
PLANNING COMMITTEE 30 September 2024

Present: Councillor Elwyn Edwards (Chair)

Councillors: Delyth Lloyd Griffiths, Louise Hughes, Elin Hywel, Gareth T. Jones, Huw Wyn Jones, Anne Lloyd Jones, Cai Larsen, Edgar Owen, Gareth Coj Parry, John Pughe Roberts and Gruffydd Williams

Others invited - Local Members: Councillor Angela Russell and Councillor Jina Gwyrfai

Officers: Gareth Jones (Assistant Head of Department - Planning and the Environment), Keira Sweenie (Planning Manager), Miriam Williams (Legal Services) and Lowri Haf Evans (Democracy Services Officer).

1. APOLOGIES

Apologies were received from Councillor Huw Rowlands

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) Councillor Gruffydd Williams (a member of this Planning Committee) in relation to item 5.3 (C23/0883/43/LL) on the agenda as he was the applicant's son.

The Member believed it was a prejudicial interest, and he withdrew from the meeting during the discussion on the application and did not vote on the application.

- b) The following members declared that they were local members in relation to the items noted:
- Councillor Angela Russell (not a member of this Planning Committee), in item 5.3 (C24/0413/30/LL) on the agenda
 - Councillor Jina Gwyrfai (not a member of this Planning Committee), in relation to item 5.4 C23/0883/43/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 Legal Officer would announce the results of the voting on the applications.

4. MINUTES

The Chair signed the minutes of the previous meeting of this committee, held on 9 September 2024, as a true record.

5. PLANNING APPLICATIONS

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

5.1 Application Number C24/0362/38/AC WOODCROFT, LLANBEDROG, PWLLHELI, GWYNEDD, LL53 7UA

Application to amend condition 2 of planning permission C21/1210/38/LL to refer to revised plans as part of this s73 application rather than plans submitted on 14/12/21 as referred to in condition 2

- a) The Planning Manager highlighted that the planning officers recommended that the committee postponed the discussion on the application to give the applicant an opportunity to correct the plans as the parking and access arrangements as seen on the site were different to what was shown on the plans. It was noted that the agent was aware of this and was in the process of amending the plans.
- b) It was proposed and seconded to defer the application.

RESOLVED:

To defer the application to give the applicant an opportunity to correct the plans as the parking and access arrangements as seen on the site were different to what was shown on the plans.

5.2 Application Number C24/0413/30/LL TIR GLYN CARAVAN SITE, UWCHMYNYDD, PWLLHELI, GWYNEDD, LL53 8DA

Full application for the change of use of an agricultural field to accommodate 10 additional seasonal touring caravan pitches to the main site, the erection of a toilet/shower block, soft landscape improvements, proposed entrance/exit and installation of a treatment plant.

The Planning Manager highlighted that the applicant had voluntarily withdrawn the application.

5.3 Application Number C23/0883/43/LL GWYNUS, LLITHFAEN, PWLLHELI, GWYNEDD, LL53 6LY

Full application to convert existing stables to residential property and erect a single storey extension

- a) The Planning Manager highlighted that this was an application to convert an existing outbuilding as well as to extend it to create a new single-storey dwelling house with three bedrooms for an agricultural worker/tourism business. It was reiterated that the proposal also included adapting another building to provide a permanent bats roost.

It was explained that the application had been submitted to the Committee as the applicant had a close family link to an Elected Council Member.

In the context of the proposal's principle, it was highlighted that policy PCYFF 1 required a justification for new developments in the countryside together with policy PS17, which explains that applications for rural enterprise housing need to comply with Planning Policy Wales and Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities and section 4.5 of TAN 6 that involves second dwellings on established farms. It was noted that the policy encouraged younger people to manage farm

businesses and promote diversification on established farms, and to support this policy objective it could be appropriate to allow a second dwelling on established farms.

It was reported, in order to be able to assess the proposal against the guidance requirements, a rural enterprise house assessment, business plan and a copy of the business accounts were received. It was stated that the applicant lived with his wife and two children in a terraced house approximately a mile and a half from the application site. Evidence was received to show that 1.95 agricultural worker was needed on the holding and the son already had the main responsibilities for running the farm. It was considered that the proposal was acceptable in respect of the context of the principle and that arrangements were already in place for the younger person to run the business.

Reference was made to the assessment and the details submitted with the application that stated that the current farm business was viable; had been established strongly, was financially robust and that there was a likelihood that it would remain so. It was highlighted that the business did not have alternative houses available and there was no suitable accommodation in the local area for the applicant given his role as the main agricultural worker on the holding. Consideration was also given that the size of the dwelling was reasonable bearing in mind the applicant's need and the size of the holding. Consequently, the Local Planning Authority expressed the opinion that the principle of the development was acceptable and in accordance with policies PCYFF 1, PS 17 and Technical Advice Note 6.

In the context of visual, general and residential amenities together with the design and visual impact of the proposal, it was considered that the modifications to the building were sympathetic and suitable for a former farm building and would not have a detrimental impact on the nearby listed building. Having considered the location of the farm amongst other buildings, it was deemed that it would not have a negative impact on the area's visual amenities nor on the AONB.

It was highlighted that full consideration had been given to archaeological, transportation, linguistic and biodiversity matters and no matters of significance had been found. Having considered all the relevant planning matters, including local and national policies and guidelines, the proposal was considered to be acceptable and it was recommended to approve with conditions.

- b) Taking advantage of the right to speak, the applicant noted the following observations:
- They had already started to implement the mitigation measures following the completion of a thorough bats survey
 - No objections had been received
 - The AONB officers did not object the proposal
 - There would be no effect on the landscape or on nearby residents
 - It would not generate more traffic
 - The modification as part of the family business - was a sustainable investment
 - Despite some concerns, there was a septic tank already at the property and it was intended to connect to it
 - That there was local support for the application
- c) Taking advantage of the right to speak, the Local Member made the following comments:
- She gave thanks for the preparatory work and the comments from the consultation

- She supported the application - it was an application from a young local family to develop a business
- The business requirements required 24/7 presence - this meant that someone was needed on the site. The policy requirements noted approval in special circumstances - this application met with the requirement
- The AONB had no reason to refuse - the plans were suitable and respected the landscape and were in-keeping with it
- The house was suitable for a family of five - it was not too ambitious in terms of size
- It satisfied the requirements of the Well-being of Future Generations Act - it was a sustainable development in the countryside
- It responded to the requirements of the Settlement Strategy - it was a local business
- The site had a Planning history - this was a good sign that the family were serious about the business and were diversifying
- Local support was unanimous
- Biodiversity Matters - bespoke roost earmarked for bats
- It was a simple application by a local Welsh-speaking family who wanted to create a livelihood in their community
- It was in line with local and national policies
- Encouraged the Committee to approve the application

ch) It was proposed and seconded to approve the application in accordance with the recommendation. A number of Members were familiar with the site and considered that the plan was a good one.

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

1. Time
2. Compliance with plans
3. Exterior materials/finishes
4. Restrict occupation to rural enterprise
5. Removal of permitted development rights
6. Land drainage scheme
7. Landscaping
8. Biodiversity Matters
9. A Welsh name for the property

Notes:

Welsh Water/NRW drainage issues.

Protected species licence

The meeting commenced at 13:00 and concluded at 13:30

CHAIR