

PLANNING COMMITTEE	DATE: 23/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C24/0705/35/LL

Date Registered: 13/09/2024

Application Type: Full

Community: Cricieth

Ward: Cricieth

Proposal: Demolition of existing building and redevelop the site for nine independent living flats (C3) with extra care service for those over 55 100% affordable

Location: Plas Newydd Residential Home, Plas Newydd, High Street, Cricieth, Gwynedd, LL52 0RR

Summary of the Recommendation: TO REFUSE

PLANNING COMMITTEE	DATE: 23/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 This is a full planning application to demolish the existing building and redevelop the site by erecting a new building to provide nine independent living flats (C3 use) with extra care service for the over 55s. These living units would be provided as affordable units.
- 1.2 The proposal involves demolishing the building that is currently vacant but was used in the past as a care/nursing home. The building no longer operates as a care home with this use formally decommissioned in January 2024.
- 1.3 Specifically, the proposal involves the erection of a four-storey building which would be slightly taller than the existing building and set back within the site compared to the existing building. The internal layout would be as follows:
- Ground floor – main access and reception/foyer along with community areas for residents and staff in the form of a shared living area, external decking/terrace to the rear, office, toilet and kitchen plus one living unit.
 - The rest of the living units would be divided over the three floors above the ground floor and all in the form of one-bedroom units. Each unit would also provide an open plan living/kitchen area and bathroom. It is seen that there would be 3 units each on the first and second floors and 2 units within the attic space with an external balcony to the rear of one unit.
 - In terms of appearance, the building would be finished with a mix of brickwork and cladding on the walls and the roof would be a combination of a ridge roof with natural slate and flat roofing.
- 1.4 The site is situated within the existing development boundary of the town of Cricieth with the A497 class 1 road running parallel to the front of the site and beyond the rear of the site, it is seen that land owned by the Cambrian coast railway lies directly adjacent.
- 1.5 The site of the application forms part of a striking streetscape when approaching the town of Cricieth from the west. Neighbouring buildings are to some extent a mix of design and finishes but all have common features in form and finishes such as slate roofs and a finish of natural stone and render.
- 1.6 The following information was submitted in support of the application:
- Planning Statement
 - Housing Statement
 - Valuation Report (confidential)
 - Statement of Loss of Community Resources
 - Drainage Strategy
 - Ecological Assessment
 - Extra Care Development Statement
- 1.7 The application is submitted to the planning committee for a decision as it is a development which would provide a number of living units that would exceed what officers can deal with through the delegated procedure.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

PLANNING COMMITTEE	DATE: 23/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026 adopted 31 July 2017**

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PCYFF 6: Water conservation

ISA 1: Infrastructure provision

ISA 2: Community facilities

PS 5: Sustainable development

PS 6: Alleviating and adapting to climate impacts

PS 17: Settlement Strategy

TAI 2: Housing in local service centres

TAI 8: An appropriate mix of housing

TAI 11: Residential care homes, extra care housing or specialist care accommodation for Older People

TAI 15: Affordable housing threshold and distribution

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 1: The Welsh language and culture

PS 19: Conserving and where appropriate enhancing the natural environment

AMG 5: Local biodiversity conservation

PS 20: Preserving and where appropriate enhancing heritage assets

Also relevant in this case are the following:

Supplementary Planning Guidance (SPG): Affordable housing

SPG: Housing Mix

SPG: Maintaining and Creating Distinctive and Sustainable Communities

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note 2: Planning and affordable housing

Technical Advice Note 12: Design

Technical Advice Note 15: Development, flooding and coastal erosion.

Technical Advice Note 20: Planning and the Welsh Language

3. **Relevant Planning History:**

3.1 Application number C04D/0337/35/LL – Construction of a two-storey dwelling – Permitted 02/09/04

4. **Consultations:**

Town/Community Council: Support.

An update was submitted by the Town Council: The Town Council has already written in support of the application and although

PLANNING COMMITTEE	DATE: 23/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

agreeing in principle following correspondence citing concerns from residents we decided to write again to the Planning Department to note this.

Transportation Unit:

Not received

Public Protection Unit:

Demolition and construction may cause a noise and dust problem for nearby residents. Prior to the commencement of work, a detailed plan to control dust, noise and vibration as a result of the demolition should be submitted to the Local Planning Authority for approval in writing.

During the demolition and construction work, best practical methods should be used to reduce noise and vibration from the works and consider the recommendations of the 'BS5228': Control of Noise and Vibration on Construction and Open Sites'.

An asbestos assessment should be carried out prior to any demolition to ascertain whether asbestos is present and to ensure that risks from asbestos to the environment, land users and any residents are minimised and risks are managed.

It is noted that the development involves installing a number of air source heat pump (ASHP) units. The installation of an ASHP in a domestic premises is considered to be permitted development provided that the installation complies with the Microgeneration Certification Scheme planning standards (MC20) or equivalent. To ensure that your ASHP does not cause noise problems, it is recommended that information in the form of a noise assessment be submitted to the Planning Department through a formal noise condition.

Social Services:

We support the concept of developing a wide range of options for individuals to live with support. We also know that individuals have a wide range of financial means. We are very concerned that the applicant is under the impression that Cyngor Gwynedd will rent the units from him. We have not discussed or committed to this.

Following a meeting held between the service and the applicant's representatives, it was agreed that any affordable provision in the development would be discussed with the local community resources and would meet the requirements of related Section 106. It was also confirmed at the meeting that the two night wardens would share the working hours set out in the application, which is a total of 70 hours per week. There is a question from the Department as to how affordable the units would be for local residents taking into account the rent and service charge that would be payable to fund the on-site support. These costs (cost of on-site wardens etc.) would not be met by the care services, they would only pay for any care that goes in from domiciliary care companies, but it is recognised that the rent and service charge element is not an issue for the care services.

Welsh Water:

Following the assessment of the proposal, it is advised that there is no existing capacity available within the public system for surface water and foul water drainage as proposed and that only foul water may be

PLANNING COMMITTEE	DATE: 23/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

accommodated.

It is recommended that a condition be included to ensure that foul water and surface water are not connected to the public system.

Biodiversity Unit:

The submitted report and ecological survey have been undertaken to a good standard. There was no indication of bats roosting on the site but the railway line to the rear is likely to be a wildlife corridor but there would be no impact on species using this area. There are invasive plants present at the site that are likely to have dispersed from the railway line.

Biodiversity improvements indicate a proposal to install bat and bird boxes on the building and plant trees. Suggest including standard conditions.

Land Drainage Unit:

Since 7 January 2019, sustainable drainage systems (SuDS) are needed to control surface water for every new development of more than 1 house or where the construction area with drainage obligations is 100m² or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

These systems must be approved by Cyngor Gwynedd in its role as SuDS Approval Body (SAB) prior to commencement of the construction work.

Due to the size and nature of the development, an application will need to be made to the SuDS Approval Body to be approved before construction work commences. The information provided suggests that the developer intends to use sustainable measures to drain the site, but until an application is made to the CCS there is no assurance that the site plan would enable compliance with the full set of national SDC standards.

An application was submitted to the Council in due course and the following confirmation was received:

CYNGOR GWYNEDD as the SDC Approval Body, hereby PERMITS the following development in accordance with the plans and application submitted to the Council, subject to any conditions.

Housing Strategic Unit:

The Housing Service does not keep details of over-55 Independent Living need, or the need for Extra Care units, only the general need for people over 55 years old.

Schemes are expected to cover 30% affordable housing, and therefore 3 of the units are expected to be affordable.

Network Rail:

No objection in principle but any work that may affect the company's assets must be agreed.

Health Board:

Not received

PLANNING COMMITTEE	DATE: 23/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertising period has expired and letters / correspondence were received objecting on the following grounds:

- This type of development is needed here in Cricieth but this building is not suitable for such a development.
- The plans show no resemblance to the houses next door.
- Concern the development will mean a lack of light for the houses next door and possibly no privacy, as there are more windows on the sides.
- As the plans show the building will be moved closer to the railway line – will this be safe? Is there a retaining wall on the side of the railway?
- Concern about demolition and its impact on houses and land adjacent to the main road
- Concern if there is enough space to park cars on the site, not only for residents but for visitors as well.
- Loss of a building of quality and character that blends to its location and with adjacent buildings and is in good condition
- Detrimental effect on the residential amenities of nearby residents/loss of light/overlooking from the rear balcony
- Oppressive scale and height
- The design results in introducing an incongruous feature that is completely incompatible with the current development pattern
- Lack of infrastructure
- There is no need for such a resource in Cricieth, there are already plenty of homes for the elderly here and this would attract more strangers to the area

In addition to the above objections, an objection was submitted that was not a valid planning objection, which included:

- Loss of view
- Affects the value of other buildings

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 It is mandatory for planning applications to be determined in accordance with the adopted development plan, unless other material planning considerations state otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 Policy PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan (LDP) notes that the plan itself identifies development boundaries for a range of settlements within the county and that proposals within development boundaries will be approved in accordance with the requirements of other relevant policies in the Plan. As a result of this site's location within the current development boundary of Cricieth, it is considered that the proposal is acceptable in principle.
- 5.3 Although the proposal is for a scheme that would provide living units with extra care service for the over 55s, in this case, policy requirements relating to housing will be considered following

PLANNING COMMITTEE	DATE: 23/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

confirmation from the agent that the proposal is tantamount to a development that creates C3 use class units. Specifically, therefore, consideration is given to the requirements of Policy TAI 2 ('Housing in the Local Service Centres').

- 5.4 This policy states that housing to meet the Plan's strategy will be delivered in Local Service Centres via housing designations together with suitable windfall sites within the development boundary based on the indicative housing provision identified for the relevant settlements. In this case, the indicative level of housing supply for Cricieth over the period of the Plan, as set out in Appendix 5 of the Joint Local Development Plan, is 164 units (including a 10% 'slippage allowance'). In the period 2011 to 2024, a total of 54 units have been completed in Cricieth. The land bank, as of April 2024, was 40 units (23 units on a designated site and 17 units on windfall sites). Based on this information, approving a development on this scale would be acceptable given the indicative supply level for Cricieth.
- 5.5 Following discussions held between the Policy Unit and the Property Service regarding the market and rent value of the proposed units, it is accepted that the values set out are suitable for the location and for this type of development. Confirmation was received that the discount level on sales, i.e. a 30% discount and the units' rent level, would be acceptable. It is noted that the proposed flats have a floor area of between 58m² and 60m² which is acceptable according to relevant guidance related to affordable unit sizes. It is therefore considered that these elements meet the relevant requirements of TAI 15 in this regard.
- 5.6 Consideration must be given to whether the proposed residential provision is suitable for promoting a sustainable mixed community in accordance with the requirements of Policy TAI 8. This proposal would provide 9 one bedroom living units with an element of support attached and it appears that the proposal is seeking to meet specific residential needs. The suitability of the units proposed must therefore be considered in line with further evidence in relation to a specific need identified in the local area. Also a relevant consideration in this case is the need in Cricieth for those living in affordable units to have a 5-year connection with Gwynedd as a whole as explained in paragraph 8.1 of the Affordable Housing SPG.
- 5.7 Information was submitted in the form of a Housing Statement with the application. This information as well as chapters 3.31 to 3.44 in the Planning Statement is the justification for the need for these 9 living units. The information that has been submitted refers to a need that has been highlighted on waiting lists for similar accommodation in Gwynedd and it is claimed that this demand reflects the significant need for such living units, namely accommodation specifically for those over 55 years of age, and that this type of living unit is scarce within the wider Gwynedd area. The evidence presented is not entirely clear, and confirmation of the general need and over 55s need figures for Gwynedd is expected by the Housing Strategic Unit, but it is generally recognised that there is a need for one bedroom affordable units in Gwynedd and that this proposal would provide for that need subject to a condition to secure their tenure as affordable units and for the over 55s.
- 5.8 Policy TAI 8 promotes proposals that contribute to improving housing balance and meet identified needs in the community as a whole. While there is no mix in terms of the size and form of the living units (they all consist of 1 bedroom), consideration needs to be given to whether what is proposed in terms of units and tenure is suitable to promote a sustainable mixed community. It is important to consider the inclusion of the 'Housing Mix' SPG to establish whether the proposal is suitable, and it is noted that the guidance expects all applicants submitting a planning application for a C3 Use Class housing development consisting of five or more

PLANNING COMMITTEE	DATE: 23/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

housing units to submit a Housing Statement in support of their planning application. As noted, a Housing Statement has been submitted, and there is recognition that the proposal responds to a specific demand for this type of living unit within the county. To this end, it is considered that the proposal complies with the requirements of policies TAI 2, TAI 8 and TAI 15 within the LDP.

- 5.9 Policy ISA 2 of the Joint Local Development Plan aims to protect existing community facilities and encourage new facilities where appropriate. The policy resists the loss or change of use of an existing community facility unless a developer can provide a suitable facility in its place either on-site or off-site, and there is easy and convenient access by means other than a car, that it can be shown to be inappropriate or excessive to what is required, or that it can be shown that the existing use is no longer financially viable, that it cannot be expected to be financially viable, that another community use cannot be established and that there are efforts to market the facility.
- 5.10 A statement has been received from the agent confirming that the previous use as a home has ceased as a result of its decommissioning and that the building is no longer suitable for this use. The document also argues that the proposal provides a suitable facility for the community that enables older people to live in their community with suitable care and to this end therefore, due to viability implications for the continuation and improvement of the existing home the proposal is considered to be consistent with the policy objectives of policy ISA 2 in relation to the protection of community facilities.

Visual amenities

- 5.11 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan support proposals for new developments provided they do not have a detrimental impact on the health, safety or the amenities of the residents of local properties or on the area in general. In addition, developments are required to:
- Contribute to, and enhance the character and appearance of the site
 - Respect the site and its surroundings in terms of its position in the local landscape
 - Use appropriate materials
- 5.12 In a discussion between officers and the agent representing the applicant, concern was raised about the design of the proposal as it stood stating that it was not acceptable in terms of the relevant requirements of policy PCYFF 3. It was specifically noted that the proposed building would not be a good fit with the surrounding area as it would be a dominant and excessive building within the local landscape. As such, it was confirmed that the design of the proposal as submitted did not meet the requirements of criteria 1 and 2 of policy PCYFF 3.
- 5.13 In response to what was raised in terms of design matters, the agent confirmed that the applicant would not undertake any changes to the design. The explanation for that was that the number of units was needed to ensure that the development was viable and that it provided affordable living units that have been proven to be a genuine need.
- 5.14 In this case, the existing building is three storeys whilst the development proposes the erection of a new four-storey building. The existing building, together with other adjacent buildings, especially to the west, suit each other in height and create a pleasing appearance in the local streetscape. Paragraph 4.3 of Technical Advice Note (TAN) 12: Design, states, *"The local context includes the characteristics of the area where the development is located and also the location of that area. This includes the natural and human history of the area, the types of settlements, buildings..... Providing a meaningful and sustainable design response depends on an understanding of the site and its immediate and wider context."* Paragraph 4.5 goes on to state *"In*

PLANNING COMMITTEE	DATE: 23/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

many cases, an appraisal of the local context will highlight particular development or landscape patterns, and the intention will be to maintain that character".

- 5.15 It is believed that a new building at this location needs to maintain the same height as neighbouring buildings especially to the west whilst also conveying a similar scale, bulk and massing to similar buildings in this part of the town. It is believed that the proposed building would appear too overbearing and incompatible within this group of buildings that are generally more modest. The evidence submitted to convince officers that the design cannot be modified without affecting the viability of the development is insufficient. As no proposal has been made to alleviate officers' concerns in relation to these matters, it is not considered that the proposed development as it stands is acceptable because the proposed development would have a detrimental effect on the character and appearance of the area and is contrary to the relevant requirements of policies PCYFF 2 and PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan (LDP) together with the advice given within TAN 12 as stated above along with paragraph 2.6 which notes *"design that is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities."*

General and residential amenities

- 5.16 Regarding the rear aspect of the building, as a result of setting the building further back and a significant increase in the rear bulk and massing of the new building compared to the existing building, this would seem overwhelming and oppressive when viewed from adjacent buildings and from outside areas. This elevation would also extend beyond the rear of 'Hen Berllan' and 'Tŷ Clyd' and is likely to result in a significant enclosure effect on the view from the garden and the rooms at the rear of these adjacent buildings. It is therefore believed that the proposal would cause significant harm to the living conditions of neighbouring residents, in terms of views.
- 5.17 It is apparent from a plan submitted and identified as the attic floor plan, that an external balcony would extend out from the rear of the building. The same element is not evident on the other plans presented which suggest that there will only be openings on this elevation. However, as a plan has been submitted which suggests that there would be a balcony in this part, it is believed that due to its location and height, there would be concern for an element like this in terms of directly overlooking existing private lands to the rear of adjacent buildings. In addition to this element, there would be an increase in the number of relatively large glazed openings at the rear and due to their presence on higher floors, they will also add to the appearance of over-looking. It is therefore considered that the proposal would cause significant harm to the living conditions of neighbouring residents and would not comply with Policy PCYFF 2 of the LDP which, among other things, seeks to prevent unacceptable adverse effects on the amenity of occupiers of local residences.

The Welsh Language

- 5.18 In accordance with criterion 1b of Policy PS1 ('The Welsh Language and Welsh Culture'), as the development would not exceed the demand for housing in the town given what has already been developed and what has extant planning permission, there is no need to submit a Welsh Language Statement in relation to the requirements of this criterion. However, consideration must be given to whether information needs to be provided with the application on the basis of the requirements of Section D1 in Appendix 5 of the SPG 'Maintaining and Creating Distinctive and Sustainable Communities'. It is noted that paragraph 7.9 of the Planning Statement states that the building will be given a Welsh name of 'Plas Newydd' and that bilingual signage will be placed on it and to ensure this, it is considered that it would be reasonable to attach a condition to any consent which would ensure that this is realised.

PLANNING COMMITTEE	DATE: 23/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.19 And therefore on the basis of relevant requirements, the Local Planning Authority is satisfied that the development would not cause substantial harm to the character and balance of the Welsh language in the community and therefore the application is in accordance with the requirements of policy PS1 of the Anglesey and Gwynedd Joint Local Development Plan.

Transport and access matters

- 5.20 Although no observations about the proposal were received from the Transportation Unit at the time of writing this report, it is believed that usually it would be possible to include appropriate conditions to agree on parking arrangements and a standard access for the development. Given the historic use of the building, the parking provision as shown and the accessible location of the site being fairly close to the town centre, it is not believed that the additional transport resulting from the new development would likely increase the impact in terms of movement to a significant extent. It is also noted that the building is located within the boundary of Cricieth town which has sustainable travel links including a train and bus station.
- 5.21 It is therefore not considered that the proposal is unacceptable on the basis of transportation and access considerations and that it consequently complies with the relevant requirements and criteria of policies TRA 2 and TRA 4 which set out the need to ensure that new developments are in line with parking standards and the safe and efficient operation of the highway.

Biodiversity matters

- 5.22 No concerns have been raised about the proposal by the Biodiversity Unit in terms of a detrimental impact on local biodiversity and the measures proposed to improve the biodiversity and ecology of the local area.
- 5.23 Information has been submitted in the form of an ecological assessment and it will be seen as part of the assessment submitted that a green infrastructure statement and details of suitable improvements and measures to improve the biodiversity of the site have been included. It is therefore believed that the proposal as submitted is acceptable under the relevant requirements of policies PS 19 and AMG 5 of the LDP in terms of impact on biodiversity along with Chapter 6 of Planning Policy Wales which relates to the green infrastructure and the phased approach.

Drainage Matters

- 5.24 It is noted that Welsh Water's comments confirm that surface water cannot be discharged into the sewerage system, and to this end, the agent has confirmed that permission has been granted for the sustainable treatment of the surface water through the SUDS system. This is considered acceptable and therefore the proposal complies with the requirements of policy ISA 1 and part 7 of TAN 15: Development, flooding and coastal erosion.

Response to the public consultation

- 5.25 A number of observations were received from the public as a result of this application, and the issues raised varied. It is considered that all the issues have received due consideration in the report, and that none of the issues raised change the recommendation for the application in this case.

6. Conclusions:

- 6.1 This is a proposal to demolish an existing three-storey building and replace it with a new four-storey building. Whilst elements of the proposal are acceptable, it is not considered that the proposal has succeeded in this case in securing a building that is of acceptable design, scale and appearance as it would be detrimental to the visual amenities of the local area and the context of the site. It would also, based on its setting, bulk and features, adversely affect the residential

PLANNING COMMITTEE	DATE: 23/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

amenities of adjacent residents and therefore the proposal as submitted is not believed to be acceptable or in compliance with the requirements of the relevant policies and guidelines as stated.

7. Recommendation:

7.1 To delegate powers to the Head of Environment Department to refuse:

1. It is not considered that the design of the proposal, in terms of its siting, scale and massing would add to or enhance the character and appearance of its site context nor fully integrate into the context of the immediate streetscene and its prominent location in this part of Cricieth. The proposal is therefore contrary to the relevant requirements of policies PCYFF 2 and PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan, 2017 and part 2.6 of Technical Advice Note 12: Design which states that design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.
2. Due to the scale, massing, location and certain elements to be included with the proposed development, this would create an unacceptable impairment and overbearing effect on adjoining properties and their curtilage. It is therefore considered that the proposal would have a significant adverse impact on the amenities of residents of local properties contrary to criteria 7 of Policy PCYFF2 of the Anglesey and Gwynedd Joint Local Development Plan, 2017.

PLANNING COMMITTEE	DATE: 23/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	