

PLANNING COMMITTEE	DATE: 27/11/2017
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	PWLLHELI

Number: 11

Application Number: C17/0725/38/AM

Date Registered: 03/08/2017

Application Type: Outline

Community: Llanbedrog

Ward: Llanbedrog

Proposal: Create 13 two-storey holiday accommodation units with associated parking and amenity area

Location: Glynllifon, Llanbedrog, Pwllheli, Gwynedd, LL537UB

Summary of the Recommendation: TO REFUSE

PLANNING COMMITTEE	DATE: 27/11/2017
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	PWLLHELI

1. Description:

- 1 This is an outline application with reserved matters to construct 13 new holiday units with an access road, associated parking areas, amenity space and landscaping on the land of Glynllifon, Llanbedrog. Sketches of the units have been submitted together with measurements of their approximate size, the proposed individual units will be two-storey and approximately 9 metres long, 4.5 metres wide and 6.8 metres high. They would be split into clusters of two blocks of two units and three blocks of three units. The units are located within the property's curtilage with five units (1 block of 3 units and 2 units) within a few metres and north of the existing building and the remainder of the units namely eight units (2 blocks of 3 and 1 block of 2 units) approximately 90 metres south of the existing building. All the units will be situated near a steep slope at the site's eastern boundary; the slope is covered with natural vegetation. It is intended to construct an access road from the existing access along the western side of the site to the existing building with 16 parking spaces for unit occupiers. It is understood from the applicant that Glynllifon property was recently used as a holiday home and it is proposed to retain the building for this use. Previously, the property was a licensed restaurant with the managers' home on the first floor and it is understood that it had been used as a restaurant since the 1980s.
- 1.2 The site is located a considerable distance outside the development boundary of the village. The A499 class 1 county highway that runs past the site also forms a boundary between the Llŷn Area of Outstanding Natural Beauty and the Special Landscape Area. The site is situated in a wooded valley within the Area of Outstanding Natural Beauty, Llŷn Scheduled Historic Landscape and between two Scheduled Monuments namely Pen y gaer and Nant y castell that are opposite the road. There are several mature trees within the site and many are protected by a tree protection order; these trees vary in condition, quality and species. A report was received with the application stating that eight trees (five protected) will be felled due to their condition and location in relation to the county highway and two substantial trees will be retained together with trees within two groups near the county highway. The southern side of the site and the eastern slopes is identified as a Local Wildlife Site.
- 1.3 The application is submitted to the Planning Committee and it deals with a residential development of five dwellings or more. A Planning Statement, Outline Mitigation Method, Tree Report, Part 1 Extended Habitats Assessment, Language and Community Impact Assessment and a Speed Survey and Access Evaluation were submitted with the application.

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 made 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

PLANNING COMMITTEE	DATE: 27/11/2017
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	PWLLHELI

recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-26 adopted 31 July 2017 (LDP)

TRA 2 - Parking Standards
 TRA 4 - Managing transport impacts
 TWR 1 – Visitor Attractions and Facilities
 TWR 2 – Holiday Accommodation
 TWR 4 – Holiday Occupancy.
 PCYFF 1 – Development Boundaries
 PCYFF 2 - Development Criteria
 PCYFF 3 - Design and Place Shaping
 PS 1- The Welsh Language.
 PS 4 - Sustainable transport, development and accessibility
 PS 5 – Sustainable Development
 PS 20– Preserving and where appropriate enhancing heritage assets
 PS 19 - Conserving and where appropriate enhancing the natural environment
 AMG 1 - Areas of Outstanding Natural Beauty Management Plans
 AMG 2 – Special Landscape Areas
 AMG 5 - Local Biodiversity Conservation
 AMG 6 – Protecting Sites of Regional or Local Significance
 AT 1 - Conservation Areas, World Heritage Sites, Parks and Registered Historic Gardens

2.4 National Policies:

Planning Policy Wales, Edition 9 (January 2016)
 Technical Advice Note (TAN) 5 - Nature Conservation and Planning (2009)
 Technical Advice Note 10 – Tree Preservation Orders (1997)
 Technical Advice Note 12 – Design (2016)
 Technical Advice Note 13 – Tourism (1997)
 Technical Advice Note 18 Transport (2007)
 Technical Advice Note 20: Planning and the Welsh Language
 Technical Advice Note 24 The Historic Environment 2017

3. Relevant Planning History:

3.1 C16/0770/38/AM Creation of 16 two-storey holiday accommodation units with associated parking and an amenity area: Refused on 05 September 2016
 C11/0048/38/LL Renewal of permission: Single storey extension at the rear of the restaurant: Approved 8 March 2011
 C06D/0027/38/LL Single storey extension at the rear of the restaurant: Approved 28 February 2006

PLANNING COMMITTEE	DATE: 27/11/2017
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	PWLLHELI

2/18/41G Extension to the house: Approved 30 May 1990

2/18/41F Extension to the restaurant: Approved 13 May 1988

2/18/41E Change the use of ground floor from a restaurant to a hotel: Approved 5 June 1987

2/18/41D Adapt the ground floor to a Bistro/Restaurant: Approved 10 March 1986

Y16/000223: Pre-application enquiry for a development of 16-22 residential or holiday units, together with the demolition of the property of Glynllifon and create a new access. It was advised that the site had many planning restrictions and therefore the proposal would be contrary to policy.

4. Consultations:

Community/Town Council:

Unanimously oppose the application.

Reducing the number of units from 16 (previous application) to 13 does not make much of a difference and the development will cover the site. There are plenty of holiday units in the Abersoch and Llanbedrog area - the area is speckled with caravan parks and holiday units/ houses.

A claim that the area is home to bats. There is a public footpath parallel to the access.

There is a question regarding transportation and parking. Existing access is insufficient. Dangerous corner near the site where many accidents have occurred, a discussion took place recently between the Community Council, Police and the Transportation Unit to discuss improving the corner following an appeal by the owner of Glynllifon to the police.

Impairing the landscape.

The development site is outside the development boundary of the village. Although it is a tourist and seasonal development it is far from the development boundary. If it was approved how will local people who need a house, as well as those who have been refused permission previously feel?

The development is totally unacceptable for the location, the size of the building and the car park fill the land area. It is unsuitable for the site.

The land proposed for development is situated between two ancient Bronze Age forts and in a hollow formed in the Ice Age which is unique to south western Llŷn.

Access to the development is from the busy A499 road near a dangerous corner where several accidents have occurred. If there are 16 units in the development then

PLANNING COMMITTEE	DATE: 27/11/2017
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	PWLLHELI

it may mean that there will be 16 cars going in and out during the busiest season of the year.

The height of the units is very high and prominent and the surrounding landscape will be dwarfed. The units would not be in keeping with the area's environment.

The development is within the boundaries of the AONB and the area should be protected from such developments.

Members are against digging to create foundations, which is nearly all of the land, in order to not harm wildlife. A comprehensive development of this type may have a detrimental effect on wildlife such as plants and insects.

Is the sewerage system sufficient?

The Council wishes to protect the area's resources - nature, geology and ancient sites. We should not destroy what we have inherited.

Members are very strong in their objection and wish the application to be submitted to the Planning Committee for determination.

Transportation Unit:

I confirm that the traffic assessment submitted with the application is satisfactory and indicates that the visibility splays that may be provided will be sufficient.

It is noted that only one parking space is offered for each unit. It is recommended to either provide two spaces per unit, or ensure a sufficiently wide enough provision on the estate road to allow additional vehicles to park without preventing access to the remainder of the site.

As previously, it is recommended that sufficient screening is included along the side of the site to avoid vehicle lights on the site from confusing drivers on the adjacent road.

Natural Resources Wales (NRW):

No objection to the proposal. They are satisfied with the contents of the Outline Mitigation Method by Green Man Ecology dated 24/02/2017 and have advised that the mitigation measures within the report are followed. Suggest that a condition is attached to any permission to enforce that these measures are followed. They suggest that the internal Drainage Unit is contacted regarding this application.

Although this is an outline application, we would expect any 'reserved matters' application to confirm that the proposal's foul drainage would be connected to the main sewer.

Emphasise the need to assess the impact of the proposal on the AONB.

NRA is concerned that activity on the site may cause suspended solids to flow into nearby water courses. The building work must be undertaken in accordance with the NRA standard conditions for work near watercourses. No

PLANNING COMMITTEE	DATE: 27/11/2017
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	PWLLHELI

cemented water will be allowed to discharge into any watercourse. Any water that comes into contact with wet concrete will be treated as contaminated water and will not be allowed to drain into any watercourse. Work shall be undertaken in a manner that will ensure as little pollution as possible. The applicant is advised to follow the instruction within the Pollution Prevention Guidance 5 "Maintenance work in water or close to water", available on the NetRegs website.

Welsh Water: Standard observations. Suggests that if it is proposed to approve the application that a condition is included that no work can commence until a drainage plan has been agreed. No objection.

Biodiversity Unit: The site was inspected in August.

Trees

The majority of trees on site are protected by a Tree Preservation Order (Area) – A12 with two individual orders, T154 and T155.

The applicant has submitted a tree report by Luke O'Connor dated April 2017. This report has followed the British Standard 5837:2012 and I can confirm that the survey and report have been undertaken to a good standard.

The proposal will result in the loss of 9 trees, but the two large significant Monterrey Cypresses will be retained, however it is essential that the root zone is protected during and following the development as prescribed in the tree report. I have no objection to the proposal if the works are carried out in accordance with the tree report.

I recommend the following conditions to ensure the protection of trees:

- Before the development commences a replacement tree plan must be submitted and approved by LPA.
- All tree and root protective fencing must be erected to the satisfaction of the LPA before any construction commences. Tree mitigation must be carried out following all recommendations in the tree report dated April 2017 and evidence of this must be provided to the LPA.

Ecology

Proposed Development at Glynllifon, Llanbedrog, Outline Mitigation Method Greenman Ecology 24 February 2017

A site visit by Green Man Ecology Ltd on 17 February 2017 confirmed evidence of bats in the roof void above the existing dwelling. The discovery of a bat roost in the house, however, necessitates appropriate

PLANNING COMMITTEE	DATE: 27/11/2017
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	PWLLHELI

mitigation to ensure that changes in habitat associated with the development do not have any negative impact on bats.

The rocky slopes above the property have abundant *Rhododendron ponticum*, this species is now listed under schedule 9 of the Wildlife and Countryside act as a non-native invasive species. I recommend that this is controlled with an aim to its removal from the site.

Planning condition:

- All recommendations in the *Outline Mitigation Method by Greenman Ecology* dated 24 February 2017 must be undertaken and evidence of this provided to the LPA.
- Before any works take place a non-native invasive weed plan must be presented to the LPA and implemented.

Water course

The proposal includes changes to the current water course and associated ponds. Therefore the flooding department of the Council should be consulted. Ordinary water course consent may be required for the works proposed.

AONB Unit:

The house of Glynllifon and the surrounding land on the southern side of Llanbedrog is a considerable distance from other village buildings and outside the development boundary. The site is within the Llŷn Area of Outstanding Natural Beauty (AONB). The AONB is a statutory designation of the same status as a National Park, designed to acknowledge the special landscape and coast of the area. There are only five AONB in Wales and these areas receive attention in Planning Policy Wales, the Local Development Plan and the AONB Management Plan. The information submitted with the application does not give a balanced regard to these documents.

Currently there is grass, trees and shrubs on the site. Pen y Gaer ancient monument is near the site and there is a similar fort across the valley at Nant y Castell. The site is also part of the area included on the Register of Landscapes of Outstanding Historic Interest in Wales. In LANDMAP it appears that the site is within the visual area of Mynydd Tir y Cwmwd that is noted to have a 'High' visual standard.

The intention with the existing outline application is to develop 13 two-storey holiday units and create a parking area and amenity area over an area of 0.50ha of land.

As with the previous application in 2016, the AONB Service has significant concerns regarding the application because:

- The location on a natural site with high visual value in the countryside of the AONB
- Site near to a Scheduled Monument and in an area

PLANNING COMMITTEE	DATE: 27/11/2017
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	PWLLHELI

on the Register of Landscapes of Outstanding Historical Importance.

- The size and scale of the proposed development

Fire and Rescue Service

Access to fire equipment - no observations
Water supply – The maximum distance each holiday unit should be from the fire hydrant is 150 metres.

Flood Risk Management and Coastal Erosion Unit, Gwynedd Council

Regarding this application we would expect the developer to look at the catchment area behind the development (Mountains) and show how they will drain the land up to 100 years storm, by also looking at the impact of climate change.

Therefore, a plan needs to be shown of how the water from the catchment area drains past the development into the ditch.

CADW

This assessment is given in response to an outline planning application for the erection of 13 two storey holiday let buildings at Glynllifon, Llanbedrog, Pwllheli.

The application area is located some 30m west of the boundary of the scheduled monument known as CN036 Nant Castell Camp and some 50m east of the boundary of the scheduled monument known as CN221 Pen-y-Gaer. Both of these sites are Iron Age hill forts located to control access along the route through the valley now followed by the A499. The proposed development will be visible from both scheduled monuments, as the application site is located at a higher level. Consequently, we consider that the proposed development will have an impact on the setting of both monuments.

The application is accompanied by a Cultural Heritage Impact Assessment produced by Archaeology Wales. This document includes an assessment of the impact of the proposed development on the settings of the two scheduled monuments and states that it has been undertaken in accordance with the methodology outlined in ‘The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning: 3’ (Historic England 2015). It had been agreed that the use of this methodology would be appropriate in advance of the publication of the Welsh Government good practice document “Setting of Historic Assets in Wales” on 31st May 2017.

However, we consider that the submitted assessment does not follow the Historic England methodology, most notably at stage 2 which requires the assessor to “assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)”. The submitted assessment does not do this, as it only identifies that “the forts’ inter-visibility and their views of the valley below are a significant setting consideration”. In our view, the assessment has failed to assess the contribution that the

PLANNING COMMITTEE	DATE: 27/11/2017
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	PWLLHELI

settings have on the significance of the scheduled monuments, and as a consequence the further assessment and conclusion cannot show what the impact of the development on the scheduled monument and their settings is. Therefore, we consider that the submitted Cultural Heritage Impact Assessment does not conform with the agreed methodology and is not “fit for purpose”.

We strongly recommend that the applicant is requested to resubmit the section of the Cultural Heritage Impact Assessment that assesses the impact of the proposed development on the setting of the scheduled monuments and that this work should now be carried out to the methodology outlined in the Welsh Government good practice document “Setting of Historic Assets in Wales” Once the assessment has been completed and submitted to the LPA Cadw should be re-consulted in order to provide suitable advice on this material consideration in the determination of the planning application.

A revised Heritage Impact Assessment in support of this application has been submitted. This work follows appropriate guidance and concludes that the proposed development will cause minor / slight damage to schedule monuments CN036 Nant Castell Camp and CN221 Pen y Gaer. We concur with this report.

Public Consultation:

A notice was posted on the site and nearby residents were notified. Correspondence was received objecting to the application on the following grounds:

- Land in question is in a natural area.
- Site is by the side of a busy road.
- Site is on a dangerous corner.
- Three quarters of the buildings in Llanbedrog are holiday homes.
- There are approximately 70 houses for sale in the parish of Llanbedrog
- There is no need for more holiday homes.
- Creation of a ribbon development.
- Visible from the adjacent county highway.
- Proposal will create a new development outside the village boundary.
- Impairs on the AONB

PLANNING COMMITTEE	DATE: 27/11/2017
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	PWLLHELI

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

- Believe that the people of Llanbedrog as well as the other parishes in Llŷn will have disappeared under the pressure of holiday homes within a decade as well as the Welsh language.

Correspondence was received supporting / providing observations on the application on the grounds of:

- Promoting employment.
- Existing commercial use on the site.
- Brownfield development.
- Improvement to the existing property.
- Better than a caravan. Plenty of parking spaces.
- The applicant has developed a successful restaurant.
- The applicant has invested substantially in the area.

5. The principle of the development

- 5.1 The site in question is in the countryside and is approximately 500m away from the development boundary of the village of Llanbedrog as shown on the proposals map of the Local Development Plan. The property appears to be a house that has been used as a restaurant/hotel in the past and it is noted that it is currently used as a holiday home.
- 5.2 In terms of locating new developments Policy PCYFF 1 LDP states that it will be land within the development boundaries of towns and villages that will be the main focus for new developments. Outside the development boundaries development will be resisted unless it is in accordance with specific policies in this Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential. This policy aims to clearly state the intention of the Local Planning Authority not to support unnecessary developments in the countryside.
- 5.3 The main consideration is policy TWR 2 LDP that supports the development of new permanent self-serviced holiday accommodation, or the conversion of existing buildings into such accommodation, or extending existing holiday accommodation establishments, provided they are of a high quality in terms of design and if the criteria are met. Further explanation regarding the policy can be found in the Supplementary Planning Guidance: Holiday Accommodation, Gwynedd Council. In the case of new buildings, the buildings must be located within the development boundary or that a suitable previously developed site is used. Previously developed land is defined in Figure 4.4 of Planning Policy Wales as: "land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage of the development is included."
- 5.4 The Planning Policy notes proceed to explain that "All of the land within the curtilage of the site will also be defined as previously-developed. However, this does not mean that the whole area of the curtilage should therefore be redeveloped. For example, where the footprint of a building only occupies a proportion of a site of which the remainder is open land, the whole site should not normally be developed to the boundary of the curtilage."

PLANNING COMMITTEE	DATE: 27/11/2017
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	PWLLHELI

5.5 We realise that the property is set in a wide area of land, however, it is doubtful if the southern half of this land is within the original curtilage of the property due to its location from the existing property as well as the location plan submitted with application number C06D/0027/38/LL approved on 28 February 2006, which indicated that this land was outside the application site and the applicant's ownership at the time and certainly all the land is not considered suitable for development. Bearing in mind that the property is situated approximately 500 metres outside the village development boundary and that it is considered that the southern half of the site is not suitable to be considered within the definition as Previously Developed Land, the proposal does not conform to criterion 1 in policy TWR 2 LDP. Criterion 2 is discussed under the heading Visual Amenities. Regarding criteria 3, 4 and 5 the proposal will not impair the housing stock, the proposal is not within a residential area and will not cause significant harm to the area's residential character. Regarding criterion 5 a Business Plan was received from the applicant referring to the numbers and value of holiday accommodation within the area local to the application and explaining that the proposal would avoid market trends by offering special financial value that is unlikely to replace businesses or housing. The proposed accommodation has unique selling features and the nearest competition within self-serviced market units include cottages, static caravans. The Plan states that the project will contribute substantially to the local economy and will offer a unique resource to meet the key market trend that is moving increasingly from serviced provision to short flexible stays in terms of the nature of use. The report notes that it is felt that the additional economic level would be high with a minor impact on the current market in terms of business or service.

5.6 The principle of building 13 new holiday units on the site in question is therefore contrary to policy PCYFF 1 and criterion 2 of Policy TWR 2 and Supplementary Planning Guidance: Holiday Accommodation, Gwynedd Council (2011).

Visual amenities

5.7 The property stands in a wooded valley between the Pen y gaer and Nanty Castell ancient monuments and the A499 county highway winds its way through the centre. The site is within the Area of Outstanding Natural Beauty designation and included on the Register of Landscapes of Outstanding Historical Interest in Wales. In LANDMAP it appears that the site's locality is identified as the visual area of Mynydd Tir y Cwmwd that is noted to have a 'High' visual standard. Therefore, the site in question is considered to be a very sensitive landscape. The aim of local and national planning policy that assesses the impact of the development on the environment is to protect, maintain and enhance the character of the AONB and it is noted that applications that would cause significant damage to the landscape, wildlife and the tranquil and unpolluted nature of the area should be refused. It should also be noted that it is appropriate to consider the economic and social benefit of the proposal to the area and a Business Plan was received from the applicant noting the benefits of the proposal to the community. Planning Authorities have a statutory duty to respect and protect the purposes of the AONB regarding this.

5.8 AONBs have the same status as National Parks in terms of the beauty of their landscape and views and both have to be fully protected from unsuitable developments. This equal status means that National Parks and AONBs have to be treated in the same way in development plan policies and development control determinations. In National Parks and AONBs, development plan policies and development control determinations should place great emphasis on protecting and enhancing natural beauty, wildlife and the cultural heritage of these areas.

PLANNING COMMITTEE	DATE: 27/11/2017
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	PWLLHELI

- 5.9 It is noted that the AONB Unit has substantial concerns regarding the application. It is realised that this is an outline application and therefore full details of the design of the units have not been included, however, it is deemed that a development of a large scale and size such as this would certainly have a visual impact on a quiet valley where Glynllifon is the only building in the current visual context. It is believed that the development would appear to be urban and out of place in a visible, quiet, unpolluted site and totally disconnected to the nearest village. Despite the possible economic benefits, these would not outweigh the fact that this development would be totally unsuitable in the countryside within a sensitive site where it would cause significant harm to the AONB landscape and the area's visual amenities. The proposal is therefore considered to be contrary to the aims of AMG 1 LDP and chapter 5 PPW.
- 5.10 Regarding design matters, although we realise that this an outline application before the Council for consideration, a sketch was submitted showing units of a modern design with a flat roof and a timber finish as an idea of the type of building to be erected on the site. There is concern regarding the proposal's design and its suitability for the site and a flat roof would not be acceptable under any circumstances. However, the Council would not be committed to this design if the application is approved and therefore it is considered that no great weight should be given to the Council's design policies and this is not a basis for refusing the application. Any permission would be subject to the submission of a detailed application for consideration and determination by the Council in the usual manner.

General and residential amenities

- 5.11 The application was advertised on the site and in the press and letters were received objecting to and supporting the proposal. The correspondence received express opinion on the general impact of the proposal and do not state a concern about the impact of the proposal on property. The site is located approximately 180 metres from the nearest residential property and the proposal would not have an impact on that property due to the distance from the property and the lie of the land. Therefore, it is considered that the proposal would not have a significant detrimental effect on nearby residents and the proposal is not contrary to policy PCYFF 2.

Transport and access matters

- 5.12 The site is served by the existing vehicular access that leads from the busy class 1 A499 highway. The access is located approximately 135m away from the Glynllifon property and there is a single track running from the access on the eastern side of the plot towards the property in the north. The development before us indicates the intention to use the existing access to serve the 13 holiday units together with the existing property, however it is proposed to re-locate the track to the western side of the site near the property's boundary with the county highway. The speed of this county highway near this access is 60 miles per hour, where road requirements require visibility splays of 215m to be provided each side or undertake a speed test to show lower speed if it is proposed to provide smaller splays. There is currently approximately 180m of visibility in both directions. It is not possible to meet with the road visibility requirements of 215m in either direction as there is a dangerous corner in the road directly opposite the property of Glynllifon and a more gradual bend in the direction of Abersoch. The Community Council have stated their concern regarding the situation with the access and have noted that there have been several accidents on this corner in the past and it is assumed that increasing the density of use

PLANNING COMMITTEE	DATE: 27/11/2017
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	PWLLHELI

would cause more problems. However, a Speed Survey and Access Evaluation were received referring to the position of the access and the speed of traffic along the road. The report states that the average road speed near the site varies from between 43 mph and 54 mph and consequently the visibility distance for this speed was less than the figure noted in the national guidance and considered that the circumstances of the access were acceptable. Observations were received from the Transportation Unit confirming that there was no objection to the access under these circumstances. The proposal is not considered to be contrary to policy TRA 4.

- 5.13 Regarding the proposed parking spaces, it is noted that the site plan submitted with the application indicates that it is proposed to provide 16 parking spaces for the development. It is realised that the Transportation Unit have stated that the parking provision as shown is not sufficient and they have recommended two parking spaces per unit. Since this is an outline planning permission before the Council the Transportation Unit's parking requirements can be resolved by imposing a condition on any permission referring to the number of required parking spaces. In these circumstances the proposal is not considered to be contrary to policy TRA 2.

Biodiversity matters

- 5.14 There are many mature trees on the application site that are subject to a Tree Protection Order. There are two conifer trees close to the property of Glynllifon that are individually protected and other trees are protected together in the southern section of the site and these consist of several mature trees of different species that are part of the Order. A trees report was received with the application assessing trees individually and referring to each tree on the site, protected or otherwise. The report states that eight of the trees should be cut due to their condition or location in relation to the county highway or building; the report states that those trees do not have a high amenity value. It is also noted in the report that two substantial evergreen trees need to be retained together with trees in two clusters near the site's boundary. It would be necessary to impose a condition on any permission to ensure that a fence is erected to protect the trees from the impact of the building work, if the application is approved. The observations of the Biodiversity Officer were received stating that there was no objection to the proposal as long as the work was undertaken in accordance with the trees report and suggesting that a condition is imposed to force the planting of a tree and erect a fence around the trees to be retained.
- 5.15 The detailed ecology report received with the application is acceptable to the Council's Biodiversity Unit and it is recommended that any permission is undertaken in strict accordance with the requirements of the report.

Archaeological Matters

- 5.16 The property lies in a wooded valley between Pen y gaer and Nant y Castell ancient monuments and the A499 county highway winds its way through the centre. The site is within the Area of Outstanding Natural Beauty designation and included on the Register of Landscapes of Outstanding Historical Interest in Wales. The development is approximately 50m from the Pen y gaer scheduled monument to the east and Nant y castell scheduled monument is 30m west opposite the county highway. It should also be realised that these ancient monuments are at a much higher level than the application site. A response was received from CADW to the consultation and they state that the ancient monuments date back to the Iron Age and the application site would be visible from both monuments as they are on higher ground. The impact of the proposal on the setting of the scheduled monuments is therefore a material

PLANNING COMMITTEE	DATE: 27/11/2017
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	PWLLHELI

planning consideration. A detailed report was submitted by experts weighing up the impact of the proposal on the nearby ancient monuments. In general terms the assessment states that the proposal's visual impact on the wider area will be very limited due to the valley's topography and it will not have an impact on any known archaeological remains. It also states that the proposal would not have an impact on the connection of the assets to the hinterland, nor on the inter-visibility of the assets, or on the link of the assets with the transport routes, it will not have an impact on any remains in relation to the assets, or views south or views of the assets. The proposal will have the minimum possible impact on the visual dominance of the topographic setting of the assets. The assessment states that the proposal would have a minor impact on the setting of the assets as there would be limited views of the assets from the application site. The assessment states that mitigation measures within the proposal include placing the building near to the slope away from the side of the county highway and implement a tree planting scheme. CADW's response to the assessment was received stating that the report followed the appropriate guidance and came to the conclusion that the proposal would cause minor damage to the monuments and they agree with this view. It is therefore considered that the proposal is not contrary to policy PS 20 LDP.

Language Matters

5.17 A Language and Community Statement has been submitted for the proposal. A statement of this type has been included with the application, however the comments of the Council's Welsh Language Services Unit were not to hand at the time of writing. The assessment considers the impact of the proposal on the Welsh language and the community. The assessment states that proposal for tourist use is supported in principle in the LDP policies and the proposal is on a site that already has current tourism use, that it is an accessible and sustainable location and job creation would be a positive contribution in the community. It also notes that the proposed development would not have a permanent impact on in-migration or the age structure of the community although creating employment opportunities would have economic benefits and several measures are proposed that would increase the positive impact of the proposal such as:

- Commitment, where possible, to employ local workforce for building and to promote enterprise, promote skills to promote the benefits of building the proposal for the community.
- Marketing the proposal in Welsh.
- A welcome pack to the occupiers staying at the accommodation.

5.18 The applicant does not consider that the proposal would have any negative impact on the quality of the community or the constitution of the Welsh language in Llanbedrog.

6. Conclusions:

6.1 Having weighed up the proposal against the requirements of the relevant local and national policies, it is considered that the proposal is on a site in the countryside and is not acceptable in principle and is contrary to location policies that deal with the setting of developments and creating new self-serviced units. The development would be outside the development boundaries, would be urban in nature and totally unsuitable for its setting within the sensitive landscape of the AONB, and based on the above assessment there is no option but to recommend that the application is refused.

PLANNING COMMITTEE	DATE: 27/11/2017
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	PWLLHELI

7. Recommendation:

7.1 To refuse – reasons

1. The proposal is contrary to the requirements of the Supplementary Planning Guidance: Holiday Accommodation, Gwynedd Council (2011) and Policies PCYFF 1 and TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan regarding the setting of developments and the creation of new self-serviced holiday accommodation, as the proposal is not located within the development boundary and is not considered to be a suitable previously developed site.
2. This development, due to its urban setting, its size and large scale would be a totally unsuitable development in the countryside within a sensitive site and would cause significant damage to the AONB landscape and the area's visual amenities, and is therefore contrary to Policy AMG of the Anglesey and Gwynedd Joint Local Development Plan and Chapter 5 Planning Policy Wales 2016.