
PLANNING COMMITTEE 3/9/18

Present: Councillor Elwyn Edwards - Chair
Councillor Eric M. Jones - Vice-chair

Councillors: Stephen Churchman, Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Huw G. Wyn Jones, Dilwyn Lloyd, Edgar Wyn Owen, Cemlyn Williams, Eirwyn Williams, Gruffydd Williams and Owain Williams.

Others invited: Councillors Aled Evans, Sian Wyn Hughes and Kevin Morris Jones (Local Members).

Also in attendance: Gareth Jones (Senior Planning Service Manager), Cara Owen (Planning Manager), Idwal Williams (Senior Development Control Officer), Moira Parri (Environmental Health Officer - for item 5.1 on the agenda), Dafydd Gareth Jones (Senior Planning Officer, Minerals and Waste - for item 5.3 on the agenda), Dylan Wynn Jones (Traffic, Projects and Street Work Manager), Rhun ap Gareth (Senior Solicitor) and Bethan Adams (Member Support Officer).

Apologies: Councillors Simon Glyn and Catrin Wager.

Welcome

A warm welcome was extended to Councillor Cemlyn Williams who was attending his first meeting.

1. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- (a) No declarations of personal interest were received from any members present.
- (b) The following members declared that they were local members in relation to the items noted:
 - Councillor Aled Evans (not a member of this Planning Committee) in relation to item 5.1 on the agenda (planning application number C18/0385/41/LL);
 - Councillor Sian Wyn Hughes (not a member of this Planning Committee), in relation to item 5.2 on the agenda (planning application number C16/1089/42/LL);
 - Councillor Dilwyn Lloyd (a member of this Planning Committee), in item 5.3 on the agenda, (planning application number C18/0125/17/MW);
 - Councillor Kevin Morris Jones (not a member of this Planning Committee), in item 5.4 on the agenda (planning application number C18/0237/15/R3);
 - Councillor Eirwyn Williams (a member of this Planning Committee) in relation to item 5.7 on the agenda, (planning application number C18/0559/35/MG).

The Members withdrew to the other side of the Chamber during the discussion on the applications in question and did not vote on these matters.

2. MINUTES

The Chair signed the minutes of the previous meeting of this committee held on 23 July 2018, as a true record.

3. 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.

RESOLVED

1. **Application number C18/0385/41/LL - Dragon Raiders Activity Park, Gwynfryn Lodge, Llanystumdwy, Cricieth**

Use of land for a quad bike safari activity in addition to existing segway, paintball (skirmish games) and bushcraft activities

- (a) The Planning Manager elaborated on the background of the application, noting that the application had been deferred at the Committee meeting held on 23 July 2018 in order to hold a site visit and receive additional information. Some members had visited the site prior to the meeting.

In terms of general and residential amenities, it was noted that concerns voiced about the proposal mainly related to noise matters. Attention was drawn to the fact that the report included additional information to what was noted in the previous report submitted to the Committee, in the context of noise matters. It was noted that there was a considerable assessment of the noise matters and attention was drawn to the additional observations received from the Public Protection Unit, confirming that they did not object to the proposal in respect of noise, subject to noise level conditions.

It was noted that although the quad-bike safari was a new activity, it was not believed that it would intensify the site's use as it could not be held at the same time as the segway use that had already been granted approval.

It was highlighted that consideration had been given to the additional information that had been requested at the previous meeting, in the report under the heading 'Other Matters' (paragraphs 5.18 - 5.21). It was noted that the Committee had specifically asked for an explanation in terms of the site's current opening times and whether or not they coincided with relevant conditions under a previous permission. It was explained that the previous permission (granted on appeal) involved opening 5 days a week between 9.00am - 5.00pm, namely Monday, Thursday, Friday, Saturday and Sunday. It was noted that the application before the committee was requesting opening hours of 9.00am - 5.00pm every day of the week, namely an increase of 2 days. It was noted that conditions on the extant permissions restricted the site's opening hours, it was possible that the site was open for 7 days a week already in reality. It was explained that there was no robust evidence of this, however, from the site's advertisements, it appears that 7 days a week is currently possible at the site.

In line with the Committee's wishes at the previous meeting, it was confirmed that only one complaint had been received regarding the site's current opening hours, and that this was recent. The matter was being investigated by the Enforcement service. It was explained that this matter should not affect the consideration of the application submitted before the committee.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

- (b) The local member (not a member of this Planning Committee) noted the following main points:-
- That 8 letters of objection had been received as part of the public consultation including a letter from the Community Council which reflected the views of the neighbourhood.

- That many had drawn his attention to the fact that the applicant had noted that he had contacted the neighbours in the context of the proposal but that he had not contacted them;
- That the applicant had noted in his application that the current activities on the site were not heard or seen by the applicants. He was asked to note that this was not true;
- Concerns in terms of the enforcement procedure;
- It was alleged that the attraction was open for more than the permitted hours and the business' pamphlet noted that paint-balling sessions were available in the evening between 6.30pm and 9.30pm;
- Concern in terms of road safety on the narrow road leading to the site, with problems occurring in particular when a bus transported people to the site;
- Concern regarding the noise level deriving from the development on nearby businesses and neighbours, as six quad-bikes would sometimes be operational on the site for an hour at a time;
- That the current use of segways on the paths did not disrupt the neighbours and that he was asking the Committee to refuse the use of quad-bikes on behalf of the neighbours.

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

During the ensuing discussion, the following main observations were noted by members:

- That it was important that the extension to the car park was completed before the quad-bike safari activity was commenced;
- The planning conditions could be revoked after receiving planning permission. Who could revoke the conditions imposed by the Committee if the application was approved?
- A request was made for a site visit due to concerns about the noise level that would derive from the development. There was a difference in noise derived from one quad-bike compared to the noise deriving from six. Confirmation was not received on the site visit in terms of the power of the quad-bikes that the applicant intended to use, either 50cc or 350cc;
- Would it be possible to receive confirmation in terms of the attraction's opening hours with evening sessions being advertised;
- Concern in terms of the opening hours of the attraction and the impact of noise levels on neighbours. There was no background noise on the site at the time of the site visit;
- The local member was thanked for highlighting matters. Would it be possible to receive confirmation as to whether the applicant had consulted with the neighbours? Consulting with neighbours was important;
- If noise complaints were received, would the activity be prevented on the site?
- That the Planning Inspector in the original planning permission had imposed conditions in terms of the attraction's opening hours between 9.00am and 5.00pm on Monday, Thursday, Friday, Saturday and Sunday for a reason to protect the neighbours. The opening days should remain as 5 days rather than increase to 7 days a week;
- As the activity was held on private land, there would be no requirement for the quad-bikes to receive a MOT test. Over the years, the noise levels of the quad-bikes would increase. Would it be possible to impose a condition that the quad-bikes had to be given a MOT test, should the application be approved?
- Concern in terms of the noise impact on neighbours, would it be possible to impose a condition that the Council monitors the noise level periodically?

(ch) In response to the above observations, the officers noted that:

- When an application was submitted to revoke a planning condition, the applicant had to justify why the condition was not required to make the proposal acceptable. In terms

of the noise condition, it would be very difficult to justify why the condition was required. Application to revoke conditions would be decided upon in accordance with procedures;

- Apart from the planning process, it was possible to deal with complaints by means of the statutory nuisance procedure, under the Environmental Protection Act 1990. It was not possible to confirm the power of the quad-bikes as the applicant had not procured them yet. The noise assessment submitted by the applicant was beyond the required desk assessment and was in line with the national guidance, with one quad-bike being used to calculate the total noise deriving from six quad-bikes. Should the application be approved, a condition could be imposed that the noise levels were in accordance with the background noise levels noted in the noise assessment;
- That the enforcement investigation in terms of the attraction's opening hours was currently live and so no comment could be made on this matter;
- It was not required for the applicant to consult with neighbours with this type of application;
- In terms of preventing activity on the site after receiving noise complaints, it was dependent on the nature of the noise. It was not recommended to complete additional work in terms of mitigating noise impact, but should there be a statutory nuisance, a barrier could be installed between the source of the noise and the location affected.
- In terms of imposing a condition that the quad-bikes received a MOT test, the applicant was subject to health and safety requirements and so there was no reason to duplicate by imposing a condition to this end;
- It could not be presumed that the noise impact would be any different to the evidence provided in the noise assessment submitted as part of the application. Installing a noise monitoring machine would be an option to consider as part of the investigation by the Public Protection Unit or Planning Enforcement Unit should a complaint be received.

RESOLVED to approve the application.

Conditions:

1. Time
2. Compliance with plans
3. Trees management plan
4. Limit opening times
5. Restrict the numbers
6. Complete the car park extension
7. A noise condition

2. Application Number C16/1809/42/LL - Land at Bryn Rhydd Farm, Edern, Pwllheli

Construction of a new building to produce and sell ice cream, an education room, and create a new entrance, parking and landscaping.

- (a) The Planning Manager elaborated on the background of the application, and noted that it had been submitted to the Planning Committee on 7 November 2016 and then on 28 November 2016 after a site visit had been conducted. It was reported that the Committee had approved the application contrary to the officers' recommendation, as it was considered that no other suitable location was available and as it was possible that considerable weight could be placed on the economic benefits of the venture. It was noted that the Senior Planning Service Manager had referred the application to a cooling-off period to provide an opportunity to hold discussions with the applicant.

It was highlighted that the policy considerations had changed and that the Gwynedd and Anglesey Joint Local Development Plan (JLDP) had been adopted since July 2017. As a

result of the period of time that had passed and the changes made to the plans, it was considered that the application should be submitted to the Committee again in order to have an opportunity to assess the application under the new policies, rather than submit it to the Committee as a cooling-off report as originally suggested.

It was noted that the Local Planning Authority was not completely convinced that this was the most suitable location for the development. Based on the information received from the applicant, it was appreciated that there was justification for considering this location, the Local Planning Authority was satisfied with the proposal following the discussions and beneficial collaboration to obtain a quality design and layout that would be better in-keeping with the rural area, and that the proposal was in accordance with the policy requirements of policy CYF 6 of the JLDP.

It was explained that current policies were less restrictive than the previous policies of the Gwynedd Unitary Development Plan and were more flexible in terms of locating new buildings in the countryside. Having considered the proposal under the new policy considerations, the proposal in its amended form was considered to be an improvement and meets the principles of constructing new units for business / industrial use in the countryside.

- (b) The local member (not a member of this Planning Committee) supported the application and noted the following main points:-
- That the development was an exciting opportunity for the milking farm family, as well as for the Pen Llŷn area;
 - That the attraction would allow people to see how the business worked;
 - That there was local support for the proposal;
 - That the development would create employment opportunities;
 - That there was justification for locating the development on this site as it was land in the ownership of the applicant, rather than the Estate's land, and that the connection to the electricity supply on the site would enable the business to use more productive machines;
 - Expressed gratitude for the opportunity to discuss the proposal with the planning officers in order to reach a consensus. The discussions had led to an improved design that was more fit for purpose.
- (c) It was proposed and seconded to approve the application.

A member noted that the discussions had continued for two years since the application had been considered originally by the Committee, but that the amendments made to the plans following discussions about the proposal made the development much better.

RESOLVED to approve the application.

Conditions:

1. Five years
2. In accordance with the plans
3. Agree on the finish / colour of the roof
4. Agree on the finish of the walls
5. Submit a plan for agreeing to install solar panels / underground heat source and air pump
6. Submit a landscaping plan with native trees/ landscaping timescale
7. *Cloddiau* must be planted around all the boundaries before the building can be occupied and they must be retained as so in future
8. Agree on the surface of the car park
9. The shop / cafe must be used for a purpose that is subservient to the ice cream producing business only and not as a separate business unit and the area of the shop / café is confined to that shown in the floor plan

10. Details of any air extraction / ventilation system must be submitted before installing them in the development.
11. A lighting plan must be submitted
12. Materials must not be stored outside the building
13. Deliveries and haulage hours to be restricted
14. Highways Conditions
15. Welsh Water conditions

3. Application Number C18/0125/17/MW – Moel Tryfan and Alexandra Quarry, Rhosgadfan, Caernarfon

Disposal and processing of existing mineral working deposits for the purposes of producing slate aggregates.

- (a) The Senior Planning Manager – Minerals and Waste expanded on the background of the application, noting that the application was for the extension of activities on the site. It was explained that the site had been operational since 2007. It was noted that relatively substantial slate tips surrounded the site and that it was intended to extract slate from the tips as a secondary aggregate. It was noted that this type of activity met Welsh Government's sustainability objectives to make the best of a secondary aggregate rather than blast and excavate from scratch.

It was noted that the application site was within a landscape of historic interest and was designated as a Special Landscape Area in the JLDP.

It was explained that the work would be executed in 4 phases in order to ensure that the external appearance of the site did not change, with the mineral extraction and restoration happening step-by-step. It was noted that it was intended to use the slate tips to screen the development from two nearby houses. It was noted that a 3m high bund would be erected, with the processing work, namely the crushing and screening, being conducted behind the bund.

Attention was drawn to the additional observations that had been received.

It was noted that no objection was received from local residents and the Liaison Group of the quarry did not object to the proposal.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

- (b) The local member (not a member of this Planning Committee), said that there was no local objection to the proposal.
- (c) It was proposed and seconded to approve the application.

A member noted that a 3m high bund might be too low and it should be higher near the crusher. In response, the Senior Planning Officer - Minerals and Waste, noted that the slate tips on the site would screen the work, but should the height of the bund need to be increased, the matter would be discussed with the applicant.

RESOLVED to approve the application.

Conditions:

1. Commence the development within five years,
2. Compliance with the application plans,
3. Restrict the development rights permitted within Phase 4 of the work,

4. Permission for a period of 25 years
5. A copy of the permission available in the site office,
6. The site to be subsequently restored in accordance with the phase plans for the work that has been shown on the application plans in line with the methodology submitted with the application for stripping and treating soil,
7. Review the site's operations, phasing and restoration in five-year periods,
8. Noise levels in the nearest sensitive property,
9. Noise management in accordance with the Noise Management Plan submitted to support the application and amendments in accordance with the comments of NRW,
10. Before informing the MPA of any operations that are subject to the temporary noise restrictions of 67db for no more than eight weeks in any 12 month period,
11. Noise monitoring at the written request of the MPA,
12. White noise reversing alarms to be installed on all equipment and plant used on the site and no reversing alarms to be used on the site after 19.00 hours;
13. Processing only within Area A as noted on the application plans and that the operation of the crusher is always screened by a bund that is 3m high at least;
14. The Crusher to be operated between 10.00 hours and 15.00 hours only;
15. Output to continue at four loads per day between 08.00 and 16.00 hours;
16. Access restricted to the Class 3 highway as noted on the application plans with the output restricted to four HGV loads per day,
17. The site's working hours restricted to;
18. 07.30 - 18.00 Monday to Friday & 07.30 - 13.00 Saturday,
19. Dust management in accordance with the Dust Management Plan submitted to support the application,
20. Requirement to monitor air quality at the request of the MPA,
21. Water bowsers maintained on the site to dampen the surfaces being used by haulage vehicles,
22. Standard mineral conditions for the storage of fuel, safeguarding local water courses and compliance with the Pollution Prevention Plan submitted and amendments in accordance with the comments of NRW,
23. A written notice before commencing any soil/substrate stripping and storage within Phase 4 of the work as well as confirmation by referring to a to scale plan of the location and volume of the materials being stored in the site,
24. All soils and substrate to be used in the restoration work and none will be disposed of off the site without receiving prior permission from the MPA,
25. Archaeological recording and watching brief in accordance with the amended GC394 report,
26. Conservation Management Plan to be submitted within six months of the commencement date of the permission,
27. Mitigation measures for bats in accordance with section 5.6.2 of the Ecological Report (Ecological Impact Assessment, October 2016), and disposal of infill from a cutting near the haulage road serving Phase 4 and the quarry void,
28. Measures to ensure that Public Right of Way Number 46 is not compromised during the construction and operational phases of the development,
29. 'Note to Applicant' on matters that would otherwise fall under the remit of Welsh Water (Response to the Public Consultation, Appendix 1), Natural Resources Wales (Response to the Consultation, Appendix 2), Welsh Government and Gwynedd Council Public Rights of Way.
30. Note to applicant that the application has been assessed in accordance with the seven sustainability goals of the Well-being of Future Generations Act (Wales) 2015.

4. Application Number C18/0237/15/R3 - Afon Goch, Llanberis, Caernarfon

Erection of a new foot bridge across Afon Goch between Glanrafon Estate and the former library together with a footpath.

- (a) The Senior Development Control Manager elaborated on the background of the application, noting that the proposed bridge was a part of the Safe Routes to School Strategy with the aim of encouraging more children/parents to walk or cycle to school by providing safer routes. It was noted that the existing walking route to school along Capel Coch Road was unsuitable for pedestrians as it was narrow and there was a lack of provision for pedestrians in the form of a footpath/pavement.

It was noted that following the assessment of the application and considering all material matters including local and national planning policies and guidance, as well as all objections and observations received on the application, the proposal was acceptable and satisfied the requirements of relevant policies as noted in the report.

- (b) The local member (not a member of this Planning Committee) supported the application and noted the following main points:-
- That there was a real need for the bridge as there were concerns regarding road safety on the existing pedestrian route to school;
 - The bridge would enable the children to keep healthy and raise their fitness levels. Their parents would be more prepared to allow them to walk to school along the safe path;
 - Expressed gratitude to the Council's officers for attracting funding for the proposal;
 - That a number of residents supported the proposal, but although some objected, he believed that the residents of Glanrafon bungalows would be glad to see children using the bridge happily and safely.

RESOLVED to approve the application.

Conditions:

1. Five years.
2. In accordance with the plans.
3. Need to submit an Environmental Management Plan before commencing the development.

5. Application Number C18/0409/11/LL – Capel Pendref, High Street, Bangor

Change of use of the former chapel into five living units on the ground floor and office use on the first floor.

- (a) The Planning Manager elaborated on the background of the application, and noted that the application site was located on the High Street in the City of Bangor, outside the main shopping area. It was explained that the adaptation work would involve erecting new partitions, as the building had been last used as a chapel and the pews and elders' pew were still in situ. It was noted that each unit would have an open living room and kitchen, a bathroom and one bedroom.

It was noted that there was evidence of a substantial demand for one-bedroom units within the City and considering the nature and location of the proposal, it was considered that a provision of five one-bedroom units in this location would be acceptable, as it would be unlikely to appeal to families and those in need of larger units. Confirmation was received by the Housing Strategic Policy Unit that there was a need for one-bedroom houses in the Bangor area.

It was highlighted that one of the five units were being offered as an affordable unit thus meeting the requirement in policy TAI 5 of the JLDP for a 20% contribution of affordable housing. It was added that it was considered that all of the units were affordable anyway due to their size and location.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

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

In response to a question from a member regarding the ceiling of the former chapel, the Planning Manager noted that the ceiling would be retained as part of the open-plan office.

A member expressed his concern that a number of extant planning permissions not being developed in the City was increasing and usually market-related reasons were stated as the reason for this.

A member noted that she welcomed the development that would make excellent use of the former chapel.

RESOLVED to approve the application.

Conditions:

1. Five years
2. In accordance with the plans
3. Highways
4. Welsh Water Condition
5. Photographic record condition
6. Colour of the windows and doors to be confirmed beforehand
7. Details on preserving and reusing the pews and the pulpit must be submitted and agreed in writing beforehand by the Local Planning Authority
8. Ensure a bin/recycling storage area and agree on the details before commencing any work
9. Ensure that one unit is affordable in the long-term
10. Biodiversity conditions

6. Application Number C18/0545/18/MG – Maes y Ffynnon, Bethel, Caernarfon

Erection of seven houses including two affordable houses along with new accesses (reserved matters planning application following outline permission no. C17/0893/18/AM).

- (a) The Senior Development Control Officer elaborated on the background of the application, noting that the application related to reserved matters including details of the accesses, appearance, landscaping, layout and scale of the development/housing.

It was noted that the houses were of a traditional two-storey design with their elevations reflecting the materials of similar houses. Given the layout of the houses within the site in relation to the nearby area, their simple design and the exterior materials, it was not believed that they would create substantial out-of-keeping structures in this part of the streetscape.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

RESOLVED to approve the application.

Condition:

In accordance with the plans/details submitted with the application

7. Application Number C18/0559/35/MG – Land near George IV Hotel, High Street, Cricieth

Erection of 34 sheltered housing units for the elderly, warden accommodation, two staff units, communal facilities, parking provision for residents, staff and George VI Hotel together with landscaping (reserved matters application under permission C16/0292/35/LL).

- (a) The Planning Manager elaborated on the background of the application, noting that considerations relating to principle, access, plan and size had been received and approved as part of the outline application, and that the application being submitted only dealt with appearance and landscaping.

It was highlighted that the exterior finishes of the building were very commonplace in the area and it was believed that the proposal was a suitable reflection of these common finishes.

It was noted that the site was located near listed buildings, within the Cricieth Conservation Area and was visible from the Cricieth Castle site. It was not believed that the proposal would have a detrimental impact on the setting of the listed buildings nearby, the conservation area or the historic designations further away, such as the castle.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

- (b) Taking advantage of the right to speak, the applicant's agent noted the following main points:-
- That the building's design had been amended with considerable changes to the external appearance of the building. As a result of the Committee's observations when the outline application was discussed, the use of stone was increased;
 - That a considerable discussion had been held on the landscaping plan during the appeal where it had been noted as acceptable;
 - A garden would be created in front of the hotel and by the side of the building, thus keeping clear visibility from the High Street towards the castle. The landscaping had been discussed with CADW and the Council's Conservation Officer and based on the consensus, the landscaping plan would be pursued, rather than tree planting as suggested by the Trees Officer.
- (c) The local member (a member of this Planning Committee), noted that he had no objection to the application, requesting the Committee to address the observations of the Trees Officer.
- (ch) It was proposed and seconded to approve the application.

In response to the local member's observation, the Planning Manager noted that the Trees Officer had stated that the planting plan was insufficient and that additional indigenous trees needed to be planted, including ash trees. She elaborated that there was a need to balance the comments of the Trees Officer against the views of CADW and protecting the clear views towards the castle and across the hotel's gardens. It was explained that formal gardens had been located on the site originally, not a coppice, and so a coppice in the centre of Cricieth would look out of place, particularly considering that it would not protect the views. It was noted that there was agreement with the agent that a formal garden was appropriate.

A member noted that she understood the views of the Trees Officer, however, in order to protect the views, the landscaping plan was acceptable and it was to be welcomed.

A member highlighted that the majority of the local objections were irrelevant to this application and that the development was in keeping with the listed buildings nearby. The member noted that the landscaping offered by the applicant was acceptable and that it was important to have clear views of the hotel's gardens and the castle.

RESOLVED to approve the application.

Conditions:

1. Compliance with plans
2. Note to maintain the development in accordance with previous conditions
3. Welsh Water Note

8. Application Number C18/0619/40/LL – Bonga Wonga / Mash and Barrel Building, Hafan y Môr Holiday Park, Pwllheli

Demolition of part of the existing building, modifications to the elevations, new access point and roof features together with associated landscaping and engineering work.

- (a) The Senior Development Control Officer elaborated on the background of the application, noting that the development would be located in the middle of the site near the existing outdoor play area and to the south of the boating lake.

Attention was drawn to the additional observations that had been received.

It was noted that Policy TWR 1 of the JLDP supported applications to develop new visitor attractions or facilities, or to improve and extend the standard of existing facilities as long as they were within the development boundary. It was explained that where there were no suitable opportunities available inside the development boundary, there were exemptions where an attraction or a visitor facility could be supported. Among these exemptions was to develop an activity restricted to a specific location due to its appropriate use of a historical or natural resource or its proximity to the attraction which it related. It was considered that the proposal, due to its scale, nature and character in the context of the existing site, was acceptable for the location in question at the centre of the Hafan y Môr site.

It was considered that the proposal would not have a detrimental impact on the area and that the proposal's design was acceptable.

- (b) Taking advantage of the right to speak, the applicant noted the following main points:-
- That the application was part of a series of three planning applications that would involve an additional investment of £12.5million on the Hafan y Môr site;
 - The building had not been updated for a considerable time and the modifications would improve customer experience and respond to their expectations;
 - That the proposal was in accordance with policy TWR 1 of the JLDP;
 - The investment in the site would assist the local economy, businesses contracted directly and would protect the employment of 400 staff employed on the Hafan y Môr site;
 - The proposal would improve the site's facilities further and ensure the continuous growth of the business;
 - The building's name would be changed.

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

A member noted that consideration needed to be given to the observations of the Trees Officer in terms of planting indigenous trees as part of the landscaping work.

A member noted that he welcomed the fact that the building's name would be changed.

RESOLVED to approve the application.

Conditions:

1. Commence within five years.
2. In accordance with the plans and the ecological report.

3. Completion of the landscaping work, including indigenous trees.

9. Application Number C18/0620/40/LL – Outdoor Activity Area, Hafan y Môr Holiday Park, Pwllheli

Improvements to the outdoor activities area to create new facilities with landscaping and new infrastructure (overground and underground)

- (a) The Senior Development Control Officer elaborated on the background of the application and noted that the various elements included in the application, due to the scale, nature and character in the context of the current site, was acceptable for the location in question in the middle of the Hafan y Môr site.

The development was acceptable in terms of relevant local and national policies for the reasons noted in the report.

RESOLVED to approve the application.

Conditions:

1. Commence within five years.
2. In accordance with the plans and the ecology report.
3. Submit detailed plans of any structures before placing them on the site.
4. Complete the landscaping work including indigenous trees.

The meeting commenced at 1.00pm and concluded at 2.45pm.

CHAIR