
PLANNING COMMITTEE 14 July 2025

Attendance

Chair: Councillor Elwyn Edwards

Vice-chair: Councillor Huw Rowlands

Councillors:

Delyth Lloyd Griffiths, Elin Hywel, Berwyn Parry Jones, Gareth T Jones, Anne Lloyd Jones, Louise Hughes, Edgar Owen, Gareth Coj Parry, John Pughe Roberts, Cai Larsen, Gareth A Roberts and Gruffydd Williams

Officers:

Sion Huws (Propriety and Elections Manager), Gareth Jones (Assistant Head of Planning and the Environment), Gwawr Hughes (Planning Manager), Glyn Llewelyn Gruffudd (Senior Planning Manager), Iwan ap Trefor (Traffic and Projects Service Manager), Rhys Gwyn Roberts (Wales Coastal Path Project Officer), Swyn Melangell Hughes (Professional Trainee – Planning), Siân Dafydd (Planning Trainee) and Rhodri Jones (Democracy Services Officer).

Others invited:

Councillors Rhys Tudur, Geraint Parry and Gareth Williams (Local Members)

1. APOLOGIES

Apologies were received from Councillor John Pughe

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) The following members declared that they were a local member in relation to the item noted:
- Councillor Rhys Tudur in items 5 and 6.8 (C25/0204/41/LL) on the agenda
 - Councillor Elin Hywel in items 6.1 (C23/0673/45/AM) and 6.2 (C23/0671/45/AM) on the agenda
 - Councillor Geraint Parry in item 6.5 (C24/0804/03/DT) on the agenda
 - Councillor Gareth Williams in item 6.7 (C25/0361/30/LL) on the agenda

3. URGENT ITEMS

As a matter of order, it was reported that since the Chair was joining the meeting virtually, the Monitoring Officer would be announcing the results of the voting on the applications.

4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee held on 16 June 2025 as a true record.

5. PROPOSAL TO CREATE A PUBLIC FOOTPATH IN THE COMMUNITY OF LLANYSTUMDWY UNDER SECTION 26 OF THE HIGHWAYS ACT 1980

A proposal was submitted by the Wales Coastal Path Project Officer to create a new public footpath in the Community of Llanystumdwy, over a parcel of land that was part of a private property called Fferm Afonwen, Glanllynau and Tŷ'n Morfa which would facilitate the Wales Coastal Path Project and the interests of the area's residents.

It was noted that, should the Committee approve the order, a statutory arrangement should be followed which would begin with publishing a notice that an order had been made and conducting an extensive consultation. It was explained, if objections would not be received, the order would continue, but if objections were received, the Council would present all the evidence to Planning and Environment Decisions Wales (PEDW) for a decision. It was emphasised that the decision would not be made by the Council - an independent auditor would be appointed by PEDW.

It was explained that the proposal highlighted the intention to create a new part of the Wales Coastal Path which would provide access on foot between the Afonwen area and the current footpaths network in the vicinity of Tŷ'n Morfa.

Despite the effort made to secure a voluntary agreement, it was highlighted that the landowners did not believe that the footpath was needed, therefore possible options had to be considered and create the path by following the enforcement procedure. The proposed footpath would run approximately 2.63km on the inland side of the railway. It was considered that the proposal was an improvement to the Coastal Path, a significant improvement to the current footpath (which was currently located on a very busy road) and addressed the requirements of the Welsh Government and Natural Resources Wales – the option was reasonable and had the local support of the Local Member and the Community Council. Should the proposal be approved, the door would be open for the landowners to discuss possible options.

- b) Taking advantage of the right to speak, the Local Member made the following comments:
 - He welcomed the plan in principle
 - There was a lack of public footpath along the coast between Afonwen and Afon Dwyfor
 - It would be good to see a footpath along the coast
 - The current detour was significant – following the coast would be more ideal
 - It would be good to get the views of landowners if they preferred a better alternative footpath
 - This was a significant step – the proposal should be praised
 - Had consideration been given to laying the footpath on the inside of the railway or was this related to land erosion near the sea?
- c) It was proposed and seconded to approve the application
- ch) During the ensuing discussion, the following observations were made by Members:
 - They hoped that the landowners were ready to discuss alternative options
 - Great to see the footpath being developed and see people using it
 - The road which the footpath was currently a part of was extremely busy
 - They supported the application for walkers only

- d) In response to a question as to whether the footpath could also be a bridleway, it was noted that this footpath joined footpath no. 54 and, because it was intended for the footpath to run adjacent to a noisy railway, it was considered unreasonable for horse use.

In response to a question regarding the plan ending in Tŷ'n Morfa and whether there were plans to upgrade the area and connect onwards with the coastal path, it was noted that a bridge of approximately 36m would have to be constructed over the river to continue with the path. Despite significant costs, it was noted that this was the wish for the future, but it was not part of this plan.

In response to a question about why the footpath had to be on the inland side of the railway which would mean that it would not be possible to get views of the sea, and whether consideration could be given to 'automatic roll back' as was being done in England, it was noted that Network Rail owned the land on the side of the sea and they were unwilling to lay a footpath here. It was reiterated that there were no roll back powers in Wales.

RESOLVED: To approve the application:

- a) **To prepare and submit a Section 26 Creation Order to secure public access over a substantial parcel of land (2.63km) in private ownership.**
- b) **Should no objection to the order be received, or should an objection be received which is withdrawn at a later date, that the Order is approved.**
- c) **Should an objection be received which is not withdrawn, that the Council submits the creation order for the attention of PEDW for a decision.**

6. 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.

6.1 APPLICATION NUMBER C23/0673/45/AM Land off Caernarfon Road, Eastern Plot, Pwllheli, LL53 5LF

Application for the construction of residential dwelling houses including access

Attention was drawn to the late observations form

- a) The Planning Manager highlighted that this was an outline application for a residential development of 24 houses in Pwllheli on a plot of land to the east of the Aldi supermarket site. Members were reminded that the Planning Committee's decision at the end of March 2025 had been to refuse the application contrary to officers' recommendation due to the lack of affordable housing, lack of information about the housing mix / balance and the harmful impact on the Welsh language. In accordance with the instruction of the Assistant Head of Environment Department, as there was a significant risk to the Council in respect of the intention to refuse the application contrary to the recommendation, the application was referred to a cooling off period.

It was reported that the application had now been amended to include 30% of affordable housing and was therefore being re-submitted to the Council for further consideration based on the changes.

It was noted, although detailed plans and landscaping were not part of the application, that there was a need to consider the principle of the proposal, as well as the access details – should the application be approved, the applicant would be required to submit another application to agree on the reserved matters.

In the context of the principle of the development, it was expressed that developing houses on the site was acceptable as the land was within the development boundary of Pwllheli and had been earmarked for residential development within the LDP. It was considered that the proposed development density was acceptable given the levels of the site, but there was a need to protect biodiversity and provide a sustainable drainage system and an open play area.

It was explained, from the perspective of Pwllheli housing figures, that the proposal was acceptable due to the designation of the site for houses where there was an expectation of 150 new houses, although accepting that 150 would not be possible due to the physical constraints of the site and the presence of the Aldi supermarket. Attention was drawn to Policy TAI 15 which required an affordable housing contribution on residential developments of two or more units. A contribution of 30% was required for Pwllheli and this provision was now being offered – 30% for this development was equivalent to 7.2 units and was in accordance with the Supplementary Planning Guidance – Affordable Housing, this would mean providing 7 affordable units and a commuted sum for the remaining 0.2, or providing 8 affordable units.

It was elaborated that the applicant had noted that they hoped a registered social landlord (RSL) and/or a housing developer/builder would be involved in the development by the time a reserved matters application was submitted and that this could offer a way forward in providing affordable housing through the possible support of a development grant from the Welsh Government; with the proposal now proposing to provide 30% of affordable housing, it was considered that the proposal was acceptable in terms of Policy TAI 15 of the LDP.

It was highlighted that there was an intention to set a condition to ensure that all the units were dwelling houses to be used as sole or primary residences, namely C3 use. It was elaborated, whilst realising either way that there was no guarantee that the houses would be occupied by Welsh families, the fact that they would be permanent housing would mean that families occupying them would be integrated into the local community with the children attending local schools that provided education through the medium of Welsh. It was acknowledged that there was sufficient capacity within local schools to cope with additional children that would live in the houses.

Reference was made to the Welsh Language Statement which noted that there would be a Welsh name for the houses and there was an intention to use bilingual signs and advertising (this could be conditioned).

In the context of visual impact, it was noted that the site was located in a dip and therefore it was considered that the visual impact would only be locally, and it would be unlikely to have an impact on the wider landscape. Additionally, the houses would be located near the Aldi supermarket with houses within close vicinity and they therefore formed a logical extension to the settlement.

In the context of residential amenities, due to the location of the site in relation to other dwellings in the area, as well as the land levels, it was unlikely that the development would impact residential amenities, but reference was made to the impact of other developments,

as well as the impact of the road on the occupiers of the new houses from the perspective of noise and disturbance. It was elaborated that a noise assessment had been submitted as part of the application and the Public Protection Unit was happy to impose conditions to protect the amenities of the houses' residents.

Attention was drawn to the details of the access which were in accordance with the details approved as part of the Aldi application, and the Transportation Unit was keen to impose conditions to ensure that the work was completed. It was elaborated that it would be a requirement for the applicant to commit to a Section 278 agreement with the Council to include matters such as reviewing the speed limit, introducing street lighting, construction of cycle path/footways, installing bus stops and crossings. It was also noted that conditions could be imposed to ensure archaeological investigations, biodiversity improvement and mitigation measures and a land drainage plan.

The officers recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the Agent noted the following observations;
 - The application was returning to the committee following a cooling off period as a result of concerns about the lack of affordable housing in the original proposal
 - Follow-up discussions had been held with the planning officers and the Local Member
 - An outline application was being submitted to agree on amending the original application to include affordable housing. There was only an estimation of the number of units within the site, but there would be an agreement to present more information in the future
 - The possibility that a Housing Association would be responsible for the development in the future was noted, as they would be able to offer wider options and attract grants to address the costs
 - There would be more information when the Housing Association and the developer were part of the proposal
 - That the application to revise a plan to provide affordable housing complied with Policy Tai 15
- c) Taking advantage of the right to speak, the Local Member made the following observations;
 - That she appreciated discussions with the agent during the cooling off period
 - Although 30% was the minimum of affordable housing here, the application, despite being an outline application, opened discussions for more housing which would respond to the need in the local community
 - Land was in short supply in Pwllheli and although there were many houses for sale in the town, there was a genuine need for the right houses to respond to the need
 - There was good economy, work and services in the town and therefore there was a need for suitable housing in the community
 - She encouraged the Committee to accept this application, keeping an eye out for a full application in the future – the application must respond to the needs of the community and consider the impact on the language, the population and the housing market
- d) It was proposed and seconded to approve the application
- e) During the ensuing discussion, the following observations were made by Members:
 - That several houses were for sale in the town and the wider area – constructing more would not help the situation. A suggestion to delay building houses and assist those who were trying to sell

- Welcomed the development
- Welcomed the affordable housing condition

In response to a question about who would then decide on the full details should the outline application be approved, it was noted that a full application or an application to approve reserved matters would be submitted for the Committee's decision. This would include the size and type of houses and how they would address the need.

In response to a question regarding why a 106 condition had not been included in the conditions list, it was noted that that needed to be agreed: should a Housing Association be responsible for the development, they could discharge the condition, but should a private developer be responsible, a 106 condition would have to be implemented before discharging the condition.

RESOLVED: To delegate powers to the Head of Environment Department to approve the application, subject to receiving the observations of the Gwynedd Archaeological Planning Service and to conditions.

1. The time in terms of the commencement of the development
2. The time in terms of submitting the reserved matters application
3. Submission of a reserved matters application for the layout, scale, appearance and landscaping
4. In accordance with the plans
5. Slates on the roof
6. Materials
7. C3 use for all housing
8. Welsh name for the housing estate and houses
9. Welsh and / or bilingual signs
10. Submission and agreement of a Construction Environmental Management Plan / Construction Method Statement
11. Construction working hours
12. Noise levels and reduction of noise and vibration during the construction period
13. In accordance with the Transport Assessment.
14. Entrance to be completed in accordance with the plans.
15. Highways conditions with regard to completing the estate road and pavements together with the street lighting
16. Parking
17. Prevention of surface water from discharging onto the highway
18. In accordance with the Ecological Survey Report
19. External lighting scheme
20. Submission and agreement of a Management Plan for the woodland
21. A condition to complete landscaping work as agreed in the landscaping details.
22. In accordance with the Arboriculture Report
23. Welsh Water condition to undertake a hydraulic modelling assessment prior to the commencement of the development
24. No surface water / land drainage to connect with the public sewer
25. Ensure acceptable noise levels in the proposed dwellings
26. Submit and agree upon a noise insulation plan

- 27. **Submission and agreement of details of a suitable acoustic fence for the gardens**
- 28. **Development to be undertaken in accordance with the noise assessment.**
- 29. **Archaeological conditions**
- 30. **Condition to submit and agree on details to provide 30% affordable dwellings**
- 31. **Removal of permitted development rights for the affordable dwellings in terms of extensions, outbuildings etc**
- 32. **Agree and submit details of how open space is intended to be provided as part of the development**

Notes-

- 1. Major development
- 2. SuDS
- 3. Refer to Dŵr Cymru comments
- 4. Street Works
- 5. Fire Service observations note

6.2 APPLICATION NUMBER C23/0671/45/AM

Land off Caernarfon Road, Western Plot, Pwllheli, LL53 5LF

Application for the construction of residential dwelling houses including access

Attention was drawn to the late observations form.

- a) The Planning Manager highlighted that this was an outline application to erect 12 residential dwellings in Pwllheli on a plot of land between Glan y Don garage and Aldi supermarket.

Like the previous application, (6.1 Application Number C23/0673/45/AM) the decision of the Planning Committee at the end of March 2025 had been to refuse the application contrary to officers' recommendation due to a lack of affordable housing, lack of information about the housing mix/balance and the harmful impact on the Welsh language. In accordance with the instruction of the Assistant Head of Environment Department, as there was a significant risk to the Council in respect of the intention to refuse the application contrary to the recommendation, the application was referred to a cooling off period. By now, the application had been amended to include 30% of affordable housing within the development and therefore the application was being re-submitted to the Committee for further consideration based on these changes.

It was highlighted, although detailed plans and landscaping did not form part of the application, that there was a need to consider the principle of the proposal, as well as the access details. It was noted, should the application be approved, the applicant would need to submit another application to agree on the reserved matters.

In the context of the principle of the development, it was expressed that developing houses on the site was acceptable as the land was within the development boundary of Pwllheli and had been earmarked for residential development within the LDP. It was considered that the proposed development density was acceptable given the levels of the site, but there was a need to protect biodiversity and provide a sustainable drainage system and an open play area.

As noted above, from the perspective of Pwllheli housing figures, the proposal was acceptable due to the designation of the site for houses where there was an expectation of

150 new houses, although accepting that 150 would not be possible due to the physical constraints of the site and the presence of the Aldi supermarket. Attention was drawn to Policy TAI 15 which required an affordable housing contribution on residential developments of two or more units. A contribution of 30% was required for Pwllheli and the provision was now being proposed – 30% for this development was equivalent to 3.6 units and in accordance with the Supplementary Planning Guidance – Affordable Housing, this would mean providing 4 affordable units.

The applicant stated that it was hoped that a RSL and / or a housing developer/builder would be involved in the development by the time a reserved matters application was submitted and that this could offer a way forward in providing affordable housing through the possible support of a development grant from the Welsh Government. Those types of grants would give viability matters in the development of the site a better chance of being supported, compared to the support that would be available to a private sector developer. It must also be remembered that planning permission lasts for 5 years and the situation could change significantly within that time. As the proposal was now for the provision of 30% affordable housing, the proposal was considered acceptable in relation to Policy TAI 15 of the LDP.

It was highlighted that a set of conditions was planned to ensure that all the units were dwelling houses to be used as sole or primary residences, namely C3 use. It was elaborated, whilst realising either way that there was no guarantee that the houses would be occupied by Welsh families, the fact that they would be permanent housing would mean that families occupying them would be integrated into the local community with the children attending local schools which provided education through the medium of Welsh. It was acknowledged that there was sufficient capacity within local schools to cope with additional children that would live in the houses.

Reference was made to the Welsh Language Statement which noted that there would be a Welsh name for the houses and there was an intention to use bilingual signs and advertising (this could be conditioned).

In the context of visual impact, it was noted that the site was in a dip and therefore it was considered that the visual impact would only be locally, and it would be unlikely to have an impact on the wider landscape. In addition, the proposal would infill a piece of land between existing businesses within an area where there were various uses, with housing also found in the vicinity. It was not considered, therefore, that dwelling-houses would look out of place in this location.

In the context of residential amenities, due to the location of the site in relation to other houses in the area, as well as the land levels, it was unlikely that the development would impact residential amenities, but reference was made to the impact of other developments, as well as the impact of the road on the occupiers of the new houses in terms of noise and disturbance. It was elaborated that a noise assessment had been submitted as part of the application and the Public Protection Unit was happy to impose conditions to protect the amenities of the houses' residents.

It was elaborated that conditions could be imposed to ensure a safe access, archaeological investigations, biodiversity improvement and mitigation measures and a land drainage plan.

The officers recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the Local Member made the following observations

- This outline application opened the door to a housing development locally
- There was a need to ensure that the development responded to the local need
- There was a need to ensure that the small space available for construction provided the right type of housing
- Encouraged the Committee to support this outline application, and yet, keep an eye out for the full application to ensure that it responded to the need – the right price, affordable rent, social housing, size, number of bedrooms and that the local / community data was correct.

c) It was proposed and seconded to approve the application

RESOLVED: To approve the application subject to conditions.

To approve the application subject to the following conditions:

1. The time in terms of the commencement of the development
2. The time in terms of submitting the reserved matters application
3. Submission of a reserved matters application for the layout, scale, appearance and landscaping.
4. In accordance with the plans
5. Slates on the roof
6. Materials
7. C3 use for all housing
8. Welsh name for the housing estate and houses.
9. Welsh and / or bilingual signs
10. Submission and agreement of a Construction Environmental Management Plan
11. Construction work hours
12. Internal noise levels
13. External noise levels
14. In accordance with the Noise Impact Report
15. Details of air source heat pumps including noise levels and any necessary mitigation measures. Highways conditions regarding the completion of the estate road and pavements together with street lighting
16. Complete road improvements agreed on application C22/0969/45/LL
17. Highways conditions with regard to completing the estate road and pavements together with the street lighting.
18. Parking
19. Prevention of surface water from discharging onto the highway
20. In accordance with the Ecological Survey Report.
21. External lighting scheme
22. Submission and agreement of details for the meadow / wet meadow
23. Submission and agreement of a management plan for the woodland that forms part of the Candidate Wildlife Site.
24. A condition to complete landscaping work as agreed in the landscaping details.
25. In accordance with the Arboriculture Report
26. Welsh Water condition to undertake a hydraulic modelling assessment prior to the commencement of the development
27. No surface water / land drainage to connect with the public sewer.
28. Archaeological conditions
29. A condition to submit and agree on details to provide 4 affordable homes.

30. **Removal of permitted development rights on the affordable homes in respect of extensions, outbuildings etc.**
31. **Agree and provide details of how open space is intended to be provided as part of the development.**

Notes:

Major Development Note

SuDS note

Refer to Dŵr Cymru and the Fire Service's comments

Ordinary Watercourse Consent

6.3 APPLICATION NUMBER C25/0186/11/LL Halifax, 243-245 High Street, Bangor, Gwynedd, LL57 1PA

Proposed development for the change of use of an existing property to form 13 self-contained residential flats (C3 use) along the lower ground floor, ground floor, first floor, second and third floors. The proposal also sought to retain an element of commercial floor area on the ground floor for retail purposes (A1).

- a) The Senior Planning Officer highlighted that this was a full application to change the use of the existing building into 13 residential flats with the plan to retain an element of floor area for retail use on the ground floor. The flats would be located over the 5 floors with access to the flats through stairs at the rear of the building and access to the retail area from the high street. The development would include a refuse storage and bicycle storage on the ground floor. The self-contained flats would be a C3 use and the retail area would be an A1 use and the front of the shop would remain the same. The work would not involve any external work.

The building was located in the middle of Bangor High Street, within the development boundary of the Sub-regional Centre as defined in the LDP. It was located within a Conservation Area and within the Defined Town Centre and Main Shopping Area.

Reference was made to the indicative supply level of housing for Bangor over the period of the LDP, noting that the provision was already being met through the sites in the land bank. In such circumstances, consideration would be given to the units that had been completed thus far within the Main Centres tier. It was considered that by adding 13 residential units to the housing stock, the development which was subject to this application would help to contribute towards the housing targets of the LDP in a way that responded positively to the requirements of the local housing market. It was elaborated that the size and type of dwellings proposed was an appropriate mix of housing provision and complied with Policy TAI 8.

The application was being submitted to the Committee as it was a development for five or more dwellings.

It was considered that the proposed use was acceptable and met the policy requirements. The officers recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the Agent made the following observations:
 - The application involved the conversion of an empty building on Bangor High Street to form 13 flats and a retail area
 - The building, which was a former bank, had been empty since April 2023 and had not been used since then

- The proposal offered a suitable use of the building which would meet the housing requirements locally and the viability of the High Street
- Marketing research from estate agents had highlighted that there was a specific demand for rental flats with 1, 2 and 3 bedrooms.
- Although student accommodation houses were available in Bangor, there was a lack of dwellings for professional individuals, couples and small families, with some moving from the city to rent in Ynys Môn, Bethesda and Caernarfon
- The size of the flats would be affordable – they would not be out of reach of local people
- The retail unit, despite being small, was available for an affordable rent. This encouraged local businesses to move to the High Street and have a positive economic impact on the area
- The proposal would offer a quantitative impact on the Welsh language – Cyngor Gwynedd's Language Unit had sufficient evidence to support this
- The site was located in Bangor City centre, with good access to public transport – the location was sustainable and would promote the use of travelling without a car
- The proposal fulfilled the local housing requirements and led to economic benefits in terms of employment and retail use on the High Street
- The proposal was bringing a building that had been empty for two years back into bespoke use.

c) It was proposed and seconded to approve the application

ch) During the ensuing discussion, the following observations were made by Members:

- They welcomed the application
- Although there were many applications for flats in Bangor presented without the affordable element (offering the excuse that they would be affordable anyway), it was good to see that some of these dwellings had been conditioned to be affordable
- There was a need for high-quality new dwellings in Bangor – e.g., nurses wished to live in places that were convenient for work
- The numbers attending Bangor University were decreasing, there were fewer people coming from abroad to the city since the lockdown and less demand for multi-occupancy houses. It was stated that Bangor's population would decrease by 4% by 2043 – therefore, who would these houses accommodate? The city was filled with multi-occupancy houses – there was a need for houses for families.

In response to a question regarding parking provision and the tenants' amenity principles, it was noted, in the context of amenity matters such as parking provision, that this was met outside the site by existing public parking spaces and green lands, which was standard for a city centre development. It was elaborated that the proposal met the need for housing and brought an empty building back into use which contributed to the regeneration of the High Street. It was also noted that the application was not for multi-occupancy houses – this was an application for self-contained flats, and the Housing Strategic Unit and research from estate agents had acknowledged the need.

RESOLVED: To approve the application subject to conditions.

1. **Time five years**
2. **In accordance with the plans**
3. **Restrict the use to C3 use class residential dwellings only**
4. **Restrict the construction hours**

5. **Sound insulation measures must be imposed and agreed.**
6. **The objectives of the Green Infrastructure Statement must be implemented**
7. **Affordable housing condition**

Notes:

Welsh Water Note

6.4 APPLICATION NUMBER C22/0579/03/LL
Gwylfa Garage, Ffordd Manod, Manod, Blaenau Ffestiniog, Gwynedd, LL41 4AR

Construction of 8 dwellings (use class C3)

- a) The Professional Trainee – Planning highlighted that this was a full application for the construction of 8 dwellings with the aim of providing 1 affordable dwelling as part of the development, as well as 18 parking spaces within the site (2 for each property and an additional 2 for visitors). It was noted that the site was located within the development boundary of Blaenau Ffestiniog, and within a World Heritage Site and the Landscape of Outstanding Historic Interest. It was explained that the site was currently empty, with the buildings of the former garage demolished. To the north of the site lies a playing field, to the east there was a football field, to the west was the A470 trunk road and to the south the site bordered with a dwelling house.

The application was submitted to Committee as it was an application for 5 or more dwellings.

It was reported that the development was supported against the indicative supply level for Blaenau Ffestiniog. It was considered that the proposal was acceptable in terms of density and met the requirements of criterion (3) of Policy PCYFF 2 of the LDP. It was elaborated that it would be appropriate to impose a condition for the houses to be restricted to use class C3 only, namely dwelling-houses to be used as a sole or main residence.

It was considered that the mix and type of housing intended was acceptable and met local demand – the proposal was acceptable in terms of Policy TAI 8 and the SPG – Housing Mix. In accordance with Policy TAI 15, a 10% contribution of affordable homes was expected – 8 houses, therefore a 0.8 contribution of affordable units was expected. It was explained, when the requirement for affordable housing fell under 1 unit on the site, then the provision of an affordable unit would continue to be a priority where possible. It was elaborated that the developer had confirmed that plot 1 in the plan would be offered as a site for an affordable dwelling. Consequently, providing this unit on the site would meet the requirements in terms of the number of affordable units.

In the context of the impact on the Welsh language, it was considered that the proposed development would have a neutral impact on the Welsh language. It was highlighted that Welsh names had been recommended for the estate in the Language and Community Statement and it was considered appropriate to impose a condition to ensure a Welsh name for the development in accordance with criterion 5 of Policy PS 1.

Although there were a number of linear developments near the site, examples of housing estates of this type could be found in the area and an estate of the design in question was not considered to be out of character for the area. The proposal in question would offer a variety in the type and size of houses and it was considered that the setting,

appearance, scale, height, and mass of the proposed dwellings would be suitable for the site.

Having considered all relevant planning matters, the officers recommended approving the application with conditions.

- b) Taking advantage of the right to speak, the applicant made the following observations:
- The planning application was to construct 8 dwellings on the site of a former garage in Manod with an affordable element
 - The plan was suitable and responded to local needs – it brought social, economic and linguistic advantages to the area
 - The site, which was already empty, was located within the development boundary of Blaenau Ffestiniog.
 - There was an intention to provide 8 modern homes with a practical internal layout which respected the character of the area, with the Stad yr Ysgol houses
 - There would be one affordable unit and every property would include 2 parking spaces, with additional spaces for visitors
 - One of the strengths of the scheme was the commitment to use Welsh names on the properties and to promote the Welsh language as a natural part of social life
 - A Language and Community Statement had been presented, and they intended to commit to respecting and reinforcing the area's Welsh identity
 - The development gave local contractors and construction workers an opportunity for work during the period of building the project which would mean local income, local jobs and the investment would stay in the community – this was essential in a deprived area like Blaenau Ffestiniog
 - The scheme addressed the local need for housing – it enabled young people and families to stay or return to the area – this helped to keep the local population alive and active.
 - The scheme supported Ysgol Gynradd Manod which welcomed the plan. By attracting families with young children, the scheme would contribute directly to the sustainability of the school – It offered a direct benefit to Welsh education in the community
 - Information from the Housing Strategic Unit proved the need for local housing – there was currently a lack of semi-detached homes in the area
 - The site was located next door to the playing field which was ideal for families
 - The scheme would bring many benefits to Manod – housing for local people, work for local contractors, support for the Welsh language, appropriate parking provision and a positive impact on the school and the community.
 - The scheme was balanced, responsible and socially beneficial – it complied with local planning guidelines and policies
- c) Taking advantage of the right to speak, the Local Member made the following observations
- This had been the Capel Gwylfa site before the garage
 - There were no strong local objections to the application
 - There was a need to keep to the Welsh names
 - There was sufficient capacity in the school for the children of the houses
 - Supportive of the application, but wished to see a condition to facilitate traffic issues near the entrance of the development

In response to a request for a condition, the Assistant Head of Department noted that the Trunk Road Agency had not objected to the application and as there was a trunk road here, the Agency would review the situation in terms of safety issues. It was suggested for the

Planning Officers to directly contact the Agency and the Council's Transport Officers to discuss the matter and try to scope potential improvements. It was explained that this could not be conditioned but it would certainly be possible to hold discussions.

- ch) The approval of the application was proposed and seconded
- d) During the ensuing discussion, the following observations were made by members:
- This was a development that would fill a plot of land in Manod
 - There would be no overlooking as there were playing fields bordering the development

RESOLVED: To delegate powers to the Head of Environment Department to approve the application, subject to a 106 agreement for an affordable dwelling and to conditions relating to the following:

1. The time in terms of the commencement of the development
2. In accordance with the plans
3. Slates on the roof
4. Materials
5. C3 use for all housing
6. Welsh name for the housing estate and houses.
7. Welsh and / or bilingual signs
8. Construction working hours
9. Capel Gwylfa date stone to be installed in accordance with the approved plan prior to occupation of the houses.
10. In accordance with the Land Contamination Inspection Report.
11. NRW condition relating to unidentified contamination.
12. Submit and agree on foul water drainage details.
13. Transport Department (Welsh Government) conditions relating to the access and road safety.
14. Landscaping work in accordance with the details submitted, in the first planting season following occupation / completion of the development and replanting if any tree / hedge fails within 5 years.
15. Bird and bat boxes to be installed in accordance with the Green Infrastructure Statement before the houses are first occupied.

Notes:

SuDS note

Refer to observations from Dŵr Cymru and the Transport Department (Welsh Government) – submit.

6.5 APPLICATION NUMBER C24/0804/03/DT Glan Dwyrdd Pencefn, Tanygrisiau, Blaenau Ffestiniog, Gwynedd, LL41 4BW

Proposed siting of a twin lodge as an annex with decking.

Attention was drawn to the late observations form.

- a) The Planning Manager highlighted that this was an application to site a chalet in the form of a twin lodge to be used as an associated annex to the main property, as well as installing a decking and a ramp which would measure approximately 0.5m high at its highest point and surround the proposed chalet. It was elaborated, because of its construction as a twin lodge and its location within the property's curtilage and its use (which would be supplementary to

the use of the main property), the chalet would not require planning permission, therefore it was highlighted that only an assessment for installing the decking and ramp was required.

It was reported that the site of the proposed development was located outside any development boundary, and within a Landscape of Outstanding Historic Interest area and within 500m of a scheduled Monument.

It was explained that the proposed decking and ramp were to provide accessible access to the chalet, and it was considered that the location of the decking was acceptable where existing vegetation would mitigate any impact to the south west. It was not considered that the decking would have a significant detrimental impact on the amenities of nearby residents, as it would be located on the side of the chalet facing the curtilage of the property which was the subject of the application. It was elaborated that the closest dwelling was approximately 15m from the proposed decking, and reference was made to an objection that had received based on installing additional lighting on the site. It was acknowledged that lighting could lead to a nuisance for nearby residents, and to this end it was considered appropriate to impose a condition to agree on any external lighting on the decking.

It was acknowledged that objections had also been received from nearby residents, and the observations included a reference to the chalet and the impact on the current sewage handling system on the site, but as there was no need for planning permission for the chalet, these matters were beyond what could be controlled through the application in question.

It was concluded that a condition could be imposed to carry out biodiversity improvements.

The officers recommended approving the application.

- b) Taking advantage of the right to speak, the Applicant made the following observations:
- The only reason for submitting the application was because of his father's disability and the site that he currently lived in was unsuitable – he lived in one room, was unable to have a shower and often fell.
 - The situation was heartbreaking and therefore they were presenting an application to make his parents' lives easier, and his life easier to be able to be near his family to support them
 - The chalet's layout would mean access to a bathroom and more space to move – he was currently only able to get out of bed into the chair
 - The stairs to the existing house were unsuitable and it was difficult having to use various equipment to get him into the house and out with the stairs.
 - It was not an easy decision as the house had been a family home going back centuries, which had never been sold, but due to the health of his parents, these steps would have to be taken
 - A local, Welsh family – his parents had worked throughout their lives until his father had a stroke, and as a result, everything had had to change completely.
- c) The Local Member had declared a prejudicial interest and therefore did not speak on the application
- ch) The approval of the application was proposed and seconded
- c) During the ensuing discussion, the following observation by the Member was noted:

- Given the circumstances of the application, it was a surprise that the Community Council objected

In response to a question regarding the fact that planning permission was not required for a twin lodge, it was noted that a twin lodge was defined as a caravan and if a caravan was sited within a property curtilage as supplementary use to that property, planning permission was not required.

RESOLVED: To delegate powers to the Senior Planning Manager to approve the application, subject to the conditions.

1. **5 years**
2. **In accordance with plans**
3. **Agreement required on any external lights**
4. **Green Infrastructure Statement condition.**

6.6 APPLICATION NUMBER C25/0008/39/LL Berth Ddu Caravan Park, Bwlchtocyn, Pwllheli, Gwynedd, LL53 7BY

Increase the number of caravans to a total of 15 touring units, construction of toilet/shower block, landscaping and associated works.

Attention was drawn to the late observations form.

- a) The Planning Trainee highlighted that this was a full application for extending an existing caravan site into an adjacent agricultural field, as well as the construction of a new toilet and shower block, landscaping and associated works. It was noted that the site was located outside the development boundary and was therefore considered a site in open countryside.

Attention was drawn to the fact that the property was within the Llŷn Area of Outstanding Natural Beauty and within the Llŷn and Enlli Landscape of Outstanding Historic Interest, with the site served by a single lane, unclassified rural road. It was elaborated that the land in question had been graded as class 2 land, namely good quality agricultural land. Reference was made to paragraph 3.58 of Planning Policy Wales (PPW) which noted that "agricultural land of grade 3a, as well as grades 1 and 2, in the Agricultural Land Classification (ALC)16 is deemed as the best and most versatile and should be conserved as a finite resource for the future."

Having researched the planning history of the site, it seemed that no Planning permission existed for caravans on the site and although there was a 'Caravan and Motorhome Club' certified sign displayed there, following enquiries with the exempt Club, confirmation was received that there was no longer a certificate for the site. Consequently, this was not an application to extend an existing site, but an application for a new touring caravan site (15 caravans).

The application had been submitted to the Committee as it was a development on a site of 0.5 hectare or greater in size.

Consideration was given to policies TWR 5, AMG1 and PS6 of the LDP.

It was reported that although the application stated that trees and extensive hedgerows concealed the site from every vista, from inspecting the site, the quality of landscaping on

the site's cloddiau boundaries was weak overall. It was elaborated that the site was separated from the county road by only a field's width, with relatively bare cloddiau on the eastern boundaries, which would make the site prominent from the public road running past the property and from a public footpath that was one field to the west of the site. Although the site was fairly level, the views would be limited but would be prominent from the adjacent road and from higher lands in Bwlchtocyn and some areas along the area's public footpaths. It was acknowledged that they intended to reinforce the screening of the site by improving and adding landscaping to the existing cloddiau, but given the site's high and open location, there was no certainty that the landscaping would establish itself and it was emphasised that it would take many years to sufficiently screen the site, if at all. It was noted that reliance on landscaping to form a sufficient screen contained an element of risk, with doubt that adequate screening could be secured in the short term.

Reference was made to policy AMG 1 which noted that there was a need for proposals within or affecting the setting/views into or out of the AONB to consider the AONB Management Plan. Attention was drawn to observations from the AONB unit which noted that "...there was a significant number of touring caravans in the Sarn Bach/Bwlchtocyn area which put pressure on the AONB environment and local services." Therefore, it was not considered that the touring caravan units would easily assimilate with the landscape, and it was not considered an unobtrusive location that was well-concealed by the existing features of the landscape, therefore the development would be detrimental to the visual quality of the landscape. The proposal would not add to the preservation, enhancement or restoration of the recognised character of the Llŷn Area of Outstanding Natural Beauty.

Concern was noted about creating a new caravan site a considerable distance from the main roads network along a busy rural road where there was a high density of holiday sites, and the impact of the associated development work on the features and character of the landscape. It was considered that the proposal was contrary to the relevant requirements of Policies TWR 5 and AMG 1 of the LDP and the Supplementary Planning Guidance (SPG): Tourist Facilities and Accommodation. Insufficient evidence had been presented as part of the planning application to highlight that full consideration had been given to the impact of the loss of the best and most versatile agricultural land. It was considered that the application was contrary to the requirements of criterion 6 of Policy PS 6 of the LDP, as well as the advice provided in paragraphs 3.58 and 3.59 of Planning Policy Wales.

The officers recommended that the application be refused

- c) It was proposed and seconded to refuse the application
- ch) During the ensuing discussion, the following observations were made by the Member;
 - The site operated through a club licence for 5 plots, but now had 7 plots – 2 plots were there without agreement
 - The application intended to increase from 7 plots to a total of 15 plots – no planning permission existed for the caravans, this would be an application for a new touring caravan site

RESOLVED: To refuse the application in accordance with the recommendation.

Reasons:

- **It is not considered that the proposed units would easily assimilate to the landscape and therefore it is not considered an unobtrusive location that is well-**

concealed by the existing features of the landscape, so the development would be detrimental to the visual quality of the landscape. The proposal would not add to the preservation, enhancement or restoration of the recognised character of the Llŷn Area of Outstanding Natural Beauty. There is also concern about creating a new caravan site a considerable distance from the main roads network along a busy rural road where there is a high density of holiday sites, and the impact of the associated development work on the features and character of the landscape. Therefore, the proposal is considered to be contrary to the relevant requirements of Policies TWR 5 and AMG 1 of the Anglesey and Gwynedd Joint Local Development Plan and the Supplementary Planning Guidance (SPG): Tourist Facilities and Accommodation.

- Insufficient evidence has been presented as part of the planning application to demonstrate that full account has been given to the loss of the best and most versatile agricultural land. It is therefore considered to be contrary to the requirements of criteria 6 of Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 and advice provided in paragraphs 3.58 and 3.59 of Planning Policy Wales.

6.7 APPLICATION NUMBER C25/0361/30/LL Ael y Bryn, Rhiw, Pwllheli, Gwynedd, LL53 8AG

Full application to demolish the existing house (C3) and garage and erect a new three-bedroom house (C3) in its place.

Attention was drawn to the late observations form.

- a) The Senior Planning Officer highlighted that this was a full application to demolish an existing two-storey house and erect a new three-bedroom two-storey house in its place. In addition, the applicant planned to carry out external alterations, including the removal of the existing single-storey garage and the creation of parking spaces. The new house, of the same footprint, would offer a living room, a dining room/kitchen, a shower room and a hall on the ground floor and three bedrooms and a bathroom on the first floor.

It was noted that the applicant had confirmed that the property would be a social house, with Cyngor Gwynedd's Housing Options Team leading on the process of allocating the property jointly with Cynefin for users on the waiting list. It was added that the plan was to let the property as an intermediate property, and the priority would be to look at this tenure first, and if so, advertise it through Tai Teg.

It was explained that the site was located outside any current development boundary and was therefore in open countryside within the Llŷn and Enlli Area of Outstanding Natural Beauty and the Llŷn and Enlli Landscape of Outstanding Historic Interest designations. There were two detached dwellings adjacent to the site and an unclassified public road ran along the eastern boundary of the site. It was noted that the existing building was in a fragile condition and a security fence protected the site.

The application had been submitted to the Planning Committee for a decision after receiving observations from the Local Member who confirmed that he objected the proposal.

It was considered that the proposal complied with the planning policies and guidelines and therefore the officers recommended to approve the application with the conditions listed in the report, as well as additional conditions relating to agreement on finish, doors, windows and details of boundary treatments.

- b) Taking advantage of the right to speak, the Agent made the following observations
- The intention was to demolish the existing property and erect a new three-bedroom house which would fulfil the local housing needs
 - Ael y Bryn had been owned by Cynefin since it was left to them in a will
 - They acknowledged that the property had been empty for a long time, but it was challenging to get a plan for it which was viable and sustainable
 - The property was unsuitable for a family in its current form
 - It did not meet the Welsh Government's housing quality standards and repair works in its current structural form would also not satisfy the standards either, e.g., the structural report highlighted that the existing stairs created a risk to any occupier and re-doing them would mean losing a bedroom
 - The best option would be to demolish and create a new property which would comply with the Welsh Government's requirements for new houses
 - Cynefin would lead on the work with grant support from the Welsh Government which would be managed through Cyngor Gwynedd's development programme – it would address Cyngor Gwynedd's Housing Strategy
 - Cynefin had consulted and worked with relevant consultees to ensure that the plans were acceptable and had also met with Aberdaron Community Council and Cyngor Gwynedd officers to discuss the plans – they were thanked for their observations.
 - Although acknowledging concerns from some about the design and that it did not suit the area, it was noted that there was an intention to reuse stones from the old house on the new house
 - The application complied with planning policies
 - It was intended to let the new house on rent, prioritising intermediate rent through Tai Teg policies which prioritised local connection as part of their requirements
 - The waiting list showed that there was a need for properties in Rhiw
 - Tai Teg provided housing for local people, including those who spoke Welsh
 - Requested that the Committee approved the application for an affordable house in Rhiw
- c) Taking advantage of the right to speak, the Local Member made the following observations
- Ael y Bryn was a traditional cottage which was a wider part of a cluster of traditional cottages in Mynydd y Rhiw which lay in the centre of the Llŷn AONB
 - It was part of the Llŷn Heritage Coast and abuts the Pen Llŷn a'r Sarnau SAC. Cottages that should be protected from this type of development
 - The proposed application was contrary to the following policies: AMG1 Applications that negatively impact views in and out of the AONB are refused; AMG3; AMG4; PS19. The Councils will manage developments in order to conserve and, where relevant, enhance the natural environment, the countryside and coastline of the plan area and proposals that will have a substantial detrimental impact are refused.
 - The new development was also contrary to the Llŷn AONB Dark Skies
 - Ael y Bryn had been left to Tai Eryri / Cynefin in the former owner's will with a condition that a local young family settled there – this happened 12 years ago

- The feeling locally was that Cynefin had deprived a local family from having a home, and with the property being empty for over a decade, the structural work had deteriorated
- Following a presentation from Cynefin explaining the option to demolish, the rationale behind this had been highlighted, noting that the property had to attain a grade A score for energy efficiency – to reach that, the only option would be to demolish and re-construct to secure a grant
- Despite accepting the rationale, the new house must be similar to the original property and suit the area and keep its character – insufficient effort had been made with the proposed application to ensure this
- According to the observations of the AONB Officer, it was noted that the traditional building contributed to the character of the AONB and he had suggested a condition to ensure a requirement for windows that were traditional in size to suit and restrict floodlights. However, these conditions had not been included in the report – therefore, why ask for observations? It was considered that the committee had a duty to consider the AONB Officer's observations and conditions
- There was too much plastic cladding on the new house plan – this did not suit – needed more natural stone use
- Was not asking the Committee to refuse the application as this would deprive a grant to renovate the cottage which would consequently remain empty, but improvements had to be made to the application to suit the area and keep the character of Ael y Bryn.

ch) It was proposed and seconded to conduct a site visit

Reason: A cluster of traditional cottages were being lost – needed to give an opportunity to the Committee to familiarise itself with this natural location to assess the visual impact of the site

- d) During the ensuing discussion, the following observations were made by Members:
- There was no need for a modern house, like a Hollywood-type house in the middle of traditional cottages
 - There was a need for a plan and design that suited the area
 - A site visit removed the grant – the priority was to build a house for local people

RESOLVED: To defer a decision and conduct an inspection site visit

6.8 APPLICATION NUMBER C25/0204/41/LL

Land adjacent to Maes Llwyd, Llanystumdwy, LL52 0SQ

A proposal to construct 5 affordable dwellings, including work to form an internal access road, hard and soft landscaping and associated drainage provisions on land near Maes Llwyd, Llanystumdwy.

Attention was drawn to the late observations form.

- a) The Professional Trainee – Planning highlighted that Policy TAI 16 ('Exception Sites') enabled housing developments on sites that were outside, but abutted the development boundary, however it must be ensured that the proposal complied effectively with the Policy requirement. It was reported that the proposal was for 100% intermediate affordable housing

in the form of shared ownership. A housing needs survey had been submitted with the application which stated that there was a need for this type of housing in the Llanystumdwy area on the grounds that those who needed the affordable housing were being priced out of the market. In addition, the Housing Strategic Unit had confirmed that the proposal addressed the need for intermediate affordable housing locally and that the definition of local in this case meant people who needed affordable housing and had a 5-year connection to the Local Village of Llanystumdwy or its rural hinterland. As a result, it was considered that the local need had been proven for affordable housing, and any permission would be subject to a planning condition to secure the affordable provision.

In the context of the location of the application, it was considered that the site was suitable for such a residential development as it offered an extension to an existing housing estate and would comply with the current use of the land next to it, and due to the small nature of the development of five houses. It was noted that the planning statement explained that the units would be developed by Tŷ Gwynedd and then sold based on an equity model which would enable the buyer to purchase the property for an affordable price. The Strategic Housing Unit had been consulted and stated that there was 68 people on the common housing register for social housing in the area, and there were 19 applicants on the Tai Teg register for intermediate housing, with the highest demand being for two-bedroom houses and the second most popular for three-bedroom houses. The Strategic Unit noted that the proposed plan addressed the need in the area and noted that the plan contributed directly to the aim of Cyngor Gwynedd's Housing Action Plan to provide more housing to meet the existing high demand in the County.

The site was located within 25m of two grade II listed buildings and the Llanystumdwy Conservation Area. It was reported that these buildings were currently surrounded by stone dwellings, and due to the elements of stone that would be present in the appearance of the proposed houses and its link with the Maes Llwyd estate, it was considered unlikely that the proposed development would have a significant detrimental impact on the listed buildings or on the Llanystumdwy Conservation Area. It was therefore considered that the development complied with policy AT1 and PS 20 of the LDP.

Attention was drawn to the Welsh Language Impact Assessment which had been submitted to support the proposal, and the Language Unit confirmed that sufficient evidence had come to hand to support the conclusion that the development would likely have a generally beneficial impact on the area.

The Officers recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the Local Member made the following observations:
- He was supportive of the application for 5 houses
 - The scale was acceptable for the local need
 - There was an intention to submit part-ownership plans which was a plan that was worth being encouraged – welcomed this trial
 - Concern had been highlighted in the observations about the data which showed the demand for housing – although confusing, in terms of this model, it was considered that 5 were on the Tai Teg purchase register and 10 on the Tai Teg rent register and therefore this was to be welcomed. Should the application be for 15-20 houses, then better data would be required to justify the need
 - Supportive and pleased with the part-ownership schemes for the site

- c) It was proposed and seconded to approve the application, noting that it was a plan for 5 houses under the Gwynedd Housing plan. It would be great to see similar plans across Gwynedd.

RESOLVED: To approve the application subject to the following conditions:

1. **Five years.**
2. **In accordance with the plans.**
3. **Slate**
4. **Removal of permitted development rights**
5. **Affordable Matters**
6. **C3 use only**
7. **Agree on a Development and Environment Management Plan**
8. **Welsh name for the housing estate and houses.**
9. **Biodiversity matters**
10. **Public Protection Matters**
11. **Highways Matters:**
 - **A Construction Traffic Management Plan (CTMP), Traffic Management Plan (TMP) and a pre-condition survey of the kerbs and surface of Maes Llwyd must be submitted to and agreed with the Planning Authority prior to the commencement of any work on the site.**
 - **The car parking space shall be completed in full accordance with the details as submitted before the dwelling(s) is/are occupied.**
 - **The road and footways shall be surfaced to base-course and illuminated prior to the occupation of any dwellings that they serve. The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the site or such any other period as may be agreed in writing with the Local Planning Authority, whichever is the sooner.**
 - **The applicant must take every precaution to prevent surface water from the curtilage of the site from discharging onto the highway.**

Notes:

SuDS note

Welsh Water Note

The applicant is instructed to write to the Street Works Manager to receive permission under Section 171/184 of the Highways Act, 1980 to undertake any work within the road/pavement/green verge which is required to construct the access.

The meeting commenced at 13:00 and concluded at 15:25

CHAIR