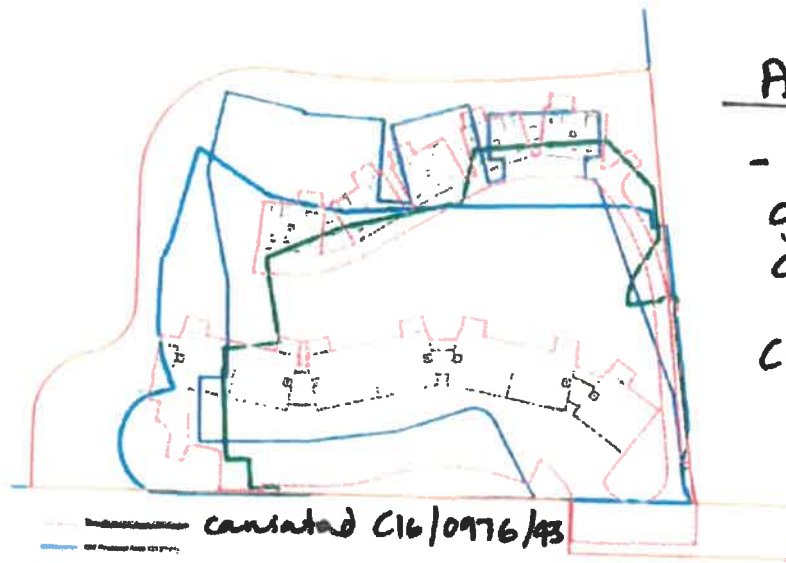


ATODIAD/ APPENDIX

1



- Caniatad C16/0976/43
 - Caniatad C11/0661/43/LL
 - Caniatad C16/0976/43
 - Caniatad C11/0661/43/LL

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 C16/0976/43/LL

ATODIAD/ APPENDIX

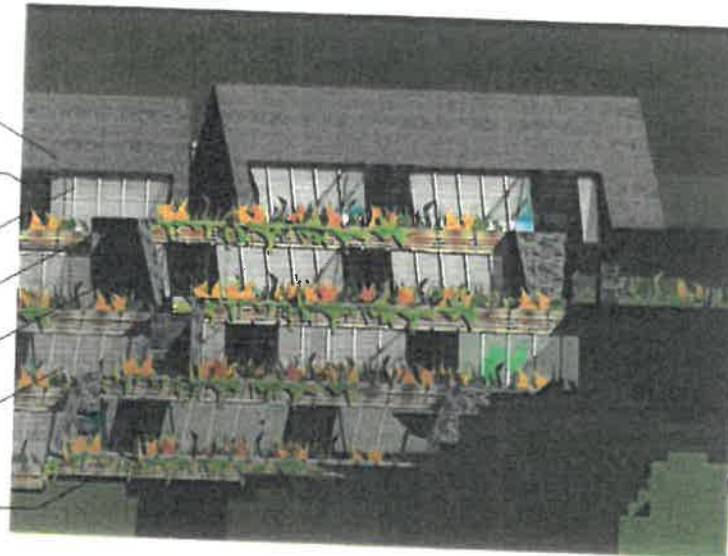
2

Cynllun C11/0661/43/LL



North West Elevation
Scale 1:200

- 5
- 4
- 6
- 4
- 3
- 7
- 8



Part Elevation
Scale 1:100

100mm
ORIGINAL SHEET SIZE - A1

NOTES:
ALL DIMENSIONS TO BE CHECKED ON SITE AND ADJUSTED TO BE SUITABLE TO ANY OBSTRUCTIONS PRIOR TO WORK COMMENCING.
PLAN DIMENSIONS AT 0% ABOVE FLOOR LEVEL, TO SHOW FOOTPRINT OF USABLE FLOOR SPACE.

- Materials
1. Existing stone wall reinstated
 2. New stone wall to match existing
 3. New uncladding profiled slate faced walls with recesses for nesting boxes and other landscape features
 4. Treated heavy gauge timber cladding with counterunk stainless steel fixings
 5. Slate roof to match existing farm buildings
 6. Marine grade aluminum framed windows
 7. Counterunk glass balustrade with stainless steel fixing
 8. Treated timber decking
 9. Solar Panels

Refer to Landscape Architects drawings for details of landscaping

Natural Retreats
LLŷN PENINSULA
FOR PLANNING APPROVAL

NO.	DESCRIPTION	DATE	BY
01	PLANS	10/01/11	JP
02	PLANS	10/01/11	JP

PREPARED BY: rayhole architects

CLIENT: _____

PROJECT: _____

NATURAL RETREATS

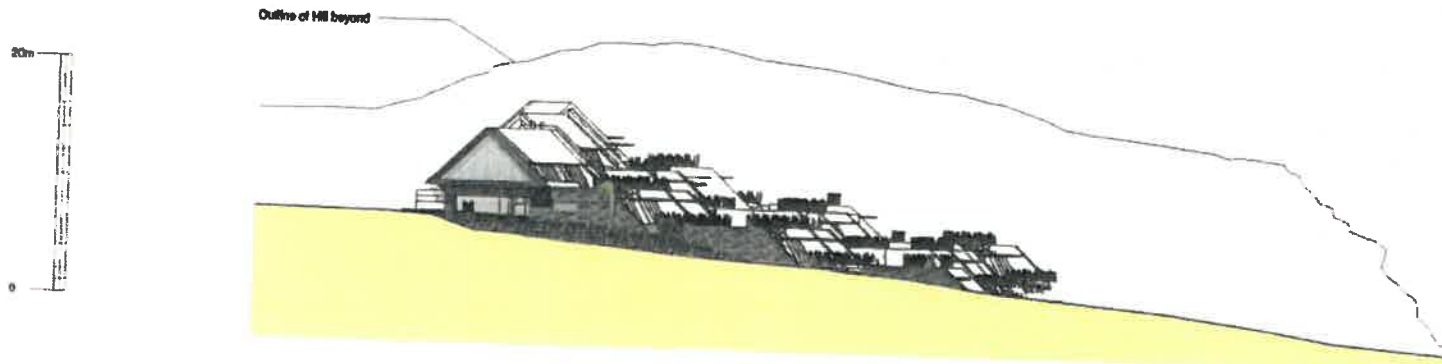
NO. 104
Plot North West Elevation

DATE	SCALE	BY
10/01/11	1:100	JP
10/01/11	1:100	JP

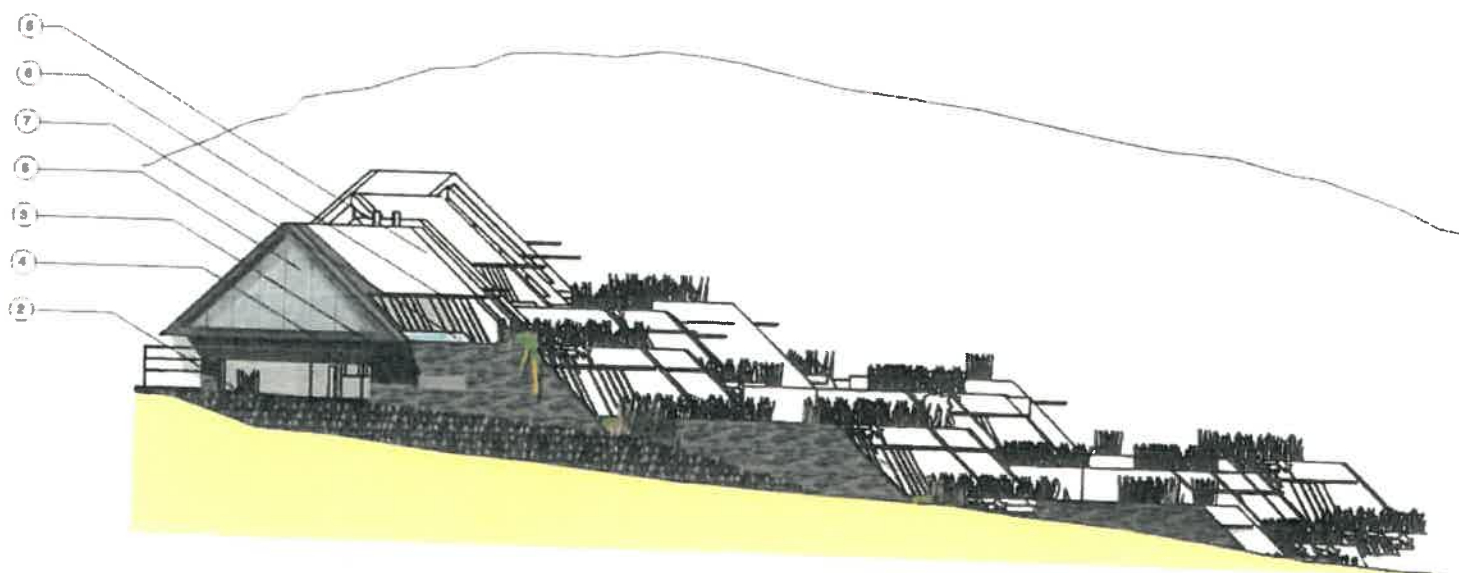
DATE: 10/01/11
SCALE: 1:100
BY: JP

rayhole architects
104 River, 104 Park Lane
Mayfair, London
W1K 1LD
+44 (0) 20 7622 4800
F +44 (0) 20 7622 4900
www.rayhole-architects.com

Cynllun C11/0661/43/LL



North East Elevation
Scale 1:200



East Elevation
Scale 1:100

NOTES:
ALL MATERIALS TO BE CHOSEN CAREFULLY AND ACCORDING TO THE SPECIFICATIONS OF ANY SUBSEQUENT VISITS TO THE SITE.
PLANS SHOWN AT 97% ABOVE FINISH LEVEL. TO SHOW PROPORTION OF LIMITED FLOOR SPACE.

Materials

1. Existing stone wall reinforced
2. New stone wall to match existing
3. New uncladding profiled slate faced walls with recesses for existing boxes and other landscape features
4. Treated heavy gauge timber cladding with countersunk stainless steel fixings
5. Slate roof to match existing farm buildings
6. Marine grade aluminium framed windows
7. Cartillovered glass balustrade with stainless steel fixing
8. Treated timber decking
9. Solar Panels

Refer to Landscape Architects drawings for details of landscaping

Natural Retreats
LLŷN PENINSULA
FOR PLANNING APPROVAL

NO.	DESCRIPTION	DATE	BY
01	PLANNING		
02	PLANNING		

REVISIONS SUBJECT TO CONTRACT

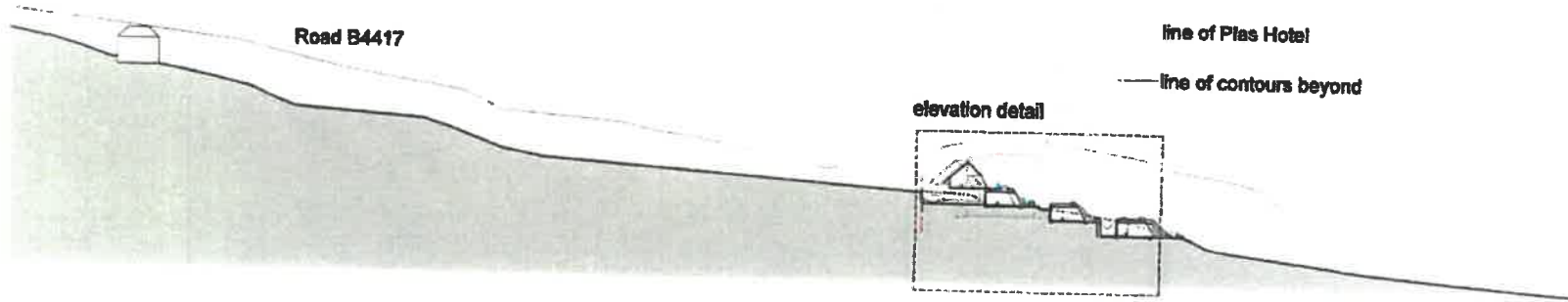
NO.	DESCRIPTION	DATE	BY
142			

rayholearchitects
4th floor, 88 park lane
swaythorpe, leeds
LS26 1JD
t +44 (0) 113 2826 4200
f +44 (0) 113 2826 4999
www.rayhole-architects.com

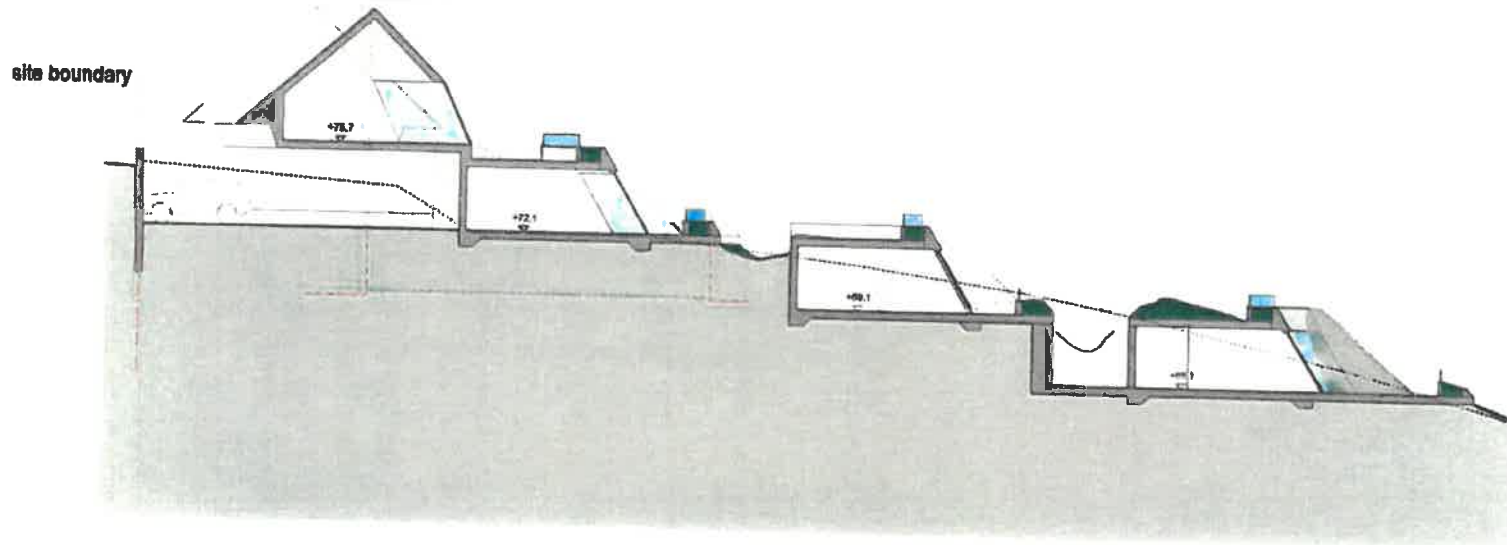
Cynllun C11/0661/43/LL

100mm
ORIGINAL SHEET DD1 - A1

NOTES:
ALL STRUCTURES TO BE CONSTRUCTED WITH AND ARCHITECTURE TO BE INSPIRED BY AND RESPONSIVE TO THE LOCAL ENVIRONMENT.
GLASS SHOULD BE ABOVE ROAD LEVELS TO MAINTAIN FUNCTIONALITY OF LANDSCAPE ARCHITECTURE.



Plas site : Proposed site section 1:500



Note : Refer to Landscape Architects drawings for details of landscaping

Plas Proposed Section DD 1:100

Natural Retreats
LLŷN PENINSULA
FOR PLANNING APPROVAL

NO.	DESCRIPTION	DATE	DR BY
01	Concept	18/01/11	VB
P1	Planning form	18/01/11	VB
P2	Planning form	18/01/11	VB

THIS DRAWING IS SUBJECT TO COPYRIGHT

CLIENT
PROJECT
NATURAL RETREATS
STYLE
PLAS PENINSULA
PLAS PROPOSED SECTION DD

DATE
18/01/11
SCALE
1:500
DRAWN BY
P
CHECKED BY
P2
DRAWING NO.
123

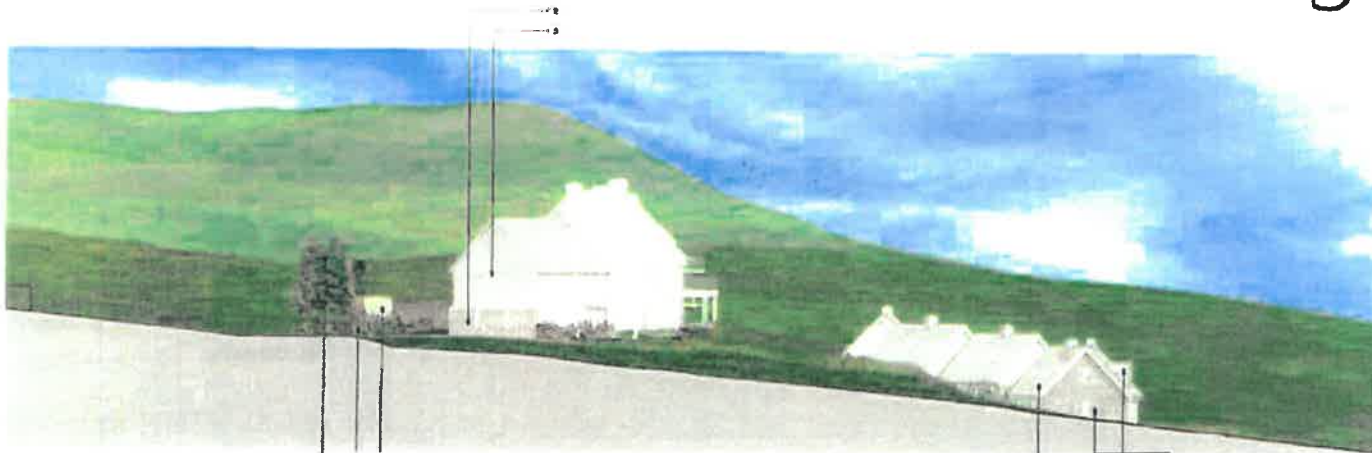
rayholearchitects

Ray Hole Architects
Creative Architects
1-44 St David's Place
Cardiff, Wales
CF10 1DD
T +44 (0) 1495 6862 6862
F +44 (0) 1495 6862 6862
www.rayhole-architects.com



North West Elevation
Scale: 1:100

Cynllun C16/0976/43/LL heb y diwygiad
amsylweddol



North East Elevation
Scale: 1:100

These elevations are for information only and are not to be used for construction purposes without the approval of the planning authority.



Key Plan
Scale: 1:1000

MATERIALS:

- 1 PROPOSED NATURAL SLATE TILE ROOF TO MATCH EXISTING ADJAC BUILDINGS.
- 2 PROPOSED STONE WALL; STONE TO BE LOCALLY SOURCED.
- 3 PROPOSED 80/20 HORIZONTAL TIMBER CLADDING.
- 4 PROPOSED VERTICAL TIMBER CLADDING.
- 5 PROPOSED RED LAMBER CLAD TIMBER WINDOWS.
- 6 PROPOSED EXTERNAL COMPOSITE DOORS.
- 7 PROPOSED METAL STANDING SEAM ROOF.
- 8 EXISTING BRICK WALL TO BE RE-FINISHED.
- 9 PROPOSED ORCHARD TREES PLANTED, INDICATIVE LOCATIONS SHOWN. LANDSCAPE DESIGN TO BE DEVELOPED BY LANDSCAPE ARCHITECT.
- 10 PROPOSED PLANT BUSH COVER.
- 11 PROPOSED VERTICAL TIMBER CLADDING TO EXTERNAL STAFF BUILDINGS.
- 12 PROPOSED EXTERNAL TIMBER BALCONY WITH TIMBER POST AND RAIL FENCING.
- 13 PROPOSED BRICKWORK WITH VERTICAL TIMBER CLADDING.
- 14 HORIZONTAL TIMBER SCREEN WALL.
- 15 PROPOSED EXTERNAL TIMBER DECK.

Scale: 1:1000
Date: 10/10/2024

NATURAL RETREATS
FOR THE YEAR 2024

Natural Retreats _____
Llyn Penrhyn _____
South West Elevation _____

Project: P16-100
Reference: 01-20-2024-0027
Drawing: Planning
Scale: 1:1000
Date: 10/10/2024

Cynllun C1620976143 / LL gyda diwygiad amsylwedd



Site Elevation - Top (Grey)
1 : 200



Site Elevation - Rear (Grey)
1 : 200



Site Elevation - Bottom (Grey)
1 : 200

NOTES
ORIGINAL A2
All levels and dimensions to be checked on site prior to construction / alterations report discrepancies immediately.
Do not scale dimensions from this drawing. This drawing is copyright reserved.
REVISION
A 04/08/10 State approved ICT

DATE • 21.01.10 DRAWN • LC
SCALE • 1:200 A2 CHECKED •

PROJECT
Natural Retreats
Llyn Peninsula
Plas Pistyll
DRAWING
Plas Pistyll
Site Elevations (Grey)

TRAIL ARCHITECTS
13 CAMPBELL STREET, PENMAEN, Gwynedd, LL57 2JG
WWW.TRAILARCHITECTS.CO.UK
DRAWING No. 18001-L(90)111
REV A

ATODIAD/ APPENDIX

3

DELEGATED REPORT
C16/0976/43/LL - PLAS PISTYLL, PISTYLL

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

1.1 The application involves amending and removing a condition on planning permission C11/0661/43/LL. The conditions for amendment are as follows:

- Condition 2 - Amend in order to complete the development in accordance with the amended plans.
- Condition 7 - Amend in order to reduce the number of holiday units on the site of the former Mansion to 19 rather than 20.
- Conditions 8-10 - Remove them as these were conditions relating to the requirement of the sustainable housing code which is no longer considered under planning.

1.2 The proposal involves amending the holiday units' design and layout on the section of the original application site where the former mansion lies. The modifications involve constructing units that may be more traditional in design than the original units, but that still contains more contemporary elements within the design. The units would be roughly positioned on the land in two rows, in an attempt to follow the land's contours and take advantage of the site's natural shape and reduce the visual impact. The units would be located on two levels. The proposed parking areas would be located between the units on the higher level on an existing stone wall that abuts the southern part of the site. A substantial green space will be located between both levels and around the units. The units would be broken up through various levels to the roofs, and the fact that the units are placed at angles, in-keeping with the land's contours. It is proposed for the majority of the roofs to be slated, but there would be metal roofs in some places. The exterior elevations would be a combination of stone and timber planks. The number of units have also been reduced from 20 to 19.

1.3 Conditions 8-10 relate to the requirements of TAN 22 ("Planning for Sustainable Buildings") where it was required for dwellings to meet a minimum of Level 3 of the Code for Sustainable Homes. This statutory requirement is no longer relevant to such applications as Welsh Government abolished the document in July 2011. This change was made as amendments to section "L" of the Building Regulations meant that these requirements now come under these regulations, and not under planning regulation.

1.4 The site is located in a 'hollow' with the natural landscape surrounding it and concealing it to an extent from the east, south and west. The site is prominent from the coast to the north but it is also located on a cliff above the sea. There are a number of statutory designations here, including:

- The site is within an AONB.
- Near a SSSI
- Near a Special Area of Conservation.
- Site within the Llŷn Heritage Coast.
- Near prehistoric enclosed land.
- Within a Landscape of Outstanding Historic Interest.
- St Beuno's Church nearby, which is a Grade I Listed Building.
- Llŷn Coastal Path leading down towards / past the site.

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 planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

A2 - Protecting the Social, Linguistic and Cultural Fabric of Communities

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

A3 - Precautionary Principle

Safeguard Listed Buildings against proposals for their total or partial demolition unless there is outstanding justification for doing so, in accordance with a number of criteria regarding the condition and ownership of the building.

B7 – Sites of Archaeological Importance

Refuse proposals which will damage or destroy archaeological remains of national importance (whether scheduled or not) or their setting. Also refuse any development which will affect other archaeological remains unless the need for the development is greater than the significance of the archaeological remains.

B8 – Llŷn and Môn Area of Outstanding Natural Beauty

Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features of the site.

B9 – Heritage Coast

Refuse proposals for any building or structure on the heritage coast unless they can conform to a series of criteria aimed at avoiding significant damage to recognised features.

B12 - Protecting Historic Landscapes, Parks and Gardens

Protect landscapes, parks and gardens of special historic interest in Wales from developments that would cause significant harm to their character, appearance or setting.

B16 – Protecting Nature Conservation Sites of National Importance

Refuse proposals that are likely to cause significant damage to nature conservation sites of national importance unless they conform to a series of criteria aimed at protecting, enhancing and managing recognised features within the sites.

B20 - Species and their habitats of international and national importance

Refuse proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

B22 - Building Design

Promote the design of good buildings by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

B23 - Amenities

Safeguard the amenities of the local area by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

B25 - Building Materials

Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

B27 - Landscaping Plans

Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

C1 - Locating New Developments

Land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new developments. New buildings, structures and supplementary facilities in open countryside will be refused with the exception of a development which is permitted under another policy within the Plan.

C3 - Re-using Previously Developed Sites.

Proposals will be approved that prioritise re-using land and buildings previously developed and located within or around development boundaries, provided that the site or the building and the use are suitable.

C7 – Building in a Sustainable Manner

Proposals for new developments or for the adaptation and change of use of land or buildings will be refused where consideration has not been given to specific environmental matters. Proposals must conform to specific criteria relating to building in a sustainable manner, unless it can be demonstrated that it is impractical to do so.

CH30 - Access for All

Refuse proposals for residential, business/commercial units or buildings/facilities for public use unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

CH33 – Safety on Roads and Streets

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

D13 – Attractions and Facilities

Proposals for the development of new attractions and facilities for visitors, or to improve the standard of existing facilities will be approved if they are located within a development boundary or on other specific sites if there are no suitable opportunities within a development boundary. Every proposal would be required to comply with the criteria involving the development of 'niche' markets or supports the development of an identified theme as identified in the Gwynedd Tourism Strategy and also the design, layout and appearance of the proposed development.

D15 – Self-serviced Holiday Accommodation

Proposals for developing new, permanent self-catering holiday accommodation and conversion of existing buildings or existing establishments will be approved if the design, setting and appearance of the development is of high quality and if it conforms to criteria relevant to the location and scale of the development, impact on the permanent housing stock and on residential areas and availability of this type of holiday accommodation.

Gwynedd Design Guidelines 2002

Holiday Accommodation 2011

Planning for sustainable building 2010

2.3 National Policies:

Planning Policy Wales (Fifth edition, November 2012)

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

Technical Advice Note (TAN) 12: Design (2009)

Technical Advice Note (TAN) 18: Transport (2007)

Technical Advice Note (TAN) 20: The Welsh Language – Unitary Development Plans and Planning Control

The Welsh Office Circular 60/96 (Planning and the Historic Environment: Archaeology)

The Welsh Office Circular 61/96 (Planning and the Historic Environment: Historic Buildings and Conservation Areas)

3. Relevant Planning History:

3.1 The recent relevant planning history includes:

C11/0661/43/LL - Demolishing Plas Pistyll and erecting 20 self-catering holiday units together with the erection of 16 self-catering holiday units in lieu of the existing static caravan site - Approved 23 August 2012. This permission has been implemented by virtue of the fact that the Mansion has been demolished.

C08D/0422/43/LL – permission granted on 16/2/09 to convert the Plas into 14 holiday apartments along with creating an adjacent tennis court and small leisure building.

C07D/0635/43/LL – permission granted in 2009 to build a leisure building with a swimming pool (farm site) and exchange 29 static caravans for 29 timber chalets. Permission implemented in part, therefore it is extant.

4. Consultations

Community/Town Council:	Agreed to approve the application.
Transportation Unit:	No recommendation as it is not anticipated that the proposed development would have a detrimental effect on any road or proposed road.
Footpaths Unit:	Public footpath no 1 Pistyll would need to be protected during and at the end of the development.
Welsh Water:	Not received.
Natural Resources Wales:	Not received. No concerns.
Public Protection:	
Biodiversity Unit:	No Biodiversity concerns in relation to amending the application.
AONB Unit:	<p>The application relates to amending elements of the planning application approved in 2011 to demolish the former Plas Pistyll hotel and construct a new development consisting of 20 holiday units. These plans were for a development in terrace form, with a lot of glass, solar panels, and timber and slate on some sections. In terms of the AONB, there is no objection to the principle of amending conditions to approve an amended plan.</p> <p>The site is located within a prominent area of the 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. The site is on part of the Llŷn Heritage Coast and the Wales Coastal Path is nearby. The former hotel was an eye sore and demolishing it was a significant visual improvement to the area.</p> <p>The amended plans show a development that is more similar to a housing estate on two tiers. The houses are</p>

not in a straight line, rather, they are on an angle in an effort to follow the contours of the land, which is unusual in terms of local building pattern.

In terms of the design, there are some traditional elements, such as the pitched roof and the chimney, and some modern elements such as the flat roof dormer windows, large windows (north-western elevation), balconies and associated metal parts.

In terms of the materials, there are some that are commonplace in the local area such as slate and stone, whilst some are unusual, e.g. timber cladding, aluminum frame windows, composite doors.

From the designs and details submitted, it is difficult to anticipate how the development would look in situ, and there is doubt whether it would be in-keeping with this rural and coastal location within the AONB. The proposal to plant "orchards" was noted, but trees in this location would take significant time to establish and create effective landscaping (also, there is a public / coastal footpath on this land).

Gwynedd Archaeology Service: Submitted observations but considered that these matters could be dealt with under condition 12 of the original planning permission.

Public Consultation: A notice was placed on the site and neighbouring residents were informed. The advertising period ended on 9 January 2014 and no letters / correspondence of objection had been received.

5. Assessment of the relevant planning considerations:

The principle of the development

5.1 This is an application to amend conditions on approval C11/0661/43/LL in terms of the units' design, reducing the number of units and removing the Code for Sustainable Housing conditions. The principle for the proposal has already been established, and this permission has already been acted upon, and would therefore remain in perpetuity. It is therefore considered that the proposal is acceptable in principle and in terms of Policies A3, C1, C3 and D15 of the GUDP.

5.2 Social, Linguistic and Cultural Fabric of Communities

The application would result in a reduction of one holiday unit on the site. It is not considered that the proposal would affect the proposal's social and linguistic structure compared to the approved application. It is considered that the proposal is acceptable in respect of Policy A2 of the GUDP.

Visual amenities

5.3 The changes to the units' design and layout on the site is what is relevant here. It is considered that this amended design and layout still makes use of the site's contours which helps the proposal to integrate better with the landscape. The high wall to the rear where the Plas used to be will remain, and this will remain an important existing feature in order to define the site and conceal the proposed parking spaces from the road. It is intended to plant an orchard on the northern side of this wall in an attempt

to further landscape the site. The plans show a proposal to locate the proposal on two levels, with units on the southern end and northern end of the site and green space between them. This amended design could be described as being somewhat more traditional in terms of its appearance than what was approved in application C11/0661/43/LL, but there are still modern elements to the proposal. The rows of units would be broken up further by placing the units on an angle and through the variety of roof levels. This avoids a uniform appearance for the development and allows the contours of the site to be used. Most of the roofs would be finished with slate but an element of metal would be used on other parts of the roofs. It is proposed that the external walls be a combination of stone and timber planks. It is considered that this amended proposal is acceptable in respect of Policies B22 and B25 of the GUDP.

5.4 As explained above, this amended design retains many of the features of the previous application and continues to make use of the site's natural contours. More green space can also be seen between buildings in comparison to the previous application. It is proposed to retain the stone wall and to plant an orchard which is also helpful in terms of the proposal's visual impact. It is not considered that this amended proposal would visually impact different views into, out of and across the AONB and the proposal is, therefore, acceptable in terms of Policy B8 of the GUDP.

5.5 In the same manner, it is considered that this amended design would have a relatively small impact on the heritage coastline and the landscape of outstanding historic interest, and that the proposal is therefore acceptable in terms of Policy B9 and B12 of the GUDP.

5.6 **Archaeological Matters**

Observations on the application were received from the Gwynedd Archaeological Planning Service. They, however, consider that condition 12 of the original planning permission is sufficient to deal with any matters deriving from the changes. It is, therefore, considered that the proposal is acceptable in terms of Policy B7 of the GUDP.

General and residential amenities

5.7 The proposal is acceptable in terms of Policy B23 as it is not considered that there will be any further loss of privacy deriving from the proposal or more overdevelopment than that caused by extant permissions; this is also the case in terms of traffic and noise.

Transport and access matters

5.8 The amendments would reduce the number of proposed units on the site. The Transportation Unit had no observations to make.

It is considered that the proposal is acceptable in respect of Policies CH33 and CH36 of the GUDP.

Biodiversity matters

5.9 The Transportation Unit has no concerns regarding the proposed changes. The Biodiversity conditions included on permission C11/0661/43/LL will remain. The proposal is, therefore, acceptable in terms of Policy B16 and B20 of the GUDP.

Sustainability matters

5.10 As previously noted, changes in relevant legislation means that it is now not required to satisfy the building requirements to a sustainable standard through the planning procedure. The new buildings will have to reach sustainable building standards, but this is now carried out under part L of building control, and not planning. As the requirements of building to a sustainable standard continues under building regulations, it is not considered that removing conditions 8-10 would make a difference in terms of Policy C7 of the GUDP.

6. **Conclusions:**

6.1 Having considered the above and all the material planning matters, it is believed that this proposal to amend conditions 2 and 7 and to remove condition numbers 8-10 from permission number C11/0661/43/LL is acceptable.

7. **Recommendation:**

To approve with conditions:

1. Units on the Plas Pistyll site to be constructed in accordance with the plans submitted.
2. No more than 19 holiday units will be permitted on the Plas Pistyll site, and no more than 25 holiday sites will be permitted on Pistyll Farm (including the Farmhouse and the eight holiday units that already exist).


3. This permission is for the amendment of condition 2 and 8 and to remove conditions 8, 9 and 10 from planning application C11/0661/43/LL. The remaining conditions on C11/0661/43/LL must be adhered to.

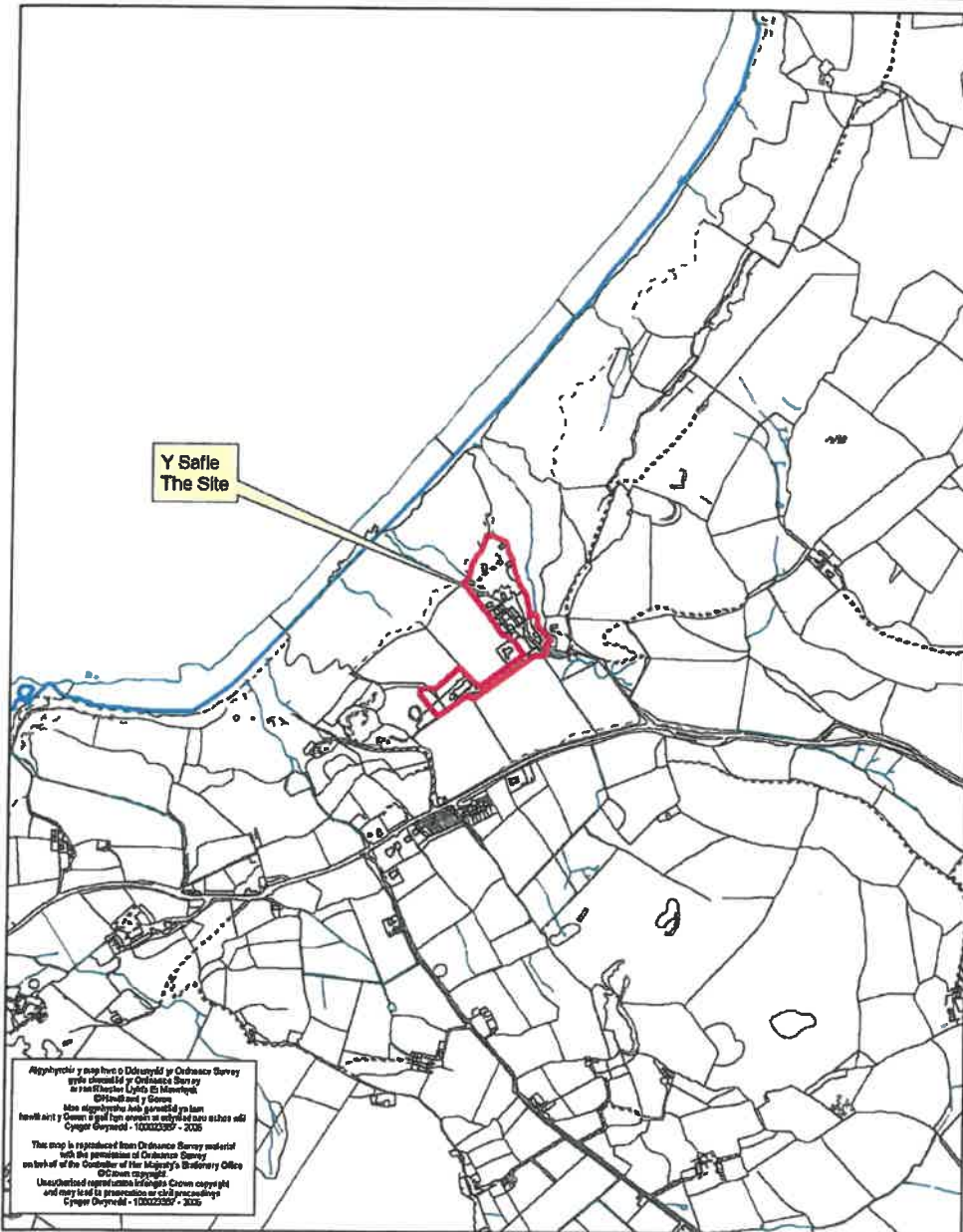
ATODIAD/ APPENDIX

4

PWYLLGOR CYNLLUNIO	DYDDIAD: 16/01/2011
ADRODDIAD PENNAETH ADRAN RHEOLEIDDIO (CYNLLUNIO, TRAFNIDIAETH A GWARCHOD Y CYHOEDD)	DOLGELLAU

Rhif: 3

	Rhif y Cais / Application Number : C11/0661/43/LL
	Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa. Location Plan for identification purposes only. Not to scale.



Number: 3

Application Number: C11/0661/43/LL
Date Registered: 18/08/2011
Application Type: Full - Planning
Community: Pistyll
Ward: Llanaelhaearn

Proposal: DEMOLISH PLAS PISTYLL AND ERECT 20 SELF-CATERING HOLIDAY UNITS TOGETHER WITH THE ERECTION OF 16 SELF-CATERING HOLIDAY UNITS IN LIEU OF THE EXISTING STATIC CARAVAN SITE
Location: PLAS PISTYLL AND PISTYLL CARAVAN PARK, PISTYLL, PWLLHELI, LL536LR

Summary of the Recommendation: TO DELEGATE POWERS TO APPROVE SUBJECT TO SIGNING A 106 AGREEMENT TO REMOVE A PREVIOUS PERMISSION AND RECEIVE AMENDED PLANS

1. Description:

- 1.1 This application relates to the Plas Pistyll site and the adjacent caravan park in Pistyll Farm.
- 1.2 Plas Pistyll itself is a site that is in a serious condition and is located in a prominent location in the landscape as the bulky building is visible from the coast and also from the road leading from Llithfaen to Nefyn. The building used to be a hotel and more recently planning permission has been granted to convert the building into 14 apartments for holiday use and create a tennis court near this development, along with a leisure building on the farm site.
- 1.3 The farm site is used as eight holiday units, a warden flat and the former farmhouse. Also, there are hardstandings and an access track for 29 timber chalets between the former timber buildings and the coast.
- 1.4 The proposal involves demolishing the Plas and redeveloping the site to create 20 new holiday units on the site (16 x three bedroom and 4 x two bedroom), along with associated parking. The proposal seeks to keep away from the tennis court site that has been granted approval, in order to stay away from the area of archaeological interest. The layout of the 20 units on this site attempts to follow the contours of the land in order to take advantage of the site's natural topography and reduce the visual impact.
- 1.5 It is intended to create 4 'levels' to create a type of terrace and avoid creating a uniform development in terms of layout in order to follow the contours of the land. Every unit would have a sea-view and an external area in front of it, placed on top of the unit below. It is intended for the units on the highest level to have slate ridge roofs with concealed parking spaces below and behind the existing stone boundary wall (which intends to be retained).
- 1.6 In terms of materials, it is intended for the units to be broken up by a series of stone walls in an attempt to blend into the landscape better and substantial landscaping would be undertaken to soften the impact, as well as using timber and glass cladding in the northern sea-facing elevations.
- 1.7 On the farm site, it is intended to adhere to the form of the existing buildings in terms of layout, scale and design in order to build 16 new holiday units to replace the 29 timber

chalets that have been approved on the site and remove the hardstandings that can already be seen on the site. This would involve restoring the land immediately on the coast to grassland.

- 1.8 To summarise, the proposal involves creating 36 new holiday units to replace the previously approved 29 timber chalets and 14 holiday apartments, along with a tennis court and building for leisure use.
- 1.9 The site is located in a 'bowl' with the natural landscape surrounding it and concealing it to an extent from the east, south and west. The site is prominent from the coast to the north but it is also located on a cliff above the sea.
- 1.10 There are a number of statutory designations to consider here, including:
- Site located within an Area of Outstanding Natural Beauty;
 - Near a Site of Special Scientific Interest (SSSI);
 - Near a Special Area of Conservation (SAC);
 - Site within the Llŷn Heritage Coast;
 - Near prehistoric enclosed land;
 - Within a Landscape of Outstanding Historical Interest;
 - St Beuno's Church nearby, which is a Grade I Listed Building;
 - Llŷn Coastal Path leading down towards / past the site/Public Footpath.
- 1.11 It has also become apparent that choughs nest in the Plas and that bat and owl surveys have been submitted with the application.
- 1.12 Also forming part of the application are: Design and Access Statement; Language and Community Impact Assessment; Ecological Survey; BREEAM Assessment; Planning Statement; Archaeological Assessment; Landscape Assessment and the outcome of a period of public consultation (undertaken by the developer).

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 Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

A2 - Protecting the Social, Linguistic and Cultural Fabric of Communities

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

A3 - Precautionary Principle

Safeguard Listed Buildings against proposals for their total or partial demolition unless there is outstanding justification for doing so, in accordance with a number of criteria regarding the condition and ownership of the building.

B7 – Sites of Archaeological Importance

Refuse proposals which will damage or destroy archaeological remains which are of national importance (whether they are registered or not) or their setting. Also refuse any development which will affect other archaeological remains unless the need for the development is greater than the significance of the archaeological remains.

B8 – Llŷn and Môn Area of Outstanding Natural Beauty (AONB)

To safeguard, maintain and improve the character of the Area of Outstanding Natural Beauty by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features of the site.

B9 – Heritage Coast

Refuse proposals for any building or structure on the heritage coast unless they can conform to a series of criteria aimed at avoiding significant damage to recognised features.

B12 - Protecting Historic Landscapes, Parks and Gardens

Protecting Historical Landscapes, Parks and Gardens - Safeguard landscapes, parks and gardens of special historical interest in Wales from developments which would cause significant damage to their character, their appearance or their setting.

B16 – Protecting Nature Conservation Sites of National Importance

Refuse proposals which are likely to cause significant damage to nature conservation sites of national significance unless they conform to a series of criteria aimed at protecting, enhancing and managing recognised features within the sites.

B20 – Species and their habitats of international and national importance

Proposals which are likely to cause unacceptable disturbance or harm to protected species and their habitats will be refused unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

B22 - Building Design

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and character of the local landscape and environment.

B23 - Amenities

Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

B25 - Building Materials

Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

B27 - Landscaping Plans

Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

C1 - Locating New Developments

Land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new development. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

C3 - Re-using Previously Developed Sites

Proposals that give priority to re-using previously developed land or buildings that are located within or near development boundaries will be permitted provided that the site or building and the proposed use are appropriate.

C7 – Building in a Sustainable Manner

Proposals for new development, or for the adaptation and change of use of land or buildings will be refused where consideration has not been given to specific environmental matters. Proposals must conform to specific criteria regarding building in a sustainable manner, unless it can be demonstrated that it is impractical to do so.

CH30 - Access for All

Proposals for residential/business/commercial units or buildings/facilities for public use will be refused unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

CH33 – Safety on Roads and Streets

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

D13 – Attractions and Facilities

Proposals for the development of new attractions and facilities for visitors, or to improve the standard of existing facilities will be approved if they are located within a development boundary or on other specific sites if there are no suitable opportunities within a development boundary. It will be a requirement that each proposal conforms to the criteria regarding the development of 'niche' markets or support for the development of the recognised Gwynedd Tourism Strategy and also the design, appearance and setting of the proposed development.

D15 – Self-catering Accommodation

Proposals for developing new, permanent self-catering holiday accommodation and adaptation of existing buildings or existing establishments will be approved if the design, setting and appearance of the development is of high standard and if it conforms to criteria relevant to the location and scale of the development, impact on the permanent housing stock and on residential areas and availability of this type of holiday accommodation.

Supplementary Planning Guidance:

Gwynedd Design Guidance (2002)
Holiday Accommodation 2011
Planning for Sustainable Building 2010

2.3 National Policies:

Planning Policy Wales (2011):

Chapter 5, Protect and Improve the Natural Heritage and Coastline
Chapter 6, Protecting the Historic Environment
Chapter 11, Tourism, Sport and Recreation

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

Technical Advice Note (TAN) 12: Design (2009)

Technical Advice Note (TAN) 18: Transport (2007)

Technical Advice Note (TAN) 20: The Welsh Language – Unitary Development Plans and Planning Control

Technical Advice Note (TAN) 22: Planning for Sustainable Buildings (2010)

The Welsh Office Circular 60/96 – (Planning and the Historic Environment: Archaeology)

The Welsh Office Circular 61/96 – (Planning and the Historic Environment: Historic Buildings and Conservation Areas)

3. Relevant Planning History:

3.1 The recent relevant planning history includes:

C08D/0422/43/LL – permission granted on 16/2/09 to convert the Plas into 14 holiday apartments along with creating an adjacent tennis court and small leisure building. Permission not commenced; however, 3 years remain on the permission.

C07D/0635/43/LL – permission granted in 2009 to build a leisure building with a swimming pool (farm site) and exchange 29 static caravans for 29 timber chalets. Permission implemented in part, therefore it is extant.

4. Consultations:

Community/Town Council: No response

Transportation Unit: No objection

Environment Agency: No objection but notes observations about:

- Appropriate ecological assessments achieved before commencing the work.
- To implement in full all mitigation steps and recommendations outlined in the ecological report.
- Observations about an Environmental Licence and the Agency's arrangements/procedures.

Welsh Water: No response

Public Protection Unit /
Caravans Officer: No objection

Access Officer: Observations about meeting British Standards and the external provision of paths, ramps, stairs and surfaces.

Countryside Council for
Wales:

- The statutory requirement for the Authority to consider the purpose of protecting and improving the natural beauty of the AONB.
- CCW believe that there will be a real improvement in the landscape's quality and visual amenities by getting rid of the existing chalet park and exchanging them for more traditional buildings in nature.
- Demolishing the Plas is also a substantial improvement to this open and valuable part of the AONB.
- A development of this scale not in keeping with its open location and there are insufficient features such as walls, *cloddiau*, and scrub growth to 'tie in' the proposal to the site in a visual sense.
- The modern design is out of place on such an open site in the AONB and also in relation to the historical landscape.
- Is it possible to have green roofs in order to reduce the visual impact / mass?
- In weighing up the proposal, CCW believes that the proposal is an improvement in terms of the landscape, considering the site in its current state.
- Sites (SSSI and SAC) have been protected to the east of the site. Any waste discharged from sewerage works

should be piped immediately to the watercourse, rather than it being discharged into the ground or into a soakaway.

- Need to ensure good practice of working in accordance with the guidelines of the Environment Agency on Pollution Prevention.
- Subject to the above points being implemented, it is not likely that the proposal will affect the SSSI or SAC.
- In terms of protected species, a small number of lesser horseshoe bats use the Plas as a roost and the mitigation steps outlined in the bat report and the plans submitted with the application should be adhered to. There will be a need to secure a licence after planning permission is granted.
- The chough also nests in the Plas and the Council's Biodiversity officer will deal with this aspect.

AONB Officer:

Detailed observations in two parts:

Farm-

- caravan park reflects a number of farms in Llŷn;
- object to extending the Pistyll Farm farmhouse; the proposed extension dominates the original farmhouse and harms its historical character. Its features are unsuitable;
- the existing farmhouse and farm buildings appear natural in the landscape;
- five new blocks of flats create an unnaturally large built development in a rural area in the AONB;
- the basic principle of exchanging static units for permanent buildings causes concern.

Plas –

- very visible and is an eyesore in its current location in a prominent place in the Llŷn AONB;
- the ideal situation would be to restore the original building as it is prominent and striking in the landscape;
- based on the AONB, it is believed that there is justification to demolish and redevelop the site; this would be in line with Aim NA 4 in the AONB's Management Plan and the redevelopment would conform to NA 3 to ensure that new developments are in keeping with the local area and that they have a positive effect or the least possible harmful effect on the environment;
- more surface area, but on lower levels; going to be prominent from viewpoints located above (the highway/coastal path/near the Church);
- the use of slate and timber on the elevations of the buildings is an alien feature in the landscape; also, the

substantial windows are an alien feature.

- It must be ensured that any new development fits in well in the landscape, the coast and the broader area.
- The proposed developments appear alien and strange from a number of directions based on its planning, design and materials.
- It is a shame that the company has not retained the original names of Pistyll Farm and Plas Pistyll.
- The Community and Language Statement does not give due attention to some aspects.

Biodiversity:

Notes that there is a need to provide for the bats and chough. To do this, there is a need to act in accordance with the recommendations/conditions included in their observations.

Archaeological Trust:

Archaeological Assessment Report meets standards. Suggests specific conditions relating to archaeology.

CADW:

No response.

Conservation Officer:

Impact of a large-scale development on the landscape and setting of a listed building being overbearing and out of character in the local environment. It cannot be supported.

Caravans Officer:

No objection.

Public Consultation:

Several notices were placed on the site and neighbouring residents were informed. The application was advertised in the press. The consultation period has ended and two letters were received objecting on the following grounds:

- Light pollution
- Additional traffic
- Noise and overlooking from the site
- Number of units

Six letters / correspondences had been received supporting the application on the following grounds:

- Existing condition of the Plas
- Economic reasons

5. Assessment of the material planning considerations:

5.1 The principle of the development

There is extant permission for 14 flats within the Plas for holiday use and for 29 timber chalets. Hardstandings for the chalets are in place; however, the associated work of creating a leisure building with a swimming pool has not been commenced. Nevertheless, the permission has been commenced and is therefore live. Similarly, work on the Plas has not been commenced; however, the permission period is yet to end. It is now intended to exchange the 14 flats within the Plas for 20 self-catering new holiday units and erect 16 self-catering units on the farm site near the eight holiday units, warden flat and former farmhouse. This will involve restoring the hardstandings for the chalets to grassland.

Relevant to the principle of the development are policies D15 'Self-catering Holiday Accommodation', C3 'Reusing Previously Developed Sites' and C1 'Locating New Developments'. In accordance with Policy D15, the concept of developing new, permanent self-catering holiday accommodation will be approved, provided that the development is located within a development boundary or if a suitable previously developed site is used. Also, it should be ensured that the scale of the development is suitable, considering the site. The UDP defines previously developed land as: land where there is, or was, permanent structures (except for agricultural or forestry buildings) and an established associated surface infrastructure.

Policy C1 approves new developments outside development boundaries if it relates to rural tourism. Policy C3 gives priority to re-use previously developed land or buildings, provided that the site or building and the proposed use is suitable and in keeping with the objectives and development strategy of the Plan.

As a result of demolishing Plas Pistyll, the site would fall into the definition of previously developed land and this also considers the extant permission on the site. Therefore, consideration will need to be given to the scale of the proposed development. It should be noted further that the fact that the site is previously developed land does not necessarily mean that it is suitable for development; consideration should also be given to other factors as noted in policies C3 and C1 and such restrictions could include matters relating to location, presence of protected species or archaeological value.

Policy D15 also approves proposals to extend existing self-catering holiday accommodation establishments if the design, setting and appearance of the development is of a high standard and that all criteria can be satisfied. The criteria include:

- Developing on suitable previously developed land;
- Acceptable scale, considering the site, location and/or settlement in question;
- No loss of permanent housing stock;
- Not located within a residential area and that it will not cause substantial harm to the residential character of the area;
- Not leading to an excessive concentration of this type of accommodation within an area.

Considering the extant permissions on the site, it is not believed that the proposal leads to creating an excessive number of this type of accommodation as there are fewer units than

what has been approved previously; the location is not within a residential area and it is not likely to cause more significant harm to the residential character of the area than the extant permissions would and it will not lead to the loss of permanent housing stock.

Therefore, the two points that need to be assessed is the scale and suitability of the previously developed site. In terms of the scale and suitability of the previously developed site, the extant permissions and the scale of the developed land / land that could be developed under these permissions must be borne in mind. In this context, the scale is less on the farm site as it is intended to develop within the parking spaces / gardens of the existing units and remove the hardstandings and access roads leading to the chalets – this would mean that grazing / green land would be reclaimed, rather than extending the site. On the site of the Plas, it is intended to develop on more land, but within the ‘curtilage’ of the Plas, which has overgrown but continues to be a curtilage, and also on a lower level to be in keeping with the contours of the land, rather than adhering to the bulky building of the Plas.

Policy A3 relates to the Precautionary Principle and this seeks to obtain the required information in order to make an informed decision; this can lead to changes to the proposal or appropriate conditions.

As a result, I do not believe that there is an objection in principle based on the suitability of the site or general scale of floor area. Therefore, I am not of the opinion that the proposal is contrary to Policies C1, C3 or D15, or Policy A3 of the UDP.

5.2 Social, Linguistic and Cultural Fabric of Communities

Policy A2 of the UDP and TAN 20 relates to the above and a Statement of this type has been submitted with the application. The application site is located within the parish of Llanaelhaearn where 77% of the population is able to speak Welsh; this is a higher percentage than the average in the County and in Wales. Because of its close connection to Nefyn, it can be also noted that 80% of the population there speaks Welsh. It is obvious that the language is viable in both communities. There has been a small increase in the population number in the parish of Llanaelhaearn between the 1991 and 2001 censuses. Creating a development for tourism is in keeping with the general strategy of the UDP. There is no proof that these visitors would contribute to inward migration in the area as only holiday accommodation would be provided here; thus contributing positively towards local expenditure, local jobs and a visual improvement to the site of the Plas and the hardstandings. It is possible that the development could lead to further investment in services associated to the development.

It is proposed to nurture a relationship with the Welsh Language Board in order to maximise benefit from the development in the local area and promote local produce and services and establish the sense of place. It is possible to promote the language and local character by means of the development. On these grounds and based on the extant permissions, I do not believe that the proposal is contrary to Policy A2 or the advice given in TAN 20.

5.3 Landscape Designations

Site of Archaeological Importance

An archaeological assessment has been submitted with the application which identifies that there is prehistoric enclosed land near the site. As a result, it is noted in the assessment that it should be ensured that the development is designed in a way that will prevent any direct impact on the enclosed land and that an archaeological assessment programme is obtained in order to assess the status of the land within the former garden of the Plas Pistyll ruin. The response of Gwynedd Archaeological Trust suggests appropriate conditions that would ensure that the proposal is in accordance with Policy B7.

Llyn Area of Outstanding Natural Beauty

The application site lies within the Llyn AONB. Planning Policy Wales (Edition 4, 2011), notes that appropriate consideration should be given to conservation and natural beauty when dealing with applications within an AONB; however, consideration should also be given to any economic benefits deriving from the development. Policy B8 – 'Llyn and Anglesey Areas of Outstanding Natural Beauty (AONB)' - of the UDP expands upon the principles set and notes that there is a need to seek to protect, maintain and improve the character of the AONB and that any development proposals that would cause significant harm to the landscape and coast, wildlife, historical remains and buildings, language and culture and the tranquil and unpolluted nature of the area should be refused except for in circumstances where there is a national economic or social benefit and where refusing the application would harm the local economy. Furthermore, it should be ensured that appropriate consideration has been given to the harmful effects on the character of the area and that measures have been taken to mitigate the effects in the application.

Detailed observations have been received from the AONB Officer (noted above). In the context of these observations and the proposal, it is essential to weigh up the impact of the extant permissions and the development that is the subject of this application. It is a unique situation considering the extant permissions and the current site. When considering the observations of the AONB Officer, there is a need to mention the precedent and basic principle of exchanging caravans for permanent units. This situation is unique in terms of the current use made of the site, the permission for caravans and the Plas site; therefore, I do not believe that it is possible to create a precedent. The basic principle is another issue; however, it is supported by other Council policies discussed in this assessment (previously developed land). The scale of the proposal is a concern from the perspective of the AONB, as well as the alien features which are not in keeping with the area. It is believed that there is fundamental concern here about the size, scale, design and lack of justification to demolish and rebuild the Plas and a lack of compliance with the AONB's Management Plan as a result of this. The Management Plan asks for developments to be in keeping with the local area and to have a positive effect, or the least possible harmful effect, on the AONB.

The Plas site is an eyesore, it is not listed and it is an alien feature in the landscape, and the same would be true even if it were in a good condition. The proposal to demolish and rebuild the units on a larger footprint, but lower in height, is very different to what is on the site at present; however, no demands can be made to restore the Plas to its original condition as it is not a listed building; thus it is not protected. I am of the opinion that the new plan is ambitious and modern and attempts to cause the least possible harmful impact on the landscape; this is reiterated in the supplementary documents submitted with the application.

In terms of the farm site, possibly caravans are a relatively normal feature in the area; however, it is in a prominent location in the landscape and can be seen from surrounding public areas. There is an extensive area of development on the site at present and the intention is to 'tighten' this with the new holiday units. The observations of the AONB Officer state that the proposal is unusually large and that the extension to the current farmhouse is unnatural and has unsuitable features and that it would overbear the farmhouse and have a detrimental effect on its character. Discussions have commenced to reconsider the design of these two units, along with the details of the other units on the farm, including setting the glass 'walls' back from beside the stone walls in order to create a type of recess. These changes will lead to a design and details that are more in keeping.

Once again, considering the extant permissions, I believe that the proposal causes the least possible harmful impact as it seeks to strike a balance between 29 chalets on this very visible site (although this is 'normal' in the area), and providing permanent holiday units on a less prominent part of the site and on a smaller scale in terms of numbers. The Countryside Council believes that there will be a real improvement to the landscape and visual amenities by doing away with the caravan site and exchanging it for buildings around the 'farmyard'. In addition, it is believed that redeveloping the Plas will be a substantial improvement to this visible area; but there is concern about the modern design proposed and the lack of 'anchoring' to the site by means of *cloddiau*, walls and natural vegetation. Possibly a green roof would be more suitable to reduce the visual impact and possibly there is a need to reconsider other aspects relating to this also.

In weighing up these issues, the proposal does not comply in full with Policy B8 or the AONB Management Plan; however, the planning history and live permissions improve the situation and to this end, I do not believe that any additional substantial / significant negative impact derives from this proposal than what would happen in the current situation on the site. This view is supported in the summary of the observations of the Countryside Council for Wales.

Heritage Coast

It is considered that the proposal complies with Policy B9 because the current site will be redeveloped for a similar use in a coastal location. Any significant harm is assessed above and the importance of biodiversity is discussed under another heading. The policy is also complied with by giving priority to locations with a visual connection to current buildings or existing structures.

Landscape of Outstanding Historical Interest

Policy B12 relates to Landscapes of Outstanding Historical Interest and much of Llŷn was included on the Register of Landscapes of Outstanding Historical Interest in Wales because of its collection of small archaeological and historical features, which narrate a seamless story from the prehistoric age to the present day. The policy asks for consideration to be given to the historical landscapes when the impact of proposals on such a large scale are assessed where they have more of an impact than just a local impact. It is not believed that the proposal is likely to have more than a local impact on the landscape because of the nature of the location and existing land uses; therefore, the proposal is not contrary to Policy B12.

5.4 Nature Conservations and Species and their Habitats (Biodiversity)

An ecological assessment has been submitted with the application. During the site visit in order to undertake the ecological assessment and previous inspections by field experts, it was noted that evidence existed of the presence of some protected species such as bats and owls. Furthermore, it is known that choughs nest in Plas Pistyll. Choughs are given additional protection under Section 1 of the Wildlife and Countryside Act. The ecological report places emphasis on the need to ensure that mitigation steps are used in order to ensure that the development's impact on these species is restricted. It is suggested further that any work should be undertaken during the period of the year when birds are not nesting, namely 1 March to 30 September.

Choughs nest regularly in the old Plas. Following discussions with the applicant and following expert advice from Adrienne Stratford, we have agreed upon steps to mitigate the loss of the nesting site. A specific building will be created that will be suitable for Choughs to nest in it, as illustrated in the amended plans and in the report 'Protected Species Mitigation Strategy/ Plas Pistyll' (27.10.11), attached to the application.

This can be managed by means of a condition that this building is built to provide a nesting site as illustrated in the amended plans and Mitigation Strategy. It must be ensured that no period within the nesting season goes by without having a nesting site in place. This means that the new site must be in place before the old Plas is demolished. A method statement and timetable should also be submitted to the Local Authority for approval, explaining how this will be implemented, before commencing any work. A condition should also be included to ensure that no demolition work takes place during the nesting Season – 1 March to 30 August.

There are records of lesser horseshoe bats in Plas Pistyll. It will be required to include a condition to ensure that a purpose-built bat roost has been created in accordance with the amended plans and details in the report 'Protected Species Mitigation Strategy/Plas Pistyll' (27.10.2011), attached to the application. Once again, it must be ensured by means of a condition that the new provision for bats is in place before any demolition work is undertaken, and the Plas must not be demolished either, and a method statement and timetable should also be sent to the local authority for approval, to explain how this will be implemented before any work is commenced.

Furthermore, a condition will be needed to monitor the success of these methods for bats and choughs and a report must be submitted within five years of commencing the work.

In terms of the choughs, a condition will be required to ensure that the grazing land on the site is grazed to secure a feeding habitat for the Choughs as described in the report (ecological) submitted. (Land to be grazed in favour of chough in accordance with expert advice by Stratford).

In order to ensure compliance, evidence will need to be submitted to the authority regarding compliance with these conditions.

The above is reiterated in the observations of the Countryside Council for Wales and they state that they do not believe that there will be any impact on land designations or in terms of wildlife, provided that the above advice/conditions are followed. To this end, it is believed that the proposals and suggested mitigation measures comply with policy B16 and B20 of the UDP.

5.5 Design, Materials and Landscaping Plans

An extensive Design and Access Statement and Design Statement have been submitted to support and justify the application. As the development is located within an AONB, serious consideration needs to be given to the design of the development and how it would affect the local landscape. Note that there is no design value to the Plas Pistyll building. It appears that serious consideration has been given to the design of the proposed development in order to ensure that it is sensitively in keeping with the natural landscape and extensive discussions have taken place prior to submitting the application, as well as two submissions to the Design Commission. Furthermore, design measures have been taken to ensure the sustainability of the development, in accordance with policy C7.

The design on the site of the Plas is very different and it takes advantage of the site's contours in order to blend into the landscape better. The high wall behind the Plas will be retained and this will keep an important current feature in order to define the site and conceal the proposed parking spaces from the road. It can be seen from the plans that this proposal has been 'stepped' down and roughly it follows the footprint of the Plas and its curtilage. By doing so, this allows for the visual impact of the three-storey building and cellar (previously four-storey) to be reduced. Therefore, consideration must be given to the extant permission to convert the Plas when considering this proposal. In terms of Policy B22, the proposal respects the site and its surroundings and it is considered to be a very different design and form and it may not be to everyone's taste; however, I do not consider that this is contrary to Policy B22, in particular considering that a development that is not completely suitable for the site exists there at present. When weighing up these issues, the proposal does not have a detrimental impact on the form and character of the surrounding landscape or on the local natural or historical environment. Its visual impact has been restricted to a relatively small area because of its location in a natural 'bowl' in the land and with the greatest impact from the sea towards the land. I do not consider that this proposed impact is greater than the impact of developing the Plas into 14 flats.

The design proposed on the farm site is more traditional with some modern elements, e.g. the glass walls on some of the gable ends. There is a need to reconsider elements/details of this design so that it is better in keeping with this; in particular from the perspective of the extension to the existing farmhouse, number of roof lights, size of openings, etc. and also in order to push the 'glass' walls further into the walls. The agent has also expressed his willingness to do so, should the application be supported in principle, and the Planning Manager given permission to act. Nevertheless, I do not believe that the form or scale or main principle of the design is contrary to Policy B22 and it would certainly be an improvement to a caravan site that extends to the cliff of the site and which forms the most visible part of the site. The proposal will be a more compact form of development that would be more in keeping because of its scale, size, design, form, etc. and would certainly be better in terms of the visual impact on the form and character of the landscape. Therefore, I do not consider that the proposal, with the changes outlined above, are contrary to policy B22.

In terms of the building and landscaping materials, the proposal uses traditional materials on the 'farm' site that would be in keeping with the existing materials. Therefore, it is believed that the proposal is in accordance with Policy B25 as the new needs to be tied in with the old on this part of the site, in order to reflect tight 'farm' units. The landscaping plan that is relevant to this part of the application strengthens the eastern appearance with trees and bushes; it is assumed that a traditional *clawdd* to the front of the site to define

the field would be advantageous and a condition can be imposed to this end; this part of the application would therefore be in accordance with Policy B27.

The site of the Plas is very different to the farm site as it is more open and on a slope. The grass roofs proposed for the majority of the units will be an opportunity to landscape and soften the impact from every direction and in reality only one block (the highest) will have a slate roof. Planting plans will be undertaken around the balconies in order to soften the impact and new *cloddiau* will be created – it is suggested that more *cloddiau* are created along the boundaries of the site than what is shown and this can be managed by means of a further condition. The landscaping will need to be controlled now for the future by means of appropriate and relevant conditions in order to ensure that the standard of the development does not slip. The main aim of the Plas site is to blend into the landscape as successfully as possible and it is believed that the ‘live’ grass roofs with a purposefully soft nature, along with the rest of the landscaping, will succeed to do this. Therefore, it is believed that the proposal is in accordance with Policy B27 and should local stone walls be used (to reflect *cloddiau*) as a method of cladding the eastern and western sides of the units (namely the site boundaries), the proposal would also be in accordance with Policy B25.

5.6 General Amenities

In terms of general amenities, consideration must be given to the reasonable privacy of nearby users; that it is not an overdevelopment of the site; that there will be no increase in traffic or noise resulting in significant harm; reducing opportunities for anti-social behaviour; and considering the needs of all users. To this end, the proposal is acceptable in terms of Policy B23 as it is not considered that there will be any more loss of privacy deriving from the proposal or more overdevelopment than that caused by extant permissions; this is also the case in terms of traffic and noise. Developing the site is likely to reduce anti-social opportunities and a Manager will live on the site. The development will also consider all of its likely users.

5.7 Traffic and access matters

The response of the Transport Officer states that there is no objection to the proposal. It is true to say that it is not considered that there would be a substantial increase in traffic, considering the extant permissions. The access will remain as present and it is considered safe. It is also considered that the current road network is of a sufficient standard to deal with the traffic flow that is likely to derive from the new development. It is therefore considered that the proposal complies with Policy CH33 of the UDP.

5.8 Relevant planning history

The extant permissions on the site are very relevant when assessing the application; these have been referred to previously in the report. These permissions provide a ‘fall back’ situation which means that the Plas could be converted into 14 holiday apartments along with creating an adjacent tennis court and small leisure building. In addition, a leisure building with a swimming pool (farm site) can be built and 29 timber chalets can be erected. This permission has been implemented in part, therefore it is live.

5.9 Response to the public consultation

It is not believed that there will be a substantial rise in traffic or noise levels and due to the nature of the site, which is substantially lower than the public highway, overlooking

will not be possible. It is not believed that noise levels or light pollution will be worse than what would have been possible under extant permissions on the site and the number of units is less than what has already been approved (but in the form of different units). Other letters are supportive of the application based on the economic benefit and visual improvements.

6. Conclusions:

- 6.1 It is acknowledged that a broad range of self-catering accommodation of high quality is essential in order to provide choice for tourists, and unavoidably, the proposed development would be a substantial economic investment to the local area. However, the possible impact of the development on the AONB and on the area in general must be weighed up carefully. The measures submitted to mitigate any possible negative impact that the development would have on the landscape and protected species are applauded and the above assessment assesses whether or not these measures are sufficient. It must also be emphasised that holiday use only will be made of these units as permanent use would not be supported under the Plan's policies; this can be controlled by means of relevant conditions.
- 6.2 Critically, when considering this application, bear in mind that there is extant permission for 53 units on the site (14 Plas, 10 Farm, including a warden flat and existing farmhouse and 29 chalets), and it is proposed to have 46 units (20 Plas, 10 existing farm and 16 new farm). This is an improvement in itself and it is believed, based on the above assessment, that no detrimental impact or greater impact derives from this proposal compared to the extant permissions. This means that this does not create a precedent for the future as it is a unique situation in terms of the site and extant permissions.
- 6.3 There is a need to discuss minor details relating to changing materials, boundaries and design as discussed in the assessment; however, this will not change the main principles of the proposal or its design. A request is made for permission for officers and the Planning Manager to act and agree upon these issues without having to resubmit the application to the Committee.
- 6.4 On these grounds, I am not of the opinion that the proposal is contrary to relevant policies discussed in the above-mentioned assessment and that there is no other material planning consideration that states otherwise. It is possible to control the mitigation measures, etc. by means of relevant conditions.

7. Recommendation:

To delegate powers to the Senior Planning Manager to approve the application subject to signing a 106 Agreement to abolish permission no. C07D/0635/43/LL to build a leisure building with a swimming pool (farm site) and exchange 29 static caravans for 29 timber chalets and for the LPA to receive acceptable amended plans relating to the two units near the farmhouse, as well as the details of the remainder of the units on the farm site, *cloddiau* / boundaries and materials, as well as relevant conditions relating to:

1. time
2. compliance with amended plans
3. materials
4. holiday permission only / occupancy period
5. retention of manager unit/office
6. bat mitigation measures / further reports
7. chough mitigation measures / further reports

8. ensure that the lands to the front of the Plas/farm are not developed
9. method of lighting the site
10. landscaping and restoring the chalets site to agricultural land prior to occupying the new holiday units
11. parking
12. confirmation of sewerage/drainage issues.

ATODIAD/ APPENDIX

5

PLANNING COMMITTEE, 16.01.12

Present: Councillor Huw Price Hughes (Chairman)
Councillor Owain Williams (Vice-chairman).

Councillors: Alun Wyn Evans, Gwen Griffith, Margaret Griffith (Substitute), Louise Hughes, Anne Lloyd Jones, R. Len Jones, Dewi Llewelyn, June Marshall, Dafydd Roberts, Glyn Roberts and John Pughe Roberts (Substitute).

Others invited: Councillor Selwyn Griffiths (Local member).

Also present: Gruffydd Wyn Morris (Senior Planning Service Manager), Hywel Thomas (Development Control Manager) Rhun ap Gareth (Senior Solicitor) and Glynda O'Brien (Committee Officer).

Apologies:- Councillors Elwyn Edwards, Dilwyn Lloyd and Guto Rhys Tomos.

1. DECLARATION OF PERSONAL INTEREST

(a) The following member declared a personal interest for the reasons noted:

- Councillor Owain Williams (who was a Member of the Planning Committee) in Item 5 on the agenda, Planning Application No. 3 (C11/0661/43/LL) as he was the owner of a caravan park close to Plas Pistyll.

The member was of the opinion that it was a prejudicial interest, and withdrew from the Chamber during the discussion on the item.

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

- Councillor Selwyn Griffiths (not a member of this Planning Committee) in relation to Item 5 on the agenda, Planning Applications Nos. 1, 2, 5 (C11/0015/44/AM), (C11/0241/44/LL), (C11/0929/44/LL)
- Councillor Dafydd Roberts (a member of this Planning Committee) declared that he was a local member in relation to Item 5 on the agenda, Planning Application No. 3 (C11/0661/43/LL).

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

2. MINUTES

The Chairman signed the minutes of the previous meeting of this committee held on 19 December 2011 as a true record, subject to adding the name of Councillor Selwyn Griffiths to the list of apologies of those absent from the meeting. The councillor explained that he had apologised in relation to Application No

C11/0862/44/AM – Land adjacent to Cefn y Gader, Morfa Bychan, as he declared a personal interest.

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 aspects of the policies.

RESOLVED

1. Application No. C11/0015/44/AM – Land at Penamser Industrial Estate, Porthmadog

Outline application to create five A1 non-food retail units and one A3 food and drink unit to include a manager's living unit together with parking provisions and services.

(a) The Development Control Manager elaborated on the application's background and drew attention to additional information outlined in the report. A letter had been received from WYG company on behalf of the applicant giving additional retail information together with a letter from the applicant outlining points regarding the background of the site and employment opportunities. Additional observations had been requested from a consultant in the retail field which stated that no additional evidence had been submitted by the applicant that lead planning officers to amend the recommendation namely to refuse the application. It was noted that this site had a planning history with planning consent given for one extensive unit in 1997 with a more recent consent for three smaller units of approximately 10,000 square feet. The application before them was for permission for smaller units of approximately 5,000 square feet together with an unit to provide food with accommodation for the manager to live on site. The planning officers felt that this development would have an impact on the viability and vitality of Porthmadog town centre, as the smaller sized retail units would compete with local shops. It was noted that the consultant with expertise in this field agreed with the officers' comments and therefore the officers' recommendation was to refuse the application on the basis of relevant policies.

(b) Taking advantage of the opportunity to speak, the applicant's representative noted:

- That in the past, Members had noted how important it was for Porthmadog residents to have access to goods locally and that they did not have to travel to other centres such as Bangor
- It was currently estimated that about 45% of Porthmadog's spending power was lost to the town and the local authority had sought to take action to resolve the problem by granting retail consent for non-food retail units of 4,000 m² on the Morbaine site.
- Unfortunately, permission did not allow units to be built that were less than 10,000 square feet. 10,000 square feet was the size of the majority of non-food retail units situated on Ffordd Caernarfon in Bangor. Since Porthmadog was smaller in size it would not be viable for retailers to trade from units of this size.

- Therefore, smaller units were required of approximately 5,000 square feet – a size permitted in other small towns.
- A full retail assessment had been conducted by a retail specialist regularly employed by many local authorities, including Gwynedd Council. They had confirmed that there was sufficient retail capacity for the proposal and no harm would come to the town centre with the development of units of approximately 5,000 square feet.
- The application was for less square footage than what had already been granted on the site in a previous application.
- That a family pub/restaurant was included in the proposal and of the type operated by Marstons, such operations were common on retail parks. It would serve the town as well as the tourism industry.
- The residential accommodation would be solely used by the Manager.
- That the family pub/restaurant in Porthmadog had received full Board approval by Marstons and if planning permission was granted an element of the scheme could proceed immediately. The development would employ between 40-50 people.
- In addition, there had been interest from non-food retailers for an acceptable sized retail unit that would create further jobs.
- The Morbaine site was expensive to develop and the remediation works had been costed at around £300,000 per acre compared to industrial land values of £30,000 per acre.
- An appeal was made for the Committee to support the application.

(c) The local Member (who was not a Member of this Committee) took the opportunity to address the Committee and he stated that he was in a dilemma with the above application as he was anxious to see development in Porthmadog and the creation of jobs in light of the fact that many jobs had been lost recently from the Gelert company. On the other hand, he was also anxious to safeguard shops in the town centre. There was also a split in the views of the community and the Town Council. Since consent was extant for 3 units and the application before them was to amend this to 5 units, the Local member stated that he tended to support the application and it was difficult to envisage what impact it would have on the town centre and it would be an opportunity to generate jobs for the area.

(ch) Several other Members supported the above and that it was an excellent investment bearing in mind the scarcity of jobs in the area. Whilst sympathising with the small shops in the town centre the feeling was that it would be a development that would attract people from areas such as south Meirionnydd who currently travelled to shopping centres in Shrewsbury, Chester and Telford. Therefore, it was anticipated that there would be an increase in the number of shoppers to the shopping park and the high street and this would not have a detrimental impact on the town centre.

(d) Another Member added that out of town shopping parks were popular, however, in this context although it was outside Porthmadog it was located fairly close to the town. The view was that they had to be enterprising but at the same time cautious. The development would offer a resource to the residents of Porthmadog and the vicinity and they would not have to travel to similar centres in Bangor etc.

(dd) Whilst sympathising with the Local member with the split in the views of the community, a Member stated that she was very envious of the prosperity and vitality of the Porthmadog High Street. She was of the view that the development of retail

non-food centres had an influence on towns and this had been seen in the deterioration of the High Street in Bangor. Another Member supported this view and that lessons should be learnt. The view was that the centre of Porthmadog was lively and if the application was granted it was anticipated that jobs would be lost and shops would close and consequently this would destroy the town. It was not yet known what was the impact of the by-pass on the town.

(e) A Member noted that the Town Council's views should be considered and in the end people would shop wherever they wanted and where it was convenient. It was felt that times had changed and the trend was to have shops in retail parks these days and they were popular because of our busy lifestyles and parking facilities etc. The development should be given an opportunity and the application supported.

It was proposed, seconded and voted to approve the application as there was extant permission for 3 units and there was no reason to refuse to increase the number to 5 smaller units as this would create jobs and would be a boost to the area's economy.

RESOLVED: (a) To approve the application because of the economic opportunities to create jobs by increasing the units to 5 smaller units rather than 3 larger units.

The Committee's reasons for their decision that was contrary to the Officers' recommendation: since there was extant permission for 3 units there was therefore no reason to refuse to increase the number to 5 smaller units as this would create jobs and be a boost to the area's economy.

(b) To request the Development Control Manager to agree and specify appropriate conditions.

2. Application number C11/0241/44/LL – Unit 2 Penamser Industrial Estate, Porthmadog.

Full application to amend condition 5 on planning permission ref. C10D/0264/44/LL which restricts the sale of A1 (Non-food) bulky goods, to enable the unrestricted sale of (A1) non-food goods and non-food retail.

(a) The Development Control Manager expanded on the application's background and drew attention to the fact that removing the condition and granting the sale of any type of goods on a site of this size was likely to harm the vitality and viability of Porthmadog's town centre and was contrary to policy D2 and D29 of the Gwynedd Unitary Development Plan.

(b) Taking advantage of the opportunity to speak, the applicant's representative noted:

- That there was extant retail planning consent on the site and the application before them was to extend the choice and type of goods that could be sold from the unit and those would be non-food goods.
- That the unit in question had been vacant since 2005, however, it had been extensively marketed yet no interest had been expressed for its current use.
- The site already benefitted from alternative use consent and could sell bulky retail goods.

- That there was a great deal of undeveloped empty industrial land within the site.
- If the majority of the units were full they would create jobs
- In terms of retail, it was noted in the report that Porthmadog lost trade to other towns such as Bangor etc and this had been confirmed by an independent expert
- There was an opportunity for the development to provide a range of goods and services to meet the needs of the community and the application before them was a means to respond to this and a way to increase the potential to provide a link to the town which was currently being lost to other towns.
- It was acknowledged that the site could sell a wide range of goods and the need for additional goods if approved was minimal
- That the centre of the town of Porthmadog was healthy with the number of empty shops much lower than the national average
- That the proposed development had the ability to attract new retailers who would not trade in the town and therefore they would not compete with town shops and bearing in mind that the site was much more than the units in the town it was not anticipated that the site would attract the current traders in the town to re-locate their business.
- The community and Town Council did not object as outlined in the report before them
- That there had been several attempts to negotiate with planning officers regarding rules and conditions for the units that would ensure that the units would appeal to retailers that did not trade in the town.

(c) The Local Member (who was not a member of the Planning Committee) addressed the Committee and he noted that he had the same dilemma as with the previous application. However, he supported the application subject to the inclusion of a condition that would restrict the site use to larger traders who offer bulky goods and who could not and did not currently trade from the high street.

(ch) A member noted that he did not support the application in the same way as with the reasoning for the previous application, and he envisaged that the centre of Porthmadog would deteriorate as a result of the proposed development. He was of the view that the site should be supported as an industrial site as it was originally and not for retail units.

(d) In response to a query regarding the definition of bulky goods, the Senior Planning Manager explained that it meant goods such as beds, fridges, televisions etc.

(dd) Concern was noted that the units had been empty for 5 years now and consent to amend the condition for the unrestricted sale of goods would attract traders and as a result would benefit the town.

(e) Another Member supported that it would be a valid reason to support the application to amend the condition to make it more marketable for traders. It was felt that empty units were of no benefit to the area and that this application would create jobs.

(f) As there was a division of views between Members they were advised by the Senior Solicitor that it would be necessary for them to give a material planning reason that was different to the previous application, if they refused the application.

It was proposed, seconded and voted to refuse the application as non-restricted (A1) goods were not acceptable for this site.

RESOLVED: To refuse the application as the proposal would involve the unrestricted sale of (A1) goods and non-food retail on a site which has been designated for safeguarding employment in class use B1, B2 or B8, and it is considered that the evidence submitted with the application does not demonstrate a defined quantitative assessment for retail in an out-of-centre location and which is likely to harm the vitality and viability of the Porthmadog town centre, contrary to policy D2 and D29 of the Gwynedd Unitary Development Plan.

3. Application No. C11/00661/43/LL - Plas Pistyll and Pistyll Caravan Park, Pwllheli.

Full application to demolish Plas Pistyll and erect 20 self-catering holiday units together with the erection of 16 self-catering holiday units in lieu of the existing static caravan site.

(a) The Development Control Manager elaborated on the application's background and drew attention that the above building had deteriorated and was an eyesore in the countryside. Reference was made to two extant planning permissions on the site granted in 2009 to convert Plas Pistyll into 14 holiday apartments together with a permission for the farm to exchange 29 static caravans to 29 timber chalets. The application entailed a reduction in the number of units to 36 with the present 10 units in Pistyll Farm making a total of 46.

Attention was drawn to the planning officers' recommendation to delegate power to the Development Control Manager to approve the application subject to signing a 106 Agreement to remove the previous permission relating to the Plas and the permission relating to the leisure building and exchange 29 static caravans for 29 timber chalets.

In addition, a letter was received from Heritage Britain supporting the high quality tourism plans.

(b) Taking advantage of the right to speak, the applicant's representative took the opportunity to outline the background of the Company, the owner of the above property, who offered self-catering accommodation of a high standard in various locations in Britain and Ireland. Plas Pistyll and Fferm Pistyll were purchased by the Company in April 2010 and he went on to say:

- one of the Company's main features was to ensure sustainability and to promote the region by using local skills and employment and guests were encouraged to use local activities.
- there was no intention to set up a shop, restaurant or bar on the site
- the development would be restricted to check-in facilities restricted to self-catering with a welcome hamper of local produce
- the extant planning permission included 53 units, however, the application before them was for fewer units namely 46 – a reduction that had been discussed with the Council's planning officers in order to ensure that the development was attractive yet commercially viable.

(c) The Local Member (who was a Member of the Planning Committee) addressed the Committee and stated that Plas Pistyll was in a pitiful state and he would be extremely happy to see the development of the site as outlined in the planning application and he encouraged his fellow members to approve the application. The Member felt that the application offered a development that would be in keeping with the area and would be

innovative and of a high standard. It was further noted that the community supported the application as it would benefit from the development. The only concern highlighted by the Member was the ugliness of the concrete slabs on the site.

In response, the Development Control Senior Officer gave an assurance that the concrete slabs would be removed as part of the plan.

(ch) The above comments were supported by several Members and the development was welcomed.

(d) In response to a query by the Member regarding retaining the original name, the planning officers gave an assurance that they would discuss this further with the developer.

Resolved: (a) To delegate powers to the Development Control Manager to approve the application subject to signing a 106 Agreement to abolish permission no. C07D/0635/43/LL to build a leisure building with a swimming pool (farm site) and exchange 29 static caravans for 29 timber chalets and for the LPA to receive acceptable amended plans relating to the two units near the farmhouse, as well as the details of the remainder of the units on the farm site, *cloddiau* / boundaries and materials, as well as relevant conditions relating to:

1. time
2. compliance with amended plans
3. materials to be agreed including re-using the Plas stone and/or natural local stone on the prominent surfaces
4. holiday permission only / occupancy period
5. retention of manager unit/office
6. bat mitigation measures / further reports
7. chough mitigation measures / further reports
8. ensure that the lands to the front of the Plas/farm are not developed
9. method of lighting the site
10. landscaping and restoring the chalets site to agricultural land prior to occupying the new holiday units
11. parking
12. confirmation of sewerage/drainage issues.

(b) That the officers should discuss retaining the name of the Plas and Farm following the re-development

4. Application No C11/0928/39/LL – 273 Cae Du, Abersoch, Pwllheli

Full application for a first floor extension above the existing garage.

The Chairman noted that an e-mail had been received from the Local Member together with a letter from a third party who intended to speak at the Committee requesting that the application be deferred due to a family bereavement.

Resolved: To defer the consideration of the application.

5. Application No C11/0929/44/LL – 44 South Snowdon Wharf, Porthmadog

Full planning application to construct a two-storey side extension.

ATODIAD/ APPENDIX

6



DYBLYGEB/DUPLICATE

I/TO:
Robert Fradley,
Natural Retreats
City Tower
Piccadilly Plaza
Manchester
M14BT

Ymgeisydd/Applicant:
ROBERT FRADLEY, NATURAL
RETREATS
CITY TOWER
PICCADILLY PLAZA
MANCHESTER
M14BT

(DEC 11LAC)

Cais Rhif: C11/0661/43/LL
Application Number:

Cofrestrwyd: 18/08/2011
Registered:

**DEDDF CYNLLUNIO GWLAD A THREF 1990
TOWN AND COUNTRY PLANNING ACT 1990**

**GORCHYMYN (DATBLYGU YN GYFFREDINOL A GANIATEIR) CYNLLUNIO GWLAD A THREF 1995
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995**

**GORCHYMYN (TREFNIADAETH DATBLYGU CYFFREDINOL) CYNLLUNIO GWLAD A THREF 1995
THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

Mae'r Cyngor a enwir uchod, yr Awdurdod Cynllunio Lleol, trwy hyn yn **CANIATAU** y datblygiad a geisiwyd gennych, sef:

*The above named Council being the Local Planning Authority **HEREBY PERMIT** the development proposed by you, namely:*

Bwriad/Proposal DYMCHWEL PLAS PISTYLL A CODI 20 UNED GWYLIAU HYNAN GYNHALIOL YNGHYD A CODI 16 UNED GWYLIAU HYNAN GYNHALIOL YN LLE'R SAFLE CARAFANNAU PRESENNOL / DEMOLISH PLAS PISTYLL AND ERECT 20 SELF CATERING HOLIDAY UNITS TOGETHER WITH THE ERECTION OF 16 SELF CATERING HOLIDAY UNITS IN LIEU OF THE EXISTING STATIC CARAVAN SITE

Lleoliad/Location Plas Pistyll and Pistyll Caravan Park, Pistyll, Pwllheli, LL536LR

yn unol â'r cais a'r cynlluniau a benderfynwyd ar 23/08/2012 yn ddarostyngedig i'r amod(au) a nodir trosodd:

in accordance with the application and plans decided on 23/08/2012 subject to the condition(s) specified over :

NODYN – Mae'r caniatad cynllunio hwn yn cael ei reoli gan gytundeb cyfreithiol o dan Adran 106 Deddf Cynllunio Gwlad a Thref 1990.

NOTE - This consent is regulated by a legal agreement under Section 106 of the Town & Country Planning Act 1990.

RHEOLWR RHEOLAETH DATBLYGU / DEVELOPMENT MANAGEMENT MANAGER
ar ran Pennaeth Adran Rheoleiddio (Cynllunio, Trafnidiaeth a Gwarchod y Cyhoedd)
on behalf of the Head of Regulatory Department (Planning, Transportation and Public Protection)

Dyddiad/Date 23/08/2012

**MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES**

Cais Rhif: C11/0661/43/LL
Application Number:

Tudalen/Page: 1

**Pwysig: Cymerwch sylw**

Mae Cyngor Gwynedd yn monitro datblygiadau i sicrhau cydymffurfiaeth gydag amodau cynllunio. Gall peidio cydymffurfio ag amodau neu newidiadau heb ganiatâd i'r cynlluniau a ganiatawyd, wneud y caniatâd yn annilys. Os nad ydych yn siŵr cysylltwch â'r Awdurdod Cynllunio Lleol am gyngor.

Important: Take note

Gwynedd Council monitors developments to ensure compliance with planning conditions. Non compliance with conditions or unauthorised variations to the approved plans could invalidate the consent hereby approved. If in doubt please contact the Local Planning Authority for advice.

Amodau/Conditions:

1. Rhaid cychwyn ar y datblygiad y cyfeirir ato yn y caniatâd hwn dim hwyrach na PHUM mlynedd o ddyddiad y caniatâd.

The development to which this permission relates shall be begun not later than FIVE years from the date of this permission.

2. Cwblheir y datblygiad a ganiateir drwy hyn yn llwyr unol â'r manylion a ddangosir ar gynllun(iau) rhif :

Drawing	Revision	Dyddiad-derbyn
140	P2	4/8/11
141	P2	4/8/11
142	P2	4/8/11
143	P2	4/8/11
102	P2	4/8/11
101	P2	4/8/11
120	P2	4/8/11
121	P2	4/8/11
122	P2	4/8/11
123	P2	4/8/11
105	P2	4/8/11
104	P2	4/8/11
103	P2	4/8/11
100	P5	28/5/12
110	P6	28/5/12
111	P6	28/5/12
112	P5	28/5/12
130	P7	28/5/12
131	P6	28/5/12
132	P6	28/5/12
133	P6	28/5/12
135	P5	28/5/12
136	P5	28/5/12
137	P5	28/5/12

Elevational Section 5 – Farm Site Revision P5 28/5/12

a gyflwynwyd i'r Awdurdod Cynllunio Lleol, ac a gynhwysir yn y ffurflen gais ac mewn unrhyw ddogfennau eraill gyda'r cais, os nad oes amod(au) sy'n ei diwygio wedi ei gynnwys ar y dyfarniad cynllunio hwn.

MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES



The development hereby permitted shall be carried out in strict conformity with the details shown on the plan(s) numbered:

Drawing	Revision	Date-received
140	P2	4/8/11
141	P2	4/8/11
142	P2	4/8/11
143	P2	4/8/11
102	P2	4/8/11
101	P2	4/8/11
120	P2	4/8/11
121	P2	4/8/11
122	P2	4/8/11
123	P2	4/8/11
105	P2	4/8/11
104	P2	4/8/11
103	P2	4/8/11
100	P5	28/5/12
110	P6	28/5/12
111	P6	28/5/12
112	P5	28/5/12
130	P7	28/5/12
131	P6	28/5/12
132	P6	28/5/12
133	P6	28/5/12
135	P5	28/5/12
136	P5	28/5/12
137	P5	28/5/12

Elevational Section 5 – Farm Site Revision P5 28/5/12

submitted to the Local Planning Authority, and contained in the form of application and in any other documents accompanying such application unless condition(s) to amend them is/are included on this planning decision notice.

3. Cyn dechrau ar unrhyw waith sy'n destun y caniatad hwn rhaid i bob sylfaen goncrïd ar gyfer carafan a'r traciau ffordd a leolir ar y cae o dan y safle fferm gael eu gwaredu yn gyfan gwbl o'r tir a'r tir gael ei adfer i dir pori amaethyddol.

Prior to commencing any development subject of this permission all concrete bases for caravans and access tracks on the land under the farm site shall be removed from the land in their entirety and the land restored to agricultural grazing land.

4. Ni chaniateir i'r fflat ar gyfer warden gael ei ddefnyddio ond gan berson (ac unrhyw bersonau dibynnol arnynt) sydd yn cael ei gyflogi yn gyfan gwbl fel warden safle neu yn gysylltiedig gyda busnes Fferm Pistyll a Plas Pistyll.

The flat for the site warden shall only be occupied by persons (and any dependants) wholly employed as the warden or in connection with the business of Pistyll Farm and Plas Pistyll.

MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES



5. Ni chaniateir i unrhyw berson neu deulu unigol i drigo yn yr uned am fwy na 3 mis mewn blwyddyn.

No single person or family shall be permitted to reside in the unit for more than 3 months in a year.

6. Rhaid i reolwyr y safle gadw cofrestr llawn a chywir o feddiannwyr yr unedau, gan gynnwys y trefniadau llogi a hyd yr arhosiad ac fe ddylai'r wybodaeth hyn fod ar gael i'r Awdurdod Cynllunio Lleol yn ystod pob amser rhesymol.

The site management shall maintain an up to date register of occupiers of the units, including their on-site booking arrangements and the length of stay, and shall make this information available, at all reasonable times to the Local Planning Authority.

7. Ni chaniateir mwy na 20 o unedau gwyliau ar safle Plas Pistyll ac ni chaniateir mwy na 25 o unedau gwyliau ar safle Fferm Pistyll (gan gynnwys y Ty Fferm a'r 8 uned gwyliau sydd eisoes yn bodoli).

No more than 20 holiday units shall be sited on the Plas Pistyll site and no more than 25 holiday units shall be sited on the Pistyll Farm site (including the Farmhouse and the 8 existing holiday units).

8. Dylai pob annedd a ganiateir drwy hyn gael ei hadeiladu i gyflawni o leiaf Lefel 3 y Cod Cartrefi Cynaliadwy a chyflawni o leiaf 1 credyd o dan gategori 'Ene1 - Cyfradd Allyriadau Anheddau' yn unol â gofynion Code for Sustainable Homes: Technical Guide Tachwedd 2010. Rhaid cynnal y datblygiad yn unol â'r asesiad a'r ardystiad cymeradwy ymhob ffordd.

Each new dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene1 - Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010. The development shall be carried out entirely in accordance with the approved assessment and certification.

9. Ni ddylai'r gwaith o adeiladu unrhyw annedd a ganiateir drwy hyn ddechrau hyd nes y bydd 'Tystysgrif Interim' wedi'i chyflwyno i'r Awdurdod Cynllunio Lleol. sy'n ardystio y cyflawnwyd o leiaf Lefel 3 y Cod Cartrefi Cynaliadwy ac o leiaf 1 credyd o dan 'Ene1 - Cyfradd Allyriadau Anheddau', ar gyfer yr annedd unigol honno neu'r math hwnnw o gartref yn unol â gofynion Code for Sustainable Homes: Technical Guide Tachwedd 2010.

Construction of any dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

10. Cyn i'r annedd unigol a ganiateir drwy hyn gael ei ddefnyddio, dylid cyflwyno 'Tystysgrif Derfynol' y Cod Cartrefi Cynaliadwy i'r Awdurdod Cynllunio Lleol sy'n ardystio bod o leiaf Lefel 3 y Cod Cartrefi Cynaliadwy ac o leiaf 1 credyd o dan 'Ene1 - Cyfradd Allyriadau Anheddau', wedi'i chyflawni ar gyfer yr annedd honno yn unol â gofynion Code for Sustainable Homes: Technical Guide Tachwedd 2010.

Prior to the occupation of the individual dwelling hereby permitted, a Code for Sustainable Homes 'Final

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Certificate" shall be submitted to the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

11. Rhaid i'r tanc septig/darpar trin carthffosiaeth arfaethedig a'r system rhedeg dwr i ffwrdd cysylltiol gydymffurfio a SP 6297 ac nid yw unrhyw ran o'r system i'w leoli o fewn 10 metr o unrhyw gwrs dwr.

The proposed septic tank/sewage treatment plant and ancillary soakaway system must conform to BS 6297 and no part of the system is to be sited within 10 metres of any watercourse.

12. Ni chaniateir unrhyw ddatblygiad o fewn safle'r cais (gan gynnwys dymchwel, gwaith aflonyddu tir neu glerio'r safle) heblaw yn gwbl unol gyda'r manylion archaeolegol sydd wedi ei gyflwyno gan yr ymgeisydd ac sydd wedi ei gytuno o flaen llaw gyda'r ymgynghorydd archaeolegol i'r Awdurdod Cynllunio Lleol. Rhaid i'r manylion a'r cynllun archaeolegol dilynol gwrdd gyda holl safonau archaeolegol perthnasol a cymeradwyaeth yr ymgynghorydd archaeolegol. Rhaid i fformat y cynllun archaeolegol ddilyn yr hyn a fanylir yn y 'Management of Archaeological Projects (MAP2)'.

No development (including any demolition, ground disturbing works or site clearance) shall take place other than in accordance with an archaeological specification which has been submitted by the applicant and agreed in advance with archaeological advisor to the Local Planning Authority. The specification and the subsequent archaeological programme must meet all relevant archaeological standards and the approval of the archaeological advisor. The format of the archaeological programme will follow that detailed in the 'Management of Archaeological Projects (MAP2)'.

13. Rhaid ymgymryd â'r datblygiad yn unol a'r holl argymhelliadau yn y 'Site Redevelopment Ecological Survey' dyddiedig 10.11.2010 a baratowyd gan Chris Hall Ltd Mammal Consultancy a'r 'Building Renovation & Extension Bat Survey' dyddiedig 12.8.2010 a baratowyd gan Chris Hall Ltd Mammal Consultancy yn ogystal a'r 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' gan Chris Hall Ltd Mammal Consultancy dyddiedig 27/10/11.

The development shall be undertaken in accordance with all the recommendations in the 'Site Redevelopment Ecological Survey' dated 10.11.2010 prepared by Chris Hall Ltd Mammal Consultancy and the 'Building Renovation & Extension Bat Survey' dated 12.8.2010 prepared by Chris Hall Ltd Mammal Consultancy as well as the 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' by Chris Hall Ltd Mammal Consultancy dated 27/10/11.

14. Cyn dechrau ar unrhyw waith sy'n destun y caniatad hwn rhaid yn gyntaf cyflwyno a derbyn cymeradwyaeth yr ACLL ar ddatganiad o'r dull gweithredu a'r amserlen ar gyfer gweithredu sy'n amlinellu sut y gweithredir yr argymhelliadau a wneir yn y 'Site Redevelopment Ecological Survey' dyddiedig 10.11.2010 a baratowyd gan Chris Hall Ltd Mammal Consultancy a'r 'Building Renovation & Extension Bat Survey' dyddiedig 12.8.2010 a baratowyd gan Chris Hall Ltd Mammal Consultancy yn ogystal a'r 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' gan Chris Hall Ltd Mammal Consultancy dyddiedig 27/10/11.

Prior to commencing any development subject of this permission a method statement and timetable shall firstly be submitted to and approved by the LPA outlining how the recommendations in the 'Site Redevelopment Ecological Survey' dated 10.11.2010 prepared by Chris Hall Ltd Mammal Consultancy and

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the 'Building Renovation & Extension Bat Survey' dated 12.8.2010 prepared by Chris Hall Ltd Mammal Consultancy as well as the 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' by Chris Hall Ltd Mammal Consultancy dated 27/10/11 shall be implemented.

15. Rhaid i'r tir sydd wedi ei amlinellu yn goch yn Ffigwr 5 o 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' gan Chris Hall Ltd Mammal Consultancy dyddiedig 27/10/11 gael ei bori mewn dull sydd o blaid brain coesgoch.

The land outlined in red in Figure 5 contained in the 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' by Chris Hall Ltd Mammal Consultancy dated 27/10/11 shall be grazed in favour of choughs.

16. Rhaid darparu'r goll glwydfannau ystlumod yn unol gyda'r manylion a nodir yn y 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' gan Chris Hall dyddiedig 27/10/11. Rhaid i'r adeilad newydd i gael ei adeiladu fel clwydfan ystlumod fel y'i dangosir yn Ffigwr 5 o 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' gan Chris Hall Ltd Mammal Consultancy dyddiedig 27/10/11 gael ei adeiladu cyn dymchwel y Plas ac rhaid i'r clwydfannau eraill gael eu creu ynystod adeiladu'r adeiladau newydd.

All bat roosts shall be created in accordance with the details set out in the 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' by Chris Hall dated 27/10/11. The new building to be erected as a bat roost and shown in Figure 5 contained in the 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' by Chris Hall Ltd Mammal Consultancy dated 27/10/11 shall be erected before the demolition of the Plas and all other roosts shall be created during the construction of the new buildings.

17. O fewn 5 mlynedd i gychwyn y gwaith rhaid darparu adroddiad monitro yn ymwneud gyda'r ystlumod a'r brain goesgoch ar y safle ac bydd rhaid ei gyflwyno a'i gymeradwyo gan yr ACLL a bydd gofyn i berchennog y safle gario allan unrhyw argymhellion a wneir.

Within 5 years from the commencement of the development a monitoring report shall be produced relating to the bats and choughs on site, the report shall be presented and approved by the LPA and any recommendations made shall be carried out by the owner of the site.

18. Cyn dymchwel adeilad y Plas rhaid i adeilad penodol gael ei adeiladu ar gyfer brain goesgoch nythu ynddo yn unol gyda'r 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' gan Chris Hall dyddiedig 27/10/11.

Prior to the demolition of any part of the Plas building a building shall be erected to allow choughs to nest in accordance with the 'Site Redevelopment Protected Species Mitigation Strategy/Plas Pistyll' by Chris Hall dated 27/10/11.

19. Ni chaniateir cario allan unrhyw waith dymchwel rhwng y 1af o Fawrth a'r 30ain o Fedi mewn unrhyw un flwyddyn.

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No demolition work shall be carried out between the 1st March and 30th September in any one year.

20. Gorchuddir to yr adeiladau ar safle'r Fferm Pistyll, y glwydfan ystlumod a'r adeilad ar gyfer y brian-goesgoch â llechi Cymreig naturiol newydd, y bydd rhaid cytuno ar eu lliw yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol, neu gyda llechen arall sydd yn debyg o ran lliw, gwead a nodweddion hinsoddi fel ag a gymeradwyir yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol.

The roof of the buildings on the Pistyll Farm site, the bat roost and the building provided for the choughs shall be covered with new natural Welsh slates, the colour of which shall be agreed in writing by the Local Planning Authority or with slates of equivalent colour, texture and weathering characteristic as may be approved in writing by the Local Planning Authority.

21. Rhaid defnyddio carreg naturiol o'r math a lliw i'w gytuno'n ysgrifenedig yn gyda'r Awdurdod Cynllunio Lleol yn gyntaf ar holl ddrychiadau yr adeiladau newydd ar y safle fferm.

All elevations of the building(s) to be erected on the farm site shall be faced with natural stone of a type and colour to be firstly agreed in writing with the Local Planning Authority.

22. Rhaid codi panel sampl o'r gwaith cerrig a fydd yn mesur o leiaf 2m x 2m ar y safle i'w gytuno yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol, oddi mewn i 2 fis i ddyddiad y caniatâd hwn.

A sample panel of the stonework measuring a minimum of 2m x 2m shall be erected on the site and agreed in writing with the Local Planning Authority, within 2 months of the date of this permission.

23. Rhaid i holl orffeniadau allanol yr adeiladau, y ffiniau meddal a chaled a'r holl wynebau caled ar safle'r Plas gael eu cyflwyno ar ffurf perthnasol o sampl a'i cytuno yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol cyn dechrau unrhyw waith mewn cysylltiad â'r caniatâd hwn. Rhaid defnyddio'r deunyddiau a gymeradwywyd wedi hynny i adeiladu'r datblygiad.

All of the external finish of the buildings, the soft and hard boundaries and all hard surfacing on the Plas site shall be submitted in relevant form as samples and agreed in writing with the Local Planning Authority before any work is commenced in connection with this approval. The approved materials & colours shall be used in the implementation of the development.

24. Rhaid cyflwyno samplau neu ddisgrifiadau masnachol o'r deunyddiau a'r lliwiau y bwriedir eu defnyddio ar wynebau allanol y datblygiad a'u cyflwyno i'r Awdurdod Cynllunio Lleol a derbyn ei ganiatâd ysgrifenedig cyn eu defnyddio ar y datblygiad. Rhaid defnyddio'r deunyddiau a gymeradwywyd wedi hynny i adeiladu'r datblygiad.

Samples or trade descriptions of the materials and colours proposed to be used on external surfaces of the development shall be submitted to and approved in writing by the local planning authority prior to their use in the development. The approved materials & colours shall be used in the implementation of the development.

25. Rhaid i fframiau'r paneli solar fod o liw llwyd tywyll ag ni ddylia'r bracedi ymwithio y tu allan i ymylon y paneli.

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The frames of the solar panels shall be of dark grey colour and the fixing brackets shall not protrude beyond the edge of the panels.

26. O fewn un mis o ddechrau'r gwaith datblygu, rhaid cyflwyno i'r Awdurdod Cynllunio Lleol a derbyn ei gymeradwyaeth yn ysgrifenedig iddo gynllun tirlunio a phlannu coed.

Within one month of commencement of the development, a landscaping and tree planting scheme shall be submitted to, and approved in writing by the Local Planning Authority.

27. Rhaid cyflawni'r holl blannu a gynhwysir yn y manylion tirlunio a phlannu coed cymeradwy yn ystod y tymor plannu a hadu cyntaf ar ôl cwblhau'r datblygiad neu feddiannu'r eiddo pa bynnag a ddaw gyntaf. Yn achos unrhyw goeden neu blanhigion a fydd o fewn cyfnod o 5 mlynedd o gwblhau'r datblygiad yn marw, a symudir neu a niweidir yn ddirifol neu a ddaw'n heintus rhaid eu symud a phlannu yn eu lle yn ystod y tymor plannu nesaf eraill cyffelyb o ran maint a rhywogaeth oni bai i'r Awdurdod Cynllunio Lleol ganiatáu ymrwymiad mewn ysgrifen.

All planting, seeding or turfing comprised in the approved details of landscaping and tree planting shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

28. Rhaid i'r holl ddodrefn stryd (yn cynnwys meinciau, seddi, biniau, bolard, safleoedd cadw beiciau polion baneri, planwyr) a'r goleuadau (yngyd a'r lefel o oleuo) a osodir ar y safle fod yn unol â'r hyn a gytunir yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol cyn eu lleoli ar y safle. Bydd rhaid i'r datblygiad gael eu gario allan yn unol gyda'r manylion a gymeradwyir ac aros felly oni bai y cytunir yn gyntaf yn ysgrifenedig fel arall gyda'r Awdurdod Cynllunio Lleol.

All street furniture (including benches, seats, litter bins, bollards, cycle stands, flagpoles, planters) and lighting provision (along with illumination level) shall be as agreed in writing with the Local Planning Authority before they are placed on the site. The development shall be carried out in complete accordance with the details as approved and remain as such in perpetuity unless otherwise firstly agreed in writing by the Local Planning Authority.

Y rhesymau am ddyfarniad y Cyngor i ganiatáu y datblygiad yn ddarostyngedig i'r amodau a nodwyd eisoes ydyw:

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions specified are:

1. Er cydymffurfio â Deddfau Cynllunio Gwlad a Thref.

To comply with the Town and Country Planning Acts.

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2. Cydymffurfio a darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwynnderau gweledol y cylch.

To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.

3. Er mwyn sicrhau y datblygir y safle yn drefnus ac er mwyn gwarchod ei fwynderau gweledol.

To ensure orderly development of the site and to safeguard its visual amenities.

4. Sicrhau cydsyniad pholisiau'r Awdurdod Cynllunio Lleol sy'n ymwneud a thai yng nghefn gwlad.

To secure compliance with the Local Planning Authority's policy relating to housing in the countryside.

5. Er mwyn cyfyngu'r defnydd i bwrpas gwyliau gan fod y safle mewn ardal lle na chaniateir datblygiad preswyl newydd fel rheol.

To confine the use to holiday purposes as the site lies within an area where new residential development would not normally be allowed.

6. Er mwyn cyfyngu'r defnydd i bwrpas gwyliau gan fod y safle mewn ardal lle na chaniateir datblygiad preswyl newydd fel rheol.

To confine the use to holiday purposes as the site lies within an area where new residential development would not normally be allowed.

7. Sicrhau datblygiad trefnus y safle.

To ensure orderly development of the site.

8. I gydymffurfio â gofynion N.C.T. 22 o'r "Cynllun ar Gyfer Adeiladau Cynaliadwy" (Mehefin 2010).

To comply with the requirements of TAN 22 on "Planning for Sustainable Buildings" (June 2010).

9. I gydymffurfio â gofynion N.C.T. 22 o'r "Cynllun ar Gyfer Adeiladau Cynaliadwy" (Mehefin 2010).

To comply with the requirements of TAN 22 on "Planning for Sustainable Buildings" (June 2010).

10. I gydymffurfio â gofynion N.C.T. 22 o'r "Cynllun ar Gyfer Adeiladau Cynaliadwy" (Mehefin 2010).

To comply with the requirements of TAN 22 on "Planning for Sustainable Buildings" (June 2010).

11. Sicrhau ffordd effeithiol o ddraenio ac osgoi llygredd o'r amgylchedd dwr.

To ensure a satisfactory method of drainage and to prevent pollution of the water environment.

12. Er mwyn arsylwi a chofnodi unrhyw nodweddion/eitemau o ddiddordeb pensaernïol/hanesyddol a ddarganfyddir.

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In order to observe and record any features/items of archaeological/historical interest which may be uncovered.

13. Er mwyn gwarchod rhywogaethau sydd wedi'u gwarchod.

In order to protect protected species.

14. Er mwyn gwarchod rhywogaethau sydd wedi'u gwarchod.

In order to protect protected species.

15. Er mwyn gwarchod rhywogaethau sydd wedi'u gwarchod.

In order to protect protected species.

16. Er mwyn gwarchod rhywogaethau sydd wedi'u gwarchod.

In order to protect protected species.

17. Er mwyn gwarchod rhywogaethau sydd wedi'u gwarchod.

In order to protect protected species.

18. Er mwyn gwarchod rhywogaethau sydd wedi'u gwarchod.

In order to protect protected species.

19. Er mwyn gwarchod adar sy'n nythu.

In order to protect nesting birds.

20. Er lles mwynder gweledol.

In the interests of visual amenity.

21. Er lles mwynder gweledol.

In the interests of visual amenity.

22. Er lles mwynder gweledol.

In the interests of visual amenity.

23. Er lles mwynder gweledol.

In the interests of visual amenity.

24. Er lles mwynder gweledol.

In the interests of visual amenity.

25. Er lles mwynder gweledol.

In the interests of visual amenity.

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26. Er lles mwynder gweledol.

In the interests of visual amenity.

27. Er lles mwynder gweledol.

In the interests of visual amenity.

28. Er mwyn sicrhau y datblygir y safle yn drefnus ac er mwyn gwarchod ei fwynderau gweledol.

To ensure orderly development of the site and to safeguard it's visual amenities.

Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: Polisi A2, A3, B7, B8, B9, B12, B16, B20, B22, B23, B25, B27, C1, C3, C7, CH36, CH33, D13, D15 o Gynllun Datblygu Unedol Gwynedd 2001-2016.

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: Policy A2, A3, B7, B8, B9, B12, B16, B20, B22, B23, B25, B27, C1, C3, C7, CH36, CH33, D13, D15 of the Gwynedd Unitary Development Plan 2001-2016.

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