



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, 23RD MARCH, 2026

NOTE

This meeting will be webcast

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

Location

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

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(DISTRIBUTED 13/03/26)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (10)

Councillors

Elwyn Edwards
Elin Hywel
Olaf Cai Larsen
Gareth A Roberts
Berwyn Parry Jones

Delyth Lloyd Griffiths
Gareth Tudor Jones
Edgar Wyn Owen
Huw Rowlands
Dafydd Meurig

Independent (4)

Councillors

Louise Hughes
John Pughe Roberts

Anne Lloyd-Jones
Gruffydd Williams

Gwynedd First (1)

Councillor Gareth Coj Parry

PROCEDURE FOR SPEAKING ON PLANNING APPLICATIONS IN THE PLANNING COMMITTEE

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

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

AGENDA

1. APOLOGIES

To accept any apologies for absence.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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

3. URGENT ITEMS

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

4. MINUTES

6 - 19

The Chairman shall propose that the minutes of the previous meeting of this committee, held on, 2nd of March 2026, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1. APPLICATION NO C26/0052/25/LL 14 LLYS CASTAN FFORDD Y PARC, PARC MENAI, BANGOR, LL57 4FH 20 - 40

Resubmission of an application to change the use of the existing B1 office unit into a mixed use comprising a medical outpatient unit (use class D1) and office space (B1).

LOCAL MEMBER: Councillor Menna Baines

[Link to relevant background documents](#)

5.2. APPLICATION NO C24/0705/35/LL PLAS NEWYDD RESIDENTIAL HOME, PLAS NEWYDD, STRYD FAWR, CRICCIETH, GWYNEDD, LL52 0RR 41 - 71

Demolition of existing building to redevelop the site for 9 100% affordable Over 55s Independent Living Apartments (C3) with Extra Care Services

LOCAL MEMBER: Councillor Sian Williams

[Link to relevant background documents](#)

PLANNING COMMITTEE 2 March 2026

Attendance:

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

Councillors:

Delyth Lloyd Griffiths, Elin Hywel, Berwyn Parry Jones, Gareth T Jones, Anne Lloyd Jones, Cai Larsen, Dafydd Meurig, Edgar Owen and Gruffydd Williams

Others invited - Local Members: Councillors Jina Gwyrfai, Beca Brown and June Jones

Officers: Sion Huws (Propriety and Elections Manager - Monitoring Officer), Gareth Jones (Assistant Head of Environment Department), Gwawr Hughes (Planning Manager), Medi Emlyn Davies (Development Control Team Leader), Elan Lloyd (Planning Officer), Gerwyn Jones (Assistant Head of Environment Department (Transport)), Llinos Angharad Jones (Assistant Head - Transport), Dafydd Jones (Solicitor) and Lowri Haf Evans (Democracy Services Officer).

1. APOLOGIES

Apologies were received from Councillor Louise Hughes, Gareth Coj Parry, Gareth A Roberts, John Pughe Roberts and Councillor Nia Jeffreys (Local Member).

Councillor Louise Hughes was wished a speedy recovery after donating a kidney to her daughter.

Councillor Dafydd Meurig was welcomed as a new Member of the Committee.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) Councillor Cai Larsen (a Member of this Planning Committee), in item 5.2 C25/06512/23/LL on the agenda, as he was a Member of the Adra Board.

Councillor Gruffydd Williams (a member of this Planning Committee), in item 5.4 C26/0005/46/DA on the agenda, as he was related to the applicant.

The Members were of the opinion that it was a prejudicial interest, and they did not participate during the discussion or vote on the application.

- b) Gwawr Hughes (Planning Manager), in item 5.1 C25/0824/37/LL on the agenda, as a relative of hers lived near the site.

The officer was of the opinion that it was a prejudicial interest, and she left the Chamber during the discussion on the application.

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

- Councillor Jina Gwyrfai (not a member of this Planning Committee), in relation to item 5.1 (C25/0824/37/LL) on the agenda
- Councillor Beca Brown (not a member of this Planning Committee), in relation to item 5.2 (C25/0651/23/LL) on the agenda
- Councillor June Jones (not a member of this Planning Committee), on behalf of Councillor Nia Jeffreys (Porthmadog East Local Member) in item 5.3 (C25/0686/11/LL) on the agenda
- Councillor Gareth T Jones (a member of this Planning Committee) in relation to item 5.4 (C26/0005/46/DW) 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 2 February 2026, as a true record.

5. PLANNING APPLICATIONS

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

5.1 APPLICATION NUMBER C25/0824/37/LL Land adjacent to Lllys yr Eifl

Full application to build 15 affordable homes with associated developments including the creation of a new vehicular access and estate road, landscaping and creation of a sustainable surface water drainage area.

Attention was drawn to the late observations form.

Some members had visited the site on 25-03-26

- a) The Development Control Team Leader highlighted that this was a full planning application to erect 15 new affordable houses, as well as associated work on an adjacent site, but outside the current development boundary of the village of Trefor. It was reiterated that the provision would offer a mix of houses - 4 two-bedroom bungalows, 5 three-bedroom two-storey houses, 1 four-bedroom two-storey house and 1 six-bedroom house. Externally, they would be finished with a mixture of render, stone and cement cladding on the walls and a natural slate roof and solar panels.

Confirmation was received from the applicant that the development was submitted in the form of a neutral plan in terms of tenure, which would provide 100% affordable housing. The owner would be Grŵp Cynefin, providing a mix of tenure such as social rent housing, intermediate affordable rent housing and part-ownership in accordance with the demand.

It was reported that the land was currently an agricultural field with residential houses to the west and houses directly opposite. It was noted that there was a fence, *cloddiau* and hedges on the boundaries and a class 3 public road alongside the northern boundary, with the site and the wider area within the designations of the Area of Outstanding Natural Beauty and within the Llŷn and Enlli Landscape of Outstanding Historic Interest.

In accordance with the arrangements of the Planning Service Delegation Scheme, the application was submitted to the Committee as it was an application for 5 or more houses. It was considered that the proposal, as submitted, was acceptable based on the following:

- That the Authority's adopted policies stated that Councils would seek to ensure an appropriate level of affordable housing in the LDP area.
- The proposal would provide a 100% affordable development with the Housing Strategic Unit confirming that there was evidence of the need to justify the provision, in order to address the needs of the local community.
- 49 was the combined figure on the Tai Teg register for intermediate housing, and the Social Housing register for Trefor, as well as the nearby villages of Llanaelhaearn, Llithfaen and Clynnog for housing. Despite this, and as a result of receiving additional, more detailed and specific information from the agent, the housing need figure had now been noted as a minimum of 25, namely the number of the people on the housing need list who had been identified as having a five-year connection to the area. It was considered that these figures confirmed that real affordable local need existed to justify the development of 15 houses to address the local need.
- That a further response had been received from Natural Resources Wales (NRW) based on their concerns about the impact on the Area of Outstanding Historical Beauty (AONB). They expressed as follows: "We continue to have concerns regarding the application as submitted as insufficient information has been provided to support the proposal. To address these concerns, you should seek more information from the application regarding the landscape. Should this information not be provided, we will object to this planning application". It was elaborated that their observations also included the following: "it is a matter for you as an Authority to balance the scale of the change, whilst considering the benefits deriving from the plan".
- That a detailed Landscape Visual Impact Assessment had been received in response to the latest NRW observations, which included pictures of views of various locations within and outside the village. It was noted that the assessment concluded that there would be a small visual impact on the character of the landscape and local recipients.
- That the nature of the landform on the field's southern and eastern boundaries was gradually elevating which suggested that the views from the development would be limited or set against the built context. From weighing up its setting within the AONB, and the views within and outside of the AONB, it was considered that the site offered itself as a reasonable extension to the village and there would be no significant impact on the designation.

Given all the Planning considerations, it was considered that the proposal as submitted was acceptable and satisfied the requirements of relevant policies. The Officers recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the applicant noted the following observations:
- That the development was to provide 15 affordable homes which would contribute to fulfilling the County's housing needs

- The development would be led by Grŵp Cynefin, with financial support from the Welsh Government Housing Grant, under the control of Cyngor Gwynedd through a development programme
- It addressed the Gwynedd Housing Strategy in response to the housing crisis, providing affordable houses to local people
- They had worked with the relevant consultees to ensure that the plans were acceptable for them
- They had met with the Community Council and the County Council several times to share and discuss the plan, and where possible, amend it to reflect their feedback
- The scheme complied with local and national policies
- That the Housing Strategic Unit's observations highlighted that the information submitted was consistent with the demand in the area
- The development would have a positive impact on the language - it was likely to appeal to the area's Welsh speakers and the size of the development was likely to address the local need for housing
- The use of the Allocation Policies in recent developments had shown that houses were given to people with a local connection and a high percentage were Welsh speakers
- That Cyngor Gwynedd's Common Housing Policy had recently discussed with the Language Commissioner, who believed that the policy was entirely appropriate
- Recommended approving the application to secure 15 new homes for people in the community to have the right to live at home

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

- This was the first application since the sixties to build social housing in Trefor. There were already 58 social houses there, but many of them were old quarrymen's cottages (one or two-bedroom, no garden).
- She thanked everyone who had prepared all the documents, data, photos, reports and assessments. She thanked the Planning Department officers for their observations, and the support, and comments from villagers – both in favour and against the estate.
- She was happy with the site itself - although the development was outside the local village boundaries of Trefor, it abutted a new small estate of affordable housing, was close to the hall and the playground - the extension was logical for the village.
- Affordability: 100% affordable on rent - exactly what was needed to help the frighteningly high percentage of local people who could never buy a home.
- A mix of appropriate housing that would satisfy the various local needs, especially bungalows and three-bedroom houses.
- The design of the estate, although it did not match the area's traditional stone, was acceptable. They were high-quality and energy efficient homes.
- Bronze Age Remains: further archaeological research was needed; LIDAR photos showed the 'building' clearly, and the area around Tre'r Ceiri was sensitive. The site scraping and reports were not entirely convincing.
- Infrastructure: Concerns in the village about the old sewerage pipes' ability to cope with the additional load. Surface water was another problem. Although Welsh Water / NRW had expressed concerns, and despite the vow to make improvements after planning consent was obtained, would this be thoroughly monitored? An element of uncertainty here.
- Did not doubt or belittle the housing crisis, but there was a need to be certain about what was underway here. From the application, it appeared that there was a need to look beyond the village of Trefor and therefore what was the real need in Trefor, Llanaelhaearn, Llithfaen and Clynnog? Would people in Band 1A and 2 be prioritised?

These were the bands to implement the local allocation policy on a community level. A local allocation policy was required, and not a common policy. Who guaranteed this? Who was monitoring? Social housing in Trefor had recently been given to people from outside the area, which caused a lot of resentment. Was there certainty, should the application be approved, that people from these four villages would be prioritised?

- What was the need locally? Although there was sufficient data alleging the need for housing in these villages, was the evidence reliable? That data on the Cyngor Gwynedd Waiting List quoted in the Axis document was suspicious – the disclaimer referred to the possibility for duplication - in every village! The latest Rural Housing Facilitator Review was a desk top exercise, and their findings were quite different to the full public consultation conducted in 2022, where it was stated, disappointingly, that only 8 people with a local connection wanted social housing in the Eifl ward villages.
- It was impossible to know the exact number of people on the waiting list that wanted to live in Trefor. How many would have put Trefor as the first choice on the registration form, if it was possible to note that?
- Shortcomings in the current registration method meant that important information on village level was missing. The figures were a guess, an estimation at best, they could be misleading or perhaps incorrect. There was an element of risk, or a gamble here. A figure of 242 people on the waiting list for housing in the Ward. Incredible! 155 was the figure in February, with only 33 in Band 1A.
- It was good to see the figures submitted later, which stated that 25 had a valid local connection. Was that enough to justify 15 new households? It was the Committee's decision. What exactly was the length of the 'local connection'? - 5 years for Cyngor Gwynedd, but 12 months for Tai Teg, which was completely unfair.
- In terms of tenure, the original vow was affordable housing on intermediate rent for local people. Why change this? Was a neutral mix of different tenants acceptable?
- Concern about the social fabric of the Welsh community - the Welsh language and PS1 matters. She was grateful for the inclusive, detailed language assessment from the Burum company, it was full of data, facts and an analysis based on current, progressive methodology. The 'likely' impact of the development was a 'small positive impact'. Note the words 'likely' ... 'small' were they certain? Was there doubt? Yes!
- The fact that there was no data about the village of Clynnog Fawr jeopardised the accuracy of the conclusion.
- There was activity in the village: Bowling Club, Community Lunch, Merched y Wawr, Fishermen Community, Knitting Club, Seindorf Trefor, Adran yr Urdd, Cycling Club, Sports Club, Chapel Services, Twtio Trefor Team, and a Welsh for Adults class: all of these were through the medium of Welsh. The village was inclusive, welcoming and naturally Welsh. Like everywhere, the Welsh language has eroded over the past few years. Although over 70% of residents spoke Welsh in 2021, we were on a linguistic critical threshold. The Welsh way of living was at risk, and 15 families could make an adverse difference.
- Despite accepting that a lot of good policies existed to protect landscapes, biodiversity, construction standards, bats, environment, infrastructure, protecting Welsh communities that were shrinking and dwindling year on year was as important, but where was the policy to protect them? The intention of the 'Empowering Communities, Strengthening the Welsh Language Report' commissioned by the Welsh Government in 2024 was to act to revive Welsh communities. It included conditions to keep villages such as Trefor viable and create conditions for them to thrive. Simon Brooks was pushing for the continuation of the Welsh Communities Housing Scheme, for investment into estates such as this application as a way of empowering the Welsh language in its strongholds.

- Trefor Community Council had sought 'assurances' and not 'likelihood' that the housing estate would succeed, not only to reduce the waiting list, but to protect and promote the Welsh language as a live community language. The Community Council's wish was for the Committee to go a step further and treat the application as an innovative one, by putting 'Welsh-speaker' as a condition for housing in Trefor. Based on this only, the Community Council supported the application, and it was possible to make it happen.
 - The Welsh Language Commissioner's Office had obtained legal advice that stated unequivocally that it was completely lawful to impose the ability to speak Welsh as a social housing condition - Cyngor Gwynedd and the housing associations were aware of this.
 - Welsh Government's Cabinet Secretary for Local Government and Housing, Jayne Bryant, had confirmed that there was justification for including Welsh-speakers in Welsh communities on the social housing allocation priority list.
- ch) It was proposed to defer the application so that further consultation could be held with NRW regarding the impact on the AONB
- d) This proposal was not seconded
- dd) It was proposed and seconded to approve the application
- e) During the ensuing discussion, the following observations were made by Members:
- The application was a reasonable extension to the village, and the mix of tenure was good
 - Recent reports detailed the number of houses let to Welsh speakers, but it had to be borne in mind that the Council had a statutory duty to consider the priority fields
 - There were 25 on the housing waiting list in the area. There were 15 houses here, therefore 10 would remain on the list
 - There was sufficient evidence of the local need
 - The field was extremely wet
 - It was disappointing that observations from the AONB Officers had not been received given that the site was within the AONB
 - Language Unit Assessment - the development 'was likely to appeal' - no certainty or guarantees in this comment
 - The people of Trefor, Llanaelhaearn, Llithfaen and Clynnog should be given first refusal
 - Did not want the Council to act unlawfully, or refuse the application, and lose on appeal

In response to a comment from the Community Council regarding imposing a Welsh language condition and that legal advice should be considered to amend the local housing allocation policy that would impose a condition to safeguard the Welsh language for future applications, the Assistant Head noted that Planning Policy Wales noted that: "Policies and decisions must not introduce any element of discrimination between individuals on the basis of their linguistic ability, and should not seek to control housing occupancy on linguistic grounds".

Imposing a planning condition to restrict the ownership of the houses to Welsh-speakers only, would be illegal.

In response to a question regarding the need for a six-bedroom house, it was confirmed that the need had been proven for a six-bedroom house, and a family had already been earmarked for it.

RESOLVED:

To approve with conditions and subject to a 106 agreement or unilateral agreement for securing the contribution of open spaces

1. **Time**
2. **In accordance with the plans**
3. **Materials**
4. **Affordable housing condition**
5. **Highway conditions**
6. **Biodiversity conditions**
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. **Matters relating to air pumps**

5.2 APPLICATION NUMBER C25/0651/23/LL Land off Glanffynnon Road, Llanrug, LL55 4PT

Full planning application for 17 affordable dwellings, together with the creation of new vehicular access and an internal access road, the closure of 2 existing agricultural access points, the creation of a new access to serve a new substation, extension works to Glanffynnon Road along with landscaping, drainage and other associated works.

Attention was drawn to the Late Observations Form

Some members had visited the site on 25-03-26

- a) The Planning Manager highlighted that this was a full application that included 5 two-bedroom two-storey houses, 4 two-bedroom bungalows, 6 three-bedroom two-storey houses, 1 four-bedroom bungalow and 1 five-bedroom two-storey house. The intention was to provide 100% affordable housing with a mix of social and intermediate rented tenure. The site was located outside, but abutted the Llanrug development boundary, with existing residential dwellings to the south, Glanffynnon Road to the west, an agricultural field and empty overgrown land to the east and residential houses to the north. It was proposed to maintain a 3-metre-wide easement between the development, and a watercourse running along the eastern boundary of the site, create an ecological corridor in the south eastern corner of the site and develop a water retention basin in the north and south corners of the site. The public footpath that went through the site would be protected.

Reference was made to the late observations received from the Community Council, which supported the application, as well as observations and confirmation from the Public Protection Service expressing that they had no objection, subject to imposing conditions to protect the residential amenities of nearby houses and those within the development. It was

reiterated that SP Energy Networks had confirmed the need to discuss re-installing cables and for this to be imposed as a planning condition.

With the site located outside the development boundary, Members were reminded that all units were expected to be for local affordable need. For Llanrug, this was defined as people in need of an affordable house who had resided in 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. The rural area was defined in this case as a distance of 6km from the application site 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 was located.

Evidence was submitted in the form of an Affordable Housing Statement and Evidence of Need and Allocation Strategy, referring to the need highlighted on the Social Housing and Tai Teg Register in Llanrug and Cwm y Glo. It was highlighted that Cwm y Glo was a village with a boundary located within 6km of Llanrug, and it was confirmed that there was no opportunity for a housing development to meet its own need.

It was confirmed that the combined need from the Tai Teg and Social Housing Register with a 5-year connection for Llanrug was 42, and the combined need for Cwm y Glo was 10 (whilst noting that the figure for Cwm y Glo could include duplication from the list for Llanrug). It was explained that the information showed how the development would provide for families that already lived in Llanrug, but in an unsuitably-sized house. On the basis of the information submitted as part of the application, it was considered that the need had been confirmed for the development, with the proposal forming a logical extension to the village.

In the context of visual amenities, the site was located on the outskirts of the village, and it was not considered that it would have a significant visual impact on the landscape and would suit the built context of the existing area and the rest of the village. Similarly, in the context of residential and general amenities, it was not considered that the proposal was likely to have a significant detrimental impact on nearby residents.

Reference was made to the vast correspondence received by local residents, raising concerns about the impact of the proposal on road safety. As a result, further information was received in the form of a Road Safety Audit from the applicant, as well as a plan that showed improvements such as widening the turning to the south of the site. It was reported that the Transportation Unit was happy with the improvements proposed, as well as the details of the technical matters which would be subject to an s278 agreement that was separate to the planning consent. Whilst the objections received regarding road and pedestrian safety, parking and increased traffic were acknowledged, the proposal was considered to be acceptable and complied with the requirements of policies PS4, TRA 2 and 4 of the LDP.

In the context of Biodiversity matters, it was noted that the Biodiversity Unit was satisfied with the proposal, subject to adhering to the landscaping plan and the mitigation and enhancement measures included in the surveys submitted as part of the application.

In the context of open spaces, it was explained, due to the size of the site, that the proposal would be expected to offer a suitable provision of open spaces. Although a provision had not been proposed on the site, the site's restrictions (informal open areas such as an existing public footpath and watercourse, the provision of an ecological corridor and SUDS provision), meant that it was not possible to provide an open play area and equipment within

the site. As a result, and based on the need calculated, there would be a total contribution of £10,000 for the provision of a play area with equipment to be secured through a unilateral or 106 agreement.

Given all the Planning considerations, it was considered that the proposal as submitted was acceptable and satisfied the requirements of relevant policies. The Officers recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the applicant noted the following observations:
- There was an intention to build 17 affordable homes
 - The development was a great opportunity to provide quality homes to fulfil the genuine local need and contribute to the housing crisis community's sustainable future
 - There would be 11 homes on social rent and 6 on intermediate rent to meet the local need
 - Should the application be approved, Adra would adopt a Local Allocation Policy that would ensure that residents in housing need, who had a connection of five years or longer with the Community Council, would be eligible for the homes
 - Over 400 had expressed an interest in living in Llanrug, with a minimum of 42 eligible for the development without duplications - with a proven housing need and a connection of over 5 years to the Community Council
 - A real opportunity to transform the lives of 17 local households
 - A scheme that offered safe, modern, energy-efficient homes and provide local families the opportunity to have long-term stability
 - A consultation process had been conducted where there was a successful open evening with the local community, and the names of 50 residents were received on the night
 - The application complied with local and national policies
 - The Transportation Unit was happy with the application and the safety assessment submitted
 - Adra had responded to the local concerns by committing to widen the road in front of the site and make it safer and more sustainable
 - A suitable footpath would be created to connect the development with the rest of the village, and there was willingness to work with the Highways Department to ensure measures to light the footpath
 - The site was sustainable, suitable and complied with strategies
 - By adopting a Local Allocation Policy that would prioritise local households, the homes would likely be allocated to Welsh-speaking households, and from the experience of previous developments and clear evidence, it was noted that 89% could speak Welsh in a development in Pwllheli, 94% in Dinas and 94% in Bethel - these were very positive results
 - It was an opportunity to provide high-quality affordable homes to local people and respond to the local need that was clearly evidenced
 - The Committee was encouraged to support the application for the benefit of 17 local families.
- c) Taking advantage of the right to speak, the Local Member made the following observations:
- Being able to live in a safe, warm and suitable home should be a basic human right for everyone, but there were too many in the County and the Llanrug area who still had no home - some had been waiting for much too long on the housing waiting list

- There were many reasons why people were not able to have a house, and not having a house or a suitable house caused stress for people - hearing stories could be very heartbreaking
- There was no doubt that there was demand for housing in Llanrug and the busyness of the open evening had highlighted that
- Concerns had been expressed about traffic, the tight corner near the site, the possible loss of biodiversity and the pressures of drainage capacity in this area of the village. However, the commitment to widen the road and put a safe footpath to the school was welcomed and that additional information had been shared in response to enquiries about details had alleviated concerns
- In the context of Language - it was fair to say that Llanrug was the most Welsh village in the World, and the wish was for Llanrug to keep the title, whilst also wishing that other villages challenged them for the title, so that the Welsh language gained strength everywhere
- It was now known that new housing estates in areas around Caernarfon town was often more Welsh than the communities that they were a part of
- We often hear about the right to live at home, and one way of keeping that Welshness, like in Llanrug, was to create conditions that allowed the area's young people to stay in their communities or return to them after a period away
- Understood people's discomfort in seeing their villages changing and expanding as more houses were erected
- She supported Llanrug Community Council's observations which noted that there would be a need to mitigate the potential negative impact of the houses
- Like the Community Council, was supportive of the plan, and was happy thinking about the local people who would have a suitable, warm and safe home after waiting for something that so many people took for granted

ch) The approval of the application was proposed and seconded

RESOLVED: To approve with conditions and subject to a 106 agreement or unilateral agreement for securing open space contribution

1. **Time**
2. **In accordance with the plans**
3. **Materials**
4. **Affordable housing condition**
5. **Highway conditions**
6. **Biodiversity conditions**
7. **Landscaping condition**
9. **Removal of permitted development rights involving extensions and use**
10. **Drainage matters**
11. **Building Control Plan**
12. **Protection of the public footpath**
13. **Archaeological conditions**
14. **SPEnergy Networks and Public Protection Conditions**

Notes:

Highways

Bat Licence

Natural Resources Wales

Welsh Water

Footpaths
SUDS
Major Development
Land Drainage Unit

5.3 APPLICATION NUMBER C25/0914/44/LL Llyn Bach, Porthmadog, LL49 9DF

Proposal to remove the existing boundary wall to provide better access to Cob Crwn and create a new footpath for pedestrians and cyclists.

Attention was drawn to the Late Observations Form.

- a) The Planning Officer highlighted that the existing footpath (an informal one and including a grassed area and an uneven surface) did not comply with the Active Travel standards and the Contemporary Accessibility Standards. The improvement would replace sections of existing grassy surface with a sturdy, level and accessible path.

It was reported that the site lied adjacent to the Llyn Bach car park in an area designated as Flood Zone 3 under policy TAN 15, outside the LDP development boundary and within the Area of Outstanding Historic Interest designation. Confirmation was received from the Land Drainage Unit that an element of the application relating to the sustainable drainage system had been approved. Reference was made to the observations from the Biodiversity Unit stating that biodiversity enhancements had not been included as part of the application, but it would be possible to impose conditions.

It was considered that Policy ISA 2: Community Facilities was the main consideration of this application, which noted the importance of local community and leisure facilities for the local, social, educational, linguistic and cultural needs of the Plan area, as well as its economic well-being. It was noted that the proposal was a plan for a public path with seating areas and picnic tables to enjoy the outdoors, which would be accessible for all. It was considered that the proposal and the proposed location was appropriate to the site and accessible to the local community; the proposal was completely acceptable based on the requirements of policy ISA 2 of the LDP

In the context of visual amenities, it was not considered that the proposal would significantly impair the visual amenities of the area more than what currently existed. Attention was drawn to an objection received on the grounds of the loss of recreational use of the site, but it was not considered that the path would have a significant detrimental impact on existing users of the site; the proposal was acceptable in terms of Policy PCYFF 2 and PCYFF 3.

With access to the site on a footpath and its convenient location from the town of Porthmadog, this would make it accessible in terms of being able to reach it through existing roads and footpaths as well as through the use of public transport (there is a permanent bus stop nearby) as well as a standard size car park at the start of the path. It was not considered that the proposal would likely cause danger that could not be controlled, therefore it was acceptable on the grounds of the relevant requirements of policy PS 4.

Reference was made to the fact that the site was located approximately 220m away from the Pen Llŷn a'r Sarnau Special Area of Conservation (SAC) and on the basis of the reasonable avoidance measures relating to otters, as well as measures to avoid pollution

during the working period, it was not considered that the proposal would likely have a significant impact on the SAC and was therefore acceptable in terms of the requirements of the Habitats Regulations and policy PS19.

It also lied within Flood Zone 3 (Rivers and Sea) together with Protected Zones. As part of the application, a Flooding Consequence Assessment was submitted noting, with the footpath erected higher than the existing land, it would act as an additional layer to protect from flooding. No response had been received by NRW, but it was expected that the proposal complied with the requirements of part 11 of the Technical Advice Note.

The Highways Service had no objection to the proposal, and observations and standard advice was received from Welsh Water.

In the context of linguistic matters, with the proposal providing a facility for the local community and meaning that more people could enjoy the area, it was not considered that it would be likely to have a detrimental impact on the Welsh language and therefore complied with Policy PS1.

With the proposal complying with the relevant Planning policies, the Officers recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the Neighbouring Ward Member made the following observations on behalf of the Local Member;
- That Cob Crwn was part of Porthmadog residents' everyday life
 - The footpath had a lot of use - hikers, cyclists and birdwatchers
 - The plan was a good one - was beneficial to the mind and body
 - There was no need to close the existing footpath
 - Welcomed the expenditure
 - Supportive of the application
- c) It was proposed and seconded to approve the application

RESOLVED: To approve with conditions –

1. **5 years**
2. **Completion of the proposal in accordance with the Plans**
3. **Complete the proposal in accordance with the reasonable mitigation and avoidance measures, and pollution avoidance measures contained within the Initial Environmental Assessment and the tree preservation measures included within the Tree Planning Review.**
4. **Biodiversity enhancements condition**

5.4 APPLICATION NUMBER C26/0005/46/DA Tyddyn Du, Dinas, Pwllheli, Gwynedd, LL53 8SU

Non-material amendment to the design of planning permission C21/0411/46/LL.

- a) The Planning Manager highlighted that this was an application for a non-material amendment to plans granted under a previous Planning permission in 2022 for the erection

of a building to keep agricultural equipment and feed including two stables and a tack store. The amendments involved:

- Change the orientation of the building on the eastern side of the site compared to the approved plans.
- Amend some window/roof window openings in various locations compared to the approved plans, and
- Amend the roofing material to recycled Welsh slate instead of the permitted grey coloured steel sheets.

It was explained that the building had already been constructed and substantially completed. The application was submitted following enforcement inspections and in an effort to regulate the work completed on the site which differed from the permitted plans.

It was expressed, in accordance with the Council's delegation scheme, that the application was being submitted to the Committee as the applicant was a close relative to an Elected Member of the Council.

It was reported, as it was an application for a non-material change, that the only issues requiring attention were,

- whether the change was so big that it would have a different impact to the original plan
- whether the change would have a detrimental impact either visually or in terms of amenities
- would the interests of any third party or organisation be put at a disadvantage in terms of planning
- would the proposed change conflict with national or development plan policies?

It was noted that these were only changes to the design of the building and not to the size or use of the building. It was highlighted that doubts had been raised locally about the intended use of the building, but attention was drawn to the fact that a condition, which ensured that the building would only be used for agricultural use or to keep horses, would remain on the permission and it would be possible to monitor any situation for the future.

It was not considered that the changes had an impact on nearby residents or were significantly different from what was previously permitted - the application therefore met the requirements of policy PCYFF 2 of the LDP.

It was recommended to approve the application subject to relevant conditions.

- b) Taking advantage of the right to speak, the applicant noted the following observations:
- In accordance with the Council's Regulations, the application was submitted to the Committee due to a family connection with an Elected Member
 - The application for 2 stables, a barn and storage had been approved by the Committee in 2022
 - The application was submitted following inspections from the Enforcement Officer in 2025 who proposed significant changes
 - There was an amendment to the orientation of the building, the roofing material to Welsh slate and the use of conservation windows
 - The building was smaller by now
- c) Taking advantage of the right to speak, the Local Member made the following observations:
- This was a non-material amendment to an agricultural feed building

- The building was rural, practical and sustainable
- The construction was good-standard: skilful architecture from local woodworkers and a local company
- It was an alternative plan and a building that will stand for generations
- The building was suitable and purposeful - was striking and beautiful
- There was an amendment to the building's footprint and height, and there was a need to use recycled Welsh slate instead of grey coloured steel sheets
- The enforcement officers were thanked for visiting the site
- The building suited the Llŷn countryside and landscape

ch) It was proposed and seconded to approve the application. The item was submitted as the applicant was a close relative to an Elected Member of the Council.

- d) During the ensuing discussion, the following observations were made by Members:
- The premises was similar to a bungalow
 - Would the application, in time, return to the Committee to be adapted into a house?

RESOLVED: To delegate the right to the Senior Planning Manager to approve the application subject to the following condition:

The development hereby permitted shall be carried out in strict conformity with the details shown on the plan(s) numbered 673-01B, Revised Elevation plan, Ground Floor plan, First Floor plan submitted to the Local Planning Authority on 12 January 2026, and contained in the application form and in any other documents accompanying such application unless condition(s) to amend them was/were included on this decision notice. Notwithstanding the amendments hereby approved the remainder of the development shall be carried out in accordance with the conditions and details contained within planning permission number C21/0411/46/LL.

The meeting commenced at 13:00 and concluded at 14:25

CHAIR

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Number: 1

Application Number: C25/0052/25/LL

Date Registered: 30/01/2026

Application Type: Full

Community: Y Faenol

Ward: Y Faenol

Proposal: A second submission of an application to change the use of the existing B1 office unit into mixed-use consisting of a medical outpatient unit (use class D1) and office space (B1).

Location: 14 Llys Castan, Ffordd Y Parc, Parc Menai, Bangor, LL57 4FH

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 This latest application is a resubmission of an application refused in November 2025 under reference C25/0588/25/LL for a change of use from an office (Use Class B1) to a mixed-use Office/Medical Outpatient Unit (Part use class B1 and part D1) within a vacant unit at Llys Castan located on the northern outskirts of Parc Menai, Bangor. Internally, the proposal would involve converting the ground floor offices into a reception/office, 4 consultation rooms, 2 treatment rooms, a sterilisation room, a stock room, a dental room, and a boardroom. There will be no internal change to the first floor.
- 1.2 The unit is within Parc Menai which has been designated in the LDP as the Main Business Site of the Sub-regional Centre and is served by an unclassified county road network with a junction to the south-east of the A487 trunk road. The site plan indicates that there will be 13 parking spaces immediately adjacent to the unit. The building also has the use of 13 additional parking spaces adjacent to the unit and therefore has a total of 26 parking spaces. The site is also located within the Dinorwig Landscape of Outstanding Historic Interest by CADW.
- 1.3 In support of the application, detailed information was submitted by the agent and the applicant which includes a Planning Statement, a Sequential Test Statement and supplementary documents. A Planning Statement notes that the proposal seeks to create a new Specialist Medical Outpatient Centre. The outpatient centre would be available to all and would aim to provide suitable access to high-quality specialist medical/dental care to the community. It is also noted that it is essential that the site is located in a sustainable and accessible area and that an outpatient centre must be located in a central area. Due to the nature of the proposal, and the fact that people attending the centre may be seriously ill, on sedation, receiving a potentially life-changing diagnosis, it is argued that having adequate on-site parking and drop-off points is essential, to allow easy access to the medical unit.
- 1.4 Normally, this request would be decided under delegated rights but correspondence was received from two local members calling in this application to committee.

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.

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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

ISA 2: Community facilities

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable development

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place-shaping

PS 13: Providing opportunities for a flourishing economy

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

CYF 5: Alternative uses of current employment sites

PS 19: Conserving and where appropriate enhancing the natural environment

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note 4: Retail and commercial development

Technical Advice Note 18: Transportation

Technical Advice Note 20: Planning and the Welsh Language

Technical Advice Note 23: Economic Development

3. Relevant Planning History:

3.1 Application/appeal reference. Application address. Description of the proposal. Decision and date.

C08A/0536/25/LL - WALL-MOUNTED VENTILATION UNIT - Approved with conditions 22-09-2008

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C05A/0610/25/LL - ERECTION OF EIGHT UNITS, TWO-STOREY OFFICES WITH PARKING AND LANDSCAPING - Approved with conditions 07-11-2005

C25/0588/25/LL - CHANGE OF USE OF EXISTING B1 OFFICE UNIT INTO MIXED-USE CONSISTING OF A MEDICAL/DENTAL OUTPATIENT UNIT (USE CLASS D1) AND OFFICE SPACE (B1) - Refused 07-11-2025

4. Consultations:

Community/Town Council: No response.

Transportation Unit: I would like to take this opportunity to provide observations on application C26/0052/25/LL, Parc Menai Bangor. The following application refers to a resubmission of an application to change the use of the existing B1 office unit into mixed-use consisting of a medical outpatient unit (use class D1) and office space (B1).

According to the applicant, 18 parking spaces are required for the development and the number of parking spaces available meets these requirements. Along with this, the parking provision is in full compliance with the relevant guidelines.

The site is also located close to a bus stop that offers a wide range of public transport services. This will encourage users of the site to travel in a sustainable manner.

On the basis of the information submitted, from a transport point of view there are no reasons to refuse the planning application.

Welsh Water: Highlight to the applicant that the site is within close proximity of public pressure mains pipes and sewers but that no new development is being proposed within their asset protection zones. The application relies on existing sewer connections and there are no new connections to be made to the public sewer system. Request a condition to prevent additional surface water flows to the sewage system, and guidelines for the applicant.

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Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertisement period ends on 05/03/2026 and objections were received on the following grounds:

- **Conflict with employment land policy:** The site is within Parc Menai, which is a protected Class B employment area. The proposed use of D1 would result in the loss of protected employment land, which is inconsistent with Policies CYF1 and CYF5. Exceptional circumstances have not been shown.
- **Location is outside the town centre:** The proposal is a community facility similar to town centre use and, under Policies ISA2, PCYFF1 and PS15, it should be located within or adjacent to the development boundary.
- **Insufficient sequential test:** The objector deems the assessment of alternative sites to be incomplete, with suitable alternative sites noted. A question arises as to whether the geographic search area is too narrow, given that the proposal aims to serve patients across a much wider catchment area.
- Incorrect information about the previous use of 14 Llys Castan and the marketing period. The unit has been off the market since July 2025 and therefore it cannot be confirmed that there would be no current interest in the unit for employment use. Caffi ni is mentioned as another service that is close to the development - but has now closed.
- **Suspicious community need:** The proposal appears to focus on Plan4Health patients rather than on providing a local essential community service as required under ISA2. Dental elements remain central even though they have been removed from the formal description.
- **Traffic and parking concerns:** The demand for parking has been significantly underestimated, and there is a lack of parking spaces available for the number of staff. Noting that it is contrary to CSS Cymru Parking standards 2014. The location is poorly served by public transport, making it an unsustainable option for all-day patient access. No information has been submitted regarding a public transport timetable. This is contrary to TRA2 and TRA4.
- **Previous reasons for refusal remain unresolved:** The amended application does not address the core policy conflicts identified in refusal C25/0588/25/LL.

As well as the above objections, objections were received that were not material planning objections and these included:

- Significant concerns and lack of information about the proposed dental service delivery model and its wider impact, the operating model and diagnostic equipment/methods.
- Concern that it would increase demand on NHS services and waiting lists rather than meet capacity.

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- Concerns about viability and offering a tiered access system giving an advantage to those who pay.
- Concern that another similar practice would harm the business and employment model of an existing local practice.
- Financial and Business Sustainability Risks
- Floor plans showing dental equipment are inconsistent with the use described as "medical only".
- There is no evidence of any partnership with the NHS despite claims that the facility would reduce pressure on NHS services.

Correspondence was received from two local members supporting this application and commenting on the application on the basis:

- that the proposed provision would be very appropriate to the location
- it would offer an important resource and match the services already available at Parc Menai
- that a precedent has been set for Parc Menai's business park status
- there is a local need for the service
- there is no reasonable alternative site - the High Street site would not be suitable for patients who will need a 'pick-up/drop-off' outside the door
- the arrival of Coleg Menai's 'major site' to the park has also made it clear that PEDW does not profess Parc Menai's 'business' status in the same way as the planning department
- that refusing the application is unreasonable.

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5. Assessment of the material planning considerations:

The principle of the proposal

- 5.1 In accordance with Policy PS13 and Policy CYF1 of the LDP, the site and unit are safeguarded for employment use in Use Class B1. The proposal would involve changing the use of the unit to mixed-use within Classes B1 and D1 (non-residential establishments). The safeguarded and designated employment sites within the LDP (in accordance with Policy CYF1) are based on the findings of the Employment Land Review held in 2012. The Local Development Plan attempts to ensure that a sufficient and appropriate provision of lands is available for employment purposes. It is considered appropriate to ensure that these lands are retained as much as possible because they are located in places that are close to where people live, and as these sites support local economic growth. Furthermore, the 'North Wales Regional Employment Land Strategy' has been prepared, which identifies a portfolio of strategic employment land and attempts to identify how these sites can satisfy the demand during the Regional Plan's lifetime. In accordance with Policy CYF1 the Parc Menai site is defined as a Principal Employment Site and within the 'Regional Employment Land Strategy', the Parc Menai site is recognised as a Sub-regional Strategic Site.
- 5.2 In accordance with Policy CYF5 (alternative uses of existing Employment Sites), proposals to release land in Use Class B1, B2 or B8 on existing employment sites protected in accordance with Policy CYF1 for alternative uses are only permitted in special cases and only where one or more of the criteria contained in the policy can be met. Those criteria state as follows:
- “1. If the site is vacant, that it is unlikely to be used in the short and medium term for the original use or the safeguarded use, or;*
- 2. There is an overprovision of employment sites within the vicinity, or; 3. The current employment use is having a detrimental effect on amenities and the environment, or;*
- 4. The development would not have a detrimental effect on employment uses at adjacent sites, or;*
- 5. There is no other suitable alternative site for the proposed use, or;*
- 6. If the site is used for short-term use (temporary), that appropriate restoration measures are in place to the satisfaction of the Local Planning Authority.”*
- 5.3 In addition to the policy requirements of CYF 5, further guidance on these criteria can be found in the 'Supplementary Planning Guidance: Change in use of community facilities and services, employment sites and retail units' (adopted in January 2021) which states that most of the criteria as listed need to be met when considering applications for alternative uses of employment sites.
- 5.4 This application contains additional information to seek to provide evidence that the proposal complies with the policy criteria.
1. The first criterion states that it needs to be proven that the unit is unlikely to be used in the short and medium term for its original purpose or for safeguarding use (Use Class B1). Appendix A, provided by a chartered surveyor in 'BA Commercial' to correspond with the Design and Access Statement, states that the unit is currently vacant and has been advertised by BA Commercials since November 2023. According to appendix B, which was also provided by a 'BA Commercial' chartered surveyor, rental agreements for the first floor of the building technically expired on 20/01/2024 and the ground floor on 08/11/2024. Therefore, the entire unit has been actively and consistently marketed since around May 2024. This includes marketing on their own website as well as through well-known and national sites such as Zoopla and Rightmove. According to the

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planning statement, only 3 enquiries have been received regarding the unit where two were related to office use, and one related to the use of the unit as a veterinary practice. The limited interest received suggests a low demand for office space in the area and the local surveyor confirms a limited demand for such office space.

An objection to the previously refused application under reference C25/0588/25/LL states that the unit was recently used as an NHS Training Centre and therefore suggests that the unit has only been vacant for a short time. It is therefore questioned whether the unit is likely to be re-used in the short or medium term for the protected use of the unit as a Class B Use. Following further enquiries with the estate agents, the Planning Statement of this current application states that Betsi Cadwaladr Health Board has taken out a short-term lease on the first floor of the unit to be used as a training facility. However, they did not have much use of this space and did not renew the lease, and therefore left the site. It should be emphasised that this use was only partially for the first floor, and as the use would be for the NHS Training Centre, this would not be equivalent to a Class B1 use. Therefore, the planning statement by the agent notes that this cannot be relied upon as proof that there is a continued demand for the unit as a B1 use, as the use in question is not considered a protected use. It is noted that this information is irrelevant as planning permission had not been granted for this temporary use.

The explanation of policy CYF 5 states 'when considering the release of existing employment sites it will be essential to ensure that the integrity of the employment site is not compromised specifically because it meets the needs of local employment. Furthermore, it would be necessary to ensure that any potential use is not in conflict with the employment use remaining on the site.' In this sense, it is not believed that the use of one of the smaller units, where there are still a number of similar units available, would have a negative impact or compromise the integrity of the employment site. It is also not considered that the use would conflict with the employment use that remains in the vicinity and on the wider site, as many of these provide specialist and professional services to a very limited number of customers, i.e. it is not an intensive use and the associated coming and going is very low.

2. The second criterion relates to proving that there is an oversupply of employment sites within the vicinity.

The planning statement notes that approximately 13,975 sq ft of B1 use floor space is currently available and is actively marketed within Parc Menai's existing employment allocation. Table 5.1 in the planning statement shows two B1 use units marketed by BA Commercial, three B1 use units marketed by Legat Owen, and B1 use office units marketed by Cooke&Arkwright. Looking at the overall employment allocation in the LDP, it is noted that there is significant capacity within the employment allocation if further development of B1 use is required in the future. Therefore, it is unlikely that the loss of part of the B1 office occupancy in this unit would result in a significant shortage of B1 capacity within the allocated employment site. The statement also notes that, following recent planning permission, other units within the site have shown a lack of demand for B1 use and that the Local Planning Authority has considered alternative uses for the units, for example for D1 health purposes. Nevertheless, it is important to note that some of the uses that have been permitted are more specialised and less suitable for town centre development.

Having regard to the above evidence, it is considered, at present at least, that there is an over provision of B1 units in Parc Menai given the total area of vacant floor space already within the Parc, i.e. the Parc is under capacity for the supply of Class B1 Use property/land. It was also

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highlighted that a change of use from B1 Use Class to D1 Use Class still offers a commercial/business use, supporting local employment and the local economy.

3. The third criterion states that the current employment use should not have a detrimental effect on amenities or the environment. The legal and established use for the unit is B1 Use Class, which complies with the protected use of the unit itself for office use. These uses comply with and are in keeping with the business use of Parc Menai as a whole and there are no negative impacts resulting from such use. However, it is considered that the use of the unit for a clinic's medical outpatient centre would not adversely impair the character or integrity of neighbouring uses due to the nature and scale of use itself and that external alterations to the existing building will not be required and the alterations will be limited internally and will be reversible.

4. The fourth criterion states that development should not have a detrimental effect on the employment use of adjacent sites/units. It is noted that the attendees would visit on an appointment scheme only and that such an arrangement would not intensify the use of the unit to such an extent that it would alter and undermine the character of the area at the expense of general amenities.

5. The fifth criterion states that it should be proven that there is no suitable alternative site for the proposed use. That is, depending upon the proposed use and whether there is another site that would meet the requirements, without the need to make use of a site that has been safeguarded for employment purposes. In addition to the details submitted in the planning statement, a Sequential Test was submitted which mentions alternative sites in the city centre and within a 3-mile radius of Bangor City centre, and units with a floor space between 250m² and 1000m². These sites have been disregarded for various reasons which are mentioned below:

- given the nature of the proposed use, suitable accessibility is particularly necessary for older patients and those with a disability
- that they are not suitable for parking and providing suitable drop-off areas throughout the day for patients
- lack of convenient vehicle access
- loss of A1 retail use and difficulties in obtaining planning permission to change from class A1 to D1
- suitability and size of sites
- due to the nature of the medical treatments (some receiving sedation) and the severity of many of the patients, a town centre location is neither suitable nor safe
- the site has already accepted an offer.

Correspondence was received from Cassidy + Ashton on behalf of a local objector, and the document reviews alternative properties in the area to assess whether the applicant has considered all appropriate options. They identified two alternative sites that had not been considered by the applicant. One site on the High Street meets the applicant's requirements in terms of size. However, the second mentioned premises are not rented property and therefore not suitable for the applicant. Nevertheless, this assessment shows that there are other potential options available in the city centre.

The type of use proposed as part of this proposal is one that is located in the middle of streets and in a town centre. Strategic policy 15 of the Joint Local Development Plan seeks to protect and enhance the vitality and viability of town centres and their retail, service and social functions. Allowing this proposal outside a town centre could have a negative impact and undermine the objectives of the Bangor City Centre Regeneration Plan. The aim of the Regeneration Plan is to increase activities and uses in the city centre and it is considered that locating a community

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facility such as a medical centre, which also offers a dental service, on a site on the outskirts of the city would further undermine the activity, function, and role and viability of Bangor city centre as a Sub-regional Centre. The sequential test has identified several vacant units in Bangor City Centre which emphasises the importance of ensuring that such developments are located in a town centre, and it is not entirely clear from the information submitted that all available options have been considered.

In accordance with the last section of Policy MAN 1, new retail, commercial and leisure developments outside the defined town centres would need to be supported by evidence of the need for additional provision, and satisfy the sequential method. In this case, it is not considered that sufficient evidence has been submitted to satisfy the sequential approach and therefore there is a risk that it could undermine the activity, function and viability of Bangor city centre and therefore the proposal does not comply with policies PS 15 and MAN 1 of the LDP.

6. The sixth criterion does not apply to the proposal, which is the subject of this application, as it does not involve the use of the site/unit for short-term/temporary use. Despite this, should the application be acceptable in terms of other policies, a personal condition may be imposed on any permission to ensure that the building would be returned to B1 use should this use end in future.

- 5.5 Considering the above assessment, the proposal is not acceptable based on the information and evidence submitted with the application, and, as insufficient evidence has been provided to prove that there is no other suitable alternative site for the proposal's use, it is considered that the proposal does not comply with the requirements of criterion 5 of policy CYF5 of the LDP as well as policies PS 15 and MAN 1 of the LDP.
- 5.6 In considering the principle of a proposed use it should be ensured that the proposal complies with all the criteria contained in Policy ISA 2 (community facilities) of the LDP. In this context, and for the purpose of the policy, it is confirmed that community facilities include 'facilities used by local communities for health purposes...and any other facility that perform the function of serving the community'. In accordance with policy ISA 2, new community facilities will be permitted as long as the proposal is located within or adjoining development boundaries but within clusters where the proposal will provide an essential facility to support the local community. Criterion v of policy ISA 2 states that the proposal should be easily accessible by foot, bicycle and public transport. The planning statement states that the proposed location at Parc Menai is accessible and that Bangor has significant transport facilities. The proposed site is within 45m of a bus stop offering a number of different bus services.
- 5.7 Given the above assessment, and despite the acknowledgement of all the background information submitted to explain the specialist and relatively unique nature of the proposed facility, it is considered that the proposal is unacceptable based on principle as the proposed community facility is not located within the development boundary, near a development boundary or within a cluster, and it is therefore contrary to criterion 1 of policy ISA 2 together with policy PCYFF1.

Visual amenities

- 5.8 As referred to above, minor alterations are intended to be carried out on the unit and these will be internal alterations and to this end, therefore, it is considered that the proposed use will not undermine the visual amenities of this part of the business park and will also not adversely affect the designation of the area as the Dinorwig Landscape of Outstanding Historic Interest by CADW. It is therefore deemed that the proposal is acceptable on the grounds of the requirements of policies PCYFF3 and PS20 of the LDP.

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General and residential amenities

- 5.9 The unit is within an established commercial area comprising uses such as offices and light industry on the northern outskirts of Parc Menai. There are nearby designated parking spaces for these units and, given the commercial nature and character of the local area, it is not believed that the use of the unit as a dental practice would undermine the general amenities of adjacent users based on noise disturbance, given the fact that the patients visiting the dental practice would be via appointment only, and that such an arrangement would not intensify the use of the unit to such an extent that it would change and undermine the character of the adjacent area to the detriment of general amenities. It is therefore considered that the proposal is acceptable based on the requirements of policy PCYFF2 of the LDP.

Transport and access matters

- 5.10 The unit is served by an unclassified county road network with a junction to the A487 trunk road to the south-east of Parc Menai itself. There are 13 designated parking spaces earmarked for users of this unit. The building also has the use of 13 additional parking spaces adjacent to the unit and therefore a total of 26 parking spaces as set out in the marketing brochure. Policy TRA 2 of the LDP states that parking provision for all modes of transport should be in accordance with the Councils' Parking Standards. Comments were received from the Transportation Unit stating that the applicant required 18 parking spaces for the development and that the number of parking spaces available on the site met these requirements. Along with this, the parking provision is in full compliance with the relevant guidelines. The site is also located close to a bus stop that offers a wide range of public transport services. This will encourage users of the site to travel in a sustainable manner. On the basis of the information submitted, from a transport point of view there are no reasons to refuse the planning application.
- 5.11 The CSS Cymru document states that the interpretation of the parking standards falls on the local planning authorities themselves and there is flexibility in the standards to take into account the unique circumstances of each development. These considerations include access considerations for public transport; car sharing; the number of full-time/part-time employees; the site's accessibility by walking and cycling; the possibility of congestion along the local streets and the locations of private/public parking spaces near the site.
- 5.12 It is noted that concerns have been received from an objector that there is a shortage of appropriate parking spaces for the number of staff who will be working in the unit and the provision of public transport. The objector expressed concern about the accessibility of the site in terms of public transport, considering the distance of bus stops from the site and the suitability for older and disabled people, as well as how frequent the bus services run. The concerns raised are acknowledged and deemed to have been fully considered, but further views are awaited from the Highways Unit to ascertain the situation.
- 5.13 Policy PS 5 of the LDP states that developments that can show that they are in-keeping with sustainable development principles by, for example, reducing the need to travel by private transport and encouraging opportunities for all users to travel when required as often as possible by means of alternative modes, placing an emphasis on walking, cycling and using public transport will be supported. Policy PS4 states that developments must be located to reduce the need for travel, supporting transport improvements that enhance accessibility for every mode of transport but especially on foot, bike and public transport. Policy TRA 4 reiterates the principles of both these policies by stating that development should be designed in a way that promotes the most sustainable modes of transport, placing particular attention on, for example, pedestrians.

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(including persons with prams and/or young children); disabled people and people who have mobility problems and specific access needs; cyclists and public transport.

- 5.14 Based on the information in the planning statement, it is not considered that the proposal would undermine relevant local and national sustainable requirements and objectives. It is, therefore, believed that this current proposal is acceptable based on the requirements of Policies PS4, PS5 and TRA4 of the LDP.

Language Matters

- 5.15 In accordance with the Planning (Wales) Act 2015 it is a duty when making a decision on a planning application to give consideration to the Welsh language, where relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 12, 2024), and Technical Advice Note 20.
- 5.16 The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Unique and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.17 Although this current proposal is not the subject of a Welsh Language Impact Statement / Assessment, according to thresholds noted in Policy PS1 of the LDP, guidance is provided in terms of the type of relevant applications where consideration must be given to 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 Language Impact Statement / Assessment should demonstrate how consideration has been given to the language. To this end, general information was submitted in the Planning Statement which confirms that the practice will commit to providing internal and external bilingual signage to advertise the site. The statement also notes that having staff who can converse in Welsh is essential for the business as they can provide a more effective and personal service to the customers. It is considered that future users of the site will recognise this and will seek to employ new local Welsh-speaking staff as this would improve customer service as well as support the local Welsh-speaking community. The information submitted shows that consideration has been given to the Welsh language to meet the requirements of this policy.

Biodiversity matters

- 5.18 Chapter 6 of Planning Policy Wales (PPW) deals with green infrastructure, net benefit to biodiversity and the protection afforded to Sites of Special Scientific Interest, trees and woodlands. A Green Infrastructure Statement has been submitted with the application and in considering this statement in the context of the content of Chapter 6 of PPW it is believed that no biodiversity issues arise that have any significant influence on the decision and therefore it is believed that this application meets the requirements of PPW, together with policy PS 19 in the LDP.

Response to the public consultation

- 5.19 An objection has been received about the impact of the proposal on an existing neighbouring dental practice with reference to matters including competition and the impact on existing business, as well as on the economic sustainability of the employment area. A number of concerns were raised about the business model, the viability of the service, and the belief that the proposal does not demonstrate that it would provide actual additional capacity without increasing

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strain on NHS resources. It is also noted that another similar practice would harm the business model and employment of an existing local practice, and that the risk of direct competition could lead to lower prices, compromise on the service and lower standards. The matters raised in this objection are not planning considerations. It is considered that all other comments received from the public have been addressed within the report.

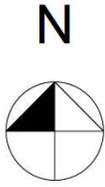
6. Conclusions:

6.1 Taking into account the information submitted as part of the application and the responses received, based on our assessment above it is concluded that the provision of an Outpatient Medical Unit on this site, which has been designated and protected for use within Use Class B1a of a sub-regional Strategic Employment Site, would be contrary to the policies noted above. To this end, therefore, it is recommended that the application be refused for the reasons set out below.

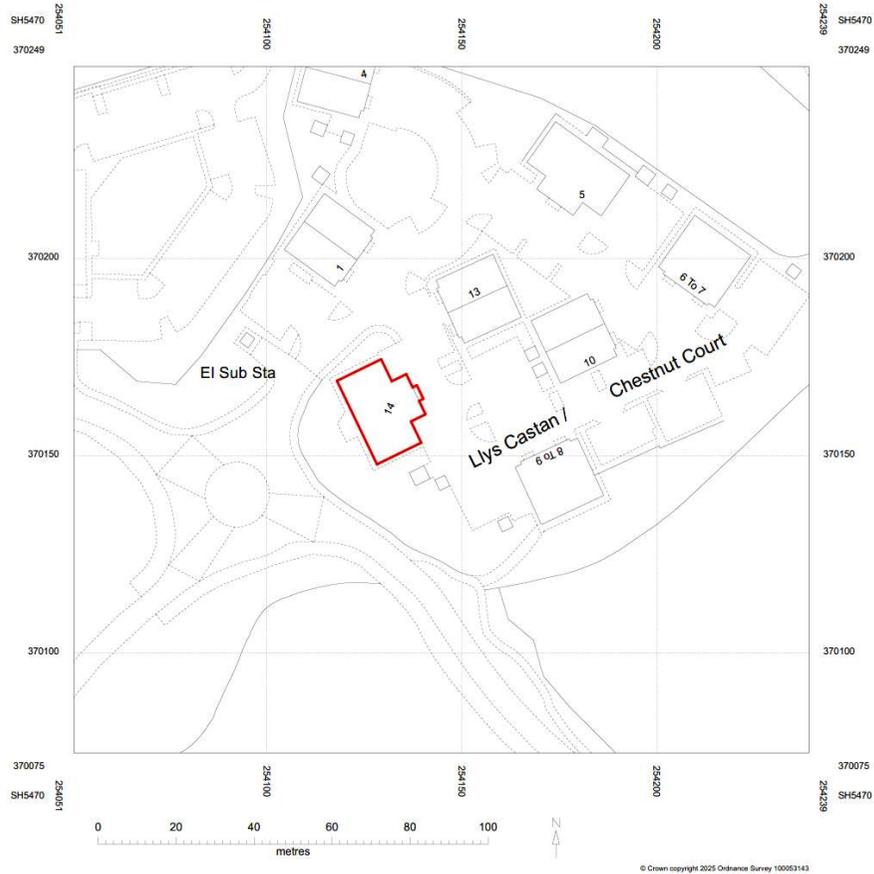
7. Recommendation:

7.1 To refuse – reasons

1. The proposal is contrary to Policy CYF5 of the Anglesey and Gwynedd Joint Local Development Plan, 2017 which states that proposals to release land on existing employment sites safeguarded for Use Class B1, B2 or B8 in accordance with Policy CYF1 for alternative uses will be granted only in exceptional circumstances. Based on the information submitted, no special circumstances have been proven. Furthermore, the Local Planning Authority is not convinced that no other suitable alternative sites within the development boundary for the proposed use have been proven.
2. The proposal is contrary to the requirements of Policies PS15 and MAN 1 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 which resist developments that detract from the vitality and viability of town centres in retail areas, maximise opportunities to reuse suitable buildings in town centres and restrict the extension of retail and leisure developments outside town centres unless they are supported by evidence of the need for additional provision, and meet the sequential approach set out in national planning policy.
3. The proposal is contrary to the requirements of Policies PCYFF1 and ISA2 of the Anglesey and Gwynedd Joint Local Development Plan, 2017 which state that new developments and new community facilities should be located within or adjoining development boundaries or they are located outside development boundaries but within clusters where the proposal will provide an essential facility to support the local community.



30/01/26
ADRAN CYNLLUNIO - CYNGOR GWYNEDD



1:1250

Site Location

1

B D A

BRIO design + architecture

The Studio - Ty Larch Llangoed Beaumaris Anglesey
t: 07467376056 e: phijones.01@hotmail.com w: www.brio-design.co.uk

Proposed Change of Use

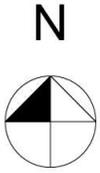
No. 14 Llys Castan, Parc Menai

Bangor, Gwynedd

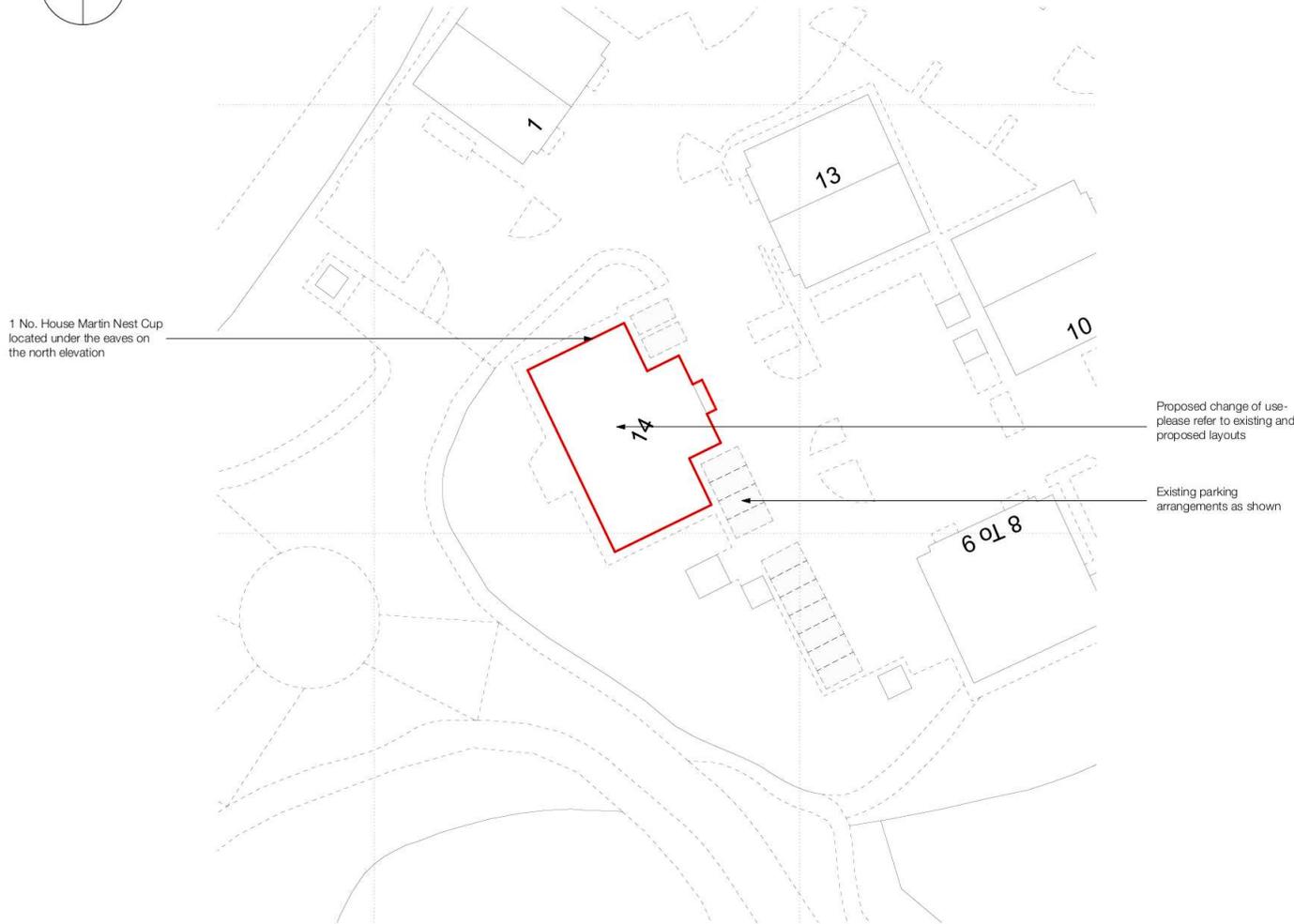
Site Location

Cadnant Planning			
project	drawing status	date	
PN515	Preliminary	18/08/2025	
originator	scale @ A3	number	rev
PJ	1:1250	A.SITE	

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30/01/26
ADRAN CYLLUNIO - CYNGOR GWYNEDD



1 No. House Martin Nest Cup located under the eaves on the north elevation

Proposed change of use - please refer to existing and proposed layouts

Existing parking arrangements as shown



1 No. House Martin Nest Cup

B D A

BRIO design + architecture

The Studio - Ty Larch Llangoed Beaumaris Anglesey
t: 07467376056 e: phijones.01@hotmail.com w: www.brio-design.co.uk

Proposed Change of Use

No. 14 Lllys Castan, Parc Menai

Bangor, Gwynedd

Site Block Plan

Cadnant Planning

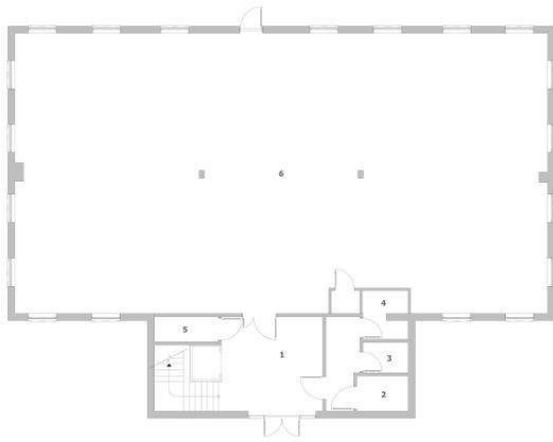
project	drawing status	date	
PN515	Preliminary	19/08/2025	
originator	scale @ A3	number	rev
PJ	1:500	A.BLOCK	

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1:500

Site Block Plan

1



1:100

GF-Ground Floor

0.



1:100

01-First Floor

1.

Room Schedule

Ground Floor

- 0- Corridor
- 1- Entrance/reception
- 2- Dis WC
- 3- WC
- 4- Shower
- 5- Store
- 6- Open plan office

First Floor

- 7- WC
- 8- WC
- 9- Store
- 10- WC
- 11- Open plan office
- 12- Open plan office
- 13- Office
- 14- Kitchen
- 15- Office



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Proposed Change of Use

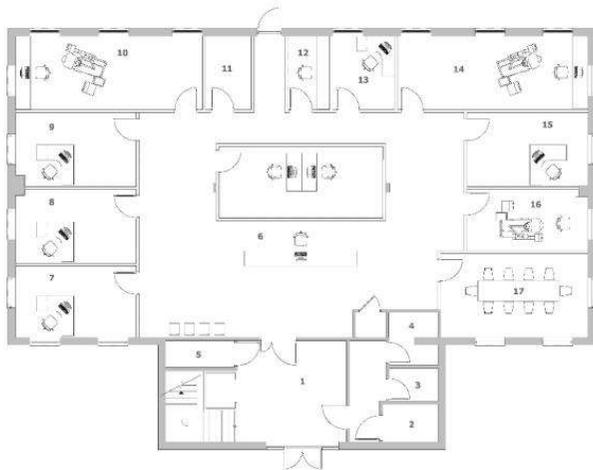
**No. 14 Llys Castan, Parc Menai
Bangor, Gwynedd**

Existing Layout Plans

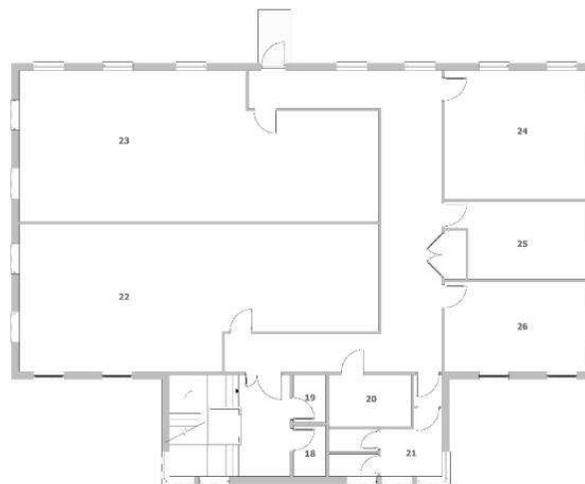
Existing Planning			
Project	Drawing Status	Date	
PN015	Preliminary	13/06/2025	
originator	scale @ A1	number	rev
PJ	1:50, 1:100	A01.01	

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No. 14 Llys Castan, Parc Menai, Bangor, Gwynedd - Existing Layout Plans



1:100 GF-Ground Floor



0. 1:100 01-First Floor

Room Schedule

Ground Floor

- 0- Corridor
- 1- Entrance/reception
- 2- Dis WC
- 3- WC
- 4- Shower
- 5- Store
- 6- Reception/ office
- 7- Consultation room
- 8- Consultation room
- 9- Consultation room
- 10- Treatment room
- 11- Sterilisation room
- 12- Stockroom
- 13- Office
- 14- Treatment room
- 15- Consultation room
- 16- Dental room
- 17- Board Room

First Floor

- 18- WC
- 19- WC
- 20- Store
- 21- WC
- 22- Open plan office
- 23- Open plan office
- 24- Office
- 25- Kitchen
- 26- Office



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Proposed Change of Use
No. 14 Llys Castan, Parc Menai
Bangor, Gwynedd

Proposed Layout Plans

Detailed Planning			
project	drawing status	scale	
PK515	Final/Issued	1:50, 1:100	
author	scale	date	rev
PJ	1:50, 1:100	18/08/2025	A.02.01

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**GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION**

06/03/26
ADAR CYLLINDRO - CYGOR GWYNEDD



— Property
— RSPB Parking
— NHS Parking

<p>GLADMAN Gladman Property Services 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 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<tr> <td>Drawn by</td> <td>RGH /</td> <td>Issue date</td> <td>18 August 08</td> </tr> <tr> <td>Scale(s)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Drawing No</td> <td>2880/ BAN Legal 01</td> <td></td> <td></td> </tr> </table>	Drawn by	RGH /	Issue date	18 August 08	Scale(s)				Drawing No	2880/ BAN Legal 01		
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PLANNING COMMITTEE	DATE: 23/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C24/0705/35/LL

Date Registered: 13/09/2024

Application Type: Full

Community: Cricieth

Ward: Cricieth

Proposal: Demolition of existing building and redevelop the site for nine independent living flats (C3) with extra care service for those over 55 100% affordable

Location: Plas Newydd Residential Home, Plas Newydd, High Street, Cricieth, Gwynedd, LL52 0RR

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 This is a full planning application to demolish the existing building and redevelop the site by erecting a new building to provide nine independent living flats (C3 use) with extra care service for the over 55s. These living units would be provided as affordable units.
- 1.2 The proposal involves demolishing the building that is currently vacant but was used in the past as a care/nursing home. The building no longer operates as a care home with this use formally decommissioned in January 2024.
- 1.3 Specifically, the proposal involves the erection of a four-storey building which would be slightly taller than the existing building and set back within the site compared to the existing building. The internal layout would be as follows:
- Ground floor – main access and reception/foyer along with community areas for residents and staff in the form of a shared living area, external decking/terrace to the rear, office, toilet and kitchen plus one living unit.
 - The rest of the living units would be divided over the three floors above the ground floor and all in the form of one-bedroom units. Each unit would also provide an open plan living/kitchen area and bathroom. It is seen that there would be 3 units each on the first and second floors and 2 units within the attic space with an external balcony to the rear of one unit.
 - In terms of appearance, the building would be finished with a mix of brickwork and cladding on the walls and the roof would be a combination of a ridge roof with natural slate and flat roofing.
- 1.4 The site is situated within the existing development boundary of the town of Cricieth with the A497 class 1 road running parallel to the front of the site and beyond the rear of the site, it is seen that land owned by the Cambrian coast railway lies directly adjacent.
- 1.5 The site of the application forms part of a striking streetscape when approaching the town of Cricieth from the west. Neighbouring buildings are to some extent a mix of design and finishes but all have common features in form and finishes such as slate roofs and a finish of natural stone and render.
- 1.6 The following information was submitted in support of the application:
- Planning Statement
 - Housing Statement
 - Valuation Report (confidential)
 - Statement of Loss of Community Resources
 - Drainage Strategy
 - Ecological Assessment
 - Extra Care Development Statement
- 1.7 The application is submitted to the planning committee for a decision as it is a development which would provide a number of living units that would exceed what officers can deal with through the delegated procedure.

2. Relevant Policies:

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

PLANNING COMMITTEE	DATE: 23/03/2026
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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 2011-2026 adopted 31 July 2017**

- PCYFF 1: Development boundaries
- PCYFF 2: Development criteria
- PCYFF 3: Design and place shaping
- PCYFF 4: Design and landscaping
- PCYFF 6: Water conservation
- ISA 1: Infrastructure provision
- ISA 2: Community facilities
- PS 5: Sustainable development
- PS 6: Alleviating and adapting to climate impacts
- PS 17: Settlement Strategy
- TAI 2: Housing in local service centres
- TAI 8: An appropriate mix of housing
- TAI 11: Residential care homes, extra care housing or specialist care accommodation for Older People
- TAI 15: Affordable housing threshold and distribution
- TRA 2: Parking standards
- TRA 4: Managing transport impacts
- PS 1: The Welsh language and culture
- PS 19: Conserving and where appropriate enhancing the natural environment
- AMG 5: Local biodiversity conservation
- PS 20: Preserving and where appropriate enhancing heritage assets

Also relevant in this case are the following:

- Supplementary Planning Guidance (SPG): Affordable housing
- SPG: Housing Mix
- 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 2: Planning and affordable housing
- Technical Advice Note 12: Design
- Technical Advice Note 15: Development, flooding and coastal erosion.
- Technical Advice Note 20: Planning and the Welsh Language

3. **Relevant Planning History:**

3.1 Application number C04D/0337/35/LL – Construction of a two-storey dwelling – Permitted 02/09/04

4. **Consultations:**

Town/Community Council: Support.

An update was submitted by the Town Council: The Town Council has already written in support of the application and although

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agreeing in principle following correspondence citing concerns from residents we decided to write again to the Planning Department to note this.

Transportation Unit:

Not received

Public Protection Unit:

Demolition and construction may cause a noise and dust problem for nearby residents. Prior to the commencement of work, a detailed plan to control dust, noise and vibration as a result of the demolition should be submitted to the Local Planning Authority for approval in writing.

During the demolition and construction work, best practical methods should be used to reduce noise and vibration from the works and consider the recommendations of the 'BS5228': Control of Noise and Vibration on Construction and Open Sites'.

An asbestos assessment should be carried out prior to any demolition to ascertain whether asbestos is present and to ensure that risks from asbestos to the environment, land users and any residents are minimised and risks are managed.

It is noted that the development involves installing a number of air source heat pump (ASHP) units. The installation of an ASHP in a domestic premises is considered to be permitted development provided that the installation complies with the Microgeneration Certification Scheme planning standards (MC20) or equivalent. To ensure that your ASHP does not cause noise problems, it is recommended that information in the form of a noise assessment be submitted to the Planning Department through a formal noise condition.

Social Services:

We support the concept of developing a wide range of options for individuals to live with support. We also know that individuals have a wide range of financial means. We are very concerned that the applicant is under the impression that Cyngor Gwynedd will rent the units from him. We have not discussed or committed to this.

Following a meeting held between the service and the applicant's representatives, it was agreed that any affordable provision in the development would be discussed with the local community resources and would meet the requirements of related Section 106. It was also confirmed at the meeting that the two night wardens would share the working hours set out in the application, which is a total of 70 hours per week. There is a question from the Department as to how affordable the units would be for local residents taking into account the rent and service charge that would be payable to fund the on-site support. These costs (cost of on-site wardens etc.) would not be met by the care services, they would only pay for any care that goes in from domiciliary care companies, but it is recognised that the rent and service charge element is not an issue for the care services.

Welsh Water:

Following the assessment of the proposal, it is advised that there is no existing capacity available within the public system for surface water and foul water drainage as proposed and that only foul water may be

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accommodated.

It is recommended that a condition be included to ensure that foul water and surface water are not connected to the public system.

Biodiversity Unit:

The submitted report and ecological survey have been undertaken to a good standard. There was no indication of bats roosting on the site but the railway line to the rear is likely to be a wildlife corridor but there would be no impact on species using this area. There are invasive plants present at the site that are likely to have dispersed from the railway line.

Biodiversity improvements indicate a proposal to install bat and bird boxes on the building and plant trees. Suggest including standard conditions.

Land Drainage Unit:

Since 7 January 2019, sustainable drainage systems (SuDS) are needed to control surface water for every new development of more than 1 house or where the construction area with drainage obligations is 100m² or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

These systems must be approved by Cyngor Gwynedd in its role as SuDS Approval Body (SAB) prior to commencement of the construction work.

Due to the size and nature of the development, an application will need to be made to the SuDS Approval Body to be approved before construction work commences. The information provided suggests that the developer intends to use sustainable measures to drain the site, but until an application is made to the CCS there is no assurance that the site plan would enable compliance with the full set of national SDC standards.

An application was submitted to the Council in due course and the following confirmation was received:

CYNGOR GWYNEDD as the SDC Approval Body, hereby PERMITS the following development in accordance with the plans and application submitted to the Council, subject to any conditions.

Housing Strategic Unit:

The Housing Service does not keep details of over-55 Independent Living need, or the need for Extra Care units, only the general need for people over 55 years old.

Schemes are expected to cover 30% affordable housing, and therefore 3 of the units are expected to be affordable.

Network Rail:

No objection in principle but any work that may affect the company's assets must be agreed.

Health Board:

Not received

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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:

- This type of development is needed here in Cricieth but this building is not suitable for such a development.
- The plans show no resemblance to the houses next door.
- Concern the development will mean a lack of light for the houses next door and possibly no privacy, as there are more windows on the sides.
- As the plans show the building will be moved closer to the railway line – will this be safe? Is there a retaining wall on the side of the railway?
- Concern about demolition and its impact on houses and land adjacent to the main road
- Concern if there is enough space to park cars on the site, not only for residents but for visitors as well.
- Loss of a building of quality and character that blends to its location and with adjacent buildings and is in good condition
- Detrimental effect on the residential amenities of nearby residents/loss of light/overlooking from the rear balcony
- Oppressive scale and height
- The design results in introducing an incongruous feature that is completely incompatible with the current development pattern
- Lack of infrastructure
- There is no need for such a resource in Cricieth, there are already plenty of homes for the elderly here and this would attract more strangers to the area

In addition to the above objections, an objection was submitted that was not a valid planning objection, which included:

- Loss of view
- Affects the value of other buildings

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is mandatory for planning applications to be determined in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 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. As a result of this site's location within the current development boundary of Cricieth, it is considered that the proposal is acceptable in principle.
- 5.3 Although the proposal is for a scheme that would provide living units with extra care service for the over 55s, in this case, policy requirements relating to housing will be considered following

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- confirmation from the agent that the proposal is tantamount to a development that creates C3 use class units. Specifically, therefore, consideration is given to the requirements of Policy TAI 2 ('Housing in the Local Service Centres').
- 5.4 This policy states that housing to meet the Plan's strategy will be delivered in Local Service Centres via housing designations together with suitable windfall sites within the development boundary based on the indicative housing provision identified for the relevant settlements. In this case, the indicative level of housing supply for Cricieth over the period of the Plan, as set out in Appendix 5 of the Joint Local Development Plan, is 164 units (including a 10% 'slippage allowance'). In the period 2011 to 2024, a total of 54 units have been completed in Cricieth. The land bank, as of April 2024, was 40 units (23 units on a designated site and 17 units on windfall sites). Based on this information, approving a development on this scale would be acceptable given the indicative supply level for Cricieth.
- 5.5 Following discussions held between the Policy Unit and the Property Service regarding the market and rent value of the proposed units, it is accepted that the values set out are suitable for the location and for this type of development. Confirmation was received that the discount level on sales, i.e. a 30% discount and the units' rent level, would be acceptable. It is noted that the proposed flats have a floor area of between 58m² and 60m² which is acceptable according to relevant guidance related to affordable unit sizes. It is therefore considered that these elements meet the relevant requirements of TAI 15 in this regard.
- 5.6 Consideration must be given to whether the proposed residential provision is suitable for promoting a sustainable mixed community in accordance with the requirements of Policy TAI 8. This proposal would provide 9 one bedroom living units with an element of support attached and it appears that the proposal is seeking to meet specific residential needs. The suitability of the units proposed must therefore be considered in line with further evidence in relation to a specific need identified in the local area. Also a relevant consideration in this case is the need in Cricieth for those living in affordable units to have a 5-year connection with Gwynedd as a whole as explained in paragraph 8.1 of the Affordable Housing SPG.
- 5.7 Information was submitted in the form of a Housing Statement with the application. This information as well as chapters 3.31 to 3.44 in the Planning Statement is the justification for the need for these 9 living units. The information that has been submitted refers to a need that has been highlighted on waiting lists for similar accommodation in Gwynedd and it is claimed that this demand reflects the significant need for such living units, namely accommodation specifically for those over 55 years of age, and that this type of living unit is scarce within the wider Gwynedd area. The evidence presented is not entirely clear, and confirmation of the general need and over 55s need figures for Gwynedd is expected by the Housing Strategic Unit, but it is generally recognised that there is a need for one bedroom affordable units in Gwynedd and that this proposal would provide for that need subject to a condition to secure their tenure as affordable units and for the over 55s.
- 5.8 Policy TAI 8 promotes proposals that contribute to improving housing balance and meet identified needs in the community as a whole. While there is no mix in terms of the size and form of the living units (they all consist of 1 bedroom), consideration needs to be given to whether what is proposed in terms of units and tenure is suitable to promote a sustainable mixed community. It is important to consider the inclusion of the 'Housing Mix' SPG to establish whether the proposal is suitable, and it is noted that the guidance expects all applicants submitting a planning application for a C3 Use Class housing development consisting of five or more

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housing units to submit a Housing Statement in support of their planning application. As noted, a Housing Statement has been submitted, and there is recognition that the proposal responds to a specific demand for this type of living unit within the county. To this end, it is considered that the proposal complies with the requirements of policies TAI 2, TAI 8 and TAI 15 within the LDP.

- 5.9 Policy ISA 2 of the Joint Local Development Plan aims to protect existing community facilities and encourage new facilities where appropriate. The policy resists the loss or change of use of an existing community facility unless a developer can provide a suitable facility in its place either on-site or off-site, and there is easy and convenient access by means other than a car, that it can be shown to be inappropriate or excessive to what is required, or that it can be shown that the existing use is no longer financially viable, that it cannot be expected to be financially viable, that another community use cannot be established and that there are efforts to market the facility.
- 5.10 A statement has been received from the agent confirming that the previous use as a home has ceased as a result of its decommissioning and that the building is no longer suitable for this use. The document also argues that the proposal provides a suitable facility for the community that enables older people to live in their community with suitable care and to this end therefore, due to viability implications for the continuation and improvement of the existing home the proposal is considered to be consistent with the policy objectives of policy ISA 2 in relation to the protection of community facilities.

Visual amenities

- 5.11 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan support proposals for new developments provided they do not have a detrimental impact on the health, safety or the amenities of the residents of local properties or on the area in general. In addition, developments are required to:
- Contribute to, and enhance the character and appearance of the site
 - Respect the site and its surroundings in terms of its position in the local landscape
 - Use appropriate materials
- 5.12 In a discussion between officers and the agent representing the applicant, concern was raised about the design of the proposal as it stood stating that it was not acceptable in terms of the relevant requirements of policy PCYFF 3. It was specifically noted that the proposed building would not be a good fit with the surrounding area as it would be a dominant and excessive building within the local landscape. As such, it was confirmed that the design of the proposal as submitted did not meet the requirements of criteria 1 and 2 of policy PCYFF 3.
- 5.13 In response to what was raised in terms of design matters, the agent confirmed that the applicant would not undertake any changes to the design. The explanation for that was that the number of units was needed to ensure that the development was viable and that it provided affordable living units that have been proven to be a genuine need.
- 5.14 In this case, the existing building is three storeys whilst the development proposes the erection of a new four-storey building. The existing building, together with other adjacent buildings, especially to the west, suit each other in height and create a pleasing appearance in the local streetscape. Paragraph 4.3 of Technical Advice Note (TAN) 12: Design, states, *"The local context includes the characteristics of the area where the development is located and also the location of that area. This includes the natural and human history of the area, the types of settlements, buildings..... Providing a meaningful and sustainable design response depends on an understanding of the site and its immediate and wider context."* Paragraph 4.5 goes on to state *"In*

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many cases, an appraisal of the local context will highlight particular development or landscape patterns, and the intention will be to maintain that character".

- 5.15 It is believed that a new building at this location needs to maintain the same height as neighbouring buildings especially to the west whilst also conveying a similar scale, bulk and massing to similar buildings in this part of the town. It is believed that the proposed building would appear too overbearing and incompatible within this group of buildings that are generally more modest. The evidence submitted to convince officers that the design cannot be modified without affecting the viability of the development is insufficient. As no proposal has been made to alleviate officers' concerns in relation to these matters, it is not considered that the proposed development as it stands is acceptable because the proposed development would have a detrimental effect on the character and appearance of the area and is contrary to the relevant requirements of policies PCYFF 2 and PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan (LDP) together with the advice given within TAN 12 as stated above along with paragraph 2.6 which notes *"design that is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities."*

General and residential amenities

- 5.16 Regarding the rear aspect of the building, as a result of setting the building further back and a significant increase in the rear bulk and massing of the new building compared to the existing building, this would seem overwhelming and oppressive when viewed from adjacent buildings and from outside areas. This elevation would also extend beyond the rear of 'Hen Berllan' and 'Tŷ Clyd' and is likely to result in a significant enclosure effect on the view from the garden and the rooms at the rear of these adjacent buildings. It is therefore believed that the proposal would cause significant harm to the living conditions of neighbouring residents, in terms of views.
- 5.17 It is apparent from a plan submitted and identified as the attic floor plan, that an external balcony would extend out from the rear of the building. The same element is not evident on the other plans presented which suggest that there will only be openings on this elevation. However, as a plan has been submitted which suggests that there would be a balcony in this part, it is believed that due to its location and height, there would be concern for an element like this in terms of directly overlooking existing private lands to the rear of adjacent buildings. In addition to this element, there would be an increase in the number of relatively large glazed openings at the rear and due to their presence on higher floors, they will also add to the appearance of over-looking. It is therefore considered that the proposal would cause significant harm to the living conditions of neighbouring residents and would not comply with Policy PCYFF 2 of the LDP which, among other things, seeks to prevent unacceptable adverse effects on the amenity of occupiers of local residences.

The Welsh Language

- 5.18 In accordance with criterion 1b of Policy PS1 ('The Welsh Language and Welsh Culture'), as the development would not exceed the demand for housing in the town given what has already been developed and what has extant planning permission, there is no need to submit a Welsh Language Statement in relation to the requirements of this criterion. However, consideration must be given to whether information needs to be provided with the application on the basis of the requirements of Section D1 in Appendix 5 of the SPG 'Maintaining and Creating Distinctive and Sustainable Communities'. It is noted that paragraph 7.9 of the Planning Statement states that the building will be given a Welsh name of 'Plas Newydd' and that bilingual signage will be placed on it and to ensure this, it is considered that it would be reasonable to attach a condition to any consent which would ensure that this is realised.

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- 5.19 And therefore on the basis of relevant requirements, the Local Planning Authority is satisfied that the development would not cause substantial harm to the character and balance of the Welsh language in the community and therefore the application is in accordance with the requirements of policy PS1 of the Anglesey and Gwynedd Joint Local Development Plan.

Transport and access matters

- 5.20 Although no observations about the proposal were received from the Transportation Unit at the time of writing this report, it is believed that usually it would be possible to include appropriate conditions to agree on parking arrangements and a standard access for the development. Given the historic use of the building, the parking provision as shown and the accessible location of the site being fairly close to the town centre, it is not believed that the additional transport resulting from the new development would likely increase the impact in terms of movement to a significant extent. It is also noted that the building is located within the boundary of Cricieth town which has sustainable travel links including a train and bus station.
- 5.21 It is therefore not considered that the proposal is unacceptable on the basis of transportation and access considerations and that it consequently complies with the relevant requirements and criteria of policies TRA 2 and TRA 4 which set out the need to ensure that new developments are in line with parking standards and the safe and efficient operation of the highway.

Biodiversity matters

- 5.22 No concerns have been raised about the proposal by the Biodiversity Unit in terms of a detrimental impact on local biodiversity and the measures proposed to improve the biodiversity and ecology of the local area.
- 5.23 Information has been submitted in the form of an ecological assessment and it will be seen as part of the assessment submitted that a green infrastructure statement and details of suitable improvements and measures to improve the biodiversity of the site have been included. It is therefore believed that the proposal as submitted is acceptable under the relevant requirements of policies PS 19 and AMG 5 of the LDP in terms of impact on biodiversity along with Chapter 6 of Planning Policy Wales which relates to the green infrastructure and the phased approach.

Drainage Matters

- 5.24 It is noted that Welsh Water's comments confirm that surface water cannot be discharged into the sewerage system, and to this end, the agent has confirmed that permission has been granted for the sustainable treatment of the surface water through the SUDS system. This is considered acceptable and therefore the proposal complies with the requirements of policy ISA 1 and part 7 of TAN 15: Development, flooding and coastal erosion.

Response to the public consultation

- 5.25 A number of observations were received from the public as a result of this application, and the issues raised varied. It is considered that all the issues have received due consideration in the report, and that none of the issues raised change the recommendation for the application in this case.

6. Conclusions:

- 6.1 This is a proposal to demolish an existing three-storey building and replace it with a new four-storey building. Whilst elements of the proposal are acceptable, it is not considered that the proposal has succeeded in this case in securing a building that is of acceptable design, scale and appearance as it would be detrimental to the visual amenities of the local area and the context of the site. It would also, based on its setting, bulk and features, adversely affect the residential

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REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

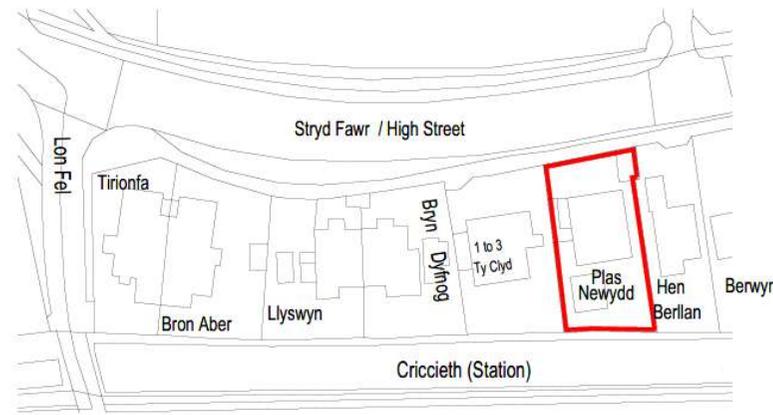
amenities of adjacent residents and therefore the proposal as submitted is not believed to be acceptable or in compliance with the requirements of the relevant policies and guidelines as stated.

7. Recommendation:

7.1 To delegate powers to the Head of Environment Department to refuse:

1. It is not considered that the design of the proposal, in terms of its siting, scale and massing would add to or enhance the character and appearance of its site context nor fully integrate into the context of the immediate streetscene and its prominent location in this part of Cricieth. The proposal is therefore contrary to the relevant requirements of policies PCYFF 2 and PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan, 2017 and part 2.6 of Technical Advice Note 12: Design which states that design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.
2. Due to the scale, massing, location and certain elements to be included with the proposed development, this would create an unacceptable impairment and overbearing effect on adjoining properties and their curtilage. It is therefore considered that the proposal would have a significant adverse impact on the amenities of residents of local properties contrary to criteria 7 of Policy PCYFF2 of the Anglesey and Gwynedd Joint Local Development Plan, 2017.

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Rev.	Date.	Details
Client:	Meddyg Care Group Holdings Ltd	
Project:	Plas Newydd, High Street, CRICCIETH, Gwynedd, LL52 DRR	
Drawing Title:	Location Plan	

FISHER GERMAN

Fisher German LLP, The Estates Office
 Norman Court, Ashby de la Zouch
 Leicestershire, LE65 2UZ
 Tel: 01530 412821
 E-mail: ashby@fishergerman.co.uk

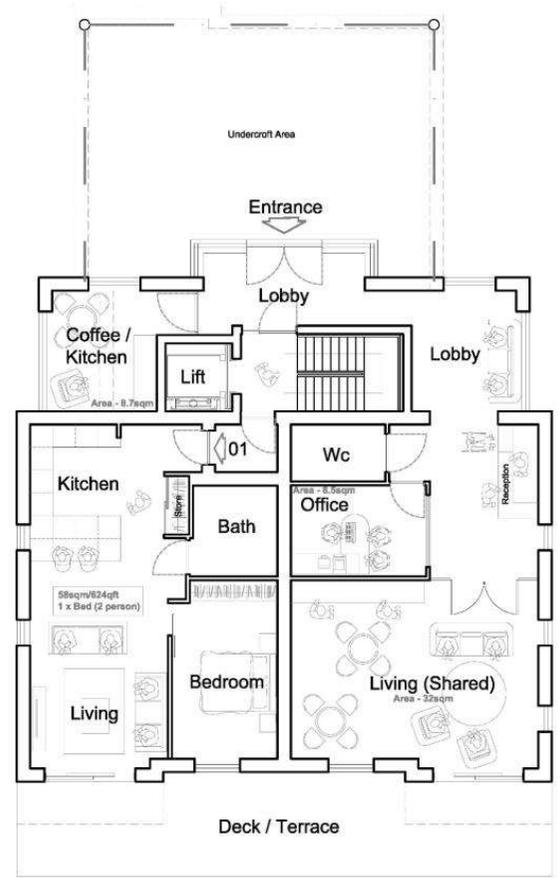
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First Issued:	30.08.2024	Revision Checked	30.08.2024
Drawn:	KT	Checked	NB
Project Ref :	143324	Paper Size:	A4
Drawing Ref:	LP01	Rev:	-

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Existing : Location Plan scale 1:1250



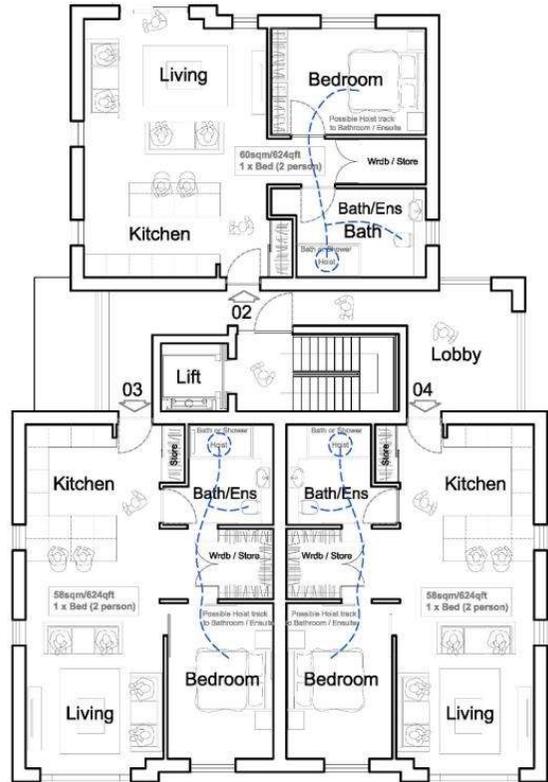
Proposed Ground Floor Plan

ISSUE TYPE
PLANNING DRAWINGS



DRAWING	PROPOSED GROUND FLOOR PLAN	CLIENT	MEDDYG CARE GROUP HOLDINGS LTD.	DRAWING NUMBER	BR-2024-PLAS NEWYDD-PL02	SCALE	1: 100 @A3	DATE	13/08/2024
PROJECT	PLAS NEWYDD EXTRA CARE APARTMENTS, PWLLHELLI ROAD, CRICCIETH. LL52 0RR								

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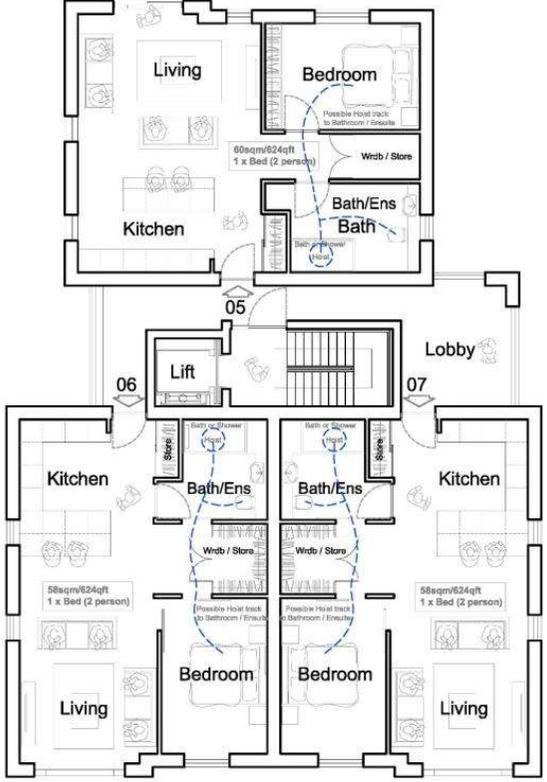
Proposed First Floor Plan

ISSUE TYPE
PLANNING DRAWINGS



DRAWING	PROPOSED FIRST FLOOR PLAN	CLIENT	MEDDYG CARE GROUP HOLDINGS LTD.	DRAWING NUMBER	BR-2024-PLAS NEWYDD-PL03	SCALE	1: 100 @A3	DATE	13/08/2024
PROJECT	PLAS NEWYDD EXTRA CARE APARTMENTS, PWLLHELLI ROAD, CRICCIETH. LL52 ORR								

B R A R C H I T E C T U R E



Proposed Second Floor Plan

ISSUE TYPE
PLANNING DRAWINGS



DRAWING	PROPOSED SECOND FLOOR PLAN	CLIENT	MEDDYG CARE GROUP HOLDINGS LTD.	DRAWING NUMBER	BR-2024-PLAS NEWYDD-PL04	SCALE	1: 100 @A3	DATE	13/08/2024
PROJECT	PLAS NEWYDD EXTRA CARE APARTMENTS, PWLLHELLI ROAD, CRICCIETH. LL52 ORR								

B R A R C H I T E C T U R E

Scale - 1:100
 0m 2m 4m 6m 8m 10m



Proposed Attic Floor Plan

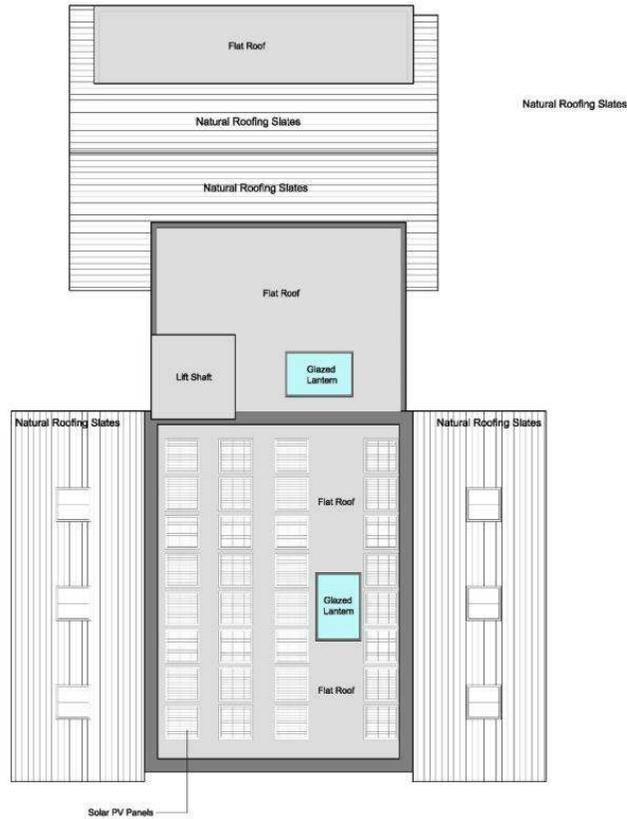
ISSUE TYPE
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DRAWING	PROPOSED ATTIC FLOOR PLAN	CLIENT	MEDDYG CARE GROUP HOLDINGS LTD.	DRAWING NUMBER	BR-2024-PLAS NEWYDD-PL05	SCALE	1: 100 @A3	DATE	13/08/2024
PROJECT	PLAS NEWYDD EXTRA CARE APARTMENTS, PWLLHELLI ROAD, CRICCIETH. LL52 ORR								

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The Stables, Colwyn Road, Craigside, Llandudno. LL30 3AL T: 07789 175903 E: info@brarchitecture.com W: www.brarchitecture.com



Proposed Roof Plan

ISSUE TYPE
 PLANNING DRAWINGS



DRAWING	PROPOSED ROOF PLAN	CLIENT	MEDDYG CARE GROUP HOLDINGS LTD.	DRAWING NUMBER	BR-2024-PLAS NEWYDD-PL12	SCALE	1: 100 @A3	DATE	13/08/2024
PROJECT	PLAS NEWYDD EXTRA CARE APARTMENTS, PWLLHELLI ROAD, CRICCIETH. LL52 0RR								

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External Finishes: -

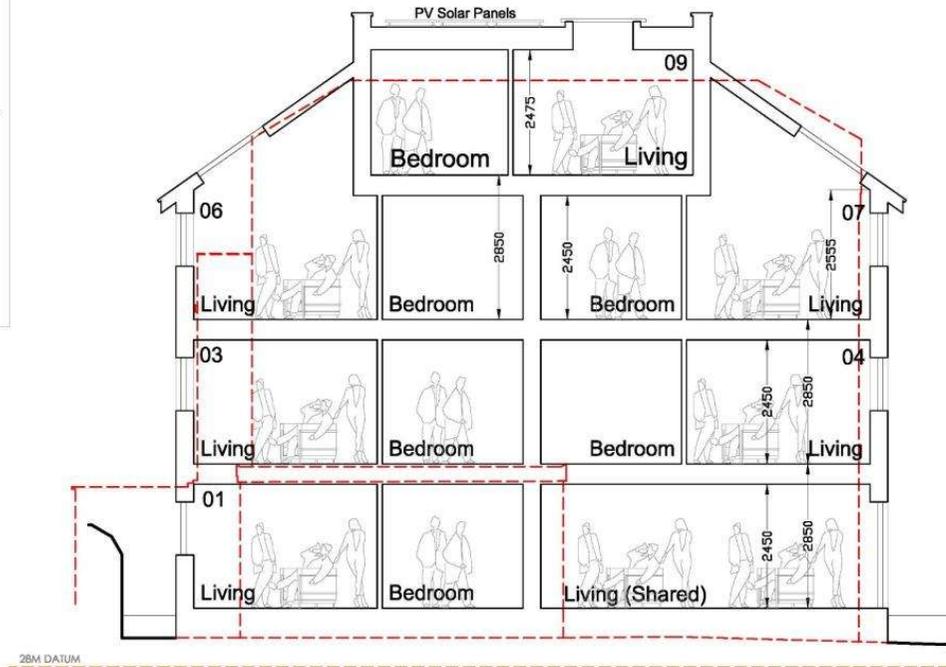
Walls:
White / Grey Facing Brickwork
White Cedral Click Cladding

Roof:
Natural Roofing Slates
Dark Grey Single Ply Membrane to Flat Roofs

Windows & Doors:
Doors - Black Aluminium
Windows - Black Flush Frame Upvc

Rwgs:
Black Aluminium

Fascias, Bargeboards & Soffits:
Anthracite Grey Aluminium



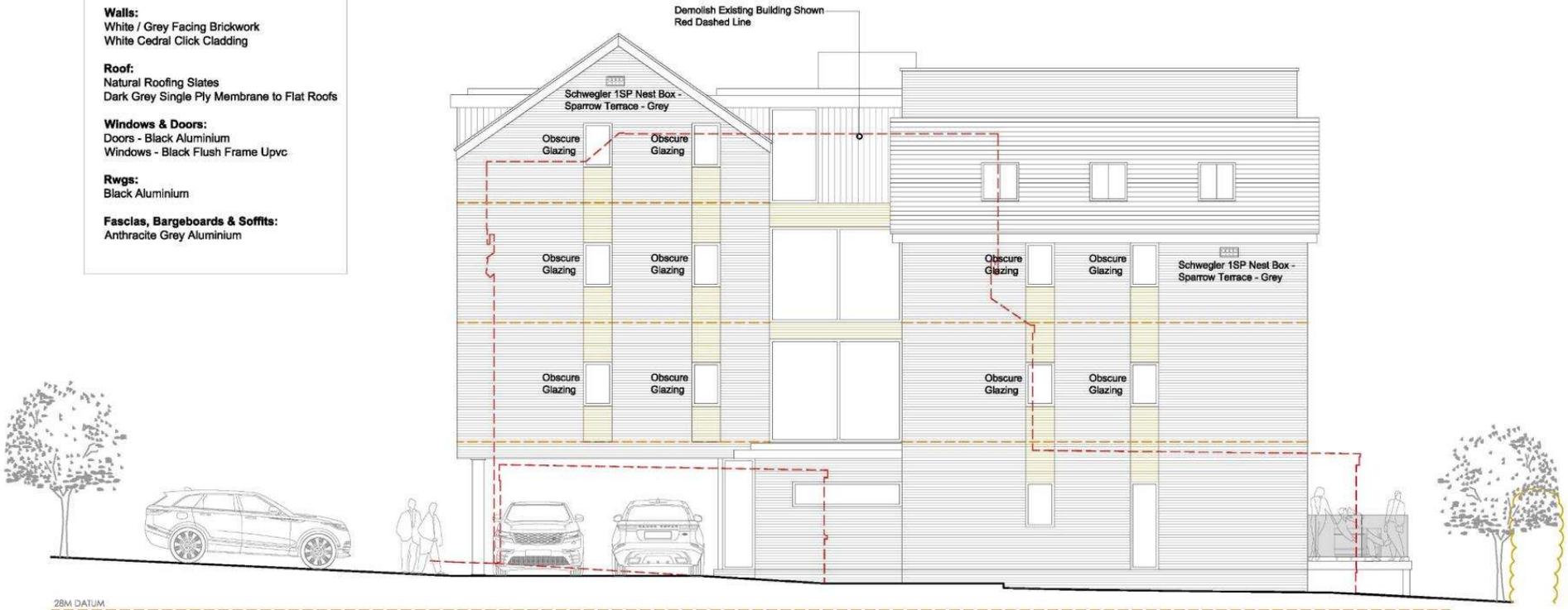
Proposed Section

ISSUE TYPE PLANNING DRAWINGS	SUN ORIENTATION 	DRAWING PROPOSED SECTION	CLIENT MEDDYG CARE GROUP HOLDINGS LTD.	DRAWING NUMBER	SCALE	DATE
		PROJECT PLAS NEWYDD EXTRA CARE APARTMENTS, PWLLHELLI ROAD, CRICCIETH. LL52 0RR		BR-2024-PLAS NEWYDD-PL09	1: 100 @A3	13/08/2024

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- External Finishes: -**
- Walls:**
White / Grey Facing Brickwork
White Cedral Click Cladding
 - Roof:**
Natural Roofing Slates
Dark Grey Single Ply Membrane to Flat Roofs
 - Windows & Doors:**
Doors - Black Aluminium
Windows - Black Flush Frame Upvc
 - Rwgs:**
Black Aluminium
 - Fascias, Bargeboards & Soffits:**
Anthracite Grey Aluminium

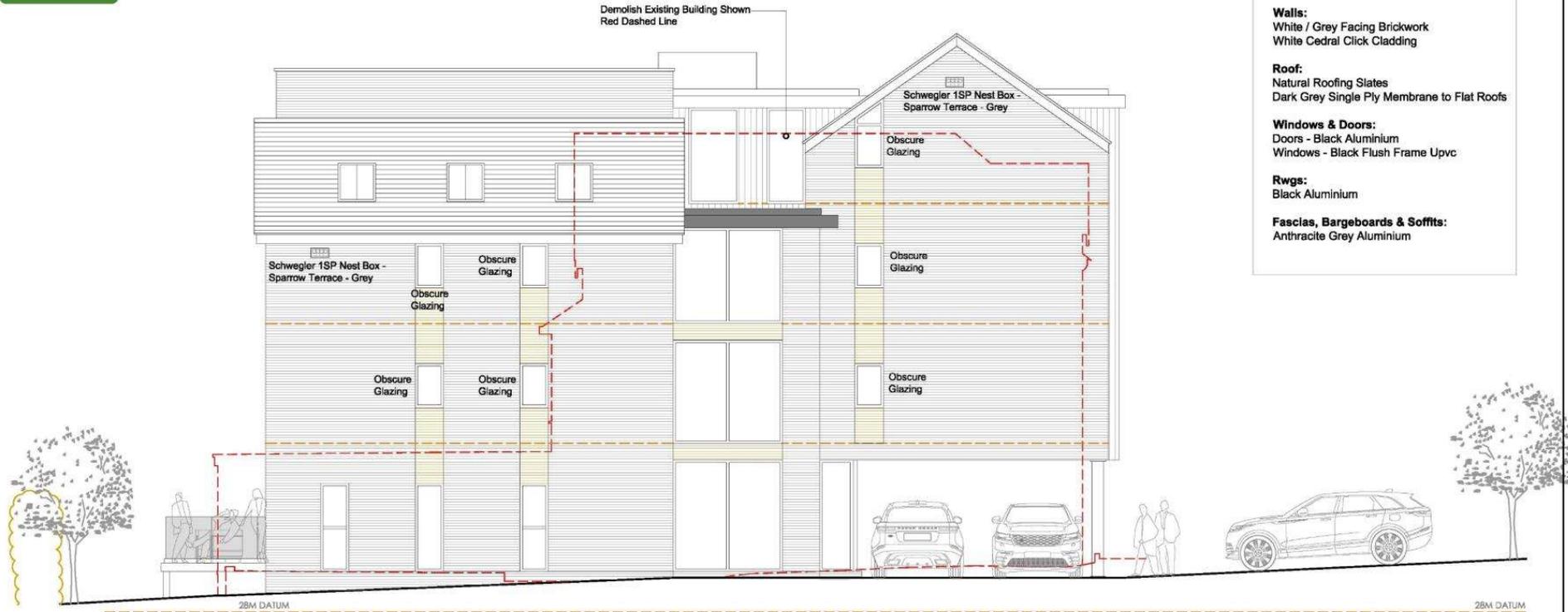


Proposed West Elevation

REVISION: **A - BAT & BIRD BOXES ADDED - 30/09/2024**

ISSUE TYPE PLANNING DRAWINGS	SUN ORIENTATION 	DRAWING PROPOSED ELEVATIONS	CLIENT MEDDYG CARE GROUP HOLDINGS LTD.	DRAWING NUMBER BR-2024-PLAS NEWYDD-PL07A	SCALE 1: 100 @A3	DATE 13/08/2024
		PROJECT PLAS NEWYDD EXTRA CARE APARTMENTS, PWLLHELLI ROAD, CRICCIETH. LL52 0RR				
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- External Finishes: -**
- Walls:**
 - White / Grey Facing Brickwork
 - White Cedral Click Cladding
 - Roof:**
 - Natural Roofing Slates
 - Dark Grey Single Ply Membrane to Flat Roofs
 - Windows & Doors:**
 - Doors - Black Aluminium
 - Windows - Black Flush Frame Upvc
 - Rwgs:**
 - Black Aluminium
 - Fascias, Bargeboards & Soffits:**
 - Anthracite Grey Aluminium

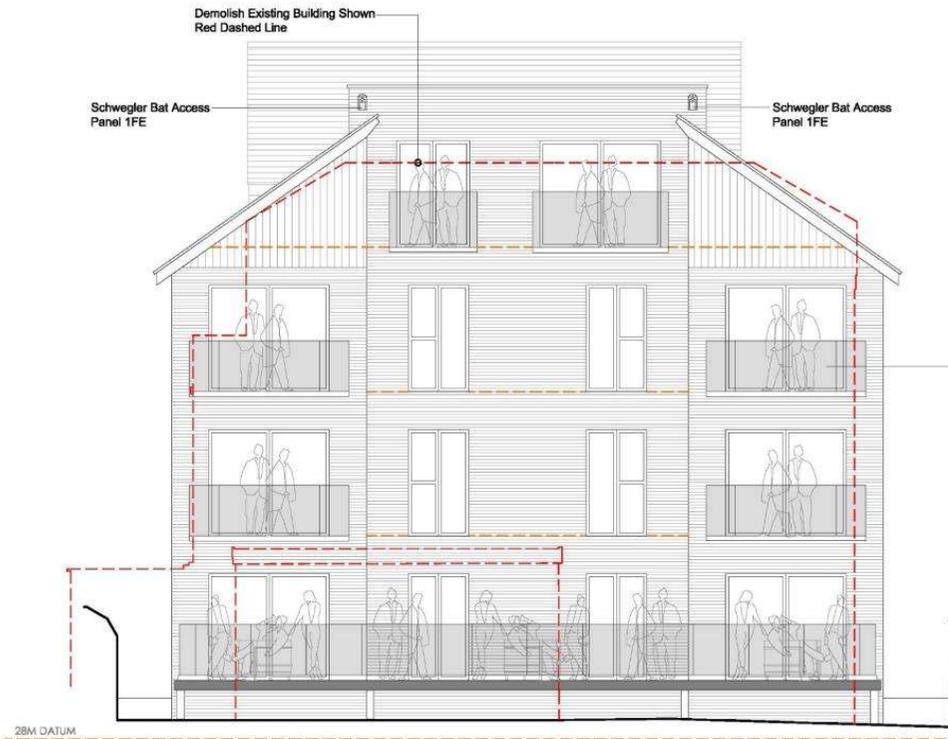
Proposed East Elevation

REVISION: A - BAT & BIRD BOXES ADDED - 30/09/2024

ISSUE TYPE PLANNING DRAWINGS	SUN ORIENTATION 	DRAWING	PROPOSED ELEVATIONS	CLIENT	MEDDYG CARE GROUP HOLDINGS LTD.	DRAWING NUMBER	BR-2024-PLAS NEWYDD-PL06A	SCALE	1: 100 @A3	DATE	13/08/2024
		PROJECT	PLAS NEWYDD EXTRA CARE APARTMENTS, PWLLHELLI ROAD, CRICCIETH. LL52 0RR								

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Proposed South Elevation



Proposed North Elevation

REVISION: A - BAT & BIRD BOXES ADDED - 30/09/2024

ISSUE TYPE	SUN ORIENTATION
PLANNING DRAWINGS	

DRAWING	PROPOSED ELEVATIONS	CLIENT	MEDDYG CARE GROUP HOLDINGS LTD.	DRAWING NUMBER	BR-2024-PLAS NEWYDD-PL08A	SCALE	1: 100 @A3	DATE	13/08/2024
PROJECT	PLAS NEWYDD EXTRA CARE APARTMENTS, PWLLHELLI ROAD, CRICCIETH. LL52 0RR								

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Proposed 3D CGI Visual - (Front Elevation)

ISSUE TYPE PLANNING DRAWINGS	SUN ORIENTATION 	DRAWING PROPOSED 3D CGI VISUAL	CLIENT MEDDYG CARE GROUP HOLDINGS LTD.	DRAWING NUMBER BR-2024-PLAS NEWYDD-PL10	SCALE	DATE 13/08/2024	
		PROJECT PLAS NEWYDD EXTRA CARE APARTMENTS, PWLLHELLI ROAD, CRICCIETH. LL52 0RR					
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Proposed 3D CGI Visual - (Rear Elevation)

ISSUE TYPE PLANNING DRAWINGS	SUN ORIENTATION 	DRAWING PROPOSED 3D CGI VISUAL	CLIENT MEDDYG CARE GROUP HOLDINGS LTD.	DRAWING NUMBER BR-2024-PLAS NEWYDD-PL11	SCALE	DATE 13/08/2024
		PROJECT PLAS NEWYDD EXTRA CARE APARTMENTS, PWLLHELLI ROAD, CRICCIETH. LL52 0RR		B R A R C H I T E C T U R E		
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