
PLANNING COMMITTEE 22-11-21

Present: Chair: Councillor Eric M Jones
Vice-chair: Councillor Gareth A Roberts

Councillors: Stephen Churchman, Elwyn Edwards, Anne Lloyd Jones, Berwyn Parry Jones, Gareth T Jones, Huw Wyn Jones, Louise Hughes, Dilwyn Lloyd, Edgar Owen, Eirwyn Williams and Owain Williams

Officers: Gareth Jones (Assistant Head of Department - Planning and the Environment), Iwan Evans (Head of Legal Services - Monitoring Officer), Keira Sweenie (Planning Manager), Gwawr Hughes (Development Control Team Leader), Idwal Williams (Senior Development Control Officer), Aneurin Rhys Roberts (Development Control Officer) and Lowri Haf Evans (Democracy Services Officer)

Others invited:

Local Members: Councillor Gareth Griffith and Councillor Ioan Thomas

1. APOLOGIES

Apologies were received from Councillor Simon Glyn and Councillor Anwen Davies (Local Member for application 5.2, 5.3 and 5.4 - who declared an interest as she was a caravan site owner in the same area)

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) Councillor Owain Williams in item 5.2 (C21/0645/33/LL), 5.3 (C21/0573/33/LL) and 5.4 (C21/0665/40/LL) on the agenda, as he was the owner of a caravan site.
- b) Councillor Berwyn Parry Jones in items 5.7 (C21/0803/11/LL) on the agenda, as he was a member of the Adra Board.

The members were of the view that it was a prejudicial interest, and they withdrew from the meeting during the discussion on the applications.

- c) The following members declared that they were local members in relation to the items noted:
 - Councillor Gareth Griffith, (not a member of this Planning Committee) in relation to item 5.1 on the agenda (C20/0494/20/LL).
 - Councillor Ioan Thomas (not a member of this Planning Committee) in relation to item 5.1 (C20/0494/20/LL), 5.5 (C21/0398/14/LL) and 5.6 (C21/0399/14/CR) on the agenda.

3. URGENT ITEMS

None to note

4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee, held on 1 November 2021, as a true record.

5. PLANNING APPLICATIONS

The Committee considered the following applications for development. Details of the applications were expanded upon and questions were answered in relation to the plans and policy aspects.

RESOLVED

5.1. APPLICATION NUMBER C20/0494/20/LL GWÊL Y FENAI (FORMER FERODO SITE AND PLAS BRERETON), CAERNARFON

Development of holiday and leisure park to include 173 holiday lodges; 51 new-build holiday apartments; change of use of building to 4 holiday flats; construction of leisure hub; reconfiguration and refurbishment of industrial units; provision for private water treatment works; and associated car parks, landscaping, access and internal access roads.

Attention was drawn to the late observations form.

- a) The Development Control Team Leader elaborated on the background of the application, and noted that it was an application to develop a holiday and leisure park. It was explained that the application had been split into two sections - including the former Ferodo site and the Plas Brereton site. It was noted that the sites had been located along the banks of the Menai Strait between Caernarfon and Felinheli, with the Lôn Las Menai cycle path running through them forming the existing pedestrian/cycle link between both sites. It was reiterated that the upper part of the sites abutted the A487 highway running from Caernarfon to Felinheli.

It was reported that the site abutted a C2 flooding zone on the banks of the Menai Strait as defined on development advice maps in relation to TAN 15 Development and Flood Risk. The site was partly within the Plas Brereton Regional Wildlife Site and a number of trees on the site were protected by Tree Preservation Order TPO0137: Ferodo, Caernarfon and TPO0078 Bangor Road, Caernarfon. It was noted that two Grade II Listed buildings at Plas Tŷ Coch and Tŷ Coch Farm Brick Arch were situated 60m south of the site, whilst Llanidan Hall Park and Garden (grade II* listed) was situated opposite the former Ferodo site, on Anglesey. The site was situated approximately 1km east of the Anglesey Area of Outstanding Natural Beauty, and the Menai Strait and Conwy Bay Special Areas of Conservation were situated immediately to the North East of the site.

The development on the Plas Brereton site included the following:

- Demolition of old stable and coach house buildings
- Conversion of Plas Brereton to 4 holiday units (3 one bedroom and 1 three bedroom)
- Installation of 18 holiday lodges
- Tree works and felling
- Use of existing roads within the site and provision of some new roads

It was noted that the 'boathouse' building, which was the subject of a change of use for a café, had now been removed from the application.

The development on the former Ferodo factory site included the following:

- Demolition of part of the existing factory buildings
- Refurbishment of premises for the provision of 9 units for commercial use (use was not entirely clear but it was understood that it would fall within B1/B2 class uses) with associated parking
- Erection of new three-storey leisure hub building comprising 51 1 and 2 bedroom holiday units plus leisure facilities including a water park, bowling facilities, children's soft play area, restaurant, café, fast food, shop and health and well-being zone.
- Provision of 155 holiday lodges
- Tree works and felling
- Provision of new roads
- Use of the existing car park for public use for non-residents to use the new hub building.

Attention was drawn to the documents that had been received supporting the application.

It was noted that the application had been the subject of an Environmental Impact Assessment (EIA) and that an Environmental Statement had been subsequently submitted to the application itself. It was also noted that no pre-application advice had been provided for the proposal and that any discussions had been held in light of the need for an EIA and the contents of the statement.

Reference was made to the response to the consultations along with other observations received from consultees since the report had been published in the late observations form. Late observations had been received from the applicant's agent in response to the 13 reasons for refusal. However, the information did not include any additional evidence and the possibility of stipulating some matters was suggested. The Local Planning Authority did not consider that this changed the assessment or the recommendation to refuse.

It was reported that the proposal included a number of development elements that needed to be considered under many planning policies and environmental legislation. It was considered that the principle of the main aspects of the development, which included the provision of commercial buildings, holiday units and a leisure hub was unacceptable as submitted. As a result, it was considered that the proposal in its entirety did not comply with the requirements of policy PCYFF 1 or criterion 1 and 2 of policy PCYFF 2 of the LDP which safeguarded open countryside from unsuitable developments.

Although many of the objections refer to the fact that the proposed houses are three-storey, they are of a two-storey design. It was not considered that sufficient information had been submitted on a number of matters to ensure that the proposal in question did not have a detrimental effect on the environment or the local area. It was also highlighted that the proposal had been assessed under the Habitats and Species Regulations 2017 and it was considered that insufficient information had been submitted in order to complete the assessment or confirm that the proposal was acceptable.

The proposed development would develop the dormant site that had been designated for employment use and although economic benefits had been acknowledged, there was insufficient information to ensure that the proposal would not cause any harm to the Welsh Language.

It was considered that the visual and landscape impacts were unacceptable and having a substantial detrimental impact on the character of the AONB, the local landscape and coast and that there was insufficient landscaping to mitigate the impact. It was also

considered that it was not possible to ensure that the impact on residential amenities in terms of noise, and the amenities of Lôn Las Menai users was acceptable.

Insufficient information had been received to ensure that the proposal would not have a detrimental impact on biodiversity or protected species or trees (some of which were protected) on the site and also, insufficient information had been received to provide a Habitats Regulations Assessment confirming that there would not be a detrimental impact on the Special Conservation Area nearby.

The site was considered to be sustainably located, and that it offered alternative methods of transport that placed less reliance upon use of motor vehicles. It was suggested that the highway network was suitable to serve the proposal, but there was concern regarding the operation of dealing with vehicles that would use the main entrance to the holiday park at peak times as a result of the priority system. It was considered that it would be possible for this to have a detrimental impact on road safety.

It was highlighted that the proposal had demonstrated that the development would not cause any increase in risk to life nor any significant risk to property in terms of flooding or coastal impacts. It was noted that it would be possible to provide planning conditions in order to deal with and manage any impact as a result of pollution from the site. It was now proposed to connect foul water waste to the main sewer, and subject to conditions and agreement with Welsh Water requirements in terms of capacity, this aspect of the proposal was acceptable. It was explained that any archaeological remains may be managed in an acceptable manner and recorded by the imposition of a condition requiring further archaeological investigation prior to the commencement of development work.

Having considered all the relevant planning matters, including local and national policies and guidance, as well as the observations received during the statutory consultation period, and from local residents and the planning history, it was deemed that the proposal was unacceptable (reasons included in the report).

- b) Taking advantage of the right to speak, the applicant's agent noted the following points:
- In 2016, the Member of Parliament, Hywel Williams had to state the fact that the former Ferodo site, which had been empty since 2008, was an 'insult' to all the workers who fought a long and heroic campaign for their working rights and that the site was in a state of disrepair and going to waste.
 - An investment opportunity as proposed by Maybrook did not come along often, if not ever.
 - There was an opportunity here to redevelop and clean up the site that would include clearing the asbestos (at no cost to the Council or taxpayer). The developer was willing to pay at least £5 million to clean up the pollution and the development as a whole was a direct benefit of over £70 million.
 - What was the future of the site if this development would be refused? How much longer would the site remain empty, look untidy and create an environmental concern? Advantage had to be taken of the site, this investment and the local economic potential it offered, or we would be here again in years to come.
 - There was certainly substantial support to the plan during the public consultation, with 90% in support. This was also clear at the committee meeting as nobody spoke against the application. Recent observations on social media stated concern and disappointment that there was a recommendation to refuse the application.
 - This was not a speculative development but a comprehensive development by a company with a successful history of developing and creating jobs in Gwynedd:

- The same developer purchased the former Gelert site in Porthmadog ensuring that the empty building was converted to create a home for local companies such as Babi Pur and created 100 jobs once again.
- The proposed development had been programmed to build the industrial element in the first instance - which delivered the majority of jobs.
- The committee report highlighted matters such as the loss of industrial land - this plan would specifically create 120,000 square feet of industrial buildings where there was none today. Three companies were ready to move into these units, which would create over 200 standard jobs along with over 80 jobs on the leisure site.
- Prior to making a decision - consider the opinion of the public; the supportive opinion of the economic department along with the observations recently received from Felinheli Community Council that sought to ensure conditions that included
 - i. No work on the rest of the development to be commenced until the pollution is cleared.
 - ii. The scheme would upgrade Lôn Las Menai.
 - iii. That the industrial units would be completed before the holiday park was completed.
 - iv. Gwêl y Fenai Holiday Park should be used as holiday units only.
- This was the developer's intention. It was important to state that all holiday units would be short-term holiday units to be rented for a short period of time - not second homes
- Concern about the impact on the Welsh Language - how would creating over 300 standard jobs have an adverse impact on the language? The developer had indicated its intention to support the language and culture from the offset by giving the development a Welsh name and its willingness to take further substantial action by agreeing to work with the Council and the Hunaiath Unit to develop a Language Strategy, which would ensure that the Welsh Language and the proposal to create local jobs and apprenticeships was an integral part of the development during its lifespan.

c) Taking advantage of the right to speak, the Local Members made the following points:

Councillor Ioan Thomas

- Planning guidelines had to be followed in order to ensure a viable development.
- Holding discussions in advance to share the vision and proposal with the Planning Service was advantageous.
- Although the exhibition was held at Y Galeri and a request was made for further contact, no contact had been made.
- The reason for recommending to refuse was not a matter of opinion, but a lack of submitting sufficient information - technical matters were an essential part of the planning process.
- The Plas Brereton development was reasonable - no objection. The deterioration of the site and buildings caused concern, but again he had to agree with planning officers that insufficient information had been submitted.

Councillor Gareth Griffith

- The application could not be supported based on the information submitted.
- Reiterated the concerns of Felinheli Community Council regarding the impact of the development on Lôn Las Menai and to also ensure that holiday units were in question and not residential units.
- Accepted the need to clear the site and pollution and to reorganise all of the buildings.
- Supportive of an appropriate development for the site but not of this specific application.

- Although additional information had been submitted, no sufficient evidence.
- Submitting observations to the press undermined the Planning process and placed additional pressures on Members to make a decision.
- If an investment was to be made, it had to be ensured that the application was right - there were many unanswered questions.

ch) It was proposed and seconded to defer the application so that further discussions could be held to seek an understanding of the situation. Accepted that there were shortcomings in the application, but an opportunity was needed to re-discuss the proposal.

In response to the proposal, the Assistant Head of Department highlighted that the applicant had insisted for the application to be submitted before the earliest possible committee meeting and that there was no intention to submit further evidence to address shortcomings. He noted that the reasons for refusing were technical matters with a fundamental lack of evidence submission - the recommendation to refuse was robust and reflected the situation of the discussions. The Monitoring Officer reiterated that the applicant had no desire to discuss further and, although he accepted the logic for the proposal to defer, his advice would be to reconsider this.

d) During the ensuing discussion, the following observations were made by members:

- The proposal was an over-development - 224 units were substantial.
 - Site was not enormous, therefore, cumulative impact needed to be considered.
 - The application was clearly defective - 13 reasons for refusal - this was uncommon.
 - Why not submit two separate applications?
 - Deferral would convey uncertainty.
 - This was not the best proposal in its present form.
 - Why refuse a discussion? This highlighted a lack of respect.
 - Insufficient explanation of what had been included in the Leisure Park.
 - The development would destroy the banks of the Menai Strait in future.
 - It was a major application - a positive message needed to be sent on the need to submit accurate information so that it would be possible to make a favourable decision on such an application.
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- A substantial investment in the area.
 - The site was an eyesore - no use for it at present - what was its future?
 - Created work in the area - jobs were needed. No sufficient opportunities for the youth of the area.
 - Refusing would be a great injustice to Gwynedd.
 - A site visit was suggested as it was a major application.
 - Deferral would 'leave the door open' - some parts were acceptable.

dd) A vote was taken on the proposal to defer the application.

The proposal fell.

A vote was taken on the proposal to refuse the application.

RESOLVED to refuse the application

Reasons:

- 1. It was not considered that sufficient information had been submitted as part of the application to ensure that the proposal would not adversely affect the Welsh Language and Culture. The proposal was therefore contrary to the**

requirements of policy PS1 of the Anglesey and Gwynedd Joint Local Development Plan 2017, together with the SPG on Maintaining and Creating Distinctive and Sustainable Communities and TAN 20 Planning and the Welsh Language.

2. Sufficient information had not been submitted as part of the application which set out how the proposal complied with Policy CYF 5 Alternative Uses of Existing Employment Sites, and therefore the proposal did not comply with the requirements of the Policy. Therefore, the proposal must be considered contrary to the requirements of policies CYF 1, CYF 5 of the Anglesey and Gwynedd Joint Local Development Plan 2017 together with the Supplementary Planning Guidance: Change of use of community facilities and services, employment sites and retail units.
3. The proposal was situated on an open and visual coastal site which formed the front elevation of extensive views of Snowdonia from the Anglesey AONB. This particular development fell within the LCA01 (Bangor Coastal Plain) Landscape Character Area and the Landscape Sensitivity and Capacity Study noted that within each area contributing to the National Park's setting there was typically no capacity for static caravan park / holiday lodge developments. However, outside these areas there may be some capacity for small to very small holiday lodges / caravan park developments that had been well designed and situated. The Study defined very small developments as up to 10 units and small developments between 10 - 25 units. The information on proposed landscaping was sketchy and did not include sufficient detail to confirm that it would be acceptable in terms of type and scale. To this end it was therefore considered that the proposal was contrary to the requirements of criteria 1i) and 1ii) of policy TWR 3, point 3 of policy PS14 together with policies AMG 3 and PCYFF 4 of the Anglesey and Gwynedd Joint Local Development Plan 2017 and the 'Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study' (Gillespies, 2014) as the proposal would lead to an abundance of static caravan sites or permanent alternative camping sites and would have a detrimental visual impact on the Anglesey AONB and the local landscape.
4. The Welsh Government's Economy and Infrastructure Department had confirmed that it had a holding objection to ensure that arrangements could be made whereby vehicles will not accumulate on the A487 trunk road at peak times and the Council's Transport Unit was concerned about the same impact. To this end, the Local Planning Authority was not convinced that the plan would provide a safe access to the proposal, and therefore it did not comply with the requirements of criterion 1iii) of policy TWR 3, nor policies TRA 1 and 2 of the Anglesey and Gwynedd Joint Local Development Plan 2017 which ensured suitable access and road safety.
5. The leisure hub building which included ancillary facilities to the holiday park, which would also be open to the public, together with 51 holiday units was substantial in bulk and height and would be fully visible above the existing trees which largely concealed existing buildings. To this effect, therefore, it was not considered that this part of the proposal complied with the requirements of criterion ii of policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan 2017.
6. It was acknowledged that the proposed work on the Plas Brereton building was minimal and included closing openings on the ground floor. However, the building was situated in the open countryside and the plan had been submitted

to retain the building and use it as self-contained holiday units, therefore it was considered that it was appropriate to ensure the structural condition of the building before it could be confirmed as suitable for conversion. To this end, this part of the proposal was contrary to the requirements of criteria 3i and iii of policy CYF 6, point 4 of policy PS14 of the Anglesey and Gwynedd Joint Local Development Plan 2017 together with SPG 'Replacement Dwellings and Conversions in the Countryside' and paragraph 3.2.1 of TAN 23 Economic Development.

7. No evidence or information was submitted regarding the impact of the new holiday units within the Plas Brereton building and the leisure hub on the accommodation already available in the area. The Local Planning Authority was therefore not convinced that this part of the proposal would not lead to an excess of such accommodation in the area. Therefore, the proposal was contrary to criterion v of policy TWR2, point 3 of policy PS14 of the Anglesey and Gwynedd Joint Local Development Plan 2017 together with SPG: Holiday Accommodation.
8. No information had been submitted in relation to how the facilities in the leisure hub that would be available to the public comply with Policy MAN 6 of the Anglesey and Gwynedd Joint Local Development Plan 2017 and in particular the impact of the proposal on Caernarfon town centre. Therefore, to this end, it was considered that it was not possible to confirm whether the proposal was acceptable in this respect, nor with respect to point 6 of policy PS16 of the Anglesey and Gwynedd Joint Local Development Plan 2017.
9. The proposal as a whole was considered contrary to the requirements of criterion 7 of policy PCYFF 2, the principles of policies PCYFF 3 and PCYFF 4 of the Anglesey and Gwynedd Joint Local Development Plan 2017, because the proposal would have a detrimental effect on the characteristics of the local area, the proposal does not add to or enhance the character and appearance of the site and it does not respect its context, and because of the lack of suitable landscaping.
10. There was no noise assessment or information as to the effect of the proposal on the amenities of the users of Lôn Las Menai and to this end, it was considered that there was potential for a significant adverse effect to arise from the development in terms of noise and increased use of the Lôn Las Menai path. Therefore, the proposal was considered to be contrary to the requirements of criterion 7 of policy PCYFF 2, and criteria 4 and 10 of policy PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan 2017.
11. It was not considered that sufficient current information had been submitted as part of the application to ensure that the proposal would not adversely affect biodiversity, protected species or trees on the site. Therefore, the proposal was contrary to the requirements of policies PS19 and AMG 5 of the Anglesey and Gwynedd Joint Local Development Plan 2017 together with TAN 5: Nature Conservation and Planning.
12. The Council's Biodiversity Unit had confirmed that it believed that insufficient information had been provided to enable the Local Planning Authority to undertake a Habitats Regulations Assessment (HRA) and to determine the likely impact on the Menai Strait and Conwy Bay SAC and the Skerries SPA. HRA assessment required information to demonstrate, to a high level of certainty, that the proposal would not have any adverse effect on the designated species and habitats of the site, and to this end, it cannot be confirmed that the proposal

does not comply with the requirements of the Habitats and Species Regulations 2017 and that the proposal will not adversely affect the SAC or SPA. The proposal was therefore contrary to the requirements of policies PS19 and AMG 4 of the Anglesey and Gwynedd Joint Local Development Plan 2017. The proposal, therefore, was contrary to the requirements of policies PS19 and AMG 4 of the Anglesey and Gwynedd Joint Local Development Plan 2017.

13. There were significant concerns about the visual impact of the proposal from the Listed Park and Garden at Llanidan Hall, and there was insufficient information in relation to the LVIA to ensure that the proposal would not have a significant impact on the setting or views from the Park and Garden. It was therefore considered that the proposal was contrary to the requirements of policies PS20 and AT1 of the Anglesey and Gwynedd Joint Local Development Plan 2017 on this matter.

5.2 APPLICATION NUMBER C21/0645/33/LL Bodvel Hall, Lôn Boduan, Efailnewydd, Pwllheli, Gwynedd

Change of use of agricultural land into a proposed touring caravan park (40 pitches) including amenity block, track and access

Attention was drawn to the late observations form.

- a) The Development Control Officer highlighted that this was an application to change the use of agricultural land, approximately one third of an existing pasture, to a touring caravan park. The work would include:
- 40 informal grassed pitches measuring at least 8m x 8m
 - 3.6m wide hardcore access road forming a one-way network through the site - there will also be space for charging electric cars.
 - Safe play area in the centre of the site.
 - Amenity block providing toilets, showers and washing facilities - this would be a timber building with a flat roof, 11.4m x 6.8m in surface area and 2.6m high.
 - Creating a new *clawdd* along the site's western boundary - this would be formed with 2m of soil and planted with indigenous hedgerow plants.

It was explained that the site was located in open countryside approximately 1.1km to the west of the Llannor cluster as defined by the Anglesey and Gwynedd Joint Local Development Plan; approximately 300m along the road, which was partly private and partly unclassified, from the A497 highway leading from Pwllheli to Nefyn.

Attention was drawn to the observations of the Biodiversity Unit, which noted that there were several records of birds listed under section 7 of the Environment Act (2016) on or nearby the site and they suggested that the applicant should provide a Preliminary Ecological Assessment of the site. Concern was also expressed regarding the impact of improving access to the site on the nearby trees and hedges. It was reported that no information regarding these matters had been received by the applicant; however, it was considered that by setting conditions to ensure appropriate mitigation measures, that this proposal could be acceptable in terms of its impact on biodiversity and in the long run, it could satisfy the requirements of policy PS 19.

In response to the original observations of the Transportation Unit, further proposals had been submitted to ensure safe access to the site. However, despite the proposed improvements, the Transportation Unit's concerns remained in relation to the scheme. It

was considered that the development was likely to attract more traffic along the narrow road to the site, and, although recognising the proposal to introduce an additional passing place on the unclassified road and introducing road markings on its junction with the private road, concern remained about the lack of visibility on the junction, between the unclassified road and the A497. The proposals made, namely to cut the hedge on the A498 near the junction to a height of 1.1m for 100 yards to the direction of Nefyn, were not enough to overcome safety issues resulting from lack of visibility on the road which was much lower than the ideal standards. It was highlighted that the Service had now received an amended plan for the junction and the recommendation was now to defer the decision so that these plans could be discussed with the applicant.

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

RESOLVED to defer the application in order to discuss the amended plans regarding the access.

5.3 APPLICATION NUMBER C21/0573/33/LL Nant, Boduan, Pwllheli, Gwynedd

Siting of 5 seasonal wooden camping pods, erection of shower / toilet unit, installation of a domestic sewage treatment plant and landscaping works.

Attention was drawn to the late observations form.

- a) The Development Control Officer highlighted that additional information had been received from the applicant together with a request to defer determination in order to discuss access matters and the response of Natural Resources Wales regarding the sewerage system.

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

RESOLVED to defer in order to discuss and assess the additional information received

5.4 APPLICATION NUMBER C21/0665/40/LL Gefail y Bont Lôn Boduan, Efailnewydd, Pwllheli, Gwynedd

Application for the change the use of land into a touring caravan site for 19 units, including the provision of a toilets and shower building, track and play area within the site.

Attention was drawn to the late observations form.

- a) The Planning Manager highlighted that this was a full application to develop a new touring caravan site. The proposal involved using an agricultural field for the siting of 19 touring caravans, toilet building, improving the existing access and landscaping work along the existing clawdd/hedge. The field where it was proposed to locate the touring caravans was described as fairly flat and the units would be located along the site's north-eastern and south-western boundaries. It was explained that the principle of creating a touring caravan site was based on Policy TWR5 of the LDP and such developments would be permitted if they can conform to relevant criteria.

It was noted that the plan indicated that it was intended to locate the touring units along the north eastern and south eastern boundaries of a field where trees and hedgerows

currently exist; it was realised that this vegetation would create a screen to reduce the impact of the proposal on the landscape, however, such vegetation was not a permanent feature and the treatment, felling or cutting of which would create a very prominent site from the nearby county highway that would substantially affect the landscape. It was realised that the applicant had stated a willingness to thicken and strengthen the existing hedgerows through additional planting. However, it was considered that this would not create sufficient or permanent measures to meet with the aims of the policy.

Following the receipt of initial observations from the Biodiversity Unit, a preliminary ecological assessment was received. It was highlighted that the Biodiversity Unit had provided further observations confirming the need for a full ecological assessment due to the cumulative impact of other developments on the site and the recent ground levelling work. The ecological report did not respond to the Council's concerns regarding the impact on trees and did not justify the development under policy AMG 6 to protect wildlife sites.

Based on the assessment and the late observations of the Biodiversity Unit, it was considered that the proposal was contrary to the policies of the Local Development Plan due to the visual impact of the development, lack of information to assess the impact on biodiversity and trees and justification to develop a wildlife site.

b) Taking advantage of the right to speak, the applicant's agent noted the following points:

- The applicant was originally from Staffordshire and had moved to Wales in December 2020, following purchasing Gefail y Bont. As a family they had spent many years holidaying in north Wales and had made the decision to move here permanently.
- The development of the site would involve employing local contractors to build a toilet and shower block together with planting trees, erecting fencing and building new stone walls on the site.
- The development, if approved, would employ 3 full-time local staff members for cleaning, maintenance and booking in.
- The site was in an ideal location for the 2023 National Eisteddfod.
- The site was set in a great location, ideal for families to spend time wildlife spotting in the woods or just burning off energy running around the site.
- The site was not too far from local beaches. It was close to local pubs, restaurants and cafes.
- The site was well shielded by the existing mature hedgerow adjacent to the highway which would be maintained to a minimum height of 10 foot
- There were only a few touring caravan sites within this area.
- There was easy access to Nefyn, Pwllheli, Cricieth and Porthmadog.
- A great location for the Abersoch, Nefyn, Caernarfon, Chwilog cycling routes and the Llŷn Peninsula coastal walks
- The site benefited from being in a location away from any residential dwellings and would not cause a nuisance to any residents
- The site was in an ideal location to visit and support local attractions and businesses such as; Glasfryn Park, Eryri Adventure Park, Dragon Raiders Activity Park, the Rabbit Farm, the village of Portmeirion as well as castles, beaches and fishing lakes. It would support local economies.
- The site was located just off the A497, therefore it was easily accessible and visibility from the site onto the highway was excellent. Works to the new bridge construction and new road alignment would further benefit the site
- The ancillary building could be clad in wooden waney edge boarding rather than grey composite cladding

- A Preliminary Ecological Assessment was carried out by Cambrian Ecology on 24/09/21. This was forwarded to Gwynedd Council on 05/10/21 - and a confirmation email was received.
- c) It was proposed and seconded to defer the application.
- d) During the ensuing discussion, the following observations were made by members:
- There was a need to give the application more consideration - hold further discussions with the applicant to see if it was possible to resolve some of the reasons for refusal.
 - The site was not intrusive, it was not open and there were no visual matters.
 - Having seen the site from the road, the reasons for refusal were vague

RESOLVED to defer in order to hold further discussions with the applicant

5.5 APPLICATION NUMBER C21/0398/14/LL Former Caernarfon Conservative Club Site, 1 Market Street, Caernarfon, Gwynedd

Change of use of the building to mixed use with shops on the ground floor and create 6 self-contained holiday units on the upper floors

- a) The Planning Manager highlighted that this was a full application for the change of use of the former social club building into mixed use with an office on the ground floor and create 6 self-contained holiday units on the upper floors. It was proposed to divide the ground floor space into one shop with a storage room, kitchen and toilet for staff and the other section would be an office with a kitchen and toilet. It was proposed to create two new accesses to the two new units.

The principle of the proposal was assessed against policy TWR 2 'Holiday Accommodation' in the Local Development Plan that permits proposals that involve the provision of self-serviced holiday accommodation provided the proposal complies with a series of the criteria -

- i. In the case of accommodation which is a new build, that the development is located within a development boundary, or makes use of a suitable previously developed site;
- ii. That the proposed development is of appropriate scale considering the site, location and/or settlement in question;
- iii. That the proposal will not result in a loss of permanent housing stock;
- iv. That the development is not sited within a primarily residential area or does not significantly harm the residential character of an area;
- v. That the development does not lead to an over-concentration of such accommodation within the area."

In considering an over-concentration of such accommodation, it was noted that favourable consideration would not be given to applications for self-serviced holiday accommodation when the existing combination of holiday accommodation and second homes within the Community/Town/City Council area was higher than 15%. Information regarding Council Tax was used as a source of information and the most recent information noted that a combination of holiday accommodation and second homes in Caernarfon Town Council was 1.31% and was therefore well under the threshold noted in the guidance. Consequently, the proposal was considered acceptable in principle.

In the context of restoring a building that is a striking building within the streetscape and the town's walls, it was considered that the work would be a significant improvement

and would meet with the requirements of policy PS 20 and others. Although it was a Grade II listed building, no original features remained within the building and there was very little historical fabric to lose by converting the building, apart from the windows that had already received appropriate attention.

It was highlighted that there was no parking provision with the proposal and the Transportation Unit had no objection to the proposal due to its location within the town where parking restrictions already existed on the streets, with car parks around the site together with public transport.

b) Taking advantage of the right to speak, the applicant's agent noted the following comments:

- That the site was prominent within the old town of Caernarfon.
- It was a listed building built circa 1820 originally as a market hall, however, by now it was in danger of further and serious deterioration.
- It had been empty for well over a decade and was now in a very serious condition - a number of various applications had been submitted for this building over the years
- In the past, the condition of the building had caused inconvenience and local concerns
- The proposal was practical and did not take away from the existing local housing stock - 6 high-quality holiday flats together with 2 new retail units on the ground floor for local businesses in a key tourism area near the Castle.
- There were economic benefits to the local community - it was proposed to employ local builders and tradesmen during the construction period
- The completed development would employ local workers to run the business, manage bookings and maintenance of the building
- The renovation of this prominent building would contribute to the area's regeneration

c) Taking advantage of the right to speak, the Local Member made the following points:

- At its peak, the club and the building thrived
- By now, it was an eyesore and had deteriorated significantly with some hazardous aspects to the building such as the roof
- It would be better to see a social housing development
- There was an obvious increase in holiday accommodation in the area - this was a concern
- The observations of the Victorian Society were welcomed
- Retail units were to be welcomed
- The application would restore the building to an acceptable standard
- He was happy with the recommendation

ch) It was proposed and seconded to approve the application

d) During the ensuing discussion, the following observations were made by members:

- The building was iconic and important within the town
- It needed to be improved and renovated before its condition worsened

dd) In response to a question regarding parking concerns and a suggestion to consider giving users of the holiday units parking permits, it was noted that the developer could discuss this matter with the Transportation Unit. However, the location was in the centre of the town with public car parks within walking distance to the building.

RESOLVED:

1. The development to which this permission relates shall be commenced no later than FIVE years from the date of this permission.
2. The development hereby permitted shall be carried out in strict conformity with the details shown on plan(s) number D794.06P2, D794.07P2, D794.08P2, D794.09P2, D794.10P2, D794.11P2, D794.12P2, D794.13P2, D794.14P2, D794.15P2, D794.16P2, D794.17P1, D794.18P1, D794.19P1 and D794.20P1 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. The holiday units will be used for holiday purposes only and they will not be occupied as the sole or main residence of an individual. The owners/operators of the units will keep a register, an up-to-date record of all the names of owners/occupiers of the units on the site and the addresses of their main residences and they will ensure that the information is available at all reasonable times to the Local Planning Authority.
4. No development (including structural adaptations or demolition work) should be undertaken without the submission of the archaeological record programme and prior approval in writing by the Local Planning Authority. The development and all the archaeological work should be undertaken in complete accordance with the permitted details.
5. A detailed report on the archaeology work will need to be submitted, in accordance with condition (a), to be agreed in writing by the Local Planning Authority within six months of completing the archaeology work.
6. No surface water due to an increase in the roof area of the building and / or impermeable surfaces within its curtilage shall be allowed to connect directly or indirectly to the public sewerage system.
7. Any windows replaced on the original building shall be painted timber framed windows with single glazing and of a style and type to match the existing windows. The original glazing should be re-used, if possible.
8. Details of the secondary glazing shall be submitted, if it is proposed to be installed, to the Local Planning Authority for written approval prior to installation.
9. Rooflights shall be of a conservation type and installed level with the roof
10. Prior to the commencement of any work in relation to this proposal, details for installing swift nest boxes on the proposed building must be submitted and approved in writing by the Local Planning Authority, and provided on the site in accordance with the agreed details.
11. Any signage advertising and promoting the development within and outside the site shall be in Welsh or bilingual with priority given to the Welsh language.

Note: Developer to discuss the possibility of offering a local parking permit for building users with the Transportation Service

5.6 APPLICATION NUMBER C21/0399/14/CR Former Caernarfon Conservative Club Site, 1 Market Street, Caernarfon, Gwynedd

Internal and external alterations to convert the building into shops and holiday units use

- a) The Development Manager highlighted that the application involved the same building as in the previous application and responded to the physical work elements that require planning permission. Reference was made to paragraph 5.13 of Technical Advice Note (TAN) 24: The Historic Environment, this states that Local Planning Authorities should consider the following matters:

- The importance and grade of the building and its intrinsic architectural or historic interest
- The physical features of the building which justify its listing and contribute to its significance, including any features of importance such as the interior, which may have come to light after the building's inclusion on the list
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene
- The impact of the proposed works on the significance of the building
- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment

It was reported, as the building had seen so much change over time, no original features remained within the building and there was very little historical fabric to lose by converting the building, apart from the windows that had already received appropriate attention. It was noted that the Ancient Monuments Society and the Victorian Society reflected this in their observations. The Victorian Society had also noted concern regarding how the new floor on the second floor would have an impact on the existing windows, as the floor would go across the windows. By now, the plans had been adapted following the receipt of observations and discussions and the floor would have a slope off the window, in order to reduce the visual impact.

It was considered that restoration work on the building, that was a striking building within the streetscape and also within the town's walls, was a significant improvement and met with the requirements of the relevant policies and was acceptable for approval.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- That the matters in question here were listed building plans
 - There were very few specific features left
 - He accepted the observations of the Victorian Society
 - The plan would give new life to an old building within the town
- c) It was proposed and seconded to approve the application

RESOLVED to delegate powers to the Assistant Head of Department to refer the application to CADW with a recommendation for approval.

Conditions

- 1. The development to which this permission relates shall be commenced no later than FIVE years from the date of this permission.**
- 2. The development hereby permitted shall be carried out in strict conformity with the details shown on plan(s) number D794.06P2, D794.07P2, D794.08P2, D794.09P2, D794.10P2, D794.11P2, D794.12P2, D794.13P2, D794.14P2, D794.15P2, D794.16P2, D794.17P1, D794.18P1, D794.19P1 and D794.20P1 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. Any windows replaced on the original building shall be painted timber framed windows with single glazing and of a style and type to match the existing windows. The original glazing should be re-used, if possible.**
- 4. Details of the secondary glazing shall be submitted, if it is proposed to be installed, to the Local Planning Authority for written approval prior to installation.**

5. **Rooflights shall be of a conservation type and installed level with the roof**
6. **All rainwater goods shall be of cast iron type.**

5.7 APPLICATION NUMBER C21/0803/11/LL Railway Institute, Euston Road, Bangor, Gwynedd

Erect 25 affordable dwellings, access, parking facilities, landscaping and associated works

Attention was drawn to the late observations form.

- a) The Senior Development Control Officer highlighted that this was a full application to provide 25 affordable units in the form of self-contained flats/apartments, new access, formalising and providing 13 parking spaces, landscaping and associated work on the former Railway Institute site on Euston Road within the Bangor development boundary as contained in the Anglesey and Gwynedd Joint Local Development Plan, 2017 (LDP). This site had not been designated for any specific use.

Bangor was identified as an Urban Service Centre in Policy TAI1, and this policy supported housing developments to meet the LDP's Strategy (Policy PS17), via housing designations and suitable windfall sites within the development boundary, and were based on the indicative provision contained within the LDP itself. It was reported that Bangor, by completing the existing land bank, had reached its indicative growth level of 969 units and, in such circumstances, consideration would be given to the units that had been completed thus far within the Key Centres tier where there was a shortage of 371 units. Under such circumstances, confirmation would need to be received with this particular application outlining how the proposal would address the needs of the local community.

- Provision of 25 residential units, 100% affordable, on an accessible brownfield site within the development boundary
- Although the capacity figures for Bangor had been reached, the mix of units proposed to be provided here was based on the demand figures for the local needs for the local area and of flexible occupancy as the plan was delivered with support from Welsh Government's Social Housing Grant and from this perspective, all units will be subject to social rent levels.
- As shown in SPG: Housing Mix (2018), the demand for one and two bedroom units on social rent will increase in the near future with one-bedroom units increasing from 13% to 26% and two-bedroom units increasing from 32% to 44%. It also showed that the demand for three-bedroom social rent units will reduce from 50% to 23%.
- The units would be designed to the requirements of the Wales Development Quality Requirement (2021)

It was explained that the proposal meant providing 100% affordable residential units with Policy TAI 15 stating that as Bangor was situated within the South Arfon Rural and Coastal Area in the LDP, that providing 20% affordable housing was viable, which was the equivalent to providing five affordable units in the context of this application. As the proposal involved providing 100% affordable units, and provided there was a need for these types of units, the proposal met the requirements of Policy TAI15 of the LDP.

It was considered that the application site was a previously developed site (brownfield) that was suitable for residential use in an area which included high

density residential dwellings that were accessible to alternative modes of transport to using a private car.

In the context of visual amenities, the site was prominent within the local streetscape and the catchment area included buildings of a varied size, height, elevations and era including modern, Victorian age and Edwardian age dwellings, a Victorian railway station and more modern dwellings/flats. It was added that the design principles of the proposed building followed those principles discussed by the Planning Inspector during the previous appeal for 48 units for students and these can be noted according to scale, design, setting and landscaping. It was considered that the proposal was acceptable on the basis of the impact of visual amenities and it was envisaged that in the end it would create a positive contribution to the character of this section of the streetscape.

In the context of general and residential matters, it was highlighted that residential dwellings were located to the north, south and west of the application site together with their private gardens/amenity spaces. It was noted that the nearest dwelling to the proposed building was number 11 Euston Road with a 6m void between its southern gable end and northern gable end at the highest part of the proposed building (which reflected the void approved on appeal). To support the application, a Report on Daylight and Sunlight and the impact of the development on nearby property as well as on the occupants of numbers 1-8 and 11-12 Euston Road, and 11-14 Denman Road, was submitted. The Report concluded:-

- The Post Office's distribution unit is not a domestic property/residential dwelling and therefore is not subject to the requirements of relevant British Standards.
- The main impact on loss of light and shadowing will fall on the garden of number 11 Euston Road, which would be likely to lose 0.8 times its current sunlight value due to the setting of the new building (the garden will then receive 41% sunlight compared with the minimum of 50% which is stated by the British Research Establishment (BRE)).
- However, the Report stated that the garden will continue to receive a reasonable amount of sunlight, particularly during the summer when any shadowing is at its lowest and when most use is made of gardens, but with more shadowing during the winter when minimum use will be made of gardens. In relation to loss of privacy and overlooking, the property that may be affected the most was number 11 Euston Road. This part of the proposed building will be a two-storey building of the same roof height as number 11 with two narrow windows facing number 11 on the ground floor and on the first floor. Due to the proximity of these windows to the southern gable end of number 11, the applicant had confirmed that two windows of opaque glass would be used to mitigate against any overlooking and loss of privacy.

In the context of transportation matters, it was noted that the proposal included providing 13 parking spaces with access to these under the eastern part of the proposed building. It was highlighted that in the lower section of the site the Transportation Statement confirmed that the parking provision and the nearby roads network and the access to the site were suitable to provide for the expected volume of traffic created by the proposed development. Following undertaking the statutory consultation process, the Transportation Unit had no objection in principle to the development, subject to the inclusion of relevant standard conditions.

Policy ISA 5 of the LDP states that new housing proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development should provide suitable provision of open spaces in accordance with the Field in Trust benchmark standards. The current information received from the

Joint Planning Policy Unit in relation to this particular application confirms that there is a lack of children's play areas and a lack of play areas with equipment for children in the catchment area of the application site. Therefore, to this end, a financial contribution of £2712.01 will be required. This can be secured by arranging a planning obligation under Section 106 of the Town and Country Planning Act 1990

It was considered that the proposal, as submitted, would improve the visual appearance of the site that was currently dormant and it was believed that the fact that 100% of the units were affordable would respond to the needs already identified and would greatly contribute towards the city's affordable housing needs. No substantial harmful impact contrary to local planning policies and relevant national guidance had been identified.

- b) Taking advantage of the right to speak, the applicant's agent noted the following comments:
- The brownfield site had been empty since the demolition of the former Institute building in 2016.
 - The site had been ignored and was overgrown, this was not pleasing to nearby neighbours in Railway Terrace and Penchwintan.
 - Over the years several planning applications had been permitted on the site and the latest consent was to construct 48 student living units.
 - The development for students included living units over several levels and the size of the building was not too dissimilar to this application by Adra.
 - The extant planning permission would not expire until 8 September 2022, and the land owner may implement it at any time prior to this.
 - The students flats application established the principle of a multi-floor building on the site for living purposes.
 - Adra's proposal was to provide 25 affordable flats, a smaller number with a variety of self-contained flats, with bin and bicycle storage and safe parking out of view underneath the building
 - The new proposal considered the relationship with the surrounding environment more carefully than the permission for student flats.
 - Adra proposed to formalise the parking spaces on Euston Road and this would give Gwynedd Council an opportunity to implement the parking permits scheme to prevent any railway users from parking on the hill. Currently, this prevents possible parking spaces on Euston Road for nearby residents.
 - Every expert consultee supported this development and there was no technical reason to refuse the application.
 - The application proposed building 25 affordable flats for local people. There were 232 applicants for 1 or 2 bedroom flats on the waiting list for the Hendre ward, Bangor - this increased to 2051 applicants for the whole of Bangor. These figures demonstrate the huge need for affordable housing in Bangor.
 - The community felt frustrated about student flats that have been permitted over the years, without an option of affordable flats for local people.
 - The application offered a scheme to provide 25 affordable units that would be a valuable contribution to satisfying the specific need in Bangor in accordance with the aims of local and national policies - this should be a significant factor in favour of the proposal in terms of planning policy.
- c) It was proposed and seconded to approve the application.
- d) During the ensuing discussion, the following observations were made by members:
- That the plan was one to be welcomed

- It was an improvement to the existing plan for student accommodation
- It was an excellent plan for community flats

RESOLVED to delegate powers to the Senior Planning Manager to approve the application subject to the applicant completing a Section 106 agreement to ensure a financial contribution for the provision of open spaces and the following conditions:-

1. **Five years.**
2. **In accordance with the plans/details submitted with the application.**
3. **Compliance with the landscaping plan along with future maintenance work.**
4. **Welsh Water condition relating to submitting a foul water scheme for the development.**
5. **Secure a plan/arrangements to provide the affordable units e.g. mix, tenure, occupancy criteria, timetable and arrangements to ensure that units are affordable now and in perpetuity.**
6. **Compliance with the recommendations of the Ecological Appraisal and Arboriculture Impact Assessment.**
7. **Agree on details regarding Welsh names for the development before the residential units are occupied for any purpose along with advertising signage informing and promoting the development.**
8. **Working hours limited to 8:00-18:00 Monday to Friday; 08:00-13:00 Saturday and not at all on Sunday and Bank Holidays.**
9. **Submission of a Construction Method Statement to include measures to reduce noise, dust and vibration to be agreed with the LPA.**
10. **Ensure that the two windows facing the gable end of number 11 Euston Road have permanent opaque glass.**
11. **Relevant conditions from the Transportation Unit.**
12. **Submission of the design and use of solar panels.**

Note: Need to submit a sustainable drainage system application to be agreed with the Council.

The meeting commenced at 11.00 and concluded at 14.25.

CHAIR