

<b>MEETING</b>	Llŷn AONB Joint Advisory Committee
<b>DATE</b>	18 November 2015
<b>TITLE</b>	Planning related matters
<b>PURPOSE</b>	Inform members
<b>AUTHOR</b>	Llŷn AONB Service manager
<b>RECOMMENDATION</b>	Accept the information.

## 1.0 INTRODUCTION

- 1.1 This report has been included on the JAC's agenda to present information on planning matters relevant to Llŷn and the Area of Outstanding Natural Beauty.
- 1.2 In accordance with the service agreement the AONB service provides comments on planning applications which are within the AONB or nearby in the case of applications which could have an effect on the designated area. Comments are made on around 100 applications annually.
- 1.3 This report includes information on some recent planning appeals and the possibility of setting up a Planning Sub-group.

## 2.0 PLANNING APPEALS

- 2.1 **Wind turbine 34m to blade tip. Crugeran, Sarn Mellteyrn.** Appeal dismissed; the main reason for decision was:
- “the effect of the proposed development on the character and appearance of the area with particular regard to its effect on the Llŷn Peninsula Area of Outstanding Natural Beauty (the AONB) and including its effect on visual amenity.”
- 2.2 **Wind turbine 48.6m to blade tip. Tir Dafydd, Sarn Mellteyrn.** Appeal dismissed, main reasons for the decision was:
- “The impact of the proposal on the Landscape Conservation Area and Landscape of Outstanding Historic Interest and views into and out of the Llŷn Area of Outstanding Natural Beauty (AONB).
  - The visual impact of the proposal on nearby residents”.
- 2.3 **Demolish existing chalet and erect new dwelling. Site by Glyndwr, Abersoch.** Appeal dismissed, with main reason for decision being:

- “the effect of the development on the character and appearance of the area, having particular regard to its location within the Llŷn Area of Outstanding Natural Beauty (AONB).”

2.4 **Wind turbine 67m to blade tip. Moelfre Llanaelhaearn.** Awaiting decision.

2.5 **6 Maes Awel, Abersoch. Alterations to dwelling house.** Awaiting decision.

### **3.0 SOLAR PANELS**

3.1 To date numerous planning applications for solar panels on rooftops have been approved within the AONB. Generally the visual effect has been small due to the fact that the actual buildings are already in place.

3.2 Lately however there has been an increase in interest and in the number of applications for solar panels on the ground and solar farms. An update on this issue will be provided at the meeting.

### **4.0 ESTABLISHMENT OF PLANNING SUB-GROUP**

4.1 A report on this matter had been presented to the previous JAC meeting (please refer to attached minutes). The report drew attention to various relevant matters and the pros and cons of establishing a planning sub-group.

4.2 There was no clear conclusion on the matter and the decision made was to place the matter on the next meeting's agenda. From the AONB Unit's viewpoint there is no change in the circumstances and it is suggested that the existing procedure for dealing with planning is retained.

### **5.0 RECOMMENDATION**

5.1 Accept the information