

LLŶN AREA OF OUTSTANDING NATURAL BEAUTY JOINT ADVISORY COMMITTEE 23/3/2021

Present: Cllr Gareth Williams (Chair)

Members: Councillors Simon Glyn, John Brynmor Hughes, Aled Wyn Jones, Angela Russell (Gwynedd Council) and also Noel Davey (Campaign for the Protection of Rural Wales), T. Victor Jones (Llanbedrog Community Council), Sian Parri (Tudweiliog Community Council), Morgan Jones-Parry (Dwyfor and Arfon Access Forum), Molly Lovatt (Natural Resources Wales) and Gruffydd Williams (Nefyn Town Council).

Officers: Bleddyn P. Jones (Llŷn AONB Officer), Elin Wyn Hughes (Llŷn AONB Projects Officer) and Annes Sion (Democracy Service Team Leader).

1. APOLOGIES

Apologies were received from Eirian Allport (Clynnog Fawr Community Council), John Gosling (Abersoch and Llŷn Tourism Partnership) and Gillian Walker (Cyfeillion Llŷn).

2. DECLARATION OF PERSONAL INTEREST

A declaration of personal interest was received from Cllr Simon Glyn as he was a member of Gwynedd Council's Planning Committee. As item 4 specifically related to a planning application, it was not possible for him to contribute to the discussion.

3. URGENT ITEMS

It was agreed to discuss the adoption of Policy 7, Snowdonia National Park as a way to protect traditional houses at the next meeting of the Joint Committee.

4. TAN Y MYNYDD, NEFYN PLANNING APPLICATION

It was stated that an urgent meeting had been called in order to specifically discuss this planning application. It was explained that the application verged on the AONB and that it was a second planning application as the first planning application had been refused. It was noted that a second planning application had been submitted, which included a few adaptations but that the adaptations were insufficient. The need to discuss the application was emphasised in order to highlight concerns and to protect the AONB.

A member noted that the building was currently a relatively large one, on the mountainside and the need for such a large extension was questioned. It was elaborated by noting that it was not a home for a local person but that it was being created to be suitable for holidays.

Thanks was expressed for arranging the emergency meeting, and its great value was highlighted. It was emphasised that the building in question did not assimilate with the area's character and the linguistic impact the development could have on the area was highlighted.

Attention was drawn to the adaptations that had been undertaken prior to submitting the second planning application, stressing that they had only been minor adaptations. It was noted that it was a large extension in a prominent location and, as a result, it would have a huge impact on the landscape. It was also highlighted that approving the planning application would set a precedent for other planning applications and that it would be difficult to refuse other applications. Astonishment was expressed that no emergency meeting had been called to discuss the first planning application.

It was noted that this type of plan would have a detrimental impact on the area. Context to the building was presented, highlighting that it had originally been a smallholding with one cowshed. Over the years, it was added that the cowshed had been developed as a holiday unit and extensions had been added following renovations. It was emphasised that the smallholding in question had an annexe and the garage had also been converted into a holiday unit. As the house had now been sold on its own, it was stated that Planning Officers had noted that no planning application had been on the site.

Attention was drawn to the visual impact into and out of the AONB as a result. It was emphasised that the location was a mountain and that the house would destroy the landscape. It was elaborated by noting that the extension had been reduced but the impact and visual damage was the same.

A letter was proposed noting the objection of the Joint Committee to the application, highlighting that it was contrary to the following policies:

- TP2
- TP 6
- PS5
- PCYFF 3:
- AMG1
- PS19
- PS20
- AT3
- PLANNING POLICY WALES - Conservation Areas
 - 6.1.14
 - 6.1.15

It was stated that the area's communities were facing a dark period with many houses being bought for holiday use. The need to change planning policies was noted and this should be done in a short period of time for an immediate effect. It was added that the planning history of the site needed to be highlighted to the Planning Committee. Should the development be approved, it was explained that it would set a precedent for the future.

The need to hold meetings to discuss planning applications when they are submitted was noted. The need to discuss it at the next formal meeting of the Joint Committee was explained.

The need to state that the Joint Committee was refusing the application was stated in order to highlight the impact on AONB lands. Should it be approved, it was added that it would set a precedent for the future and reduce the number of housing available in the area for local young people.

DECISION

The members of the Llŷn AONB Joint Advisory Committee resolved that they unanimously objected to the Tan y Mynydd, Nefyn planning application, as it would, in their opinion, have a substantial detrimental impact on views into and out of the AONB, set a dangerous precedent and would be contrary to the following policies:

- **TP2** - landscape and coast - Resist developments that would be prominent in the landscape and impair views including developments near the boundary, which would impact views into and out of the AONB.
- **TP 6** - ensure that new buildings are in-keeping with the area in terms of design and materials and that adaptations to existing buildings are in-keeping with the original.
- **PS5: Sustainable Development**- include a criterion outlining that every proposal - maintain and enhance the quality of assets of the built and historic environment
- **PCYFF 3: Design and place shaping** -The aim of this policy is to ensure that every proposal demonstrates a high quality design that gives full consideration to the natural environment, historic and built environment and that it contributes to creating attractive and sustainable places.
- **AMG1: Areas of Outstanding Natural Beauty Management Plans** -where appropriate, proposals that are within or affect the setting and/or significant views into or out of the AONB must give consideration to the Area of Outstanding Natural Beauty Management Plan, where the AONB Officer will be consulted on applications that are within or could affect the setting and/or significant views into or out of the AONB.
- **PS19**
- **PS20: Safeguard and Enhance Heritage Assets where appropriate** -This policy allows proposals that will safeguard and, where appropriate, enhance the heritage assets; criterion 2 and 7 specifically refer to listed buildings and buildings of architectural/historical/cultural merit that have not been listed or protected.
- **AT3 Non-designated Heritage Assets that are of Local or Regional Significance**- This policy ensures that developments consider the setting, mass, form, height, scale, detail and appropriate local materials.
- **PLANNING POLICY Wales** - Conservation Areas
 - **6.1.14** There should be a general presumption in favour of safeguarding or enhancing the character or appearance of a conservation area and its location. Conservation areas need to be managed in a positive manner in order to safeguard or enhance their character and appearance and to fully realise their heritage value.
 - **6.1.15** There is a strong presumption against the granting of planning permission for developments, including advertisements, which impair the character or appearance of a conservation area or its location to an unacceptable level.

The meeting commenced at 4.00pm and concluded at 5.00pm.

CHAIR