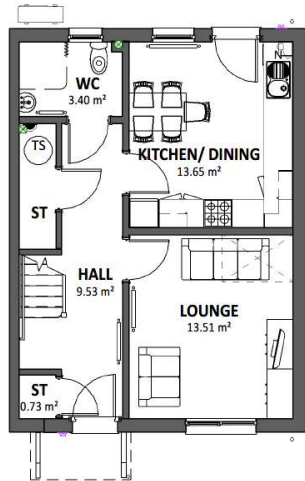
**REAR ELEVATION**

SCALE: 1 : 100

BIRD BOX TO PLOT 5 ONLY. REFER TO ECOLOGY REPORT

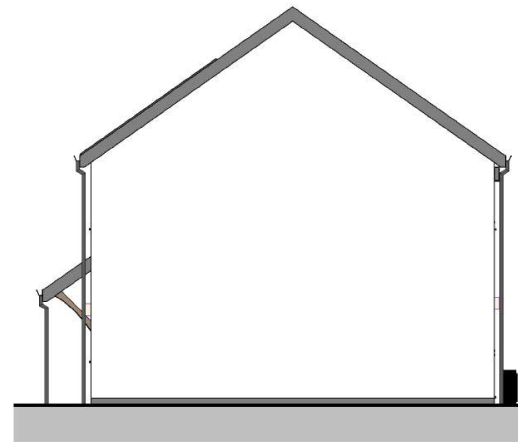
Area Schedule (GIA) 5P3B	
Level	Area
DQR MIN	93 m <sup>2</sup>
00 - GROUND FLOOR	47.13 m <sup>2</sup>
01 - FIRST FLOOR	47.13 m <sup>2</sup>
<b>Total</b>	<b>94.26 m<sup>2</sup></b>

Storage - 5P3B	
Name	Area
DQR MIN	2.50 m <sup>2</sup>
AC	0.59 m <sup>2</sup>
ST	1.38 m <sup>2</sup>
ST	0.73 m <sup>2</sup>
<b>Total</b>	<b>2.69 m<sup>2</sup></b>



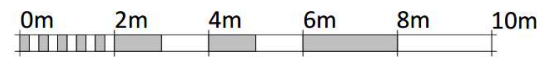
**GROUND FLOOR PLAN**

SCALE: 1 : 100



**SIDE ELEVATION**

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

REV	DESCRIPTION	DATE	BY
B	ECOLOGY NOTES	25.05.07	AL
A	REVISED MATERIALS	25.02.17	OR

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**PROJECT**  
**ABERDARON**  
 for WILLIAMS HOMES  
 (BALA)

**DRAWING TITLE**  
**5P3B HOUSE**

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	01/02/25	OR	SV

**DRAWING STATUS**  
**PLANNING**

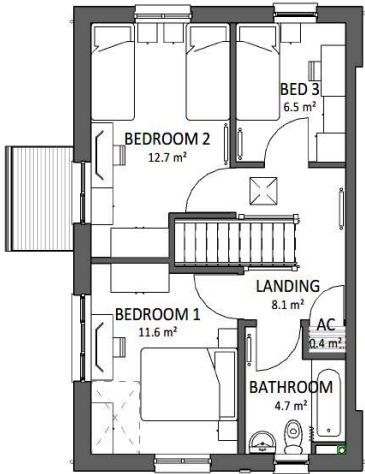
JOB No	DRAWING No	REVISION
C1113	063	B



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**A3**



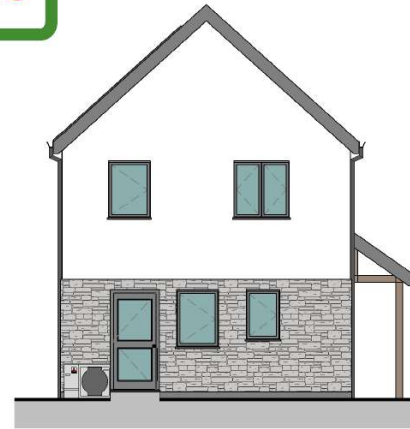
**FIRST FLOOR PLAN**

SCALE: 1 : 100



**FRONT ELEVATION**

SCALE: 1 : 100

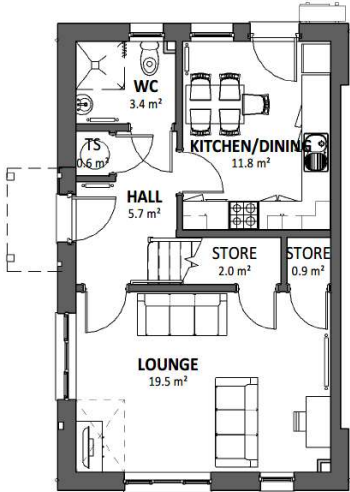


**REAR ELEVATION**

SCALE: 1 : 100

Area Schedule (GIA) 5P3B SE	
Level	Area
DQR MIN	93 m <sup>2</sup>
FIRST FLOOR	46.58 m <sup>2</sup>
GROUND FLOOR	46.58 m <sup>2</sup>
<b>Total</b>	<b>93.17 m<sup>2</sup></b>

Storage - 5P3B SE	
Name	Area
DQR MIN	2.50 m <sup>2</sup>
STORE	1.95 m <sup>2</sup>
STORE	0.87 m <sup>2</sup>
AC	0.41 m <sup>2</sup>
<b>Total</b>	<b>3.23 m<sup>2</sup></b>



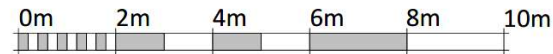
**GROUND FLOOR PLAN**

SCALE: 1 : 100



**SIDE ELEVATION - ENTRANCE**

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

REV	DESCRIPTION	DATE	BY
A	POSTS TO CANOPY	25.02.26	AL

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PROJECT  
**ABERDARON**  
for WILLIAMS HOMES  
(BALA)

DRAWING TITLE  
**5P3B SIDE ENTRY**

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	01/02/25	OR	SV

DRAWING STATUS  
**PLANNING**

JOB No	DRAWING No	REVISION
C1113	065	A



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**A3**



### FIRST FLOOR PLAN

SCALE: 1:100



### FRONT ELEVATION

SCALE: 1:100



### GROUND FLOOR PLAN

SCALE: 1:100



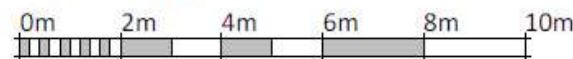
### REAR ELEVATION

SCALE: 1:100



### SIDE ELEVATION

SCALE: 1:100



VISUAL SCALE 1:100 @ A3

Area Schedule (GIA) 7P4B 114 m <sup>2</sup> DQR MIN	
Level	Area
00 - GROUND FLOOR	68.80 m <sup>2</sup>
01 - FIRST FLOOR	46.23 m <sup>2</sup>
<b>Total</b>	<b>115.03 m<sup>2</sup></b>

Storage - 7P4B 3 m <sup>2</sup> DQR MIN	
Name	Area
A/C	0.43 m <sup>2</sup>
ST	0.53 m <sup>2</sup>
ST	1.27 m <sup>2</sup>
ST	0.82 m <sup>2</sup>
<b>Total</b>	<b>3.04 m<sup>2</sup></b>

REV	DESCRIPTION	DATE	BY

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PROJECT  
**ABERDARON**  
for WILLIAMS HOMES  
(BALA)

DRAWING TITLE  
**7P4B (HANDED)**

SCALE	DATE	DRAWN	CHECKED
1:100 @A3	21/11/25	ID	AL

DRAWING STATUS  
**PLANNING**

JOB No	DRAWING No	REVISION
C1113	067(1)	

**AG** | **A** **AINSLEY GOMMON ARCHITECTS**

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**A3**















PLANNING COMMITTEE	DATE: 08/12/2025
ASSISTANT HEAD OF DEPARTMENT REPORT	

**Number: 2**

**Application Number: C25/0625/39/LL**

**Date Registered: 05/09/25**

**Application Type: Full**

**Community: Llanengan**

**Ward: Abersoch and Llanengan**

**Proposal: A resubmission with improvements of a previously refused full application for a caravan site, to include a toilet block and environmental improvements**

**Location: Berth Ddu Caravan Park, Bwlchtocyn, Pwllheli, Gwynedd, LL53 7BY**

**Summary of the Recommendation: TO REFUSE**

PLANNING COMMITTEE	DATE: 08/12/2025
ASSISTANT HEAD OF DEPARTMENT REPORT	

## 1 Description:

- 1.1 This is a resubmission of a previously refused full application for a touring caravan site, as well as erecting a toilet block and landscaping work. It is proposed to create 13 plots for touring caravans, erect a permanent building to include toilets/showers, as well as undertaking soft landscaping improvements by reinforcing and filling gaps in *cloddiau* and hedges, as well as planting a new hedge on the verge of the site with the nearby public road.
- 1.2 The main changes made between the previous refused application (C25/0008/39/LL) and the current application would be:
- Reduce the number of plots from 15 to 13
  - Plant a new hedge
- 1.3 The site is located outside any development boundary as shown in the Anglesey and Gwynedd Joint Local Development Plan (LDP) Inset Maps; therefore the site is considered as open countryside. The Berth Ddu property itself stands to the south of the application site and there are dispersed residential houses within the local area. The site is within the Llŷn Area of Outstanding Natural Beauty and within the Llŷn and Enlli Landscape of Outstanding Historic Interest. The site is served by the relatively narrow and winding unclassified public road. The land that is the subject of this planning application is land graded as class 2 land, namely good quality agricultural land.
- 1.4 From the site's planning history, it appears that no planning permission exists (except for the previously refused planning application) to create a caravan site here. It is known that the location has operated as a "Caravan and Motorhome Club" certified site in the past. However, the existing site does not operate through the exempt Club as confirmed by the Club's representatives on 30/10/25. Therefore, it is believed that the current application is for a brand-new touring caravan site due to the lack of any planning permission in the past or any exemption certificate to operate a caravan site through these arrangements.
- 1.5 The application is submitted to the Planning Committee instead of being considered through the delegated procedure as the application is on a site measuring 0.5 hectare or more in size.

## 2. Relevant Policies:

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



PLANNING COMMITTEE	DATE: 08/12/2025
ASSISTANT HEAD OF DEPARTMENT REPORT	

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

PS 1: The Welsh Language and Culture

TRA 2: Parking standards

TRA 4: Managing transport impacts

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

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 14: The visitor economy

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

AMG 1: Areas of Outstanding Natural Beauty Management Plans

AMG 5: Local biodiversity conservation

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

Also relevant in this case are the following:

Supplementary Planning Guidance (SPG): Tourist Facilities and Accommodation

SPG: Maintaining and Creating Distinctive and Sustainable Communities

### 2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note (TAN) 13: Tourism

TAN 18: Transportation

TAN 12: Design

TAN 5: Planning and Nature Conservation

TAN 6: Planning for sustainable rural communities

TAN 20: Planning and the Welsh Language

TAN 23: Economic development

PLANNING COMMITTEE	DATE: 08/12/2025
ASSISTANT HEAD OF DEPARTMENT REPORT	

TAN 15: Development, Flooding and Coastal Erosion

**3. Relevant Planning History:**

3.1 Application C25/0008/39/LL - Increase the number of caravans to a total of 15 mobile units, construction of toilet/shower block, landscaping and associated work - Refused 14/07/25

**4. Consultations:**

Community/Town Council: Keep to the same observations submitted with the original case, namely to support, but concerned about the number of caravans in Bwlchtocyn.

Transportation Unit: Not received

Natural Resources Wales: We do not oppose to the proposed development as submitted and we provide standard advice relating to matters, including landscape and protected species.

Welsh Water: We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

Firstly, with respect to the submitted application form and accompanying plans, we acknowledge that the development proposes to discharge foul and surface water flows to a public sewer and soakaway respectively.

**FOUL WATER**

The proposed development site is located in the catchment of a public sewerage system which drains to Abersoch Wastewater Treatment Works (WwTW). We have considered the impact of foul flows generated by the proposed development and concluded it is unlikely that sufficient capacity exists to accommodate the development within the immediate public sewerage system without causing detriment to the existing services we provide to our customers, or in regard to the protection of the environment.

Having reviewed the revised Proposed Site Plan, we note it is proposed to re-direct surface water drains from existing buildings

PLANNING COMMITTEE	DATE: 08/12/2025
ASSISTANT HEAD OF DEPARTMENT REPORT	

from public sewer to new soakaway crate system. However, additional information is required in order to assess whether this would sufficiently offset the new foul flows from the development.

## SURFACE WATER

Turning to surface water drainage, as of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In this instance, we offer no objection to proposals for disposal of surface water flows into a soakaway, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

## ASSET PROTECTION

In addition, this site is crossed by a public pressurised main with the approximate position(s) being marked on the attached statutory public watermain record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the revised Proposed Site Plan, it appears the a new hedge row would be situated above and within the protection zone of the public asset measured 3 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset(s) crossing the proposed development site.

We would advise that it is not permissible to locate any building, structure, trees, SuDS features, ecological mitigation or the raising or lowering of ground levels above or within the protection zone of our assets.

In this instance, it appears there is sufficient space and scope to re-position the hedge outside the protection zone of the asset. Therefore, it is strongly recommended that the proposed site plan is amended to take into account the location of the asset crossing the site and we respectfully request we are re-consulted on receipt of this information.

PLANNING COMMITTEE	DATE: 08/12/2025
ASSISTANT HEAD OF DEPARTMENT REPORT	

It is also recommended that the developer contact our

Plan and Protect team (PlanandProtect@dwrwymru.com) to carry out a survey to verify the location of the asset and establish its relationship to the proposed development.

#### Conclusion

Accordingly, for the reasons outlined above, we offer a Holding Objection until such time as additional/amended information has been submitted and request we are re-consulted on receipt of this information.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

Biodiversity Unit:

The plans show that additional trees will be planted in existing hedges, as well as creating a wildflower meadow. There are no ecological concerns.

AONB Unit:

Berth Ddu caravan site is located in the Sarn Bach area and in the Area of Outstanding Natural Beauty (AONB). The land is visible from some nearby public vistas, but it is not very prominent in the landscape. This is an amended application to create a site for 13 units and a toilet/shower block on two agricultural fields. It is noted that there is a proposal to plant trees and create a new hedge on the southern boundary which would, in time, contribute towards biodiversity and screen the site.

Viewpoints are provided on touring caravans in the AONB in policy TP9 of the Management Plan, which notes: Resist new caravan developments and extensions to existing sites in prominent locations in the landscape or coast of the AONB and promote landscaping of existing sites. Overall, there is now a substantial number of touring caravans in the community of Sarn Bach / Bwlchtocyn, which puts pressures on the local environment and services. It would be useful to undertake a survey to obtain detailed information about the number of caravans and to consider the ability of the area to cope with more units.

Licensing Unit:

Following any planning application permitted in relation to a caravan or camping site under the 1960 and 1936 Acts, the applicant would be required to make an application for a site licence to the Licensing

Service.

Language Unit: Not received

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

Land Drainage Unit: It is clear that the toilet block will be 47.74m<sup>2</sup>. However, it is unclear whether there is any construction work in relation to the touring caravan plots. At the moment, we offer a temporary objection until we receive confirmation on the point above. If construction work is required and the general construction area of the development is equivalent to or larger than 100m<sup>2</sup>, a drainage statement will be required, with evidence.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired, and two letters / items of correspondence have been received, objecting on the following grounds:

- Although there are changes from the previous application and improvements in the form of suitable landscaping and Biodiversity improvements, they are cosmetic changes and do nothing to prevent the visual impact of this open site within the AONB;
- transport concerns and poor access to the site;
- lack of capacity within the area to accept an increase in caravans;
- concerns about the permanent presence of touring caravans on sites, which is contrary to policy;
- work has already been undertaken without Planning permission.

## 5. Assessment of the material planning considerations:

### The principle of the development and visual amenities

5.1 It is acknowledged that the site has operated as a site with an exempt certificate in the past. This means that such a site can be operated by installing up to 5 touring units. If the site was used by numbers above 5 at any time, then this was unauthorised use. As noted, an exempt certificate does not exist on the site by now and it is therefore considered, due to the lack of any formal planning permission to use the land as a caravan site, it must be considered as a new site and as this is a site relating to touring caravans, the application must be considered mainly under the requirements of policy TWR 5 of the LDP, which sets a series of criteria to approve such developments.

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- 5.2 Criterion 1 in policy TWR 5 states that any new touring caravan development should be of a high quality in terms of design, layout and appearance, and well screened by existing landscape features and/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.
- 5.3 It is intended to locate up to 13 touring caravans and erect a permanent building to be used as toilets/showers on the site. It is acknowledged that some trees and hedges are present on the site, but it is not considered that the quality of the landscaping on the site's boundaries or verges manage to fully protect the site's visual amenities. Given the site's elevated and open location, there is no assurance that the landscaping would establish itself and it is emphasised that it would take many years to adequately screen the site, if at all. A reliance on landscaping to create a sufficient screen includes an element of risk and there is doubt as to whether it would be possible to ensure adequate screening in the short-term. Criterion 1 is clear in the fact that it is requested that sites in non-intrusive sites have been well concealed by the existing features of the landscape and / or in a place where the touring units can be easily assimilated into the landscape. In this case, the site is not well concealed by the existing features of the landscape, and there is no assurance that the mitigation measures to improve the screening would establish or succeed to a degree to conceal and assimilate the units effectively into the landscape. It is also noted that Welsh Water has objected based on locating the hedge along the site's boundary as it would likely be within 3m of the watermain that runs along the boundary. There would therefore be a need to consider moving this hedge and there is no assurance that its new location would blend in with the current landscape or create effective screening. Therefore, the proposal does not meet the requirements of criterion 1 of policy TWR 5 of the LDP.
- 5.4 It is believed that the presence of caravans on the site would be visible from the nearby public road, as well as from the relatively close public footpath to the west of the site. Due to the level nature of the land, it can be argued that the views will be restricted from nearby plots, however it would be visible from the nearby road and from higher lands within the dispersed area of Bwlchtocyn, including areas along the area's public footpaths. It is acknowledged that there is an intention to reinforce the site screening by improving and adding landscaping to existing *cloddiau*, however, although the existing *cloddiau* would screen the lowest parts of the units, due to the height of the touring caravans, it is believed that they would be visible in the broader landscape. Due to the difference between its use in the past and the proposed use, the site would be more prominent within the landscape. The amenity building and ancillary relics that come because of caravan site use, such as parking vehicles, play equipment, etc., highlights the presence of the site and is therefore unlikely to contribute positively to the AONB landscape. The village of Bwlchtocyn is generally in a high area and is prominent where there is high density of historic touring and static caravan sites. There is concern that approving another touring site in the area would harm the visual amenities of the area which is known for its outstanding natural beauty.
- 5.5 Policy AMG 1 notes that proposals that are within or affect the setting/views into or out of the AONB, will need to consider the AONB Management Plan. Despite not fully objecting to the proposal, the AONB unit's comments note *"Viewpoints are provided on touring caravans in the AONB in policy TP9 of the Management Plan, which notes: Resist new caravan developments and extensions to existing sites in prominent locations in the landscape or coast of the AONB and promote landscaping of existing sites... There is now a substantial number of touring caravans in the community of Sarn Bach / Bwlchtocyn, which puts pressures on the local environment and services."*

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- 5.6 Paragraph 6.3.81 of the explanation of policy TWR 5 notes: *"There are areas that are under extreme pressure in a number of communities located near the coast, including large parts of the Areas of Outstanding Natural Beauty. The Council will need strong evidence that proposals for more accommodation units in such areas will not add to problems for services and will not harm the natural character or resources of these areas."* The Local Planning Authority has a duty to protect the interests of the AONB. No evidence was presented to prove that the proposal would not add to problems for services, and we are not convinced that establishing a new touring caravan site in such a sensitive site would make a positive contribution to the views and visual amenities of the landscape in this case. The proposal is, therefore, contrary to the requirements of policy AMG 1 of the LDP.
- 5.7 The second criteria of Policy TWR 5 asks to avoid excessive areas of hard standing. In this case, no hard standings are shown for the caravans, and therefore it is considered that this is acceptable. The third criterion requires assurance that the site would only accommodate touring units - this can be controlled with a suitable planning condition, should the decision be made to approve the application. There is concern that the site would go from operating as an unnoticed exempt small site into a more formal site with a tendency in the vicinity to site touring caravans every season. The fourth criterion requires assurance that any ancillary facilities should be located in an existing building if possible, or should this not be possible, that they are commensurate to the scale of the development. There will be a new modern toilet/shower facility block measuring approximately 12.73m x 3.75m with internal provision for disabled users. The roof will be covered with slate which will be in keeping with other building roofs and the colour of the render walls has not been detailed. It is believed that the size of the block is equivalent to the scale of the development and satisfies the fourth criteria of criterion TWR 5. In terms of the fifth criterion, the policy requires the site to be located close to the main roads network and that adequate access can be provided without significantly harming landscape characteristics and features - highway matters are discussed below. The sixth criterion requires assurance that occupancy is restricted to holiday use only - this can be ensured with a suitable planning condition. The seventh, and the last of the criteria, requires assurance that the site is used for touring purposes only and that the units are removed from the site during periods when not in use - again, this is a matter of imposing a suitable planning condition. Although the proposal meets some of the criteria of policy TWR 5 of the LDP, it is considered that the proposal fails on the main criterion which requires that the development is in a non-intrusive location which is already well concealed.

#### **General and residential amenities**

- 5.8 The Berth Ddu dwelling itself is part of the site, but the nearest houses are a field or more away from the application site. It is not considered that the site would likely have a significant impact on the nearby residential dwellings. Therefore, it is not considered that the proposal would likely cause obvious significant harm to the amenities of the local neighbourhood and residents and the proposal is considered to be acceptable in terms of Policy PCYFF 2 of the LDP.

#### **Transport and access matters**

- 5.9 It is intended to use the existing access to serve the development. It is noted that the access track to the land has already been resurfaced with fine slate waste and work to widen the access has been completed. Widening the access has improved visibility to the road, which is considered satisfactory. The site plan shows parking spaces adjacent to the caravans, with more room for more vehicles if needed. No observations were received from the Transportation Unit at the time of writing this report, but it is known from observations presented with the previous application, that

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there was no objection to the proposal at the time. On these grounds, it is accepted that the proposal satisfies the requirements of policies TRA 2 and TRA 4 of the LDP.

- 5.10 It is noted however that criterion 5 of policy TWR 5 requires that touring sites are close to the main roads network and that an adequate access can be provided without substantially disrupting the features and character of the landscape, with Supplementary Planning Guidance: Tourist Facilities and Accommodation noting in paragraph 6.3.1 *"It is important that new sites are located as near as possible to the main highways network (i.e. class A and B). Unclassified country roads are usually single-track lanes and are considered unsuitable for heavy traffic. No proposal will be supported when the Authority is of the view that it has not been located close to the main highway network."* The nearest classified road (class 3) abuts the village of Sarn Bach approximately 1.37km from the application site. A narrow unclassified rural road with hidden and winding corners serving the Bwlchtocyn area and there is concern about approving more touring sites where there is a high density of caravan sites as they are on a rural road where passing places are scarce. Certainly, in such a location, visitors would use their own transport to transport a caravan to the site and overall are reliant on private transport to travel from day-to-day, as it is not possible to rely on regular public transport here. It can be argued that the Bwlchtocyn area, in particular in the holiday season, has reached a saturation point where no more towing vehicle traffic should be encouraged on the road, which is mainly single-lane. Due to the nature of the road and its distance from a classified road and the adaptations to the access, it is not believed that the proposal meets criterion 5 of policy TWR 5 of the LDP.

#### **Biodiversity matters**

- 5.11 A Green Infrastructure Statement was submitted as part of the application that outlines biodiversity enhancements through additional landscaping measures in the form of planting hedges and trees, as well as the installation of a bat box and a bird nesting box on the gable ends of the toilets building and creating a wildflower meadow. The Biodiversity Unit confirmed that these improvements are acceptable in this case and there is no ecological concern regarding the proposal. It is noted that Welsh Water has objected to the location of the hedge along the site's boundary, and although there are concerns over moving the hedge in terms of its efficiency to screen the development and its visual impact (see paragraph 5.3 above), it is considered that it could be possible to ensure further biodiversity improvements through a planning condition should the proposal be acceptable in principle. It is therefore considered that the proposal meets the relevant requirements of policy AMG 5, together with the requirements of chapter 6 of Planning Policy Wales relating to green infrastructure and the phased approach.

#### **Linguistic matters**

- 5.12 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 when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the JLDP as well as Diagram 5 of the SPG Maintaining and Creating Distinctive and Sustainable Communities (SPG). The development in question does not meet any of the thresholds in Policy PS 1 of the LDP.
- 5.13 Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement / Assessment noted in Policy PS1, guidance is provided in terms of the type of relevant applications where it is needed to consider the Welsh language in Appendix 5 (The Screening Procedure) of the SPG (sections 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



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Language Impact Statement / Assessment should show how consideration has been given to the language.

- 5.14 In this case, a Welsh Language Statement was provided to support the proposal. The statement notes that the site will only generally be used for holiday use during the summer period, with the development contributing directly and indirectly towards the rural economy as visitors spend in local pubs, restaurant and shops. The development would mean a significant investment from the applicant with local providers and contractors benefiting from that. It is anticipated that the development would need one part-time worker to run the caravan site, and it would keep the original Welsh name of Berth Ddu with all the signs on the site bilingual. It is therefore believed that some consideration has been given to the Welsh language in accordance with the principles of policy PS1 of the LDP.

### **Drainage Matters/Infrastructure**

- 5.15 Observations were received from Welsh Water on concerns regarding the development and they object to the proposal. The development is located within the catchment area of the sewerage system which drains to the Abersoch Water Waste Treatment Works. Welsh Water state that it is unlikely that there will be adequate capacity within the public sewerage system without causing harm to customer services and relating to safeguarding the environment. Without appropriate information to fully assess the proposal, it cannot be assumed that suitable arrangements would be in place to address waste from the site, it is therefore not believed that the submitted application is acceptable based on the relevant requirements of policy ISA 1 which note that proposals are only approved when sufficient infrastructure capacity exists.
- 5.16 It is also noted that the Council's Land Drainage Unit offers a temporary objection to receive confirmation whether there is an intention to provide hard standings for touring units. The application does not confirm that there is an intention to provide hard standings, and therefore, to this end, it is not considered that the proposal provides a hard standing or a building over the threshold of 100m square which means that there would be a need to submit a drainage statement. It is noted that hard standings require their own planning permission and therefore, should the proposal be acceptable, it would be possible to provide hard standing through a separate planning application. To this end, it is considered that the proposal complies with the requirements of Technical Advice Note 15: Development, Flooding and Coastal Erosion (2025).

### **Any other considerations**

- 5.17 According to the current Welsh Government maps, the land that forms the application site is known as registered land 2. Paragraph 3.58 of Planning Policy Wales states that "*agricultural land of grade 3a, as well as classes 1 and 2, in the Agricultural Land Classification (ALC)16 is deemed as the best and most versatile and should be conserved as a finite resource for the future.*" As was the case with the previously refused application, no evidence has been submitted as part of the application to justify the loss of quality 2 land and therefore, the proposal is considered contrary to criterion 6 of policy PCYFF 6, which requests that the best agricultural land is safeguarded, as well as part 3.58 of Planning Policy Wales.

### **Response to the public consultation**

- 5.18 It is acknowledged that objections have been received to this proposal, and we consider that all relevant planning matters have been duly addressed as part of the above assessment. The recommendation is made based on a full assessment of all relevant planning considerations,

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including all the observations received during the public consultation, and nobody was wronged in any way when considering this application.

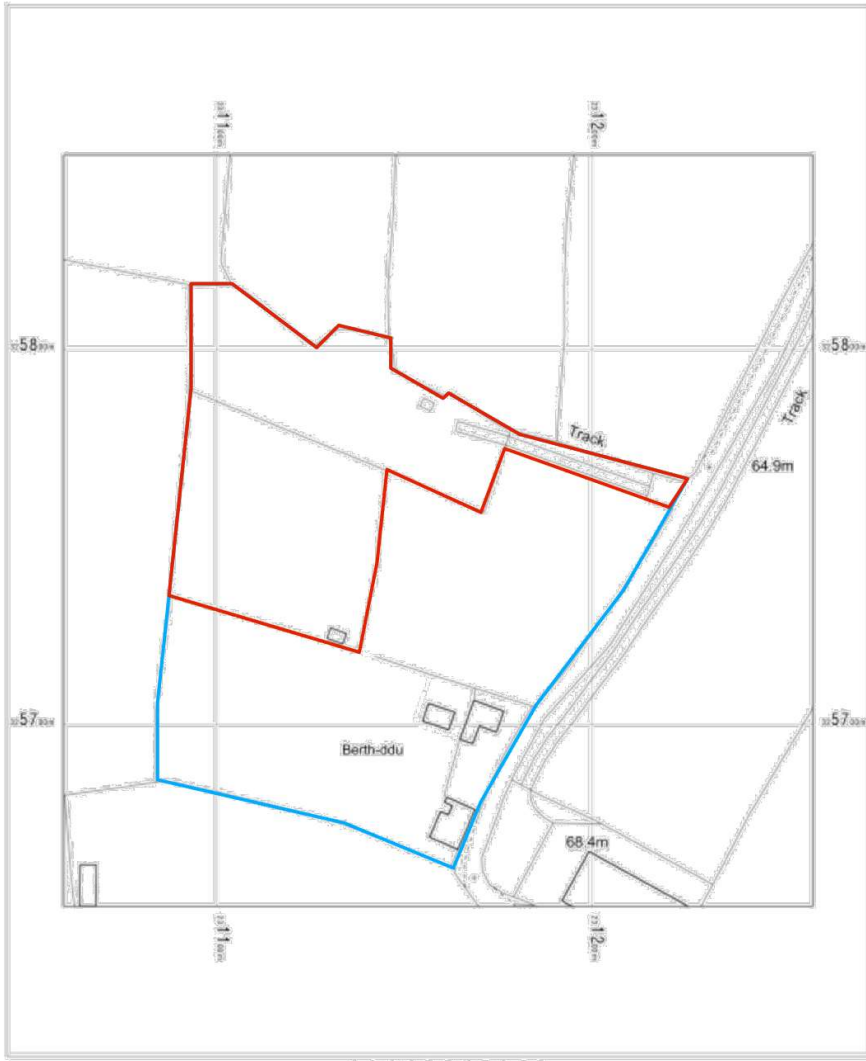
## 6. Conclusions:

- 6.1 Having considered the above and the requirements of all the relevant local and national policies and guidance, as well as all the observations received, it is not believed that the plan as submitted is acceptable as it does not comply with the requirements of relevant local and national planning policies and guidelines as set out in the report.

## 7. Recommendation:

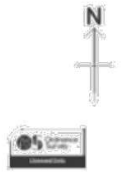
### 7.1 To refuse – reasons

1. The proposal involves the creation of a new touring caravan site in open countryside away from the main road network. It is not considered that the proposed units would easily assimilate to the local landscape, and it is not considered as an unobtrusive location that was well-concealed by the existing features of the landscape, and it is therefore considered that the development would be harmful to the visual quality of the landscape. The proposal would not add to the maintenance, enhancement or restoration of the recognised character of the Llŷn Area of Outstanding Natural Beauty and creating a new caravan site some distance from the main public road network on a busy rural road where there is a high density of holiday sites would have an impact on the features and character of the area. It is therefore considered that the proposal is contrary to the relevant requirements of policies TWR 5 and AMG 1 of the Anglesey and Gwynedd Joint Local Development Plan and the Supplementary Planning Guidance (SPG): Tourist Facilities and Accommodation.
2. Insufficient evidence had been presented as part of the planning application to demonstrate that full account had been given to the loss of the best and most versatile agricultural land. It is therefore considered to be contrary to the requirements of criteria 6 of Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 and advice provided in paragraphs 3.58 and 3.59 of Planning Policy Wales.
3. Due to lack of information to fully assess the impact of the new sewerage flow from the proposed development, the proposal is unacceptable based on the requirements of policy ISA1 which notes that proposals are only approved if sufficient infrastructure capacity exists, or when it is provided in a timely manner.



Berth Ddu/Caravan Park  
 Bwlchtocyn,  
 Gwynedd  
 LL53 7BY

OS MasterMap 1:250/2500/10000 scale  
 Thursday, December 12, 2024, 10:11:00 AM  
 www.themapshop.co.uk  
 1:1250 scale printed A4; Centre: 231150 E, 325752 N  
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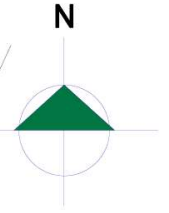
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**Berth Ddu, Bwlchtocyn**  
 Location plan

**Ty - Newydd**  
 Dylunio a rheolaeth project  
 Design & project management

Cefn Bryn, 24 Stryd Fawr, Criccieth LL52 0BT  
 Tel: 0770 925 8926  
 epost: gwyn@ty-newydd.com  
 www.ty-newydd.com

2006/01  
 1:1250  
 05-09-2025



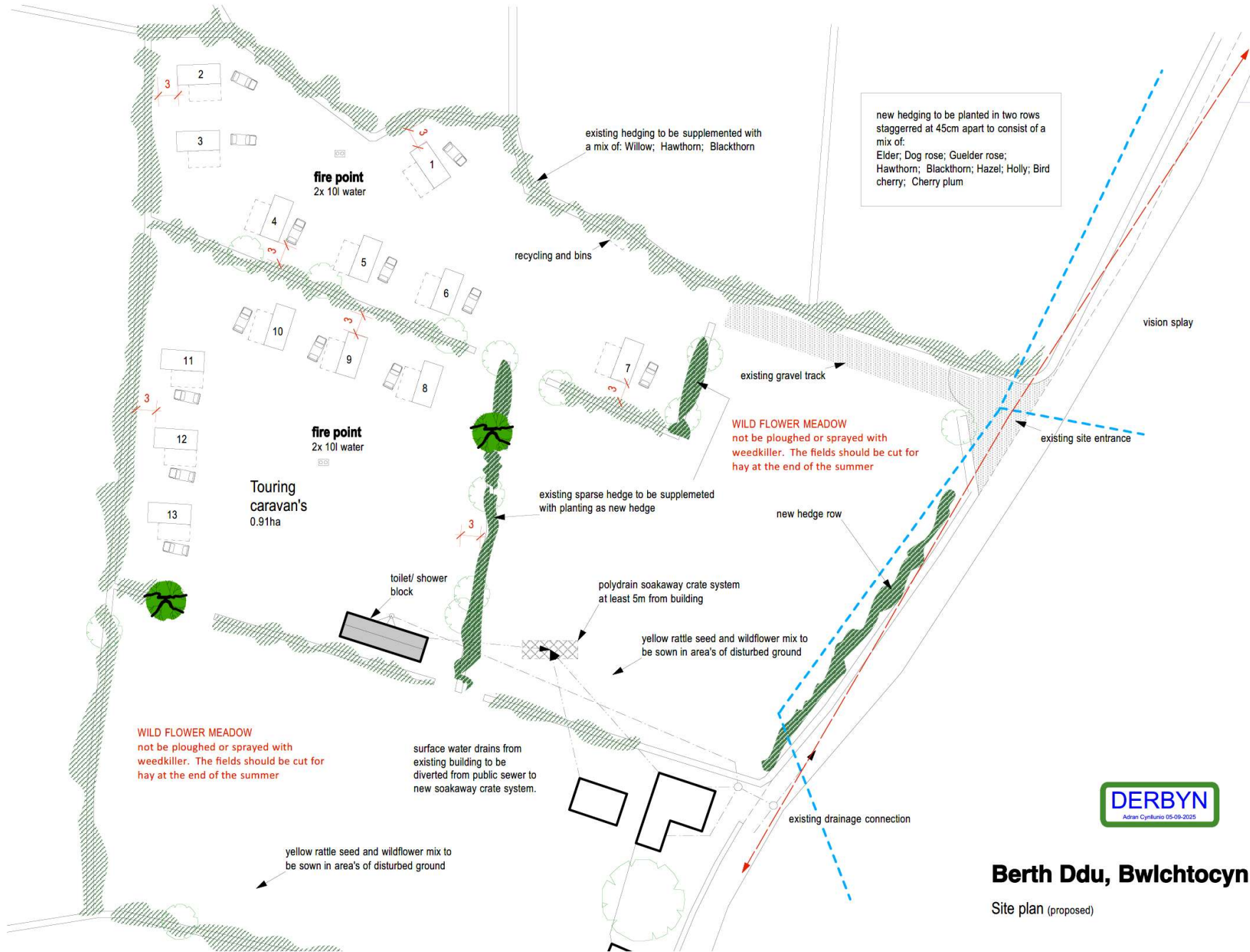
### Berth Ddu, Bwlchtocyn

Site plan (as existing)

Cefn Bryn, 24 Stryd Fawr, Criccieth LL52 0BT  
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**Ty - Newydd**  
Dylunio a rheolaeth project  
Design & project management

2006/02  
1:500 @ A3  
05-09-2025



new hedging to be planted in two rows staggered at 45cm apart to consist of a mix of:  
 Elder; Dog rose; Guelder rose;  
 Hawthorn; Blackthorn; Hazel; Holly; Bird cherry; Cherry plum

**WILD FLOWER MEADOW**  
 not be ploughed or sprayed with weedkiller. The fields should be cut for hay at the end of the summer

**WILD FLOWER MEADOW**  
 not be ploughed or sprayed with weedkiller. The fields should be cut for hay at the end of the summer



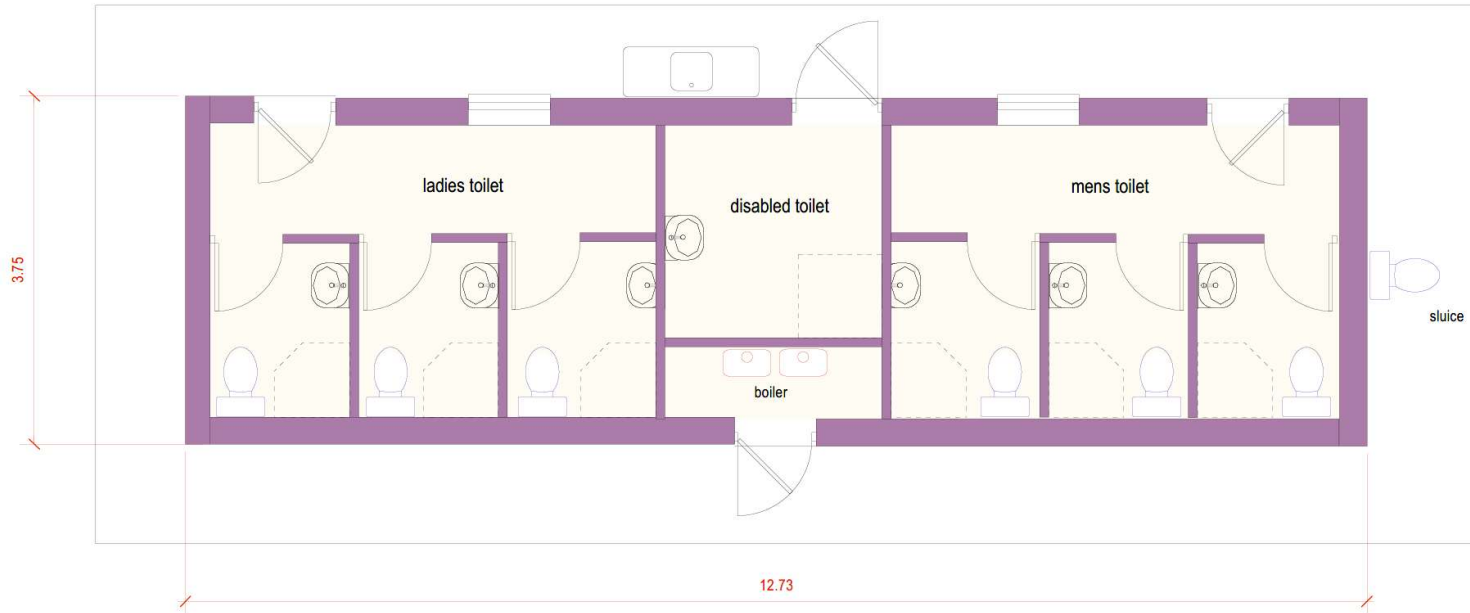
**Berth Ddu, Bwlchtocyn**

Site plan (proposed)

**Ty - Newydd**  
 Dylunio a rheolaeth project  
 Design & project management

Cefn Bryn, 24 Stryd Fawr, Criccieth LL52 0BT  
 Tel: 0770 925 8926  
 ebost: gwyn@ty-newydd.com  
 www.ty-newydd.com

2006/ 03  
 1:500 @ A3  
 05-09-2025



**Berth Ddu, Bwlchtocyn**  
toilet block plan

<b>Ty - Newydd</b> Dylunio a rheolaeth project Design & project management	Cefn Bryn, 24 Stryd Fawr, Criccieth LL52 0BT Tel: 0770 925 8926 ebost: gwyn@ty-newydd.com www.ty-newydd.com
<b>2006/ 04</b>	
1:50	
05-09-2025	



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**Number: 3**

**Application Number: C25/0755/14/LL**

**Date Registered: 15/10/25**

**Application Type: Full**

**Community: Caernarfon**

**Ward: Peblig**

**Proposal: Change of use of the former VOSA testing station to form a Timber and Builders' Merchants**

**Location: Vehicle Inspectorate, Lôn Cae Ffynnon, Cibyn Industrial Estate, Caernarfon, Gwynedd, LL55 2BD**

**Summary of the Recommendation: RIGHT TO ACT - TO APPROVE WITH CONDITIONS SUBJECT TO THE RECEIPT OF CONFIRMATION THAT WELSH WATER IS WITHDRAWING ITS OBJECTION**



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## 1 Description:

- 1.1 Full application for the change of use of a VOSA MOT testing station which is a unique use, to a timber and builders' merchants, in association with an existing site to the rear with the exact same use. The proposal does not include any alterations to the building, yard or access. The building is of a significant size and measures 50 metres long and 17 metres wide.
- 1.2 The site is situated within Cibyn industrial estate and a safeguarded area as a principal employment site for employment use (B1, B2 and B8) and is within Caernarfon Town development boundary as defined in the LDP. The site is served by the estate's service road.
- 1.3 The following documents have been submitted as part of the application:
- Green Infrastructure Statement
  - Drainage Statement
  - Welsh Language Statement
  - Planning Statement
- 1.4 A revised landscaping plan has been submitted to alleviate Welsh Water's concerns.

## 2. Relevant Policies:

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

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PS 13: Providing opportunities for a flourishing economy

CYF 1: Safeguarding, allocating and reserving land and units for employment use

PS 19: Conserve and where appropriate enhance the natural environment

AMG 5: Local Biodiversity Conservation

SPG Change of use of community facilities and services, employment sites and retail units (2021)

SPG Maintaining and Creating Distinctive and Sustainable Communities (2019)

## 2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note (TAN) 23: Economic Development (2014)

Technical Advice Note (TAN) 18: Transportation

## 3. Relevant Planning History:

3.1 C07A/0767/14/LL - EXTENSION TO CREATE A CANOPY Approved on 23.11.2007

C05A/0761/14/C3 - DEMOLISH EXISTING BUILDINGS AND RE-ERECT NEW TESTING STATION TOGETHER WITH AN ADDITIONAL ACCESS - Approved on 29.11.2005

C03A/0122/14/C3 - TEMPORARY BUILDING FOR VEHICLE EXAMINER - Approved on 17.03.2003

## 4. Consultations:

Community/Town Council: Support the application with the observation that the council is pleased to see a local company making use of existing infrastructure (Unanimous).

Transportation Unit: No response

Welsh Water: The site is crossed by a public sewer, public watermain and an abandoned public watermain with their approximate positions being marked on the attached statutory public sewer and watermain records. In accordance with the Water Industry Act 1991, Dŵr Cymru Welsh

Water requires access to its apparatus at all times in order to carry out maintenance and repairs.

Having regard to the proposed plans, it appears a new tree is proposed to be planted above and within the protection zones of our assets when measured 3 metres either side of the centrelines. We would advise that it is not permissible to locate any building, structure, trees, SuDS features, ecological mitigation, the raising or lowering of ground levels above or within the protection zones of our assets. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset(s) crossing the proposed development site.

In this instance, it appears there is sufficient space and scope to re-position the proposed planting outside the protection zones of the assets. Therefore, it is strongly recommended that the proposed site plan is amended to take into account the location of the assets crossing the site and we respectfully request we are re-consulted on receipt of this information. It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the assets and establish their relationship to the proposed development.

Accordingly, for the reasons outlined above, we offer a Holding Objection until such time as additional/amended information has been submitted and request we are re-consulted on receipt of this information.

Biodiversity Unit: This development avoids significant impact to biodiversity by utilising unused but already developed land. The biodiversity enhancement measures proposed in the GIS are suitable to achieve a net benefit for biodiversity.

Language Unit: Not received

Public Consultation: A notice was posted on the site and nearby residents were notified. No responses were received.

## 5. Assessment of the material planning considerations:

### The principle of the development

5.1 The site is situated within the development boundary of Caernarfon as defined in the Joint Local Development Plan and within a 'site safeguarded as a principal employment site' for employment

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use (B1, B2 and B8) in accordance with Policy PS13 (Providing opportunities for a flourishing economy) and Policy CYF 1 (Safeguarding, allocating and reserving land and units for employment use) in the Joint Local Development Plan.

- 5.2 The proposal relates to the change of use of an existing site which has been used as an MOT testing centre by VOSA to a timber and builders' merchants linked to the applicant's existing site immediately to the rear. This site would operate separately, but by the same company. The use of a building or warehouse with a counter for trading falls within use Class B8 (Storage and Distribution). To this end, it is considered that the proposal complies with the requirements of policies PS13 and CYF 1.

### **Visual amenities**

- 5.3 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.
- 5.4 The site is situated within the town's industrial estate at Cibyn. The existing building is substantial and prominent within the estate and is positioned as part of the wider site when viewed from a distance. The application includes the use of the site and the existing building. The applicant states that there is no intention to make external alterations to the building or yard, and as such there would be no greater impact on the landscape than the existing situation. To this end, the application would meet the objectives of PCYFF Policy 3 within the LDP.

### **General and residential amenities**

- 5.5 The application was advertised at the site and nearby residents were notified. No response was received. The site is located within an industrial estate in the middle of commercial uses, and is approximately 100 metres away from residential houses to the north. While the proposal would probably lead in an intensive use of the site, it is not considered that it would have a significant negative impact on the amenities of the residents of the nearest houses. Therefore, it is not considered that the proposal is contrary to the objectives of Policy 2 within the LDP.

### **Transport and access matters**

- 5.6 The site is served by an existing access to the estate's service road. The applicant states that there would be no change to the access and that there is sufficient space for parking within the yard. The site previously operated by VOSA as an MOT testing centre, and therefore the current arrangement is suitable for large vehicles. The proposed site's change of use is not considered to cause harm to road safety and although no observations have been received from the Transportation Unit, due to the location and nature of the site and the proposal, it is considered to be acceptable and complies with the requirements of policies TRA 2 and 4.

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## **Biodiversity matters**

- 5.7 The application involves the use of an existing yard without disturbing green land and is therefore unlikely to adversely affect the site's biodiversity. A green infrastructure statement has been submitted as part of the application and the Biodiversity Unit's observations have been received stating no objection to the proposal. It is noted that the proposed planting of a tree at the front of the site has been amended due to an objection from Welsh Water, but a revised plan has been submitted with the location of the proposed tree having changed. This is considered to be acceptable and therefore the proposal complies with the requirements of policies PS 19 and AMG 5 of the LDP and Chapter 6 of PPW.

## **Language Matters**

- 5.8 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. 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. It is noted that there are some specific types of development 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. It appears that the thresholds for producing a Welsh Language Statement (area and number of employees) have been met with this application and therefore a Welsh Language Statement will be required.
- 5.9 A Welsh Language Statement has been submitted as part of the application stating that the applicant is a local company with an existing site adjacent to the application site. The company's existing sites include bilingual signage, and it is intended for job advertisements to be bilingual and available to local people of working age. Observations from the Language Unit have not been received at the time of writing the report but based on the content of the statement together with planning conditions to ensure bilingual signage, the proposal is considered to be acceptable and is not contrary to the requirements of policy PS 1 and the SPG.

## **Welsh Water Matters**

- 5.10 It is noted that Welsh Water's comments confirm an objection to the proposal on the grounds that it is intended to plant a tree within the protection zone of pipes crossing the site. A revised plan that moves the proposed tree away from the pipe protection zone has been submitted in response to the objection. At the time of writing, no response has been received from Welsh Water to the second consultation on the revised plan, but the proposal is deemed to be acceptable subject to positive comments from Welsh Water withdrawing its objection on the basis that the location of the proposed tree is moved.

## **6. Conclusions:**

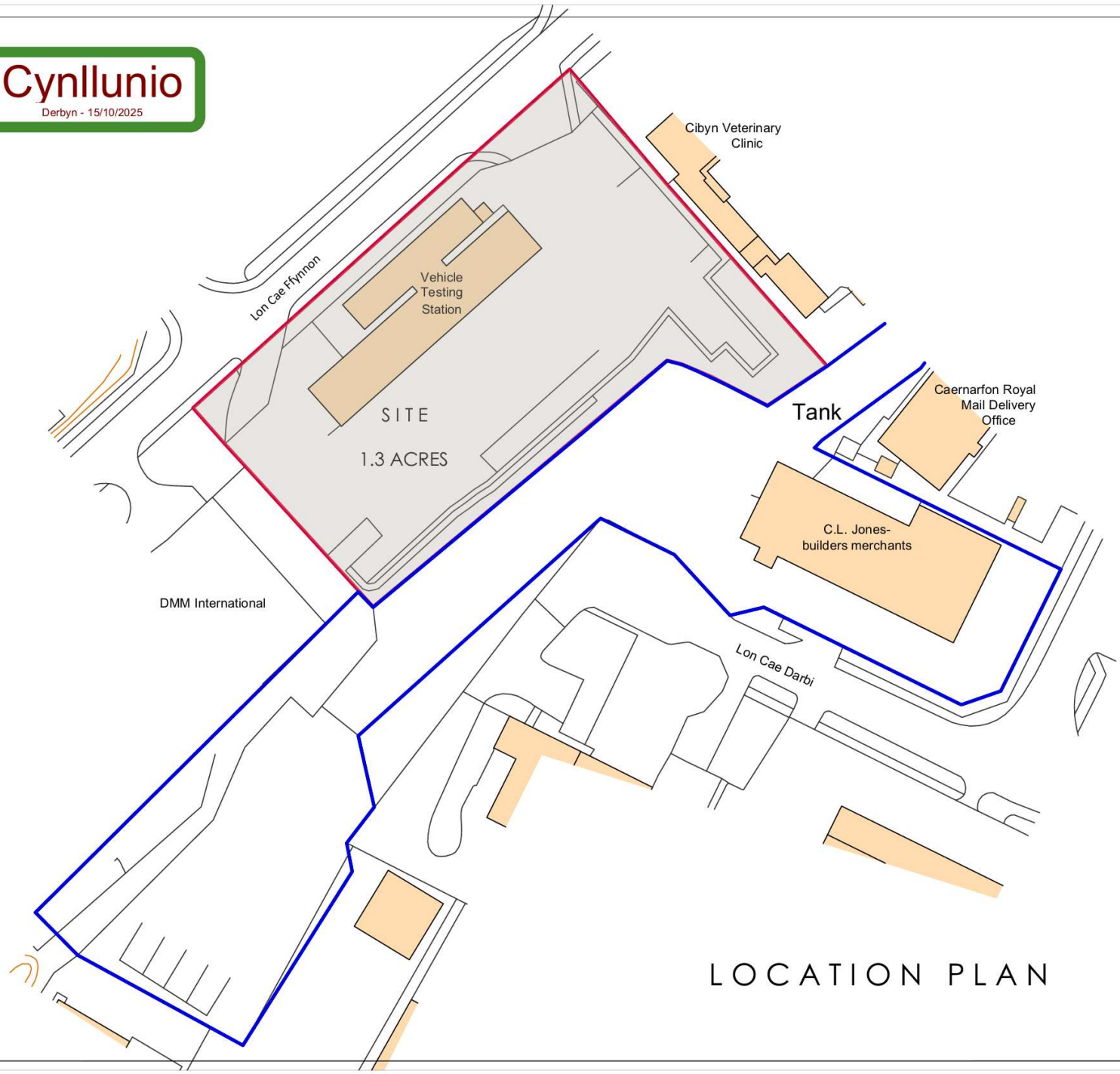
- 6.1 Having given full consideration to all material Planning issues, it is considered that the application can be supported, and it is recommended that it should be approved subject to the following conditions.

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7. **Recommendation:** Right to act - To approve with conditions subject to receipt of confirmation from Welsh Water withdrawing its objection.

7.1 Conditions:

1. Five years.
2. In accordance with plans and documents.
3. To restrict use of the site to use class B1, B2, B8 within the proposed Use Classes Order 1987.
4. Biodiversity enhancements



LOCATION PLAN

**EDGE ARCHITECTS**

RIBA # Chartered Practice

EDGE Architects NW Ltd.  
10 Everard Road, Rhos on Sea  
Conwy, LL28 4BY  
01745 585517  
info@edge-architects.com

**CLIENT:**  
CL Jones Ltd

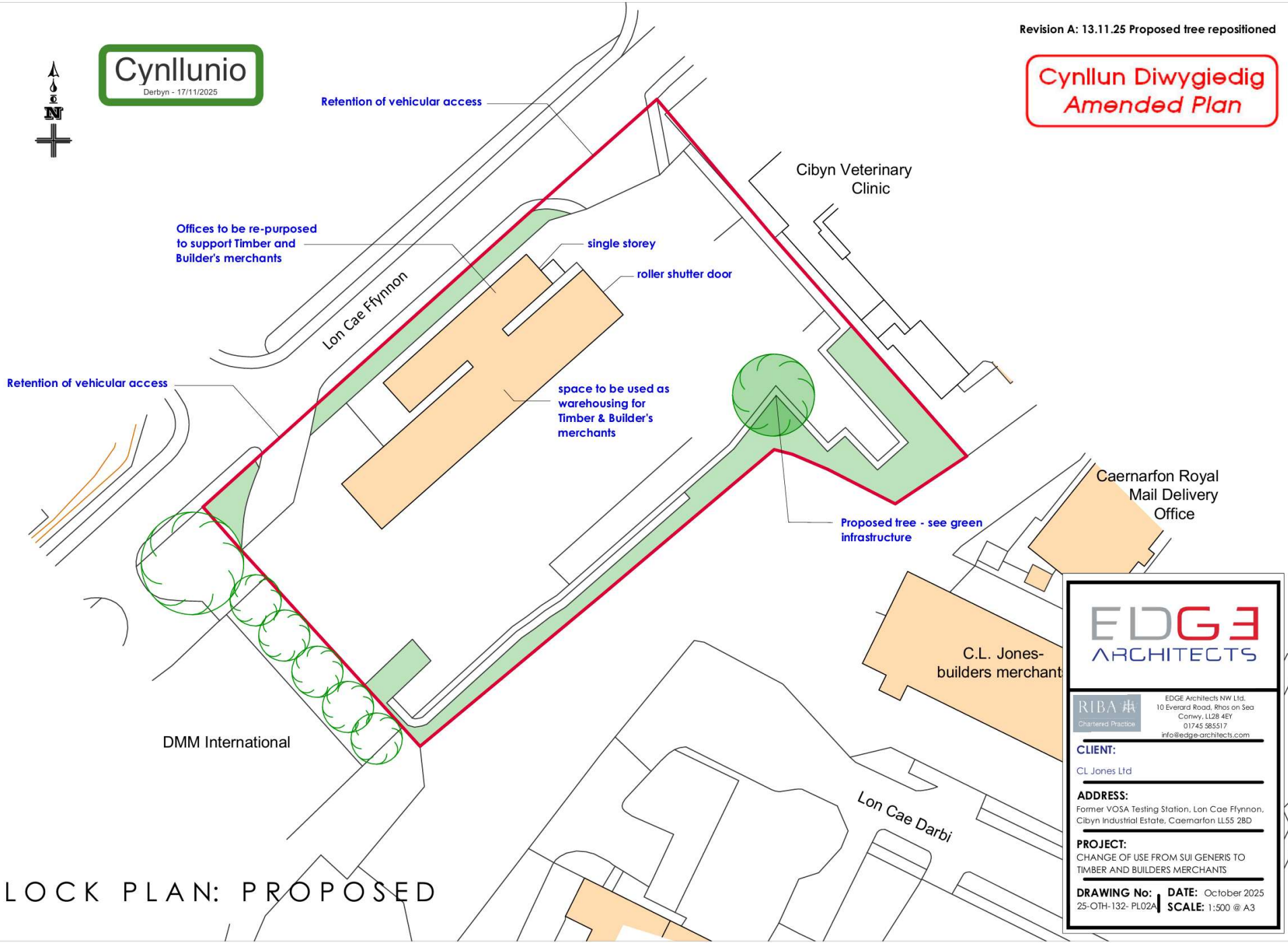
**ADDRESS:**  
Former VOSA Testing Station, Lon Cae Flynnon,  
Cibyn Industrial Estate, Caernarfon LL55 2BD

**PROJECT:**  
CHANGE OF USE FROM SUI GENERIS TO  
TIMBER AND BUILDERS MERCHANTS

**DRAWING No:** 25-OTH-132- LP01 | **DATE:** JUNE 2025 | **SCALE:** 1:1250 @ A3

**Cynllunio**  
Derbyn - 17/11/2025

**Cynllun Diwygiedig**  
**Amended Plan**



**EDGE ARCHITECTS**

RIBA Chartered Practice

EDGE Architects NW Ltd.  
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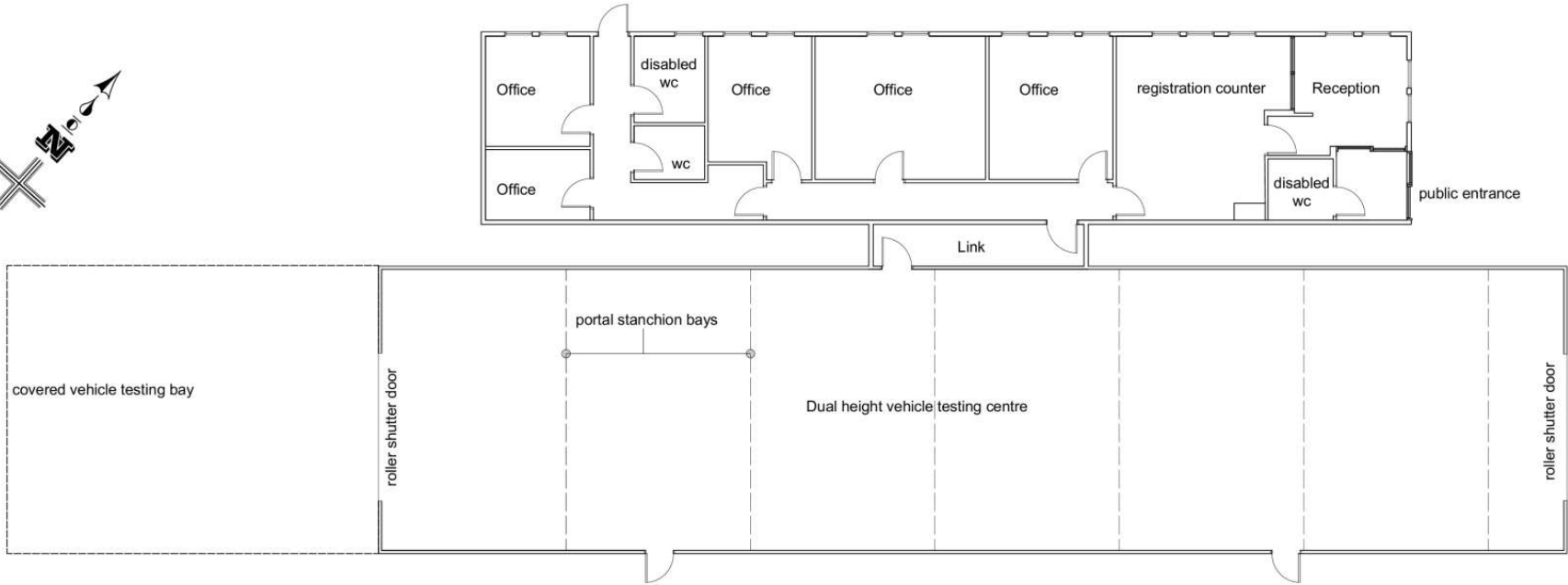
**CLIENT:**  
CL Jones Ltd

**ADDRESS:**  
Former VOSA Testing Station, Lon Cae Ffynnon,  
Cibyn Industrial Estate, Caernarfon LL55 2BD

**PROJECT:**  
CHANGE OF USE FROM SUI GENERIS TO  
TIMBER AND BUILDERS MERCHANTS

**DRAWING No:** 25-OTH-132-PL02A | **DATE:** October 2025 | **SCALE:** 1:500 @ A3





FLOOR PLAN: EXISTING

**EDGE ARCHITECTS**

RIBA Registered Architect

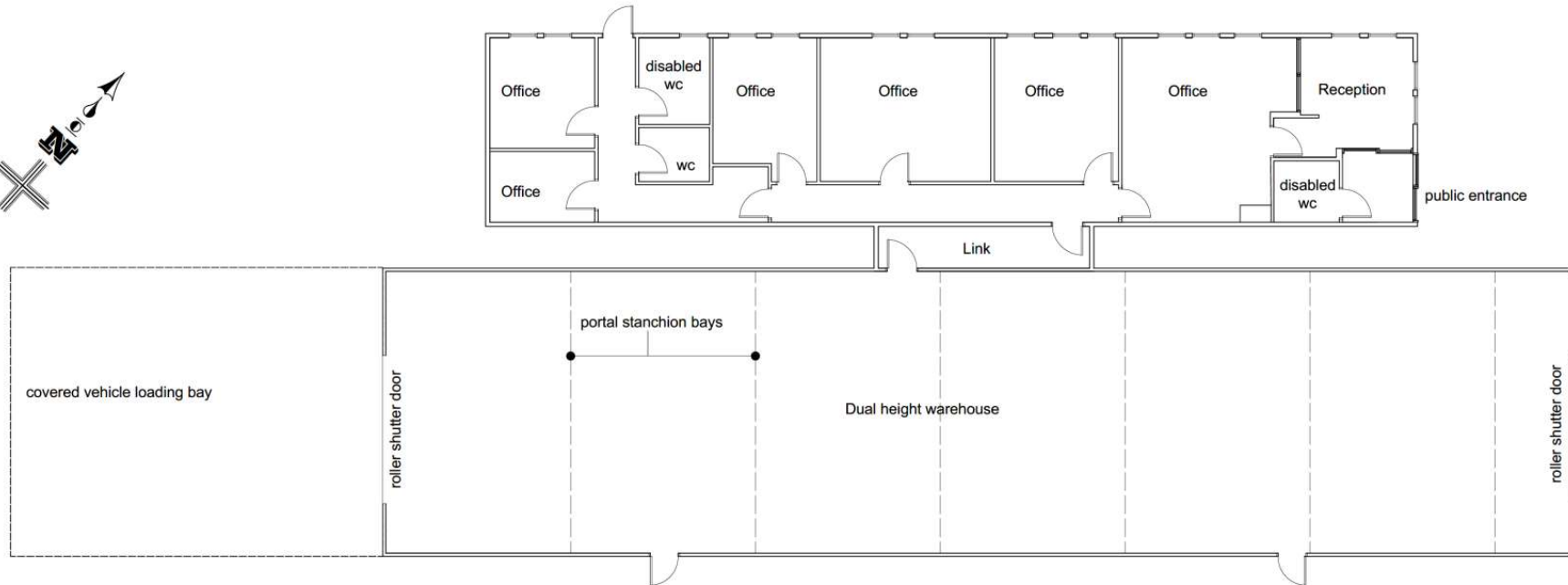
EDGE Architects NW Ltd  
10 Ewens Road, Rhondda  
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01745 50317  
info@edge-architects.com

**CLIENT:**  
CL Jones Ltd

**ADDRESS:**  
Former VOSA Testing Station, Lon Cae Ffynnon,  
Clybri Industrial Estate, Caermarfon LL55 2BG

**PROJECT:**  
CHANGE OF USE FROM SUI GENERIS TO  
TIMBER AND BUILDERS MERCHANTS

**DRAWING No:** 25-01H-130- PL07 | **DATE:** October 2025 | **SCALE:** 1:100 @ A2



FLOOR PLAN: PROPOSED

	<small>EDGE Architects NW Ltd 10 Everard Road, Rhos on Sea Conwy, LL28 4EY 01745 265117 info@edge-architects.com</small>
<b>CLIENT:</b> CL Jones Ltd	
<b>ADDRESS:</b> Former VOSA Testing Station, Lon Cae Ffynnon, Clybryn Industrial Estate, Coernarfon LL55 2BD	
<b>PROJECT:</b> CHANGE OF USE FROM SUI GENERIS TO TIMBER AND BUILDERS MERCHANTS	
<b>DRAWING No:</b> 25-OTH-132-PL08   <b>DATE:</b> October 2025   <b>SCALE:</b> 1:100 @ A2	









PLANNING COMMITTEE	DATE: 08/12/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 4**

**Application Number: C25/0647/11/LL**

**Date Registered: 10/09/25**

**Application Type: Full**

**Community: Bangor**

**Ward: Dewi**

**Proposal: Change of use of a current industrial unit (B2 Use Class) into an indoor padel sports centre (D2 Use Class) and associated work**

**Location: Denis Ferranti Meters Ltd, Denis Ferranti Meters Caernarfon Road, Bangor, Gwynedd, LL57 4SP**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

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## 1 Description:

- 1.1 This is an application to convert the former Denis Feranti factory in Bangor into an indoor padel play facility. The application involves changing the use of the unit, known as Unit F of the site, into a padel sports centre, including 8 padel courts, 2 pickleball courts, a warm-up zone, a reception and toilets, as well as a facility to park bikes. Furthermore, existing parking within the site will be specifically allocated and used, earmarking 36 parking spaces to the proposed use. The proposal is to open the facility to be used from 07:00am until 11:00pm every day of the week.
- 1.2 The application site includes a warehouse unit located centrally within the estate. The estate, operated by the aerospace parts company since 1951, has been on the market since 2022. This application represents the first presentation in a broader programme to transfer the estate by creating new employment opportunities. It is expected that the plans for the wider estate will follow in due course.
- 1.3 The site is located within the Bangor Sub-regional Centre Development Boundary but is located outside the City Centre and the defined Main Shopping Area. The Flood Map for Planning indicates that the site is located within Flood Zone 3 (Rivers and Surface Water) associated with the Afon Adda that runs through a nearby culvert.
- 1.4 The estate is surrounded by a mixture of residential and commercial uses whilst the application site itself is located within an existing unit, with the estate directly continuing to the north and the south. To the west, residential dwellings are located along Cilcoed, whilst to the east, there are further dwellings located along Bryn Llwyd. The site can be reached from the western side via Bryn Llwyd, which in turn, leads from Caernarfon Road, namely the A4087.
- 1.5 The following information was submitted in support of the application:
- Planning Statement (including a Welsh Language Assessment)
  - Impact Assessment
  - Retail Impact Assessment
  - Noise Assessment (as well as an update to respond to the Public Protection Service's observations)
  - Energy Statement
  - Transport Statement
  - Green Infrastructure Statement
  - Social Impact Statement

## 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 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to 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.



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### 2.3 Anglesey and Gwynedd Joint Local Development Plan. (July 2017)

ISA 2: Community Facilities

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

MAN 1: Proposed Developments in Town Centres

MAN 2: Principal Retail Areas (the Retail Core)

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

PS 15: Development of Town Centres and Retail

PS 19: Conserve and where appropriate enhance the natural environment

### 2.4 National Policies:

Planning Policy Wales.

Technical Advice Note 4: Retail and Commercial Developments

Technical Advice Note 15: Development, Flooding and Coastal Erosion

### 3. Relevant Planning History:

C96A/0053/11/CL: EXTENSION TO CREATE A WAREHOUSE AND INDUSTRIAL USE (AN AMENDED DEVELOPMENT TO WHAT WAS APPROVED UNDER APPLICATION NUMBER 3/11/349L): Approved 07/06/96

### 4. Consultations:

Community/Town Council: No response received

Transportation Unit: No objection

Public Protection: The additional information submitted as part of the application above has been assessed and our observations are as follows:

The response is based on revised information by the Applicant and Acoustic Consultant in the following documentation:

- Noise Impact Assessment for a Proposed Padel Tennis and Pickleball Facility S3, Caernarfon Road, Bangor LL57 4SP Report Reference 22236.NIA-RPT.01. Rev A dated 29th of October, 2025 produced by es acoustics. (NIA)
- S3, Caernarfon Road, Bangor LL57 4SP – Technical Note (TN)

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The additional information includes the properties known as Bryn Llwyd Bungalows and responds to the Departments comments on nearby properties omitted from the initial NIA. In addition the NIA and associated technical note clarifies that the noise assessed as cumulative ad worst case with all courts pickle and padel in operation.

Our comment still stands in relation to point 4 and 5 of the TN:

Comment 4: “Noise from traffic arriving and leaving the site has not been assessed and the Service would recommend that this is incorporated into the noise assessment. Vehicle movement to the rear of the properties on Bryn Llwyd will be a new noise source.”

The technical note makes the comment that ‘the change in site operation is expected to result in a neutral or beneficial effect in terms of traffic-related noise’. This conclusion is based on the assumption that the industrial use and coming and goings of personnel to the site would have the same or less impact.

The nature of the shift patterns would have meant that once shifts were commenced, that cars would not be coming and going all day and night until 23:00hrs. The nature of the sport would mean that visitors would be on site for a shorter duration. This can result in management issues and overall increase in noise levels from the coming and goings of vehicles, slamming doors and voices. I would suggest that customer car parking activity noise in the context of guideline noise values and the existing ambient noise climate should be included.

It is necessary to evaluate this noise over an appropriate time period, the closure after 23:00 hrs would bring this noise withing night time levels (23:00 – 07:00hrs), when an increased degree of noise protection should be expected. The applicant is advised to include this assessment or consider mitigating this by reducing operational hours so that the night time is not compromised.

The development hereby approved will be carried out in full accordance with the noise impact assessment, prepared by ES Acoustics - Noise Impact Assessment for a Proposed Padel Tennis and Pickleball Facility S3, Caernarfon Road, Bangor LL57 4SP Report Reference 22236.NIA-RPT.01. Rev A dated 29th of October, 2025.

The predicted levels in Table 10 of the NIA shall not be exceeded.

Post completion condition

Within 3 months of the site becoming operational, a post completion noise survey shall be undertaken by a suitably qualified acoustic consultant, in accordance with the NIA and a report submitted to and approved in writing by the Local Planning Authority.

The report shall provide information on the measured sound emitted from the site at 1.0m from the facade of the residential receptors identified at Maes Berea, Pen y Wern, Cilcoed and Bryn Llwyd. Where operational noise, are found to be more than the minimum background noise levels, or and plant rated noise levels are above the external plant condition below, a detailed noise mitigation scheme shall be submitted to the Local Planning Authority for written approval. Any scheme of mitigation shall be implemented within 3 months of the date of written approval in full accordance with the approved details, and it shall be retained in accordance with those details thereafter.

#### External Plant

Operational phase fixed plant and equipment external noise emissions can be suitably mitigated through imposing noise limits in accordance with the assessment criteria at the nearest or most exposed noise sensitive receptors.

The consultant has stated that there will be no fixed plant/external plant associated with the development. The Service would recommend that should any mechanical plant, air conditioning/heating units be installed, they shall comply with the condition below:

The cumulative noise from new plant associated with scheme shall be limited to 5dB below the

background noise level (LA90) at surrounding noise sensitive properties during the day and evening. On

this basis noise from the scheme would have a low to negligible impact on the residents of surrounding

properties. Plant noise (biomass, boiler etc) shall be assessed in accordance with the principles in BS

4142:2014 +A1:20191.

In addition any noise emitted by plant and machinery used in connection with the Development will not

exceed Noise Rating Curve NR25 between the hours of 2300 – 0700 and NR 30 at all other times when

measured within the nearest noise sensitive dwelling (windows can be open for ventilation). The noise

emanating from any plant and machinery used on the premises should not contain any discernible tonal

component. Tonality shall be determined with reference to BS 7445-2.

#### Construction Noise

No construction or demolition work shall take place on Sundays or

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	Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays Propose conditions to control noise levels, external lighting and monitoring in case there is contaminated land on the site
Welsh Water	Request a condition for the protection of the public sewer and standard guidance for the applicant
Natural Resources Wales	No objection  The application proposes to change the use to a use that is less open to harm as defined in Technical Advice Note 15: and, because of this, it is considered that the proposals could be acceptable, subject to making the developer aware of the potential flood outcomes and risks.  The proposal is for a use that is less vulnerable, agrees with paragraphs 6.28 and 6.29 of the planning statement and recommend using measures to withstand flooding and draw up a plan to measure flood management for the site.
Land Drainage Unit	There is no need to have an application from the SuDS Approval Body, and there is no need to have a drainage statement to approve the plan.
Public Consultation:	A notice was posted on the site and nearby residents were notified. The advertising period for the planning application has ended and the objection below was received in response to the public consultation process: <ul style="list-style-type: none"> <li>• Concern about the noise impact on the amenities of nearby residents, the activities, and the transport produced, especially noise late at night.</li> </ul>

## 5. Material Planning Considerations:

### Principle of the development:

5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan, unless other material planning considerations indicate otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. The site of the proposal is located within the Bangor development boundary as identified in the (Anglesey and Gwynedd) Joint Local Development Plan and therefore complies with Policy PCYFF 1.

5.2 The proposal relates to changing the use of an existing industrial unit (B2 Use Class) to an indoor padel sports centre (D2 Use Class) and associated work. It is considered that the main relevant policy is policy ISA 2 (Community Facilities) of the LDP. Point 1 of policy ISA 2 notes:

*"The Plan facilitates to maintain and improve community facilities through:*

*1. Granting the development of new community facilities, provided that:*

*i. they are located within or adjoining development boundaries or they are*

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*ii. located outside development boundaries but within clusters where the proposal will provide an essential facility to support the local community;*

*iii. in the case of new buildings, the needs of the local community cannot be satisfied by making dual use of existing facilities or converting existing buildings*

*iv. where the proposal is for the relocation of a facility, it can be demonstrated that the existing site is no longer suitable for that use*

*v. the proposal is of an appropriate scale and type compared to the size, character and function of the settlement, the proposal is easy to reach by foot, bike and public transport*

*It is encouraged to provide new or improved multi-purpose community facilities, including co-locating health care facilities, schools, libraries and leisure in accessible locations."*

5.3 Considering this proposal in the context of the criteria above in turn:

- i. The site is within the development boundary
- ii. Not relevant
- iii. The development would involve the conversion of an existing building.
- iv. Not relevant
- v. When considering the status of Bangor as a Sub-regional Centre and the site's accessibility for a high percentage of the city's population, it is believed that this facility is completely appropriate for the nature of the location and status of the settlement.

5.4 Given the above, it is believed, by redeveloping an existing building for the purpose of the community that will also provide employment opportunities, this proposal is consistent with the objectives of Policy ISA 2 as it attempts to protect and improve community facilities.

### **Amenities**

5.5 The Public Protection Service responded to the consultation on the application by expressing concern regarding the noise deriving from the site. In addition, correspondence was received by a local resident that the use of the facility could impact the amenities of neighbours, especially if the use continued late at night. An acoustic expert responded on behalf of the applicants, stating the information below in response to the individual points raised by the Public Protection:

- An Amended Noise Report has been produced to include a noise model that considers the impact on the Bryn Llwyd bungalows.
- This site is in an urban environment, which includes various environmental noise sources that provide some level of effective noise cancellation.
- The highest noise levels anticipated from this development continues to be lower than the threshold to start irritation noted in the CIEH Guidelines (Chartered Institute of Environmental Health) for Clay Pigeon Shooting (quoted by Public Protection)
- The survey data includes evening periods when nearby commercial activities are not operational, and therefore it is considered that it provides a robust representation of the lowest background noise levels likely to occur in the area.
- It is estimated that the general movements of vehicles associated with the proposed centre are lower than what was produced by the previous industrial use.
- It is expected that the proposed use of padel and pickleball generates significantly lower noise levels than those associated with the site's industrial former operations.

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- The noise model has been developed based on the worst, conservative assumption regarding constructing the existing warehouse structure. Practically, it is anticipated that the building envelope will provide audio insulation that is equal or more than what is assumed in the model.
- The model will be configured to evaluate the worst operational scenario, assuming that every padel and pickleball court is used at the same time.
- The operator notes the intention to operate additional noise absorbing treatment, should post-ownership conditions show that players' comfort or internal echo can be improved.
- The applicant has confirmed that there is no mechanical ventilation, air-conditioning or heating work being proposed as part of the existing application.

5.6 The views of the Public Protection Service were sought on the additional information submitted and the response has been noted in the table above, and it is noted that the information presented in terms of noise emitting from the building was unacceptable. It is acknowledged that there is concern regarding the movement of vehicles and noise emitting from the parking behind the houses of Ffordd Bryn Llwyd. Parking spaces already exist here, and a Lôn Adda footpath (including a cycle path) runs between the site's boundary and behind the Bryn Llwyd houses.

5.7 Noting the concerns raised, given the specialist evidence submitted, especially in the context of the existing right to use the building for industrial purposes within B2 use class (General Industrial) without any control in terms of time or activity within B2 use class, and its urban location, and from imposing appropriate conditions, it is not considered that the use of the building as a sports facility would likely cause additional amenity impacts that would cause significant harm to the amenities of neighbours. Given the above, it is not believed that the proposal is contrary to policy PCYFF 2 of the LDP as it relates to protecting the amenities of private and public amenities.

#### **Transportation Matters.**

5.8 A Transportation Statement was submitted with the application and noted that the development is anticipated to be safe, accessible and well-located to make the most of sustainable travel. The Transportation Unit had no objection to the proposal, noting that they do not expect the density of the traffic attending the site to increase compared with the previous use. The number of parking spaces noted in the application is also sufficient. The site is in the city centre in an accessible location, and it is not considered that the proposal would likely cause parking and traffic problems. It is therefore considered that the proposal is in accordance with policy TRA 2 and TRA 4.

#### **Flooding Matters**

5.9 The application proposes to change the use to a use that is less open to harm from flooding as defined in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15). For this reason, Natural Resources Wales consider that the proposal could be acceptable, subject to making the developer aware of the potential flood outcomes and risks. It would also be expected for the developer to benefit from the opportunity to incorporate a flood prevention design where possible. Natural Resources Wales suggest adopting the recommendations included in the Planning Statement and recommend using flood prevention measures and draw a flood implementation plan for the site. From including appropriate conditions to ensure the above, it is believed that the plan meets the requirements of policy PS 6 and TAN 15 as they relate to protecting development sites, and the surrounding areas, from flooding.

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## Green Infrastructure

5.10 A Green Infrastructure Statement was submitted to support the application and that identified that the development would not have any harmful impact on biodiversity and, due to the nature of the development and its location, the only practical measures for the site is to install a bird / bat box on the building and planters outside the unit to create additional habitat for wildlife. It is considered that this satisfies the requirements of Policy PS 19 and Planning Policy Wales in relation to ensuring that every development highlights the consideration given to contribute towards providing green infrastructure.

## The Welsh Language

5.11 Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement/Assessment noted in Policy PS1, guidance is provided in terms of the type of relevant applications where consideration should be given to the Welsh language in Appendix 5 (The Screening Procedure) of the Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities'. The guidance included states that every retail, commercial or industrial development that is not required to submit a Welsh Language Impact Statement / Assessment should show how consideration has been given to the language.

5.12 A Welsh Language Statement was submitted as part of the Planning Statement and that notes the consideration given to the Welsh language when drawing up the plan, including:

- The company will use bilingual signs across the site for every advertisement,
- The Welsh language will be prioritised, from being in front (or above) the translated English.
- All the advertisements/signs will be easy to read, without any preferential treatment for English.
- The accuracy of the signs will be ensured by using a professional translator
- New posts are advertised in Welsh to attract the highest proportion of suitable applicants.
- The need for Welsh skills will be noted within the job descriptions' criteria.
- Training will be offered through the medium of Welsh to staff members to improve their skills and increase confidence when using the language.

5.13 Whilst it is unlikely that any change to the general number of Welsh speakers will derive from the development, the development will offer an opportunity for local residents to obtain employment and stay in their community. It is believed, from imposing a condition relating to the use of the Welsh language on documents and signs, that it can be ensured that the development contributes towards the visual presence of the language in accordance with the requirements of policy PS 1.

## Retail Matters

5.14 Policies MAN 1 and MAN 3 of the LDP state that there is a need for commercial developments outside of defined town centres to satisfy the sequential approach set out in Planning Policy Wales and the relevant Technical Advice Note (TAN 4). A Retail Impact Statement was submitted with the application which concludes, due to the location and nature of the development, that the proposal will not have any unacceptable impact on the existing retail provision. Given the content of the document in the context of the nature of the development and its specific requirements in terms of space, it is agreed that it is acceptable under the requirements of policies PS 15, MAN 1 and MAN 2 and the development will not be harmful to the High Street retail role of the city.

PLANNING COMMITTEE	DATE: 08/12/2025
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### Conclusions:

5.15 Based on the assessment above and given all the relevant planning matters, it is not considered that the proposal is contrary to the national and local guidelines and policies noted within the assessment and any potential harmful impact could be managed through relevant conditions. Indeed, ultimately it is believed that this offers an opportunity to ensure a viable use to a significant city-centre building, in a manner that would be an improvement, in terms of managing the potential amenity impacts, compared with what could happen under the current planning permissions. Based on the above, it is considered that the proposal is acceptable subject to relevant conditions.

### Recommendation:

7.1 To approve the application subject to relevant planning conditions in relation to:

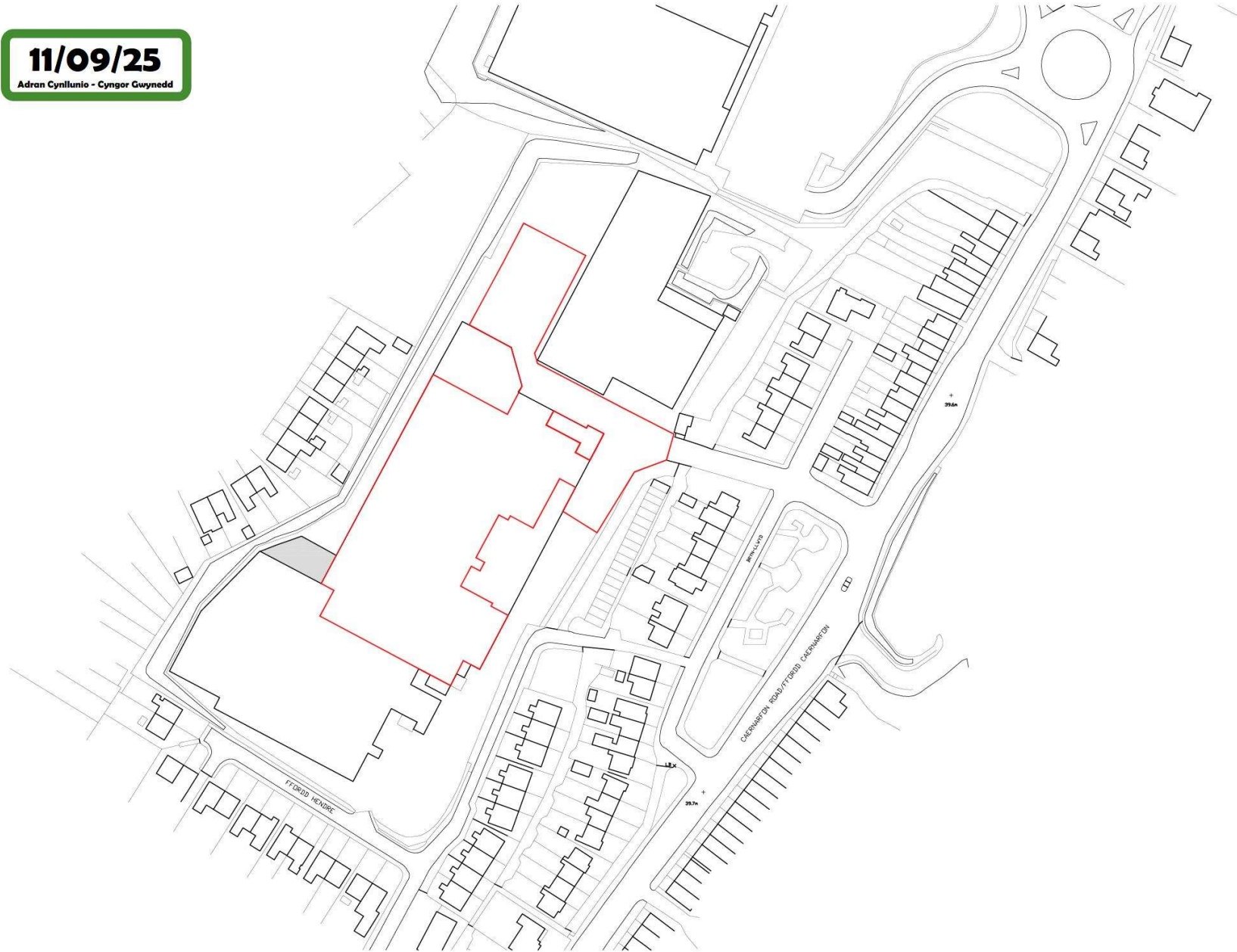
1. Time
2. Compliance with the plans
3. Permitted use of the unit as a Pickleball / Padel Sports Centre only and not for any other purpose
4. The mitigation measures from flooding recommended in parts 7.29 - 7.34 must be followed in the Planning Statement
5. Opening Hours: 07:00 to 23:00 daily
6. The development approved through this is held in accordance with the noise impact assessment, prepared by ES Acoustics - Noise Impact Assessment for a Proposed Padel Tennis and Pickleball Facility S3, Caernarfon Road, Bangor LL57 4SP Report Reference 22236.NIA-RPT.01. Rev A dated 29th of October, 2025. Noise should not be higher than the levels anticipated in Table 10 of the NIA.
7. Within the 3 months of the site becoming operational, a noise survey will be undertaken by a suitable qualified acoustic adviser, in accordance with the NIA, and submit a report to the Local Planning Authority and approved by them in writing. The report will provide information about the measured audio emitted from the site on 1.0m of the façade of the residential receptionist noted in Maes Berea, Pen y Wern, Cilcoed a Bryn Llwyd. Should it be discovered that the operating noise is higher than the lowest background noise levels, or there are noise levels from the external mechanical equipment with a higher score than the external condition above, a detailed noise mitigation plan should be presented to the Local Planning Authority to be approved in writing. Any mitigation plan will be implemented within 3 months of the date of the written approval in accordance with the approved details, and it is kept in accordance with those details afterwards.
8. Working Hours
9. Details of any external equipment installed on the building must be submitted.
10. A Site Management Plan should be presented and agreed, including a mechanism to deal with complaints from public members.
11. Act in accordance with the Green Infrastructure Statement
12. Ensure Welsh / Bilingual signs

### Notes

1. Welsh Water



**11/09/25**  
Adran Cynllunio - Cyngor Gwynedd



notes  
All dimensions must be checked by the contractor before commencing work on site. No deviation from this drawing will be permitted without the prior written consent of the Architect. This drawing is to be read with all relevant Morse Webb Ltd. Structural, M&E and Specialist drawings, reports and specifications. Any discrepancies in dimensions or details on or between these drawings / reports / specifications should be brought to the attention of Morse Webb Ltd in writing for clarification.



revision/date	note

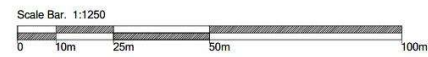


project  
**Proposed Padel Courts, Bangor**

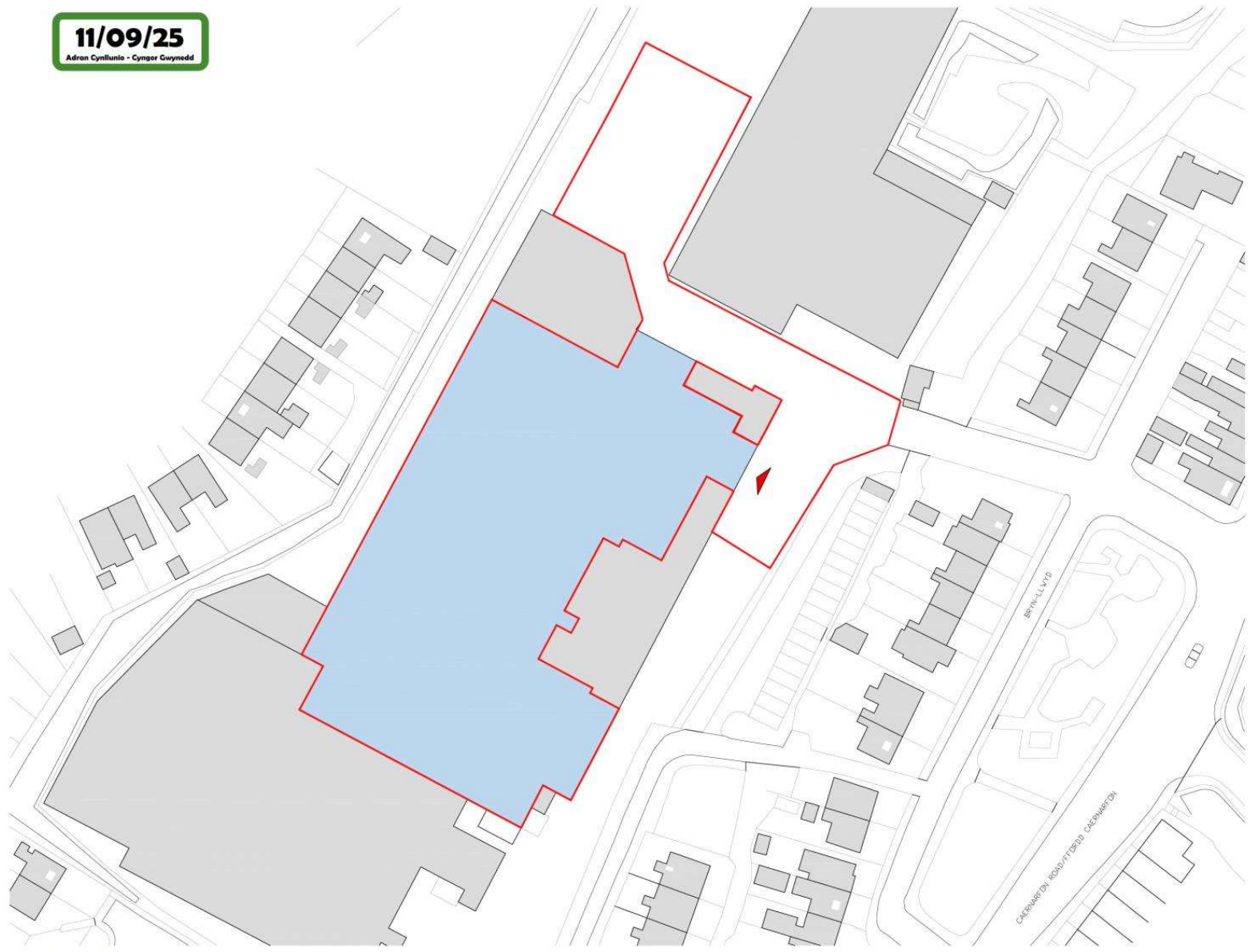


title  
**Location Plan**





scale	status
1:1250 @A2	<b>PLANNING</b>
job no. <b>1057</b>	desg no. / rev <b>S3-BNG-00-A-001 PL01</b>



**11/09/25**  
Adron Cynllunio - Cyngor Gwynedd



**notes**  
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-  N
-  Building Extent
-  Demise boundary
-  Entrance

**01** BLOCK PLAN  
1:500



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**project**  
**Proposed Padel Courts, Bangor**

**3 PADEL** Social Sports Society Ltd  
House of Sport  
190 Great Dover Street  
London SE1 4YB



**Block Plan**

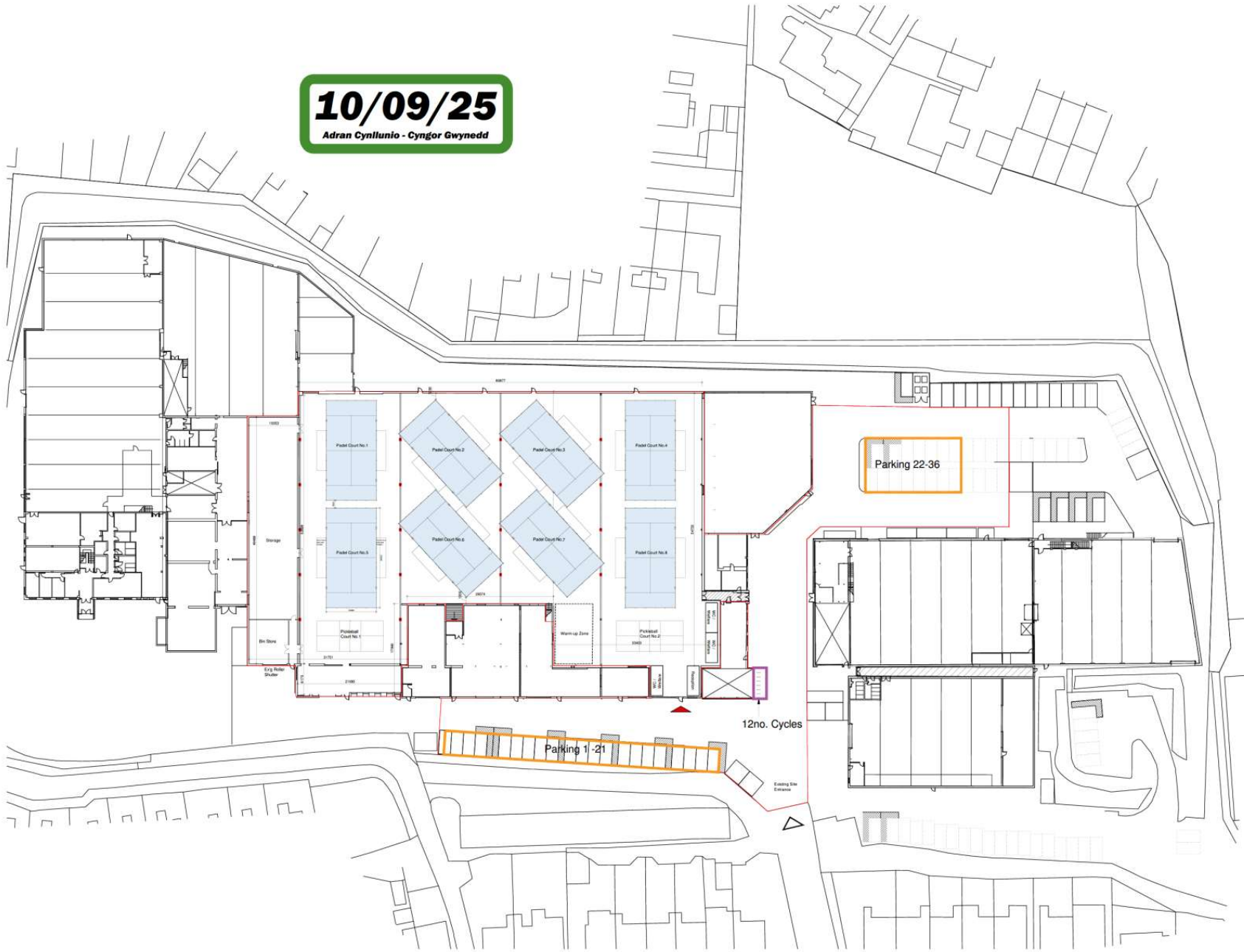
scale	1:250 @ A2	status	PLANNING
job no.	1057	dwg no.	S3-BNG-00-A-002 PL01

**10/09/25**  
Adran Cynllunio - Cyngor Gwynedd

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 Parking  
 Cycles



03/09/2025 Bin store added  
02/09/2025 Parking amended  
revision/date note



project  
**Proposed Padel Courts,  
Bangor**



title  
**Car Parking &  
Cycles**




scale status  
**1:250 @A2 PLANNING**

job no. drawing no. rev.  
**1057 S3-BNG-00-A-006 PL03**  
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-  Outside demise
-  Demise boundary
-  Entrance

**11/09/25**  
 Adran Cynllunio - Cyngor Gwynedd



04/10/20/25 Bin store added  
 03/09/20/25 Parking amended  
 revision/date note

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 London  
 SE1 4YB

site  
**Proposed Site / Space Plan**  
 work / date  
 1:250 @ A2 PLANNING

job no. / rev  
 1057 / S3-BNG-00-A-005 PL04  
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**01** PROPOSED SITE / GA FLOOR PLAN  
 1:250





PLANNING COMMITTEE	DATE: 08/12/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 5**

**Application Number: C25/0428/14/LL**

**Date Registered: 17/06/25**

**Application Type: Full**

**Community: Caernarfon**

**Ward: Caernarfon Town Centre**

**Proposal: Change of use of offices to 5 residential flats, including a rear extension. Installation of an Air Source Heat Pump and door to the waste storage.**

**Location: Mona, 4 High Street, Caernarfon, Gwynedd, LL55 1RN.**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

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## 1 Description:

- 1.1 Full application for the change of use of offices to 5 residential flats, C3 use, as a main residence (3 flats with one double bedroom and 2 flats with two double bedrooms), including a rear extension. Installation of an Air Source Heat Pump and a door to the waste storage.
- 1.2 Modification work includes internal changes and building a 3-floor extension within the property's back yard. The work would include the installation of 3 ground floor windows and 2 windows on the first floor for the back bedrooms. It is not proposed to change the front nor the side elevations that are prominent from the high street.
- 1.3 The substantial building is situated on the corner of the town's High Street and within 30 metres to Porth yr Aur. The design and size of the building make a positive and substantial contribution to the street's look and character.
- 1.4 The building is situated within Caernarfon Town's development boundary, the town's World Heritage Site, 500m from an ancient monument and amongst listed buildings.
- 1.5 The property is served by a Class 2 county road and an unclassified road.

## 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 planning 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

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 5: Sustainable development

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

AMG 3: Protecting and improving features and qualities that are unique to the character of the local landscape

AMG 5: Local Biodiversity Conservation



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PS 19: Conserving and where appropriate enhancing the natural environment

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

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

PS 20: Preserving and where appropriate enhancing heritage assets

PS 17: Settlement Strategy

TAI 1: Housing in the Sub-regional Centre and the Urban Service Centres

TAI 8: An appropriate mix of housing

TAI 15: Threshold of Affordable Housing and their Distribution

TAI 9: Sub-dividing Existing Property to Self-contained Flats and Houses in Multiple Occupation

PS 1: The Welsh Language and Culture

#### **2.4 National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note 12: Design

Technical Advice Note 18: Transportation

Technical Advice Note 24: The historic environment

#### **3. Relevant Planning History:**

- 3.1 C24/0865/14/LL - New main entrance to the building to improve accessibility, maintenance work to the external area of the building and close the current entrance and install a thin double-glazed window to be in-keeping with the existing windows. Approved 20-02-2025

#### **4. Consultations:**

Community/Town Council: Object as the information about use is not clear and there might be an over density of such developments should the use be clearer. (Unanimous).

Transportation Unit: I refer to the above application and I confirm that the transportation

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unit does not have any objection.

Natural Resources Wales:

We do not oppose the proposed development as submitted and we provide the following advice.

Protected Sites

Special Area of Conservation (SAC)

The application site is located within 55m of the Menai Strait and Conwy Bay Special Area of Conservation (SAC).

From the information provided, we are of the view that the proposal could have an impact on the SAC, and we have noted pollution as a possible impact path in terms of the site's characteristics.

However, we are of the view that the above path would lead to a detrimental impact should the developer adhere to the pollution prevention guidance, for further guidance refer to GPP 5 and GPP6 in the following link: [Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance](#)

As the competent authority under the Habitat and Species Protection Regulations 2017 (as amended), it is your Authority which will undertake the Likely Significant Impacts test for the proposed development. Should you conclude that the proposal is likely to have a significant impact on the Special Area of Conservation, either in isolation or in conjunction with other plans or projects, a proper assessment of the project's implications for that site must be carried out taking into account its conservation objectives. You must, for the purposes of the assessment, consult NRW and have regard to any representations we make within such reasonable time as you specify.

Protected Species

We note that there is no information regarding protected species with the application and therefore we presume that your authority has screened the application and concluded that there is no reasonable likelihood of protected species being present.

Welsh Water:

We would request that if you are minded to grant planning consent that the following Condition and Advisory Notes are included to ensure no detriment to existing residents or the environment and to Dŵr Cymru /Welsh Water's assets:

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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Public Protection Unit:

We have considered the planning application, and our comments/advice is as follows:

**ASHP**

Applications that include Air Source Heat Pumps (ASHP) are expected to increase significantly in accordance with the movement to decarbonise buildings. ASHPs are seen as one option in this process and the Public Protection Service does not wish to place unnecessary burdens on applicants when providing these solutions. However, ASHPs operate differently to existing oil or gas boilers and therefore can cause noise concerns.

I note that there are no details regarding the noise levels that will derive from the unit. There are no details in the report regarding noise mitigation measures and whether the unit conforms to MSC 020 standard.

The MCS has produced guidelines for registered installers (MICROGENERATION INSTALLATION STANDARDS): MCS 020 - Planning Standards for Permitted Developments to install Wind Turbines and Air Source Heat Pumps on Domestic Sites). Although these guidelines have been developed to enable installers to determine whether retrospective installation applications are permitted developments or not, they can be applied in the same manner to new applications as this will provide a basic level for each ASHP.

**Required details - Domestic Air Source Heat Pumps:**

Details of the MCS020 assessment will be provided to the Planning Department for the installation of any air source heat pump(s) for approval.

Where the MCS020 satisfies the noise criteria noted, then full details of the unit proposed, and details of the anti-vibration installations and other noise attenuation measures will be required. It is possible that the distance between the unit and the nearby property should be increased. The Plan will be implemented as approved and will then be maintained.

Details regarding the location of the assessment should be included to demonstrate how far the unit is from the nearest door/window (nearby property), photographs of the unit's location and the nearby area should be provided to the Authority.

If more than one unit is to be installed, a full noise assessment must be provided. I attach an information leaflet regarding noise assessments.

To safeguard the area's residents, any building work should be undertaken between the hours of 08.00 - 18.00 Monday to Friday, 08.00 - 13.00 on Saturday and not at all on Sundays and Bank Holidays.

**Additional Note:**

Giving permission and/or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any measures that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should confirmed noise complaints be received in the future regarding operating and running an air source

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heat pump and that it is considered to be a statutory nuisance in a nearby property, a noise prevention notice will be issued. It is likely that insulation/noise attenuation measures would need to be set such as an enclosure and/or acoustic barrier to the unit to reduce the noise emissions to an acceptable level.

To avoid noise complaints, it is recommended that operational noise from the ASHP should not increase the existing background noise levels on the boundary of the development site and should be free of tonal or other obvious acoustic features. In addition, equipment such as Air Source Heat Pumps that use fans and condensers are likely to emit more noise as the units suffer from natural ageing, wear and tear. Therefore, it is important that the equipment is maintained/serviced satisfactorily and that any defects are rectified to ensure that the noise levels do not increase over time.

The development must also adhere to the guidance on noise insulation and ventilation in Approved Document E and F of the Building Regulations. Noise levels between flats must adhere to the levels included in these documents.

Biodiversity Unit

No objection.

CADW

Having carefully considered the information provided, we have no objection to the proposed development in regard to the scheduled monuments or registered historic parks and gardens listed in our assessment of the application below.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment  
 Scheduled Monuments  
 CN034 Caernarfon Town Walls  
 CN079 Castell Caernarfon

World Heritage Sites:  
 The Castles and Town Walls of King Edward in Gwynedd -  
 Caernarfon Castle and Town Walls

The application area is located inside 500m of the above scheduled monument and is inside the identified essential setting of the Caernarfon Castle and Town Walls section of The Castles and Town Walls of King Edward in Gwynedd World Heritage Site.

The major elements of the proposed development are internal to the existing building except for the proposed flat-roofed two storey rear extension. This will not be visible from scheduled monument CN079 Castell Caernarfon but will be seen in views from a very small part of scheduled monument CN034 Caernarfon Town Walls, that currently cannot be accessed by the public. In these views the extension will not look incongruous to the area, given similar flat roofed extensions at the rear of other buildings and will be seen as part of the existing building. Consequently, the proposed change is

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so slight that any visual change will not have any impact on the way that the town walls are understood, experienced or appreciated. Consequently, the proposed development will not have any impact on the settings of the scheduled monuments or on the outstanding universal values of the World Heritage Site.

Public Consultation: A notice was posted on the site and nearby residents were notified. No responses were received.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 The site is located within the town's development boundary and therefore the proposal complies with the objectives of Policy PCYFF 1 in the JLDP.
- 5.2 The site is within the development boundary of Caernarfon as noted in the Anglesey and Gwynedd Joint Local Development Plan (JLDP). Caernarfon is identified as an Urban Service Centre under Policy Tai 1. This policy supports housing developments to meet the Plan's strategy, through housing designations and suitable windfall sites located within the development boundary, based upon the indicative provision contained in the Policy.
- 5.3 The indicative supply level for Caernarfon over the Plan period is 415 units (including a 10% 'slippage allowance', i.e. the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc). During the period between 2011 and 2025, 271 units were completed in Caernarfon. The land bank, i.e. sites with extant planning permission, in April 2025, was 51 units (all on windfall sites). Please note that an indicative figure of 29 units has been designated for T26 (Behind Maes Gwynedd) that do not have planning permission. Taking into consideration all the above information collectively, it means there is currently adequate capacity within the indicative supply for Caernarfon.
- 5.4 In accordance with Policy TAI 8, consideration should be given to the proposed development and whether it is able to prove evidence of need and demand for housing recorded in a Market Housing Assessment and other relevant local sources of evidence. It is realised that it is proposed to adapt the building to 5 flats to include 3 flats with one double bedroom and 2 flats with two double bedrooms. Given the building's position, it is considered that the proposal is reasonable.
- 5.5 Policy TAI 15 of the LDP states that Councils will attempt to ensure an appropriate level of affordable housing in the plan's area. In Caernarfon, the threshold is two or more housing units. As the proposal is to provide 5 residential units, Policy TAI 15 is relevant and therefore an affordable element should be provided with the proposal.
- 5.6 Caernarfon is within the Larger Coastal Settlements Housing Price Area where it is expected that 30% of the provision will be affordable. Based on 5 residential units this would mean 1.5 affordable units. In accordance with the guidance in the SPG 'Affordable Housing', when the affordable housing requirement is calculated, a proportion of the total houses that need to be affordable is rounded-up to the nearest whole number (where half will be rounded upwards). This means that two of the proposed units will be expected to be affordable units.
- 5.7 In accordance with paragraph 4.2.30 of Planning Policy Wales, all the affordable units must meet the Welsh Government's development quality standards. In addition, consideration should be given

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to part 3.4 of the SPG Affordable Housing that highlights considerations in relation to the size of the affordable unit.

- 5.8 The proposal provides 1- and 2-bedroom flats. In accordance with the Welsh Government's Quality Requirements for affordable units, the 1-bed unit would need to be 53m<sup>2</sup> in size and the 2-bed unit would need to be 65m<sup>2</sup>.
- 5.9 Additional information submitted as part of the application confirms that the property is in the ownership of Cyngor Gwynedd, and the proposed use will be part of the Council's statutory response to the duty to accommodate homeless persons (in accordance with the Housing Act (Wales) 2014). It is emphasised that the plan's target group are low risk homeless individuals, not accommodation with complex support or the type of use that would create a high impact on the community. The units would comply with the Welsh Government standards (WDQR/WHQS) for affordable units in terms of size and the proposed use would tackle an important social issue (homelessness) without overloading the local housing provision and would provide affordable units in accordance with the requirements of the planning policy.
- 5.10 To this end, and as the proposal would not be provided as social property under the Council's management within an Urban Service Centre to satisfy the need throughout Gwynedd, the proposal meets with the requirements within policy TAI 15 subject to an affordable unit condition to ensure that the proposal prepares affordable units in perpetuity.
- 5.11 Policy TAI 9 allows sub-division of current buildings to self-service flats as long as the building is suitable for conversion to the number and type of units without the need for significant extensions and external adaptations and will not have a detrimental impact on residential amenities showing that enough parking spaces and a place to store refuse can be provided. If designated parking spaces cannot be provided, the proposal should not exacerbate existing parking problems in the local area.
- 5.12 The proposal involves constructing a three-floor rear extension to create an acceptable layout for the flats. The extension would be at the rear of the building, and it would not create a prominent feature to the public. A space for litter is situated on the ground floor with direct access to the street but there is no parking provision. Given the location of the building and the public parking provision within the town, the proposal is not considered to greatly contravene the aims of the above policy.

### **Visual amenities**

- 5.13 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 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 water run-off and flood risk 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.
- 5.14 The work involves adapting and extending a substantial building into 5 flats. The plans indicate that there is no change to the front elevation and the side that faces the street. The extension is located at the rear of the building, and it would not affect the front elevation or the building's character which is prominent to the public.

PLANNING COMMITTEE	DATE: 08/12/2025
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- 5.15 It is considered that the proposal retains the building's character and meets with Policy objectives.
- 5.16 The Department consulted CADW due to the location of the building within a World Heritage Site and their observations were received confirming they had no objection. The proposal is also located within a Conservation Area, and it is not considered to have an unacceptable impact on this. In these circumstances, the proposal is not considered to be substantially contrary to policy AT1 or Policy PCYFF 3 in the LDP.

### **General and residential amenities**

- 5.17 The application was advertised at the site and nearby residents were notified and no response was received. The largest external work entails the construction of a three-floor extension on the rear elevation with new windows (bedrooms) looking over the back yard and the depot. It is proposed to install an air source heat pump on the building; however, no details of the units were received with the application. The Public Protection Unit has stated that a condition would need to be imposed on any permission to ensure that details of the unit and location on the property must be submitted and agreed by the Local Planning Authority prior to installation. It is not considered that the proposal would have a substantial detrimental impact on the amenities of nearby residents. The proposal is not contrary to the objectives of Policy PCYFF 2 in the LDP.

### **Transport and access matters**

- 5.18 The proposal involves adapting and extending a building into 5 flats and although there is a vehicular path past the side of the building in the back, there is no parking provision for the proposal. Despite this, the building is in the town centre where there are on-street parking places and spaces in public car parks. Although parking provision would be ideal for such a development, it is considered that no parking space is not a sufficient reason for refusing the application. The Transportation Unit submitted observations stating that they had no objection to the application. It is not considered that the proposal is substantially contrary to policies TRA 2 or TRA 4 in the LDP.

### **Biodiversity matters**

- 5.19 The plans show the intention to adapt the rooms within the existing building and observations were received from the Biodiversity Unit stating they had no objection, and the proposal is therefore considered to comply with the requirements of policy AMG 5 in the LDP. A Green Infrastructure Statement has been submitted as part of the application and includes the intention to provide biodiversity enhancements by installing nesting boxes on the building, bat boxes on the western elevation and one bee pot on the building's southern elevation. It is therefore considered that the proposal meets the requirements of chapter 6 of Planning Policy Wales relating to green infrastructure and the step-wise approach.
- 5.20 The application site is located within 55m of the Menai Strait and Conwy Bay Special Area of Conservation (SAC). Natural Resources Wales have confirmed from the information provided, that it is possible that the proposal could have an impact on the SAC, and they note pollution as a possible impact path in terms of the site's characteristics. However, it is not considered that the above path would lead to a detrimental impact should the developer adhere to the pollution prevention guidance. To this end, as the competent authority under the Habitat and Species Protection Regulations 2017 (as amended), it is not considered that the proposal would be likely to have a detrimental impact on the SAC subject to drawing the applicant's attention to the pollution prevention guidance. It is therefore considered that the proposal is acceptable in relation to this.

PLANNING COMMITTEE	DATE: 08/12/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

## Language Matters

5.21 In accordance with Diagram 10 of SPG 'Maintaining and Creating Distinctive and Sustainable Communities' when a statement is not required applicants are encouraged to present a record of how consideration was given to the Welsh language when drawing up the planning application. The method of recording the information needs to be tailored to the nature of the proposed development and the matters that require attention. The methods could include a letter accompanying the planning application, a Planning Statement, a Design and Access Statement or a Welsh Language Statement or a Report on the Welsh Language Impact Assessment. Part D of Appendix 5 of the 'SPG Maintaining and Creating Distinctive and Sustainable Communities' (July 2019) outlines the Welsh language matters that should be considered with a development of this scale.

5.22 A Language Statement was submitted to support the proposal, and states that there is a neutral to positive impact on the Welsh language and includes proposals that include the use of place-names with a link to the area, provision of bilingual adverts, together with promoting and learning the Welsh language. To this end it is considered that the proposal is acceptable and complies with the requirements of Policy PS1.

## 6. Conclusions:

6.1 Having considered all relevant matters to the application, it is considered that the proposal can be supported subject to the following conditions:

7. Recommendation: To approve

1. Five years.
2. In accordance with plans.
3. Agree details of the air source heat pump units
4. C3 use only
5. Affordable housing condition
6. Biodiversity Enhancements.
7. Working Hours

Biodiversity Note

Natural Resources Wales Letter Note





Penallt Gwynedd,  
Llyfarn-y-Deddfyn, 444/445/446  
Tŷmôr-y-Deddfyn, Penallt Gwynedd,  
Wrecsam, Powys  
Tŷmôr-y-Deddfyn, Penallt Gwynedd

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Job  
HEN GWESTY MONA, CAERNARFON

Client  
CYNGOR GWYNEDD

Drawing  
Location Plan

Drwg. No.  
1072-DEW-XX-XX-DR-A-001

Rev.  
-

Scale  
1:1250

Drawn by  
LW

Plot Date  
14/10/24

Size  
A4

Issue Status  
PLANNING

Approved by  
DH


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Existing North Elevation  
1:50



Existing East Elevation  
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Rev	Description	Date	Issued by	
				
			Menai House Holyhead Road Llanfairpwll Anglesey LL61 5UJ 01248 715006 info@dewis-uk.com www.dewis-uk.com	
Syrffwy: Siartredig Adalada Pensiur: Siartredig Rheolwyr: Proiect Ymgynghorwyr: Pensaerol Technolegwyr: Pensaerol Siartredig Ymgynghorwyr: Adaladau Hanesyddol		Chartered Building Surveyors Chartered Architects Project Managers Architectural Consultants Chartered Architectural Technologists Historic Building Consultants		
Client				
CYNGOR GWYNEDD				
Project				
HEN WESTY MONA, CAERNARFON				
Drawing				
EXISTING ELEVATIONS (2 of 4)				
File No. D1072.2 - DEW - XX - XX - DR - A - 003				
ORIGIN	DISC.	ZONE	LEVEL	TYPE
DEW	A	XX	XX	DR
Drwg. No.	Rev.	Scale	Drawn by	
003		1:50	EH	
Plot Date	Size	Issue Status	Approved by	
15/04/25	A1	Tensor	DRH	
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# Cynllunio

Derbyn - 09/06/2025



Existing West Elevation  
1:50



Existing South Elevation  
1:50

Rev	Description	Date	Issued by	
			Menai House Holyhead Road Llanfairpwll Anglessey LL61 5UJ 01248 715006 info@dewis.uk.com www.dewis.uk.com	
Syfrwyr: Sïartredig Adalladu Pensiarn Sïartredig Rheolwyr: Proiect Ymgynghorwyr Penensiarnol Technolegwyr Penensiarnol Sïartredig Ymgynghorwyr Adalladu Hanesyddol		Chartered Building Surveyors Chartered Architects Project Managers Architectural Consultants Chartered Architectural Technologists Historic Building Consultants		
Client				
CYNGOR GWYNEDD				
Project				
HEN WESTY MONA, CAERNARFON				
Drawing				
EXISTING ELEVATIONS (4 of 4)				
File No. D1072.2 - DEW - XX - XX - DR - A - 004				
ORIGIN	DISC.	ZONE	LEVEL	TYPE
DEW	A	XX	XX	DR
Drwg. No.	Rev.	Scale	Drawn by	
004		1 : 50	EH	
Plot Date	Size	Issue Status	Approved by	
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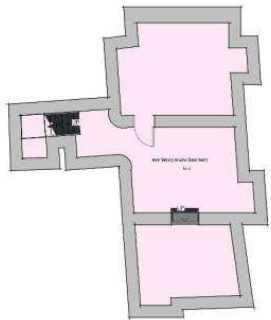
Existing Second Floor  
1:100



Existing First Floor  
1:100




Existing Ground Floor  
1:100



Existing Basement  
1:100

Rev	Description	Date	Issued by


 Mael Hysur  
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 Pensaeri Siartredig  
 Rhwyfwr Proiect  
 Yng Nghofwyr Pensaeriol  
 Technolegywr Pensaeriol Siartredig  
 Yng Nghofwyr Adaladu Henwyddol

Chartered Building Surveyors  
 Chartered Architects  
 Project Managers  
 Architectural Consultants  
 Chartered Architectural Technologists  
 Historic Building Consultants

Client  
CYNGOR GWYNEDD

Project  
HEN WESTY MONA, CAERNARFON

Drawing  
EXISTING FLOOR PLANS

File No. D1072.2 - DEW - XX - XX - DR - A - 002

ORIGIN	DISC.	ZONE	LEVEL	TYPE
DEW	A	XX	XX	DR

Drawg. No.	Rev.	Scale	Drawn by
002	P01	1:100	EH

Plot Date	Size	Issue Status	Approved by
15/04/25	A1	Tender	DRH

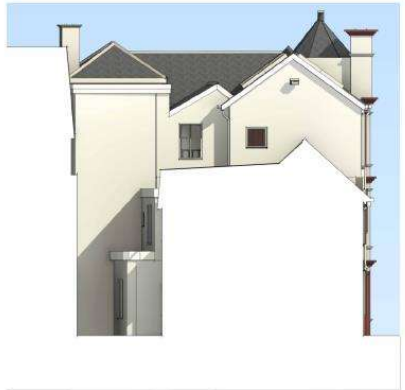
This drawing must be read in conjunction with all related drawings.  
 All dimensions must be checked and verified on site before commencing  
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 The originator should be notified immediately of any discrepancies.  
 Only figured dimensions are to be worked to.  
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Proposed North Elevation 1  
1:100



Proposed East Elevation 1  
1:100



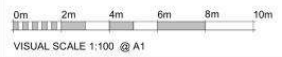
Proposed South Elevation 1  
1:100



Proposed West Elevation 1  
1:100



Proposed 3D View



VISUAL SCALE 1:100 @ A1

P04	Rear extension added	19/11/24	LW
P03	Client issue	11/24	DH
P02	Amendments	10/24	DH
P01	Preliminary sketch	10/24	DH
Rev	Description	Date	Issued by

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Technolegydd Penamernol Siartredig  
Ymgynghorwyr Adeliadau Hanesyddol

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Historic Building Consultants

Client  
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Project  
HEN GWESTY MONA, CAERNARFON

Drawing  
PROPOSED ELEVATIONS

File No. D1072.2 - DEW - XX - XX - DR - A - 006

ORIGIN	DISC.	ZONE	LEVEL	TYPE
DEW	A	XX	XX	DR
Drwg. No.	Rev.	Scale	Drawn by	
006	P04	1:100	EH	
Plot Date	Size	Issue Status	Approved by	
21/10/24	A1	Tender	DRH	

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Proposed Second Floor  
1:100



Proposed First Floor  
1:100



Proposed Ground Floor  
1:100



VISUAL SCALE 1:100 @ A1

KEY	
Flat 1	
Flat 2	
Flat 3	
Flat 4	
Flat 5	

P04	Rear extension added	19/11/24	LW
P03	Client Issue	11/24	DH
P02	Amendments	10/24	DH
P01	Preliminary sketch	10/24	DH
Rev	Description	Date	Issued by

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Technolegyddwyr Pensaerial Siartredig  
Ymgynghorwyr Adellau Hanesyddol

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Chartered Architectural Technologists  
Historic Building Consultants

**Client**  
CYNGOR GWYNEDD

**Project**  
HEN GWESTY MONA, CAERNARFON

**Drawing**  
PROPOSED FLOOR PLANS

**File No.** D1072.2 - DEW - XX - XX - DR - A - 005

ORIGIN	DISC.	ZONE	LEVEL	TYPE
DEW	A	XX	XX	DR
Drwg. No.	Rev.	Scale	Drawn by	
005	P04	As indicated	EH	
Plot Date	Size	Issue Status	Approved by	
28/10/24	A1	Tender	DRH	

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REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 6**

**Application Number: C25/0462/02/LL**

**Date Registered: 23/06/25**

**Application Type: Full**

**Community: Corris**

**Ward: Corris / Mawddwy**

**Proposal: Farm diversification scheme for the siting of 4 mobile holiday accommodation units on the land together with one portable unit as a facility for showers and toilets.**

**Location: Land Next to Pandy, Corris, SY20 9RJ**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS.**

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## 1 Description:

- 1.1 As background, a previous application was refused by the Committee on 19/05/2025 at this site, planning reference number (C24/0072/02/LL) for the change of use of land and develop a new holiday accommodation in the form of 5 permanent glamping pods and associated parking, alterations to the access, drainage and landscaping.
- 1.2 This application is for the change of use of land and to develop new holiday accommodation in the form of 4 portable holiday units together with 1 portable unit for a shower and toilets facility, associated parking, alterations to the access, drainage and landscaping. This proposal has also been submitted as a diversification project on a 120-hectare livestock family farm.
- 1.3 The units would have flat green roofs (plants) with external walls of stained timber cladding and aluminium frames/doors. Each of the units would sleep 2 people and include a bedroom and living room and a small open plan kitchen. The toilets unit will be of the same design as the holiday units but will include 4 individual bathrooms that will comprise a toilet and shower. The units will be portable as they have been installed on an axle with two wheels, this will allow them to be moved from the site and stored out of season.
- 1.4 The following documents have been submitted as part of the application:
- Preliminary Ecological Assessment
  - Green Infrastructure Statement
  - Trees Survey
  - Reptile Survey
  - A planning statement that includes a letter from the applicant explaining the proposal's background.
  - Planning statement - re-submitted
  - Information to support the alterations to the access.
  - Speed survey
  - Pollution Prevention Plan
  - Details of treatment tank and porosity tests
  - Welsh Language Statement
  - Management Plan
  - Storage Plan
  - Letter / Report by George + Tomos Architects
- 1.5 The site is situated in the countryside and within the Special Landscape Area. To the south of the site is afon Dulas and to the north is a class 3 road that leads from Corris to Aberlenni. A residential property abuts the site towards the south-western end and there is an external building that is not in the applicant's ownership to the east of the existing access. The site's topography slopes down from the road towards the river. The proposed holiday units would be located on the slope above the river. The application site is located abutting Fluvial Flooding Zone 2.
- 1.6 The application is submitted to the Planning Committee as the application site is greater than 0.5 hectare.

## 2. Relevant Policies:

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

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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**

PS 1: The Welsh Language and Culture

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

PS 19: Conserve and where appropriate enhance the natural environment

AMG 2: Special landscape areas

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 12 - February 2024)

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

Technical Advice Note: 12 Design: June (2016)

Technical Advice Note 15: Development, Flooding and Coastal Erosion

Technical Advice Note: 18 Transport: March (2007)

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### 3. Relevant Planning History:

3.1 C24/0072/02/LL - Farm diversification plan for the siting of 5 holiday accommodation units on the land - Refused - 19/05/2025.

### 4. Consultations:

Corris Community Council

At a meeting of the Community Council on 3rd July, the above application was discussed.

The Councillors unanimously agreed to support the application based on the following points:

- The need of smaller holiday accommodation units to accommodate visitors to the area, which could free up properties in the village which could be available for long-term letting or purchase
- The development is non-permanent and would therefore have an extremely low impact on the environment
- There is already existing access to the site so very little landscaping would be needed
- The guests are close enough to the village to be able to use the facilities such as shop and pub/restaurant, so a benefit to the local economy. There is also access to the village via an existing footpath which alleviates the need to walk along the main road.
- The development is a low impact farm diversification scheme that would enable a younger generation to stay on the farm

Transportation Unit:

Not received.

Welsh Water:

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

#### ASSET PROTECTION

The proposed development is crossed by a trunk/distribution watermain, the approximate position being shown on the attached plan. Dŵr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. We enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dŵr Cymru Welsh Water before any development commences on site.

#### SEWERAGE

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.

We would request that if you are minded to grant Planning Consent for the above development that the Advisory Notes provided below

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are included within the consent to ensure no detriment to existing residents or the environment and to Dŵr Cymru/Welsh Water's assets.

Biodiversity Unit:

Confirm that the ecological surveys have been undertaken to a good standard.

Concerns regarding groundworks and that the soil could move into the river at times of heavy rain. Concern that the proposed plan is not correct - including the roads/tracks that do not appear on the maps/aerial photographs.

Concerns about the content of the pollution prevention plan.

Propose further biodiversity enhancements:

- Improve the hedge
- Management of grassland
- Tree planting
- Create level habitats for otters and reptiles who hibernate over winter.

Suggest removing the hedge along the side of the road outside the dormouse's hibernation period (November to the end of April). Suggest that the hedge is relocated.

To conclude, there is no objection, but I have concerns regarding soil slipping during the construction work and I suggest the following conditions:

- Recommend following the Reasonable Avoidance Measures included in the Reptiles Survey.
- The hedges should not be removed during the hibernation period of dormice (November to the end of April).
- Prior to the commencement of any work a detailed Pollution Prevention Plan must be submitted, that includes measures to avoid soil run-off during the construction work.
- Prior to the commencement of any construction works an external lighting scheme with the details shall be submitted.
- All the recommendations of the Ecological Report (Wyndrush 2023) shall be followed.
- Prior to the commencement of any construction works and scheme for the relocation of hedges and 'crawiau' (slate fence) must be provided.

Public Protection Service –  
Environmental Health  
Licensing Enforcement  
Officer

Not received.

The development will be subject to the Legislation stated below relating to Health and Safety, Fire Safety and Public Health provision as follows:

The Health and Safety at Work etc. Act 1974

The Caravan Sites and Control of Development Act 1960

Model Standards 1989 - Static Caravans

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The development must fully comply with licence conditions.  
Application for a Site Licence following planning application approval

We wish that this information is reported on the planning permission if the application is approved:

Following any planning application permitted in relation to a caravan or camping site under the 1960 and 1936 Acts, the applicant would be required to make an application for a site licence and present a 1:500 scale detailed plan of the site to the Licensing Service. To discuss further, you can contact the Licensing Enforcement Officer, Pollution Control and Licensing Service, Cyngor Gwynedd on 01766 771000 or trwyddedu@gwynedd.llyw.cymru

Boundary - Hedges

The location of the proposed caravan indicates that it would be located close to a hedge. This siting is in breach of a licensing condition and creates a fire spreading risk. Licensing conditions recommend a width of 3 metres from any boundary / hedge.

Roads within the site

A road of suitable material should be provided so that no caravan pitch is more than 50 metres from any road.

Emergency vehicles

Emergency vehicle routes within the site should be kept clear of obstruction at all times.

Watercourses - Model Standards 1989 - Condition 20.5 / Model Standards 1983 - Condition 13.4

Watercourses are in close proximity to the proposed caravan site.

On sites prone to flooding, warning notices should be displayed giving guidance on the flood warning system.

North Wales Fire and Rescue Service

We trust that a consultation will be held with the North Wales Fire and Rescue Service on matters outside licensing conditions (1983 Model Standards).

Land Drainage Unit

Initial SuDS Approval Body Comments

We are satisfied that all relevant details regarding the site location and existing drainage arrangements have been provided.

Overall, we find the submitted Drainage Statement satisfactory. However, additional details will be necessary at the full SuDS application stage to ensure complete compliance with the guidance. These additional details will not require any amendments to the current planning application and include:

- Infiltration Testing Requirements

Infiltration tests must be carried out in accordance with BRE Digest 365. This involves excavating a trial pit to the proposed depth of the soakaway and filling it with a volume of water representative of the final design. Based on the detail drawing that has been provided, the soakaway relies on the stone fill below the swale feature. This would mean that the depth that testing is conducted should be at 1.8m. 3 tests should be carried out, in quick succession, in each trial pit. The slowest rate of the three tests should be used to calculate soakaway storage. The report should include timestamps for each infiltration test, a location plan showing the position of all trial pits and photographic evidence of the trial pits.

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- Groundwater Assessment

Provide clear evidence of groundwater conditions to confirm that adequate clearance can be maintained between the base of the soakaway and the groundwater table.

- Soakaway Design

Include detailed calculations to justify the proposed soakaway size, based on the infiltration test results and site-specific conditions.

In summary, we consider the drainage proposal acceptable at this stage, subject to a full assessment as part of the SAB application process and performance is currently acceptable.

Natural Resources Wales

Thank you for consulting with Natural Resources Wales (NRW) about the above, which we received on 24 June 2025.

We have no objection to the proposed development as submitted and provide the following advice.

#### Flood Risk

This application is a resubmission which we previously gave you our observations, where we had not raised any objection regarding flooding risk, as the revised plans had been accepted.

The submitted drawing number PL-01 demonstrates the flood extent and the location of the red line boundary. From our flood maps it appears that the red line boundary runs adjoining the extent of the flood zone 2 boundary as shown under the Flood Map for Planning. The same drawing also demonstrates a buffer zone of 15m away from the watercourse, along with drawing PL-03 it is evident that the cabins have been raised above flood levels. Nationalised mapping such as the FRAW and FMfP are not generally suitable for determining site specific flood risk and there will be significant uncertainties associated with using this method. However, in the absence of more appropriate readily available data it is not considered proportionate, on this occasion, to request a full Flood Consequence Assessment for this application.

Given the nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

We provide advice on our website Natural Resources Wales / Preparing for a flood which may be useful for the developer or occupant of the proposal.

#### Foul Drainage

We advise that no part of the soakaway should be within 10 metres



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of any watercourse.

If a private drainage solution is to be progressed, the Applicant will need to apply for an Environmental Permit from us. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements.

#### Protected Species

We note that the information submitted in support of the above application (Preliminary Ecological Assessment for a proposed development on land at Pandy Fields Corris Gwynedd. Wyndruch Wild 01/11/2023) found no evidence of protected species present at the application site. However, we note that the report recommends that lighting associated with the scheme should be directed away from the hedges, to ensure a dark corridor is maintained for the benefit of any roosting or commuting bats. We have no comments to make on the application as submitted, and advise that you liaise with your own Authority's ecological advisor regarding lighting or any other avoidance measures required.

Archaeological Service: Thank you for consulting us on the below application. There are no archaeological implications regarding this proposal

Fire Service With reference to your consultation dated 23/06/2025, attached is our inspection report  
The report refers to access for fire appliances.  
If you should require any further information, please do not hesitate to contact the Compliance Officer.

#### ACCESS FOR FIRE APPLIANCE

1. There should be a minimum width of road between kerbs of 3.7m.
2. The minimum width of gateways should be 3.1m.
3. The minimum carrying capacity of the roadway should be 12.5 tonnes for normal rescue pumps.
4. Fire and Rescue service vehicles should not have to reverse more than 20m from the end of an access road.

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

- Impact on the visual amenities of nearby residents
- Compromising the privacy and detached property of nearby residents.
- Overlooking by visitors into nearby property from a previous railway track.
- Increase in traffic and movement

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- Incorrect aspirations regarding the current public footpath i.e. that additional pedestrians will not make any difference to the current situation.
- Misunderstanding of Committee Members in the application previously refused regarding the location of the public footpaths.
- Lack of consultation by the applicant with neighbours.
- The documents of the previous application were submitted with the current application but had not been updated.
- The plans for the new access are not clear.
- It is not clear from the proposed plan where visitors will gain access to, specifically whether they will be able to walk up to the nearest neighbour's boundary?
- It is not clear whether visitors will be able to gain access to the riverside.
- Serious concerns regarding the sewerage system's drainage.
- Concern that the development will exacerbate the current situation of surface water run-off that will create flooding in the garden and access road of a nearby property.
- Inconsistency in the application documents regarding the distance between the units and the nearest residential dwelling - the documents do not agree with the plans in terms of the location of the units.
- Concern that the applicant cannot control noise and disruption levels for nearby neighbours late at night or in the early hours of the morning when they do not live on the site.
- Concern regarding the noise of visitors arriving and leaving, noise of visitors on the site and music noise from the site.
- Visitors on holiday behave differently, do not keep regular hours and this may cause disruption to nearby residents.
- Concern regarding large groups of people booking the site for parties.
- Additional visitors sleeping in vans at the site.
- Impact on safety as a result of people unfamiliar with the area walking around the boundaries of nearby residents night and day this would be alarming and cause concern to nearby residents.
- The impact of car lights arriving and leaving, lighting on the site affecting wildlife and nearby residents.
- Recognition that there is some support to the revised proposal, but the supporters are not directly impacted by the development.
- The current landscaping shown on plan PL-01 above the Pandy boundary is incorrect - there is nothing there.
- The development is not actually a family farm diversification project as the site is not a development within one ownership - this is a separate business venture.
- Landscaping around the nearby Pandy property is deciduous and therefore very little screening would be between the site and the property from the end of September to mid-May.

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## 5. Assessment of the material planning considerations:

- 5.1 The application site is in an area that is defined as open countryside and is within a Special Landscape Area 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 Reference should be made to Policy TWR5 of the Plan when considering this proposal. The policy notes that it is possible to consider approving applications for new temporary alternative camping accommodation sites, provided the proposal complies with the criteria as noted in the policy. Those criteria are as follows: -
1. 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 touring units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape.
- 5.3 The layout of the site as well as appropriate screening are important considerations when considering this application in the context of Policy TWR 5. Paragraph 6.3.82 of policy TWR5 notes that location, landscaping, site layout, and screening are important considerations in assessing proposals and state in each case that the applicant will need to submit a landscaping plan with the application.
- 5.4 The proposal entails the change of use of land and to develop new holiday accommodation in the form of 4 portable holiday units together with 1 portable unit for a shower and toilets facility, associated parking, alterations to the access, drainage and landscaping. The application site currently forms part of an agricultural field. A track goes through the middle of this field and the holiday units would be located on the lower side (to the south) of this track. This land is on a slope that goes down towards the river. It is proposed to position the holiday units here and there on this slope between the river and the track. Currently, on the outskirts and within the site are trees and hedges. Parking spaces would be cut into the northern side of the track and it is proposed to undertake planting around these parking spaces. As part of the proposal, it is also required to make modifications to the access which involve removing part of the hedge along the road and setting it back 1 metre. Given the nature of the proposed holiday units, with a green roof of plants and timber-clad exterior walls, and their location amongst existing trees / hedges and a field, and where the slope of the land goes lower towards the river, it is considered that the proposal is of a type that could assimilate into the landscape and would not stand out clearly from nearby viewpoints. It is likely that the proposal would be seen from higher grounds further afield from the site but given the above it is not considered that it would stand out prominently in the landscape. Given the above, it is not believed that this proposal would be an intrusive development in the landscape.
2. Avoids too many hard standing areas.
- 5.5 The proposal would mean installing 4 units on the site measuring approximately 0.56 hectares and more than 10 metres between each unit. Therefore, it is noted that low density is intended for the site. It is proposed to create permeable hard standing areas opposite the holiday units and the 4 new parking spaces that will also be permeable hard standing sites. The site would use a permanently grassed surface apart from the permeable hard standing areas noted above. The hard standing area will be limited to the existing access that will be widened, the access road and current track that goes through the site. Therefore, it is considered that the proposal manages to avoid too many hard standing areas.
3. Its physical connection with the ground is limited and can be moved from the site during the closed season.

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- 5.6 The applicant states that the units have been limited in size compared to the previous application so that it is easier to move them, and it is also possible to store them. The holiday accommodation units are portable units as well as the toilets and showers unit. The plans show the units on axles and wheels and a Storage Plan was submitted with the application that confirms the storage arrangements off the site for the units out of season. It is noted that the storage area is situated on separate land outside the application site and possibly needs separate planning permission. The units would be mobile and, therefore, any physical contact with the ground would be minimal.
4. Any associated facilities, if possible, should be in an existing building or as an extension to existing facilities. If there are no suitable buildings available, the need for additional facilities must be shown clearly, and they must be commensurate to the scale of the development.
- 5.7 According to the application the only associated facilities will be the mobile toilets and showers unit. The size of the units have been reduced so that it is easier to move them and store and therefore space within the units is limited and there is no toilet or bathroom within them. It is deemed that this need for one portable unit for showers and toilets has been established. It is believed that adding the showers and toilets unit to the holiday units would be commensurate with the scale of the development, considering its location and setting within the landscape.
5. That the site is close to the main roads network and that adequate access can be provided without significantly harming the landscape characteristics and features.
- 5.8 The current access to the site is from a third-class road, situated to the north of the site. However, the current visibility from the access is inadequate and therefore there is an intention as part of the application to make alterations to the access which would involve moving it further west by removing part of the hedge and setting it back 1 metre from the visibility splay. It is therefore deemed that the site is close to the main roads network and following the proposed alterations including re-planting the hedge can provide adequate access can be provided without significantly harming the landscape characteristics and features.
6. The development's occupancy is restricted to holiday use only.
- 5.9 The proposal involves siting portable holiday units and the units would be removed from the site to storage outside the holiday season in accordance with the Storage Plan submitted with the application. Conditions can be imposed to ensure that the development's occupancy is restricted to holiday use only.
7. That the site is used for touring purposes only and that any units are removed from the site during periods when not in use.

As noted above the applicant's intention is to move the units out of the holiday season for storage on another site close to the family farm when they are not in use. A condition can be imposed on any permission so that the units are removed from the site outside the operational period.

- 5.10 In light of the above assessment, it is believed that the proposal is acceptable on the grounds of location, setting, scale and its impact on visual amenities in the local area and to this end, it is believed that the proposal is acceptable, subject to imposing appropriate conditions, and complies with all the requirements of Policy TWR 5 of the LDP.

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## Visual Amenities

- 5.11 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.
- 5.12 As has already been noted above, the application site forms part of an agricultural field. A track goes through the middle of this field and the holiday units would be located on the lower side (to the south) of this track. This land is on a quite steep slope that goes down towards the river. It is proposed to position the holiday units here and there on this slope between the river and the track. Existing trees and hedges are on the peripheries and within the site and it is proposed to undertake further planting as part of the application on the peripheries and within the site. Parking spaces would be cut into the northern side of the track, and it is proposed to undertake planting around these parking spaces. As part of the proposal, it is also required to make modifications to the access which involve removing part of the hedge along the road and setting it back 1 metre. Given the nature of the proposed holiday units, with a green roof of plants and timber-clad exterior walls, and their location amongst existing trees / hedges and a field, and where the slope of the land goes lower towards the river, it is considered that the proposal is of a type that could assimilate into the landscape and would not stand out clearly from nearby viewpoints. It is likely that the proposal would be seen from higher grounds further afield from the site but given the above and that the site will only be used seasonally, it is not considered that it would stand out prominently in the landscape and as the new trees and hedges mature, any visual impact would also be reduced. Given the above, it is deemed that the development will not have a significant impact upon features and qualities which are unique to the local landscape in terms of visual, historic, geological, ecological and cultural aspects and is therefore acceptable in terms of policy AMG 3 and PCYFF 3.
- 5.13 Policy CYFF 4: 'Design and Landscaping', states that all proposals should integrate into their surroundings. Proposals that have not given consideration to landscaping matters from the outset as part of the design proposal should be refused.
- 5.14 The plans and documents submitted with the application show an intention to reinforce the growth of existing trees and hedges found mainly around the peripheries of the site. An intention to plant extensively within the site is also shown with trees and hedges and by creating a meadow of wildflowers. The type of trees and hedges proposed include hazel, holly, alder, elder, rowan, juniper, apple, cherry and pear trees along with hawthorn, dog rose and spindle. It is considered that the type of trees/hedges proposed is suitable. The plans do not include a detailed landscaping plan in terms of the maturity of the trees / hedges to be planted, distances between plantings etc. but a condition could be imposed for the submission of a detailed landscaping plan if the application is granted. This siting is in breach of a licensing condition and creates a fire spreading risk. Licensing conditions recommend a width of 3 metres from any boundary / hedge and therefore it will be necessary to ensure that any revised landscape plan considers this. It is considered that the information submitted is sufficient to demonstrate that the proposal could be integrated with its surroundings and therefore that the proposal is acceptable in terms of Policy PCYFF 4 of the LDP.

## General and residential amenities

- 5.15 Generally, policy PCYFF 2 of the LDP permits proposals for new developments as long as they have no unacceptable adverse impact on the health, safety or amenities of occupiers of local properties, due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution or other forms of pollution or nuisance.

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- 5.16 The nearest dwelling house, Pandy, is located at the bottom of the track which would be used by users of the proposed holiday units, and it therefore abuts the southern boundary of the application site. Currently, this dwelling house is surrounded by agricultural fields and the river and is in a relatively private and quiet location and where there is little activity and disturbance for the occupants of the property.
- 5.17 The proposal would involve creating an alternative camping site on a section of the field adjacent to the Pandy property. It is realised that a relatively small development is in question here, namely 4 holiday units which would sleep a total of 8 people. However, it is recognised there is potential here, due to the location of the proposed development in relation to the Pandy property, for the proposal to have an adverse impact on the amenities of neighbouring properties.
- 5.18 Observations received from objectors are recognised and have been detailed and summarised above regarding the impact of the development on the residential amenities of the residents of Pandy, there are concerns regarding compromising the privacy and detached characteristics of this property, concern regarding overlooking into the property from the former railway track that is proposed to be used as a footpath from the site to Corris, increase in traffic and movement, noise and the impact of lighting on the residential amenities of the residents of Pandy.
- 5.19 The application in question offers several amendments to the previous application that was refused to try and deal with the issues raised involving the impact of the development on the amenities of the occupiers of neighbouring Pandy. In this application, the units have been moved further to the east away from the Pandy dwelling, according to the additional information and the plans submitted with the application the toilets and showers unit is situated approximately 81 metres away from the Pandy dwelling and the nearest holiday unit to Pandy is approximately 100 metres away. It is noted that a comment had been received that there was inconsistency in the distances between the units and the nearest - the documents do not agree with the plans in terms of the location of the units. This was as a result to the revisions to the previous application which means that the plans within some previous documents have not been updated to correspond, although the rest of the contents of the documents continue to be relevant. To this end, it is assured that it is the latest plans that receive attention here and will be the subject of any planning permission.
- 5.20 The applicant provides photographs taken from 3 different locations of the development site, from different distances to show that Pandy is not visible due to the current trees, hedges and vegetation. As part of the development, it is also intended to implement a significant planting scheme to further help the screening and create a green zone to mitigate noise and lighting.
- 5.21 It is noted that public footpath number 8 Corris is situated approximately 55 metres away from Pandy and therefore there is an element of privacy that has already been compromised. The previous railway track that runs parallel to the Pandy northern boundary is not an official public footpath but the intention is that visitors will use this current path which is in the applicant's ownership as a path to link with public footpath number 8 Corris so that they can reach the village on foot in a safe way. The path is situated approximately 40 metres away from Pandy and therefore it is considered that this would not cause a significantly detrimental impact because of overlooking from this distance.
- 5.22 This application is for mobile holiday units rather than permanent units as proposed in the previous application. The units will be removed and stored out of season off the site and therefore the site will only be in use during periods of the year. A planning condition will ensure that the site use is restricted to a period between 1 March to 31 October, in the same year in line with the guidance provided in Paragraph 6.3.87 of policy TWR 5 of the LDP.
- 5.23 A Management Plan was submitted as part of the application, and according to the plan the four units will be managed by the applicant and her family, who also run the family farm. The site will be visited daily, and the family will pass through the site several times a day as part of the

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farming operations further up the valley. The family live in Corris and are always available to deal with any issues on the site 24/7. All bookings would be arranged in advance with directions regarding how to reach the site and for parking. Arrival time will be restricted to reduce any disturbance and quiet periods will be enforced and there will be information and signage on the site to emphasise this to the guests. It will also be possible to control activity on the site by imposing a condition to agree on the further details of the Management Plan prior to site operation.

- 5.24 A new alternative camping site in this location would have the potential to cause an unacceptable detrimental impact on Pandy due to increased activity, noise and disturbance by visitors. The nature of holiday use involves different movements to permanent residential units, with visitors more likely to keep different hours than permanent neighbouring residents, with early morning and late-night activity, as well as use during daytime hours. These differences could cause a disturbance due to the nature of holiday use, time of movements and noise, etc. However, because of the changes outlined above and submitted with the application including the substantial planting and landscaping plan to create a screen and green zone to mitigate noise and lighting, the Management Plan to control activity on the site and as the site use will be seasonal it is not deemed that the impact is not by now significantly detrimental. Therefore, it can be considered that the proposal is acceptable in terms of criterion 7 of Policy PCYFF 2 of the LDP.

### **Transport and access matters**

- 5.25 The current access to the site is from a third-class road, situated to the north of the site. However, current visibility from the access is inadequate and therefore there is an intention as part of the application to make alterations to the access which would involve moving it further west by removing part of the hedge and setting it back 1 metre from the visibility splay. Following the alterations to the access, visibility splays of 126 metres would be available to the west (Corris direction) and 62 metres to the east (Aberllefenni direction).
- 5.26 No observations have been received from the Transportation Unit regarding this application but observations were received from the Unit regarding the previous application and concern was expressed about the proposed access as the visibility splays from the proposed access point was inadequate, that the proposed access is located within a national speed limit zone, and that the proposed visibility splays do not comply to the standards. However, the Transportation Unit acknowledges that motorists are unlikely to be travelling near the speed limit, but the applicant should demonstrate that the visibility splay would be adequate for the nature of the traffic. As a result of these observations, a speed survey was undertaken, and details of the survey were submitted as additional information for the previous application and the survey was re-submitted with this application. Following receipt of this additional information, confirmation was received from the Transportation Unit that it had no objection to the development subject to imposing conditions on any planning consent in terms of completing the access in accordance with the plan, nothing higher than 1 metre within the lines of the visibility splays and preventing surface water discharge to the highway. It is recognised that the plans for the new access have been revised since the previous application, as the entrance has been moved a little closer towards the direction of the village of Corris. From the plans, the visibility splay appears to be bigger than what is proposed on the previous application. Therefore, based on this and the observations of the Transportation Unit on the previous application, it is not considered that the proposal would have a detrimental impact on road safety and it is considered acceptable in terms of Policy TRA 4 of the LDP.
- 5.27 The proposal would provide sufficient parking and turning areas within the site to serve the proposal and it is considered acceptable in terms of Policy TRA 2 of the LDP.

### **Trees and Biodiversity Matters**

- 5.28 The following documents have been submitted as part of the application based on Biodiversity and Trees matters:
- Preliminary Ecological Assessment

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- Green Infrastructure Statement
- Trees Survey
- Reptile Survey
- Pollution Prevention Plan

- 5.29 Observations were received from the Biodiversity Unit on the Preliminary Ecological Assessment that it had been carried out to a good standard with knowledge and a good understanding of vegetation and species. A Trees Survey was also provided for the proposal and the Biodiversity Unit confirmed that this is acceptable. It was noted that the Biodiversity Unit was satisfied with the reptiles' survey. As a slow worm had been found on the site, there was a recommendation to use Reasonable Avoidance Measures, and the unit considered this to be reasonable. It was proposed to create four areas of stone heaps for slow worms, and this is shown on the plans. The plans also show two acidic grassland areas to protect them.
- 5.30 A Green Infrastructure Statement was submitted that offers biodiversity enhancements. The plans indicate an intention to plant native trees, and the details have been provided in the Green Infrastructure Statement (GIS). Hedges to the east have gaps and the plans show that they would be enhanced by planting to plump and widen the hedge. The unit recommends that this could be done by fencing to prevent grazing animals and create a 3-metre-wide hedge which should be planted with native trees at a density of nine trees per square metre. The unit recommends that the granddad on the site is managed like traditional wild grassland. It is suggested that the river could be fenced off and planted with more trees. A hide could be created for the otter and a hibernation site for reptiles. The GIS plan indicated these enhancements.
- 5.31 As previously noted, it is also intended to reinforce the growth of trees and hedges around the site's boundaries and undertake extensive planting within the site with trees, hedges and also by creating a wildflower meadow. It is considered that the type of trees/hedges proposed are suitable.
- 5.32 It is noted that the Biodiversity Unit has raised concern regarding the accuracy of the plans and note that some of the paths shown outside the application site do not exist on the maps or the aerial photographs. Case officers and the Planning Committee have visited the site in the past and it can be confirmed that the tracks/paths shown exist on the site.
- 5.33 Based on the above and appropriate planning conditions, it is considered that the proposal is acceptable and conforms with the requirements of policies PS19 and AMG 6 of the LDP, as well as an update to Chapter 6 of Planning Policy Wales which ensures that developments consider a step-by-step approach and offers appropriate biodiversity enhancements.

### **Archaeological Matters**

- 5.34 The Gwynedd Archaeological Planning Service was consulted, and it was confirmed in their response that there are no archaeological implications regarding this application. Based on this, it is considered that the proposal is acceptable and complies with the requirements of policies PS20 and AT4 of the LDP.

### **Sustainability matters**

- 5.35 Policy PS 5 (Sustainable Developments) supports developments which are consistent with sustainable development principles, and where appropriate, developments should:

"Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport, in accordance with Strategic Policy 4" (Bullet point 12, Policy PS 5)".

This is supported by bullet point 4 of PS 14 (The Visitor Economy), which states:



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"Supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;"

- 5.36 It is considered that the policies of the LDP are consistent with local and national planning policies in terms of how it deals with sustainable development principles.
- 5.37 Although it is recognised that users of the holiday units would be likely to use private vehicles to reach the site, there are various alternative transport options available once they reach the site, including cycling, public transport and on foot. The site is also within walking distance of the village of Corris where some facilities are available.

In the context of all the relevant material planning considerations, it is considered that the location of the site is sustainable and acceptable in relation to the requirements of policies PS4, PS5 and PS14 of the LDP, and complies with the advice included in TAN 18 and PPW.

### **Flooding and Sustainable Drainage matters**

- 5.39 Since submitting the application, the Welsh Government has published a revised TAN 15 on 31 March 2025. The revised TAN 15 is entitled 'Development, flooding and coastal erosion' and Circular 002/2025 'Guidance on The Town and Country Planning (Flood Risk Area Development) (Notification) (Wales) Direction 2025', 'The Town and Country Planning (Flood Risk Area Development) (Notification) (Wales) Direction 2025' and 'Main Plan (Wales) Direction 2025' have been published. The Government's Planning Directorate.
- 5.40 Natural Resources Wales confirm in their response that the application site abuts on but is located outside Flood Zone 2 (Rivers). Their advice also confirms given the size of the proposed development (and in the absence of a flood consequence assessment) NRW is of the opinion that the proposals may be acceptable, subject to the developer being notified of the possible flood risks and consequences. It would also be expected that the developer would benefit from the opportunity to incorporate a flood prevention design where possible.
- 5.41 It is also a requirement by now for proposals that require sustainable drainage (SUDS) submit a drainage statement as part of the planning application. A drainage statement has been submitted, and the observations of the SuDS Approval Body overall confirm that the Drainage Statement submitted is satisfactory, and although additional details will be necessary at the full SuDS application stage to ensure complete compliance with the guidance, these additional details will not require any improvements to the current planning application.
- 5.42 Based on the above, it is considered that the proposal is acceptable and that it complies with the requirements of policy PS6 of the LDP, as well as Technical Advice Note 15: 'Development, flooding and coastal erosion (2025)'.

### **Foul Water Drainage**

- 5.43 It is intended to dispose of foul drainage to a private sewerage system, i.e. package treatment plant. The observations from Natural Resources Wales confirm that no part of the soakaway should be within 10 metres of any watercourse. No observations were received from Public Protection, but confirmation was received with the previous application that the porosity / percolation tests were acceptable and therefore it is considered that the land is suitable for a private sewage treatment system and is acceptable in terms of Policies PCYFF 2 and PS 6 of the LDP and PPW.

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## Welsh Language Matters

5.44 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 further reiterated in para. 3.28 of Planning Policy Wales (Edition 11, 2021), and 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.

5.45 It is noted that there are some specific types of development 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. The proposal does not reach these thresholds. This proposal does not reach the thresholds to submit a Welsh Language Statement or a Report on a Welsh Language Impact Assessment; however, 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.

A Welsh Language Statement was submitted to support the application explaining how the Welsh language was considered when formulating this plan, noting the following points:

- The family has farmed the land around Corris for three generations and the whole family has been brought up in Corris and are Welsh speakers. This diversification development enables the family and the younger generation to make the family farm more sustainable.
- The marketing material would be bilingual.
- It is intended to give a Welsh name to every unit with the names based on the names of nearby fields e.g. Fronfelin, Ganethwen, Tŷ'n Cae, Caecenau, Castell, Brynderw.
- The welcome packs would use local produce.
- The development would support local businesses - the shop and the pub in Corris and Tafarn y Dwynant in Ceinws and support the Craft Centre in Corris Uchaf and Ogof Arthur, creating jobs to keep people in the area.
- Corris has a high level of houses used as second homes and Airbnb properties. This development will provide accommodation for visitors without putting pressure on the local housing stock, which would lead to expanding the market for permanent residents such as the younger generation of the family applying for the diversification development.
- Therefore, the development will have a positive impact on the language, the local community and the local economy.

5.46 It is deemed that sufficient information has been submitted to satisfy the requirements of policy PS 1 and the SPG in terms of demonstrating that the Welsh language has received appropriate consideration in creating this proposal and a Welsh name and bilingual signage can be ensured by imposing conditions.

## 6. Conclusion

6.1 Having considered the above and all the relevant planning matters including the local and national policies and guidance, as well as the observations received, it is believed that the proposal is acceptable based on the matters noted in the report and that it would not have a substantial impact on the landscape, amenities of the neighbourhood or road safety.

## 7. Recommendation: To approve subject to conditions

1. Five years.
2. In accordance with the revised plans and specialist reports.
3. Restrict numbers to 4 touring units and 1 touring unit for use as a toilet block
4. Holiday season / siting

<b>PLANNING COMMITTEE</b>	<b>DATE: 08/12/2025</b>
<b>REPORT OF THE ASSISTANT HEAD OF DEPARTMENT</b>	

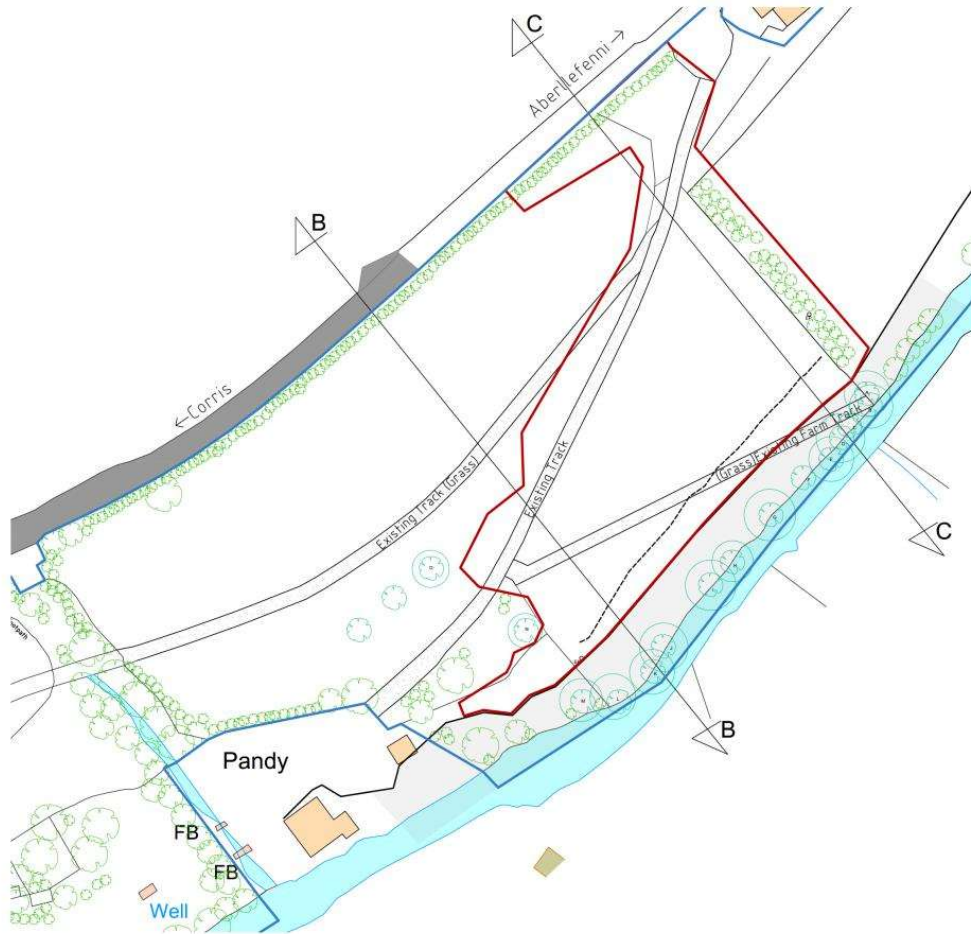
5. Restrict the units for holiday use.
6. No portable units to be stored on the site outside the season
7. Complete the access in accordance with the plans
8. No structure will be placed more than 1m within the visibility splay.
9. Pollution prevention plan that includes measures to avoid run-off from soil during the construction work.
10. No tree felling, hedge cutting or clearing of vegetation within the nesting season.
11. Agree/control lighting.
12. Method Plan to transfer hedges and 'crawiau' (slate fences)
13. Soft and hard landscaping to include details of the permeable hard standing
14. Landscape maintenance
15. Site Management Plan
16. Welsh name
17. Welsh language advertisements

Notes

Licensing

SUDS - Sustainable Drainage Systems

Letters Natural Resources Wales, Dŵr Cymru

















Site Plan AI@1:500



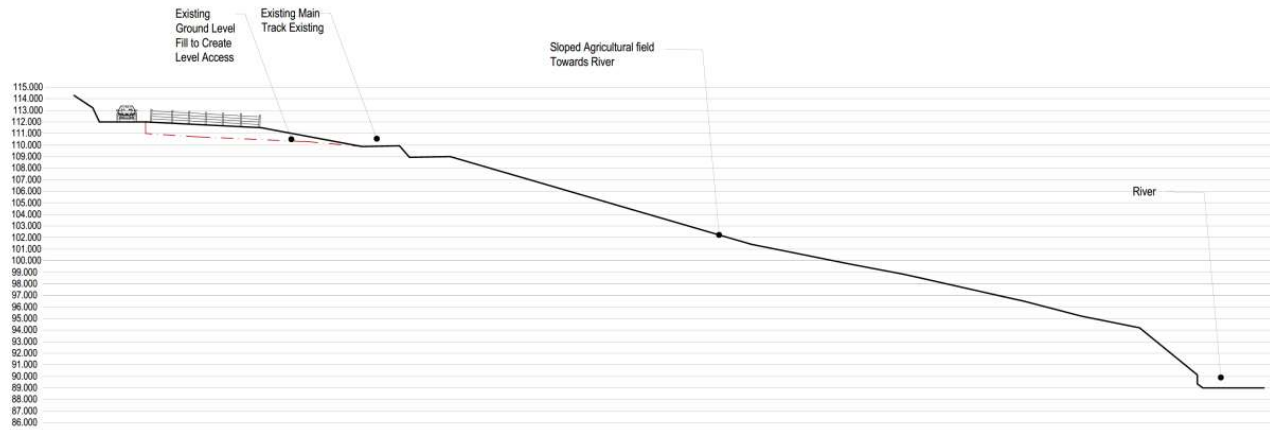
Location Plan AI@1:1250

**KEY**

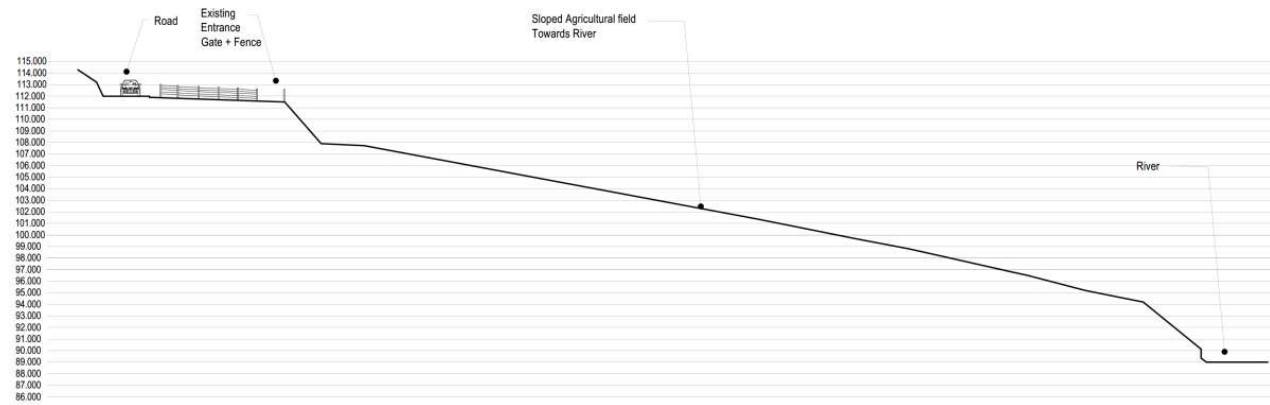
-  Cabin
-  Toilet Block
-  Proposed Site Boundary
-  Existing Area in Client Ownership
-  Proposed Foul Drainage
-  Package treatment plant
-  Existing Vegetation
-  Proposed Planting
-  Existing River + Extent of Flood Risk Map provided by NRW
-  Flood Extent Updated
-  Porosity Holes
-  15 Meter From River
-  Existing Tree Root Protection Area
-  Permeable Hard standing



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13 Heol Fawr, Pandyfarch, Pwys, SY22 8AL, UK 0164 70037		PLANNING DRAWING	
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Project	Job No.	Drawing No.	
Farm diversification, Holiday accommodation units	X5-24	PL-05	
@Sandells Farm, Pandy Fields, Corris	Graphic Scale	Updated / Date	
	1:100 @A1	Jun '25	
	1:200 @A3		

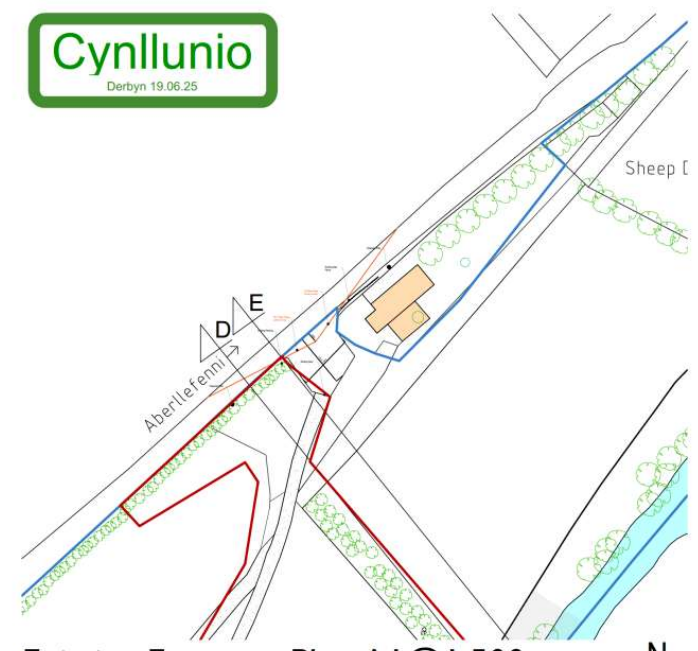
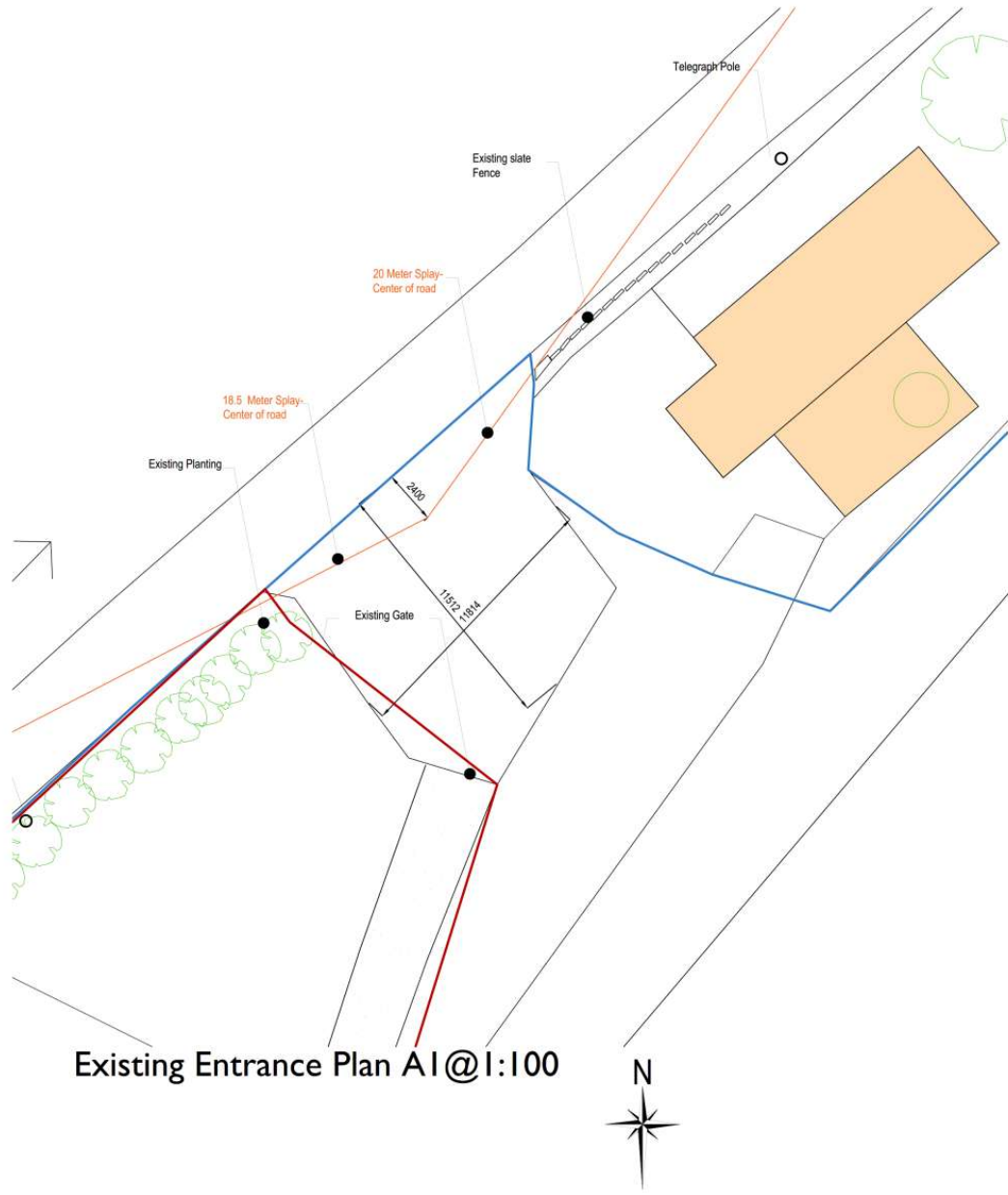


SECTION - D-D  
A1 @1.200



SECTION - E-E  
A1 @1.200

<b>GEORGE + TOMOS</b> PENSEIRI : ARCHITECTS Cyl. <small>(3) Heol Fawrallt - Porthkerry, Pwllheli, LL21 8AL, ☎ 01754 710337 www.gtomos.co.uk   gtomos@btinternet.com   2012-2023-2024</small>		Client Sandells	
Project Farm diversification, Holiday accommodation units @Sandells Farm, Pandy Fields, Corris		Job No. X5-24	Drawing No. PL-08
Scale 1:100 @A1 1:200 @A3		Printed Date Jan 24	



**KEY**

- Proposed Site Boundary
- Existing Area in Client Ownership
















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Project Farm diversification, Holiday accommodation units @Sandells Farm, Pandy Fields, Corris	Job No. X5-24 Grids/Scale 1:100 @A1 1:200 @A3	Drawing No. PL-06 Issued / Date Jan '24



Location Plan AI@1:1250



**KEY**

-  Cabin
-  Toilet Block
-  Proposed Site Boundary
-  Existing Area in Client Ownership
-  Proposed Foul Drainage
-  Package treatment plant
-  Existing Vegetation
-  Proposed Planting
-  Existing River + Extent of Flood Risk Map provided by NRW
-  Flood Extent Updated
-  Porosity Holes
-  15 Meter From River
-  Existing Tree Root Protection Area
-  Permeable Hard standing
-  Bin Storage

**PROPOSED PLANTING**

**1. Landscaping in General**  
All trees, plants & grassland seeds will be used of local provenance / indigenous (where possible), as highlighted on the application drawings.

**Grass Seeding**  
Grass seed to be BTCV 'Long Season' mix or BSH A19 all-purpose landscaping seed.

**Sowing**  
Sow seed in calm weather between April and October (inclusive). Spread evenly at the specified rates in two transverse directions to all areas of rear & side lawns around the property.

Sowing rate: 50.00 g/m<sup>2</sup>  
Overseed rate: 20.00 g/m<sup>2</sup>

**Planting Specification**  
All works carried out in accordance with BS4428:1989 Code of Practice for General Landscaping Operations.

**Plants**  
All plants to BS3896 Part 1:1992.

Any new planting within the site should use species of value to wildlife and specimens of local provenance. Development of the site provides the opportunity to carry out enhancements to benefit biodiversity in this part of the Severn valley. The development would be improved by a small amount of native tree and shrub planting. Reritized list below of suitable species for this site. Any trees or shrubs planted must come from sources who can supply examples of gene-stock native to the area. This is increasingly important to limit the spread of disease in plants.

Recommended Native Trees and Shrubs	
Scientific Name	Common Name
Acer campestre	Field Maple
Alnus glutinosa	Alder
Betula pubescens	Owens Birch
Cornus sanguinea	Dogwood
Corylus avellana	Hazel
Crataegus monogyna	Hawthorn
Ilex aquifolium	Holly
Malus sylvestris	Crab Apple
Sambucus nigra	Elm
Sorbus aucuparia	Rosier

**NOTE:**  
Please see attached Report which demonstrates which materials will be used.

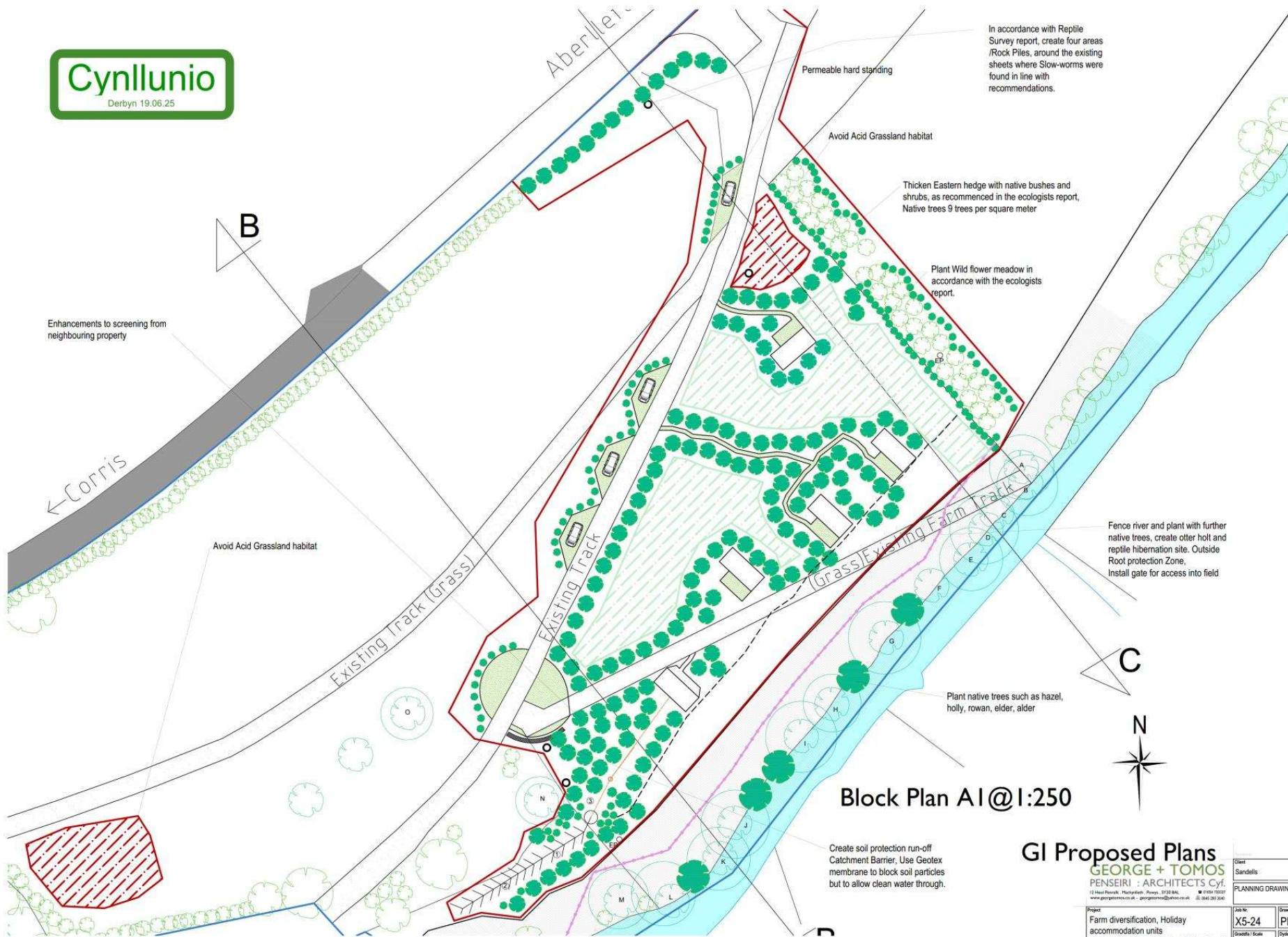
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Client Sandells	Job No. X5-24	Drawing No. PL-01
Project Farm diversification, Holiday accommodation units @Sandells Farm, Pandy Fields, Corris	Scale 1:100 @A1 1:200 @A3	Dated / Date Jun '25



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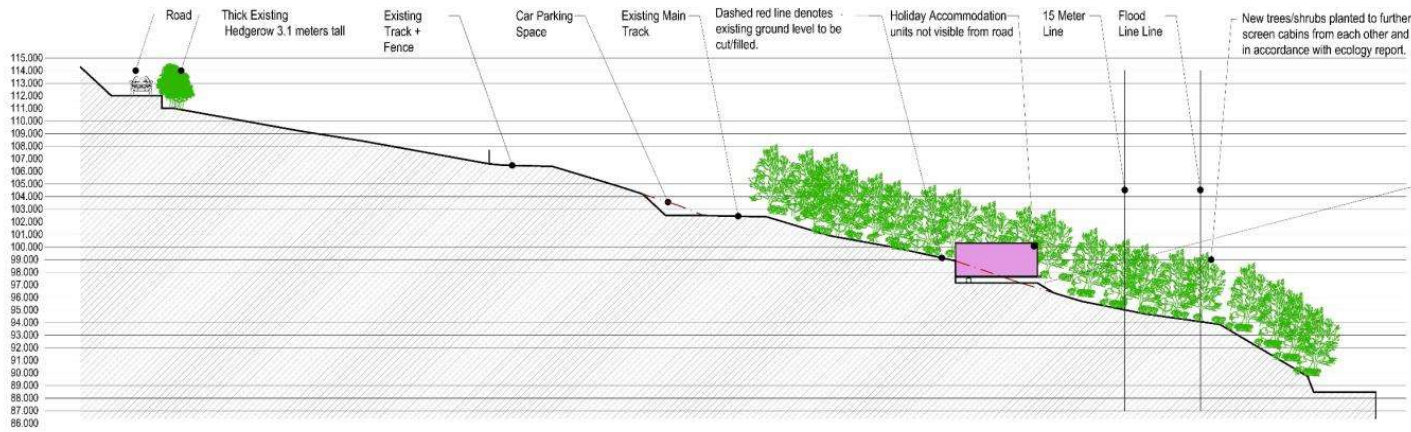


Block Plan A1@1:250

## GI Proposed Plans

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Project Farm diversification, Holiday accommodation units <b>@Sandells Farm, Pandy Fields, Corris</b>	Job No. <b>X5-24</b>	Drawing No. <b>PL-04</b>
Grids/Scale 1:100 (B1) 1:200 (B3)	Issued / Date <b>Jun '25</b>	





NOTE:  
Cut and fill excavations must be carried out in fair weather conditions and all bare ground to be immediately planted with Grass and wildflower seeds.

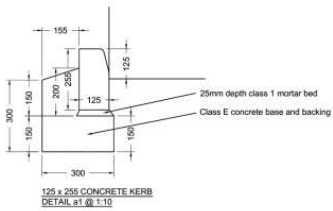
SECTION - B-B  
A1 @1.200



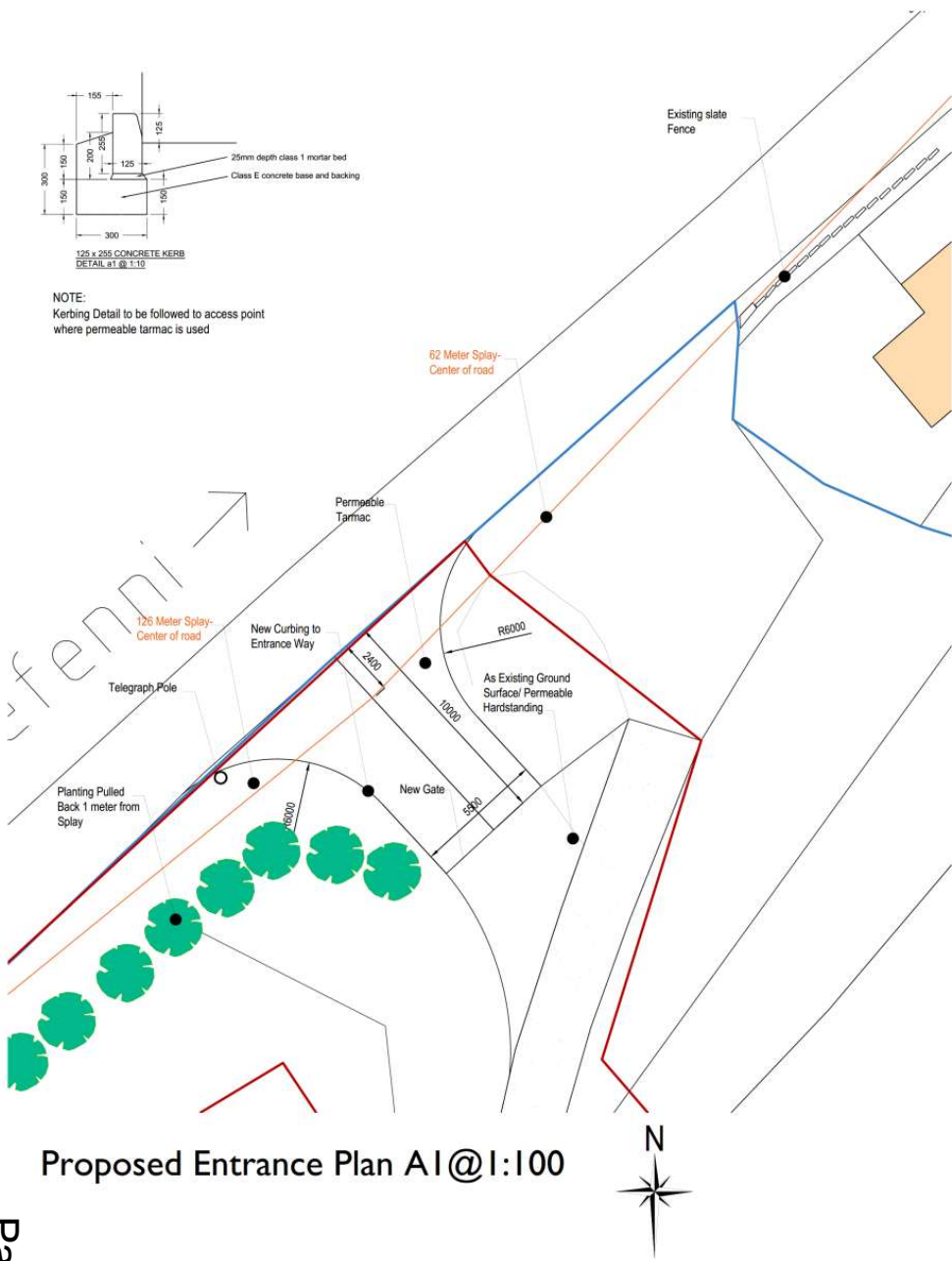
NOTE:  
Cut and fill excavations must be carried out in fair weather conditions and all bare ground to be immediately planted with Grass and wildflower seeds.

SECTION - C-C  
A1 @1.200

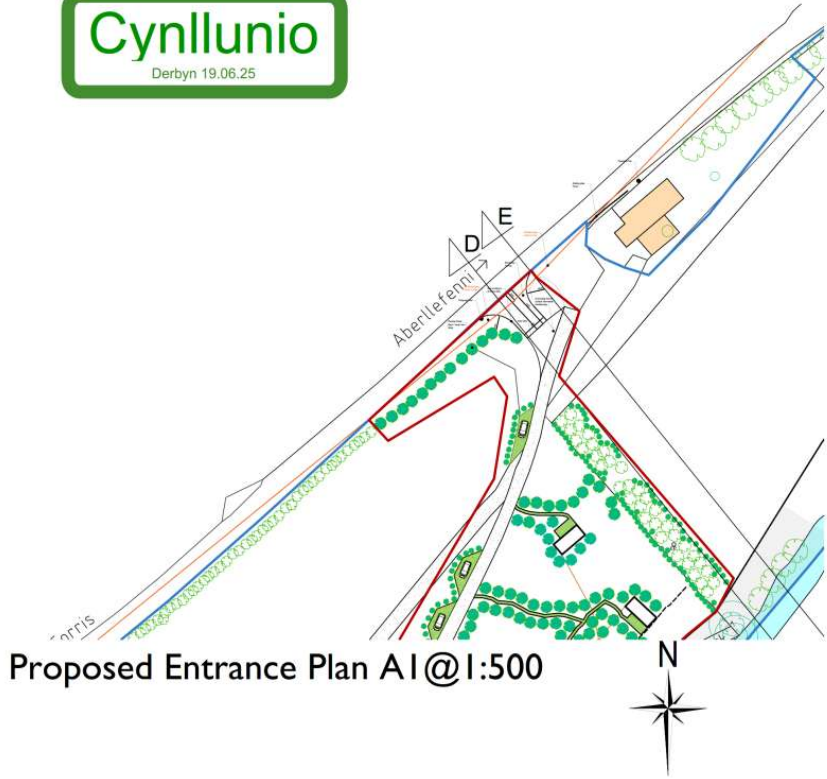
<b>GEORGE + TOMOS</b>		Client Sandells	
<b>PENSEIRI : ARCHITECTS Cyf.</b>		PLANNING DRAWING	
12 Haul Porthle, Marfordelli, Penry, SY20 8AL ☎ 01654 70037 www.georgetomos.co.uk   georgetomos@tymlos.co.uk 15, 2013, 2021(10)		Project No. X5-24	
Project Farm diversification, Holiday accommodation units @Sandells Farm, Pandy Fields, Corris		Drawing No. PL-03	
Scale 1:100 @A1 1:200 @A3		Dyddiad / Date Jun '25	



NOTE:  
Kerbing Detail to be followed to access point where permeable tarmac is used



Proposed Entrance Plan AI@1:100



Proposed Entrance Plan AI@1:500

The new access junction shall be constructed so that there is clear visibility from a point 1.05m above ground level (for cars) at the centre of the access, at the centre of the access and 2.4m from the edge of the adjoining road, to points 0.26m above ground level at the edge of the adjoining carriageway and achieves 62m Towards Aberlefeni. Compared to existing which is 20m. All vegetation such as hedge / shrubs to be removed or pulled back behind visibility lines.

The new access junction shall be constructed so that there is clear visibility from a point 1.05m above ground level (for cars) at the centre of the access, at the centre of the access and 2.4m from the edge of the adjoining road, to points 0.26m above ground level at the edge of the adjoining carriageway and achieves 126m visibility towards Corris. Compared to existing which is 16.5m. All vegetation such as hedge / shrubs to be removed or pulled back behind visibility lines.

**KEY**

- Proposed Site Boundary
- Existing Area in Client Ownership

<b>GEORGE + TOMOS</b>		Client: Sandells	
PENSEIRI : ARCHITECTS Cyf.		PLANNING DRAWING	
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www.georgetomos.co.uk   georgetomos@georgetomos.co.uk		Project: Farm diversification, Holiday accommodation units @Sandells Farm, Pandy Fields, Corris	
Job No: X5-24	Drawing No: PL-07	Scale: 1:100 (QA1)	Created / Date: Jan '24
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