
PLANNING COMMITTEE 8 December 2025

Attendance:

Chair: Councillor Elwyn Edwards
Vice-chair: Councillor Huw Rowlands

Councillors:

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

Others invited – Local Member: Councillor Gareth Williams

Officers: Iwan Evans (Head of Legal Services – Monitoring Officer), Gareth Jones (Head of Environment Department), Gwawr Hughes (Planning Manager), Glyn Gruffydd (Senior Planning Officer), Rebeca Siân Dafydd (Planning Trainee – Second Homes and Short-term Holiday Accommodation), Dafydd Jones (Solicitor) and Lowri Haf Evans (Democracy Services Officer).

Apologies:

1. APOLOGIES

Apologies were received from Councillors Elin Hywel, Gruffydd Williams and John Pughe

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

The following members declared that they were local members in relation to the items noted:

- Councillor Gareth Williams, (not a member of this Planning Committee), in item 5.1 (C25/0418/30/LL) on the agenda
- Councillor Gareth A Roberts (a member of this Planning Committee), in relation to item 5.4 (C25/0647/11/LL) on the agenda
- Councillor John Pughe Roberts (a member of this Planning Committee), in item 5.5 (C25/0428/14/LL) on the agenda
- Councillor Cai Larsen (a member of this Planning Committee), in item 5.6 (C25/0462/02/LL) on the agenda

3. URGENT ITEMS

As a point 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 17 November 2025 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 C25/0418/30/LL Land Opposite Deunant, Aberdaron, Pwllheli

Full application for the erection of eight affordable dwellings (exception site) and associated developments to include the creation of a vehicular access, estate road, landscaping and a sustainable surface water drainage area.

Attention was drawn to the late observations form.

Some Members had visited the site on 03-12-25

- a) The Planning Manager highlighted that the application had been deferred at the November 2025 Planning Committee to arrange a site visit to assess the impact of the proposal on the amenities of nearby residents. It was noted that amended plans had been submitted which replaced the locations of two semi-detached bungalows with 3 and 4-bedroom semi-detached houses.

It was reported that the proposed development site was currently open agricultural land with boundaries surrounding it, mainly natural hedges, with residential dwellings adjacent to the site, with elevations varying in terms of their design, form and finishes. The entire site was outside the current development boundary of the village of Aberdaron and was therefore in open countryside, with the western and southern boundary of the proposed site partly abutting the current development boundary. The class 3 public road was situated adjacent to the western boundary and what would be the front of the site with access and a right of way into agricultural lands running along the land's northern boundary. The site was within the Llŷn AONB and the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest designations and within a 500m zone from a scheduled monument.

It was explained that the village of Aberdaron was defined as a rural/coastal village in the LDP with approximately 95 houses and a few facilities within the current development boundary. Based on the settlement size, it was noted that the development would mean a growth of 7.6% to the settlement, but with recent permission granted to another exception site for 5 units in the settlement, there would be a growth of 12.35% in total which equated to the expected growth level for this settlement. As the site was located outside the development boundary, all units were expected to be for local affordable need. For Aberdaron this is defined as people who are in need of affordable housing and who have lived within the Village, or in the surrounding rural area for five years or more, either immediately before submitting an application or in the past. A 'rural area' was defined in this case as a distance of 6km from the application site and the extent of any Community Council area bisected by the 6km distance, but excluding properties within the development boundary of any settlement other than the settlement within which the application is located.

It was noted that a Rural Housing Facilitator Survey had been presented in response to what had been raised at the November 2025 Committee and the survey confirmed that the need had been proven from the main sources, and evidence from the applicant. In this case, and in accordance with the requirements of the Affordable Housing Supplementary Planning

Guidance, there was no purpose in conducting a local survey by a Rural Housing Facilitator but the Survey that had been presented went beyond the requirement of the LDP's planning policies and guidelines.

Evidence was submitted in the form of a Housing Needs and Affordable Housing Statement which referred to an identified need on the Social Housing and Tai Teg Register in Aberdaron and the village of Rhiw, stating that Rhiw was located within 6km east of Aberdaron and was not included as a designated settlement, including as a cluster, and therefore it was not possible to provide any new housing development within the settlement. The combined data from the Social Housing and Tai Teg Registers for Aberdaron and Rhiw was confirmed, and that consideration had been given to the contribution that a recently approved application for 5 self-build units would offer to the area.

The proposal would provide a neutral scheme in terms of tenure; offering a mix of social rental housing, intermediate affordable rental housing and shared ownership to be able to meet a wide range of need and enable households to move from rented to shared ownership as their circumstances changed. This would offer a completely different local affordable provision to what had already been approved on another site on the outskirts of the village i.e. the recent 5-unit self-build scheme. Based on the information submitted as part of the application it was considered that the need for the development had been confirmed, with the proposal forming a logical extension to the village.

The site was located within the AONB, and although it was recognised as an exception site and extended out into agricultural open land, it was not considered that it would have a visual adverse impact and would suit the built context of the existing area and the rest of the village. In the context of general and residential amenities, following a full assessment, the proposal was considered to have been designed to minimise any impact on neighbouring properties, and was therefore acceptable.

Attention was drawn to the comments of the Biodiversity Unit, and the potential impact of pollution reaching the Pen Llŷn and Sarnau Special Area of Conservation. It was noted that the issue had received relevant attention, and as a result of imposing pollution control measures during the building works and from the sustainable drainage area, it was not considered that the proposal would have a significant impact on the features of the Special Area of Conservation.

It was reiterated that issues of drainage, transport, and language had been addressed and were acceptable subject to relevant planning conditions. It was considered that the proposal complied with the requirements of local and national policies and therefore it was recommended that the application be granted permission, subject to imposing relevant conditions.

- b) Taking advantage of the right to speak, the Local Member made the following observations;
- The village was rural.
 - There was a lot of opposition to the application locally.
 - The proposal was an over-development – the original proposal had been for five houses – this suited the site better.
 - Following discussions with the applicant he was grateful that there had been an amendment to the plan to place the two bungalows to the rear of Y Ddôl – this alleviated concerns as these had been the closest properties to the site.

- Despite the number of trees in the plans, trees were rare – the Deunant area was vulnerable to inclement weather and trees were rarely allowed to grow.
- That he thanked the Committee for visiting the site before coming to a decision – this would have provided a better context than a photograph in a report
- With the housing being social and funded by a Welsh Government grant, it was therefore difficult for the Council to oppose.
- It appeared that applications from housing agencies were favoured, with a strong recommendation for their approval, but private applications were faced with all kinds of barriers and very often a recommendation to refuse.
- Was there a genuine need for housing here? That 14 families were on the list – this was a high figure and was questioned locally
- That rules needed to be amended so that Local Members had access to the waiting list.
- That the Committee needed to consider the observations of the Community Council and the residents of the village

In response to an observation regarding sharing the waiting list with the Local Members, it was noted that this was not possible due to data control rules.

In response to an observation regarding favouritism over housing agencies, the Monitoring Officer noted that every application was considered on its own merits.

- a) During the ensuing discussion, the following observations were made by Members:
- The figures that proved the need appeared to be ambiguous
 - Despite accepting the need to protect data, information needed to be shared with Members
 - The language unit observations noted that 'it is *likely* that the size of the development addresses the demand' – this did not confirm certainty of the need
 - The Strategic Housing Unit's observations also noted '*it appears* that the plan addresses the demand in the area' – this was not certain
 - Concern that the number of houses would change Aberdaron – a warning here of the risk of over-development
 - They were not convinced that the data guaranteed 8 houses
 - Welcomed that the bungalows had been moved
 - Why question the number on the waiting list – the figures were in accordance with the Council's system

In response to a question regarding why a full report had not been submitted by a Rural Housing Facilitator, it was noted that the need had been proven from the main sources and evidence from the applicant, and in accordance with the requirements of the SPG, there was no purpose in conducting a local survey by a Rural Housing Facilitator.

To approve with conditions

1. **Time**
2. **In accordance with the plans**
3. **Materials**
4. **Affordable housing condition**
5. **Highway conditions**
6. **Biodiversity conditions/protection of the clawdd**
7. **Landscaping condition**

8. **Welsh Water Condition**
9. **Removal of permitted development rights involving extensions and use**
10. **Drainage matters**
11. **Building Control Plan**
12. **Method statement for the relocation of the 'clawdd'**

5.2 APPLICATION NUMBER C25/0625/39/LL
Berth Ddu Caravan Park, Bwlchtocyn, Pwllheli, Gwynedd, LL53 7BY

A resubmission with improvements to a previously refused full application for a caravan site, to include a toilet block and environmental improvements.

Attention was drawn to the late observations form.

- a) The Senior Planning Officer highlighted that the proposal included creating 13 plots for touring caravans, erecting a permanent building to include toilets/showers, as well as undertaking soft landscaping improvements by reinforcing and filling gaps in existing hedges and cloddiau, as well as planting a new hedge on the verge of the site with the nearby public road.

Reference was made to the main changes made between the previously refused application and the current application, namely to reduce the number of plots from 15 to 13 and plant a new hedge.

It was reported that the site of the proposed development was located outside any existing development boundary and was therefore in open countryside with access from an unclassified public road whilst a series of public footpaths crossed nearby land; the site was located within the designations of the Llŷn AONB and the Llŷn and Bardsey Landscape of Outstanding Historic Interest.

The application was submitted to the Committee for decision as the area of the proposed development was larger than what could be considered by officers under the delegated procedure. A full assessment had been completed of all the relevant matters, including compliance with policies as well as comments received. It was concluded that it could not be ensured that the proposal would easily assimilate in the local landscape, add to the preservation, enhancement or restoration of the recognised character of the Llŷn Area of Outstanding Natural Beauty and, due to insufficient evidence and lack of information, it was considered that the proposal was unacceptable and unable to fully meet the requirements of the relevant policies. The officers recommended that the application be refused.

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

RESOLVED:

To refuse
Reasons

The proposal involves the creation of a new touring caravan site in open countryside away from the main roads network. It is not considered that the proposed units would easily assimilate to the local landscape, and it is not considered to be in an unobtrusive location that is well-concealed by the existing features of the landscape,

and it is therefore considered that the development would be harmful 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, and creating a new caravan site some distance from the main public roads network on a busy rural road where there is a high density of holiday sites would have an impact on the features and character of the area. It is therefore considered that the proposal is 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 submitted as part of the planning application to demonstrate that full consideration 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 criterion 6 of Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 and the advice provided in paragraphs 3.58 and 3.59 of Planning Policy Wales.

Due to the lack of information to fully assess the impact of the new sewerage flow from the proposed development, the proposal is unacceptable based on the requirements of policy ISA1 which notes that proposals shall only be approved if sufficient infrastructure capacity exists, or when it is provided in a timely manner

5.3 Application Number C25/0755/14/LL

Vehicle Inspectorate, Lôn Cae Ffynnon, Cibyn Industrial Estate, Caernarfon, Gwynedd, LL55 2BD

Change of use of the former VOSA testing station to form a Timber and Builders Merchants

Attention was drawn to the late observations form.

- a) The Planning Trainee highlighted that this was a full application to change the use of a VOSA MOT testing station, which was a unique use, to a timber and builders' merchants in relation to the applicant's existing site immediately to the rear. The site would operate separately, but by the same company. The site was located within the Cibyn industrial estate which was within the development boundary of Caernarfon and, as defined in the LDP, a 'site protected as a principal employment site' for employment use (B1, B2 and B8) in accordance with Policy PS13 (Providing opportunities for a flourishing economy) and Policy CYF 1 (Safeguarding, allocating and reserving land and units for employment use) of the LPD.

It was explained that Policy PCYFF3 states that proposals, including extensions and alterations to existing buildings and structures, will be permitted provided they conform to a number of criteria including that the proposal complements or enhances the character of the site, the building or the area in terms of siting, appearance, scale, height, massing and elevation treatment; that it respects the context of the site and its place within the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it enhances a safe and integrated transport and communications network; that it limits surface water run-off and flood risk and prevents pollution; that it

achieves an inclusive design that allows access for all and helps to create healthy and vibrant environments taking into account the health and well-being of future users.

It was reported that the current building was significant and prominent within the industrial estate and positioned itself as part of the wider site when viewed from a distance. It was confirmed that the applicant had stated that there was no intention to make external alterations to the building or yard, and therefore there would be no greater impact on the landscape than the existing situation. To this end, the application would meet the objectives of Policy PCYFF 3 within the LDP.

In the context of general and residential amenities, it was noted that the site's nearby residents had been informed about the application, but no response was received. While the site is located within an industrial estate approximately 100 metres from residential houses to the north and the proposal would likely lead to intensive use of the site, it was not considered that it would have a significant negative impact on the amenities of the residents of nearby houses; therefore it complied with the objectives of Policy PCYFF 2 of the LDP.

Reference was made to Welsh Water's comments which confirmed an objection to the proposal on the grounds that there was an intention to plant a tree as part of the biodiversity improvements within the protection zone of pipes crossing the site. It was highlighted that an amended plan that moved the proposed tree away from the pipe protection zone had been submitted in response to the objection. Although a response had not been received from Welsh Water to the second consultation based on the amended plan, it was considered that the proposal was acceptable and that a planning condition could be imposed that protected Welsh Water's pipes and equipment and their protection zones.

It was considered that the proposal complied with the requirements of local and national policies and therefore the officers recommended to approve the application subject to imposing relevant conditions, as well as a confirmation from Welsh Water that they had retracted their objection.

- b) The Chair noted that the Local Member had no observations to offer on the application
- c) It was proposed and seconded to approve the application

RESOLVED:

To approve with conditions

Conditions:

1. **Five years.**
2. **In accordance with plans and documents.**
3. **To restrict use of the site to use class B1, B2, B8 within the proposed Use Classes Order 1987.**
4. **Biodiversity enhancements**
5. **Protect Welsh Water's equipment and pipes and their protection zones**

5.4 APPLICATION NUMBER 5.4 C25/0647/11/LL

Denis Ferranti Meters, Caernarfon Road, Bangor, Gwynedd, LL57 4SP

Change of use of an existing industrial unit (B2 Use Class) into an indoor padel sports centre (D2 Use Class) and associated work

- b) The Senior Planning Officer highlighted that this was an application to convert an existing unit within the former Denis Ferranti factory site in Bangor into an indoor padel play facility. The proposal would change the use of the unit into a padel sports centre, creating 8 padel courts, 2 pickleball courts, a warm-up zone, a reception and toilets, as well as a facility to park bikes. Furthermore, existing parking provision within the site would be specifically allocated and used, earmarking 36 parking spaces to the proposed use. The plan was to open the facility for use between 07:00 and 23:00, every day of the week.

It was explained that the site was described as a warehouse unit located centrally within a wider estate located within the Bangor Sub-regional Centre Development Boundary but outside the City Centre and the defined Main Shopping Area. It was reiterated that the Flood Maps indicated that the site was located in Flood Zone 3 (Rivers and Surface Water) associated with the Afon Adda that runs through a nearby culvert.

It was reported that the entire site was surrounded by a mixture of residential and commercial uses whilst the application site itself was located within an existing unit. As part of the application, specialist information had been submitted which included:

- A Planning Statement (including a Welsh Language Assessment)
- Impact Assessment
- Retail Impact Assessment
- Noise Assessment (as well as an update in response to the Public Protection Service's observations)
- Energy Statement
- Transport Statement
- Green Infrastructure Statement
- Social Impact Statement

The application was submitted to the Committee for a decision as the area of the proposed development was larger than what could be considered by officers under the delegated procedure. A full assessment had been completed of all the relevant matters, including compliance with policies as well as the observations received.

Reference was made to the Public Protection Service's response to the application, which highlighted concern regarding the noise deriving from the site. An acoustic expert had responded on behalf of the applicants, presenting a further explanation to the matters raised by the Service. Despite receiving the additional information, it was reported that Public Protection continued to refer to some concerns regarding aspects of the information presented and the proposal itself. The recent response had been fully assessed, and despite acknowledging the concerns, the existing right of the building's use for industrial purposes within the B2 use class (General Industrial) was considered, and by imposing appropriate conditions, the use of the building as a sports facility would not likely cause additional significant amenity impacts that would cause significant harm to the amenities of neighbours and the local area. As a result, it was not considered that the proposal was contrary to the policy on protecting private and public amenities.

It was considered that the proposal complied with the requirements of local and national policies and the officers recommended to approve the application subject to imposing relevant conditions.

- c) Taking advantage of the right to speak, the applicant's Agent noted the following observations;
- Approving would protect investment in Bangor
 - The building had been empty since 2022
 - The Paddle Court enterprise would create a community hub, including 8 courts
 - There were several sites across the United Kingdom
 - It would create access to a safe area
 - Create jobs, expenditure, a boost for tourism and the local economy
 - The location was suitable – a good network to reach it
 - The enterprise would create a low level of noise – a noise assessment had been completed
- d) Taking advantage of the right to speak, the Local Member commented that there were concerns locally about asbestos in the building, and there was no evidence that an asbestos survey had been completed.

In response, the Assistant Head noted that no information about asbestos had emerged on Planning grounds, but in accordance with the usual asbestos procedure, there would be statutory requirements for the applicant to deal with asbestos beyond the Planning procedure. The Monitoring Officer reiterated that the change of use from B2 to D2 was the requirements of the application and that any development on the site would be monitored under the Building Control arrangements.

- e) It was proposed and seconded to approve the application
- f) During the ensuing discussion, the following comments were noted by a Member:
- The facility was good for the area – welcomed the enterprise
 - Disappointment that there had been no response from Bangor City Council
 - Needed to secure a condition that the company (Social Sport Society) protected the use of the Welsh language

In response to a question whether there were similar nearby enterprises and concern regarding an excess of this type of facility, it was noted that there was no specific information about the provision, but an investment in Bangor was evidence that there was demand for it.

RESOLVED

To approve the application subject to material planning conditions relating to:

- 1. Time**
- 2. Compliance with the plans**
- 3. Permitted use of the unit as a Pickleball / Padel Sports Centre only and not for any other purpose**
- 4. The flood mitigation measures recommended in parts 7.29 – 7.34 of the Planning Statement must be followed.**
- 5. Opening Hours: 07:00 to 23:00 daily**

6. The development approved through this shall be undertaken in accordance with the noise impact assessment, prepared by ES Acoustics – Noise Impact Assessment for a Proposed Padel Tennis and Pickleball Facility S3, Caernarfon Road, Bangor LL57 4SP Report Reference 22236.NIA-RPT.01. Rev A dated, 29 October 2025. Noise should not exceed the anticipated levels in Table 10 of the NIA.
7. Within 3 months of the site becoming operational, a noise survey shall be undertaken by a suitably qualified acoustic adviser, in accordance with the NIA, and a report submitted to the Local Planning Authority and approved by them in writing. The report will provide information about the measured sound emitted from the site on 1.0m of the façade of the residential receptors identified in Maes Berea, Pen y Wern, Cilcoed and Bryn Llwyd. Should it be discovered that the operating noise is higher than the lowest background noise levels, or there are noise levels from the external mechanical equipment with a higher score than the external condition above, a detailed noise mitigation plan should be presented to the Local Planning Authority to be approved in writing. Any mitigation plan will be implemented within 3 months of the date of the written approval in accordance with the approved details, and will be kept in accordance with those details afterwards.
8. Working Hours
9. Details of any external equipment installed on the building must be submitted.
10. A Site Management Plan must be submitted and approved, including a mechanism for dealing with complaints from members of the public.
11. Operate in accordance with the Green Infrastructure Statement.
12. Ensure Welsh / Bilingual signs

Notes

Welsh Water

5.5 APPLICATION NUMBER C25/0428/14/LL Mona, 4 High Street, Caernarfon, Gwynedd, LL55 1RN.

Change of use of offices to 5 residential flats, including a rear extension. Installation of an Air Source Heat Pump and a door to the waste storage

Attention was drawn to the late observations form.

The Planning Manager highlighted that the building was substantial, located on the corner of the high street within the development boundary of Caernarfon Town and the World Heritage Site Conservation Area. There was no intention to change the front or side elevation of the building that are prominent from the high street. It was confirmed that there was sufficient capacity within the Caernarfon indicative supply for this development currently.

It was highlighted that the property was under Cyngor Gwynedd's ownership and the proposed use would form part of the Council's statutory response to the duty of accommodating homeless people. It was emphasised that the plan's target group were low-risk homeless individuals, not complex supported accommodation or some use that would create a high-level impact on the community. It was noted that the units complied with the Welsh Government's standards for affordable units in terms of size, and the

proposed use would address homelessness (without overloading the local housing provision, and would provide affordable units in accordance with the requirements of the planning policy).

Reference was made to a statement received by Cyngor Gwynedd's Housing and Property Department confirming that the property would be earmarked as a "meanwhile" property, offering a stable accommodation for a period of up to two years whilst individuals were waiting for a suitable permanent solution. It was highlighted that a total of 81 individuals were currently located in the Town and no additional plans were currently being considered in Caernarfon. With the proposal being provided as a social property under the Council's management within an Urban Service Centre, it was considered that the proposal would meet the requirements of policy TAI 15 subject to including a condition that the proposal would ensure affordable units in perpetuity.

It was explained that the alteration work would include internal changes and constructing a three-storey extension within the rear yard of the property, therefore it would not impact the building's elevation or character which was prominent to the public or have a detrimental visual impact on the World Heritage Site or the Conservation Area. The work would include installing ground floor windows and first-floor windows for the back bedrooms and it was confirmed that the first-floor windows would be fitted with opaque glass – this could be ensured by imposing a planning condition. It was also noted that a planning condition would be imposed to submit the details and location of the air source heat pump. Consequently, it was considered that the proposal would not have a significant detrimental impact on nearby residents.

In the context of transport and access matters, it was noted that the property was located in the Town centre where there were vehicle parking spaces on the street and within public car parks. In terms of biodiversity matters, reference was made to the improvements proposed and it was reported that the language statement presented noted a neutral to positive impact on the language.

It was considered that the proposal complied with the requirements of local and national policies and the officers recommended approving the application subject to imposing relevant conditions.

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

- That he objected to the application, despite feeling very uncomfortable in doing so
- The intention for changing the property's designation was to provide 'meanwhile' accommodation for homeless people who were waiting for a permanent solution to their housing needs
- That he was very supportive of his electors who were looking for support when facing homelessness – felt the pain and stress they face at difficult times.
- There was a significant problem in terms of lack of social housing in Gwynedd that could lead to homelessness – he would be happy to support most of the Council's plans to address this
- However, the Caernarfon Town Centre ward already provided a lot for the homeless and he was proud of this and took the responsibility seriously
- There were 58 individuals in different emergency locations and accommodation in the Town, as well as 23 individuals in properties leased by the Housing Department; Total 81 individuals

- A property with 5 flats was being rented by Adra to GISDA and he was always supportive of this charity
- Also aware that there was a significant number of private schemes such as HMOs in Caernarfon town centre. There was a close link, albeit a complex one, between the presence of HMOs and homelessness
- There were many schemes underway to provide accommodation – the 'Lle Da' Scheme which would be located in the former Natwest Bank building and the large scheme at the old Crown Office (40 residential units) – supportive of the plans despite a local objection
- Supportive of this type of development in principle, but was taking this point of view because he was concerned that there were too many of the same types of properties addressing homelessness located in a town that was small in size, but high in population
- Concern about an increase in lawbreaking and antisocial problems
- Should it be an option to sell these as flats, or rent them with permanent terms / social housing, then he would be very supportive of that

c) It was proposed and seconded to defer the application

Reason: there was a need for further evidence and information of the demand, to ensure the requirements of policy TAI 8.

- ch) During the ensuing discussion, the following observations were made by Members:
- There was a need for better understanding of the demand to ensure that the flats accommodated the right people – required definitive evidence
 - Good use of old offices, but was homelessness the best use?
 - The Plan was part of the Council's Housing Plan associated with a grant (which would be lost should it not be used)
 - Why had the Local Member not been consulted beforehand?
 - Housing homeless people would be a saving – avoiding the use of emergency accommodation

In response to observations regarding proving the need, attention was drawn to the late observations form which noted that there was a huge demand for this type of property, as a significant number of people have been waiting in unsuitable emergency accommodation for years before being able to move to a suitable, more stable property. It was reiterated that the data proved this, with 81 individuals in different emergency locations and accommodation within the town, and the aim of the proposal was to address the statutory duty of accommodating homeless people.

It was noted that Caernarfon was identified as an Urban Service Centre and was therefore a settlement that addressed the need of the County in its entirety. It was therefore considered that there was no doubt about the need, but from a Planning perspective, there was an intention to impose an affordable condition to ensure that the scheme could evolve into affordable accommodation in the future. It was highlighted that the type of accommodation was relatively new and a step towards not placing people in emergency accommodation that was not fit for purpose. The Council's intention was to move away from this. Despite accepting that there were other schemes in the Town for homeless people, applications had not been presented.

In response to observations about the grant and financial savings, the Monitoring Officer noted that financial implications were not relevant to the planning procedure and it was land use that was being considered, and not the use of grant.

RESOLVED: To defer

Reason: Request further information and evidence of the need, to meet policy TAI 8 requirements

**5.6 Application Number C25/0462/02/LL
Land Near Pandy, Corris, SY20 9RJ**

Farm diversification scheme for the siting of 4 mobile holiday accommodation units on the land together with one portable unit as a facility for showers and toilets

- a) The Professional Trainee highlighted that an application on this site to change the use of land and develop a new holiday accommodation in the form of 5 permanent glamping pods, had been refused by the Committee at the May 2025 meeting. This application was to change the use of land and develop a new holiday accommodation in the form of 4 mobile holiday accommodation units, as well as 1 portable unit for a shower and toilet facility, associated parking, alterations to the access, drainage and landscaping.

It was explained that the site was located in the countryside and within a Special Landscape Area. With the site's topography slanting down from the road towards Afon Dulas, the units would be located on the slope above the river.

Attention was drawn to policy TWR 5 which noted that consideration could be given to permitting applications for temporary alternative camping accommodation as long as the proposal complied with the relevant criteria.

- That the proposed development is of high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where touring units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape;

The applicant intended to position the holiday units on the slope between the river and to the south of the existing track. Given the nature of the units, with a green roof of plants, timber-clad walls, and their location amongst trees / hedges and an existing field, where the land slopes down towards the river, it was considered that the proposal was of a type that could assimilate into the landscape and would not stand out clearly from nearby viewpoints. It was likely that the proposal would be seen from higher grounds further afield from the site, but it was not considered that it would prominently stand out in the landscape making the proposal an obtrusive development in the landscape.

- Avoids too many hard standing areas;

The proposal would involve installing 4 units on the site measuring approximately 0.56 hectare and more than 10 metres between each unit, which was considered a low density for the site. There was an intention to create permeable hard areas

opposite the holiday units and 4 permeable new parking spaces; the proposal managed to avoid too many hard standing areas

- Its physical connection with the ground is limited and it can be removed from the site during the closed season;

The holiday accommodation units are portable units as well as the toilets and showers unit, therefore any physical contact with the ground would be minimal. A Storage Plan had been submitted with the application that confirmed the off-site storage arrangements for the units out of season.

- Any associated facilities, if possible, should be located in an existing building or as an extension to existing facilities. If there are no suitable buildings available, the need for additional facilities must be shown clearly, and they must be proportional to the scale of the development;

It was believed that the need for one mobile unit for shower and toilet facilities had been established, and adding the showers and toilets unit to the holiday units would be proportional with the scale of the development, considering its location and setting within the landscape.

- That the site is close to the main roads network and that adequate access can be provided without significantly harming the landscape characteristics and features;

It was explained that access to the site was from a third-class road, situated to the north of the site; the site was close to the main roads network and following the alterations to widen the entrance and re-plant the hedge, the access was considered sufficient and did not significantly harm the features and character of the landscape.

- The development's occupancy is restricted to holiday use only;

The proposal relates to installing mobile holiday units. Conditions can be imposed to ensure that the development's occupancy is restricted to holiday use only.

- That the site is used for touring purposes only and that any units are removed from the site during periods when not in use.

It was reported that the applicant's intention was to move the units out of the holiday season for storage on another site when they are not in use. It was elaborated that a condition can be imposed on any permission so that the units are removed from the site outside the operational period.

It was considered that the proposal was acceptable on the grounds of location, setting, scale and its impact on visual amenities in the local area and to this end, it is acceptable, subject to imposing appropriate conditions, and complies with all the requirements of Policy TWR 5 of the LDP.

In the context of general and residential amenities, it was noted that the nearest dwelling-house to the site (Pandy) was located at the end of the track which would be used by the users of the proposed holiday units and more or less abutted the application site's southern boundary. Currently, this dwelling house is surrounded by agricultural fields and the river

and is in a relatively private and quiet location. Observations received from the objectors were acknowledged.

A new alternative camping site in this location would have the potential to cause an unacceptable impact on Pandy due to increased activity, noise and disturbance by visitors. It was expressed that the nature of holiday use involved different movements to permanent residential units, with visitors more likely to keep different hours to permanent neighbouring residents, with early morning and late-night activity, as well as use during daytime hours. As a result of the changes, with a substantial planting and landscaping plan to create a screen and a green zone to mitigate noise and lighting, the Management Plan to control activity on the site and the seasonal use of the site, it was considered that there would not be a significant detrimental impact; the proposal was acceptable in terms of criterion 7 of Policy PCYFF 2 of the LDP.

It was confirmed that highways, biodiversity, archaeological, sustainability, flooding, drainage and linguistic matters had been fully addressed. It was considered that the proposal complied with the requirements of local and national policies and the officers recommended approving the application subject to imposing relevant conditions.

- b) Taking advantage of the right to speak, the applicant made the following observations;
 - This was a small farm – had been in the same family for three generations
 - Thanked the Members' support for their observations at the May 2025 meeting
 - Following the observations, and after receiving guidance, the development had been adapted as a mobile holiday accommodation application and complied with local policies
 - As a young Welsh family, they intended to stay in Corris and bring up a family
 - There were limited opportunities in the area
 - The enterprise would support the local economy
 - The application was fully supported – no objections
- c) Taking advantage of the right to speak, the Local Member made the following observations:
 - Supported the application – admired young people who wanted to develop a business in the area
 - A substantial investment had been made
 - A full consultation had not been held when establishing the Special Landscape Area (SLA) – this raised concern about the impact of future developments. Corris was an industrial area
 - There was a need for this type of development locally
 - It would be a boost to improve tourism
 - The Community Council supported the application
 - No further reason to object
- d) It was proposed and seconded to approve the application
- e) During the ensuing discussion, the following observations were made by Members:
 - Farmers were under pressure to diversify
 - The SLA's intention was to prevent large applications at the National Park boundary – this was a very small development
 - A piece of agricultural land far from the farm's occupancy – a good use for the development

- Welcomed the alterations to the plan which now complied with relevant policies
- A nice, unobtrusive, accessible location with a footpath nearby
- The Community Council unanimously supported the application – there was a real need for holiday accommodation in the area – brought benefit to the local economy
- It would allow the family to stay in the area

RESOLVED

To approve subject to conditions

1. **Five years.**
2. **In accordance with the revised plans and specialist reports.**
3. **Restrict the numbers to 4 touring units and 1 portable unit for use as a toilet block**
4. **Holiday season / siting**
5. **Restrict the units for holiday use.**
6. **No portable units to be stored on the site outside the season**
7. **Complete the access in accordance with the plans**
8. **No structure of more than 1m may be placed within the visibility splay.**
9. **Pollution prevention plan that includes measures to avoid run-off from soil during the construction work.**
10. **No tree felling, hedge cutting or clearing of vegetation within the nesting season.**
11. **Agree lighting management.**
12. **Method Plan for translocating hedges and crawiau (slate fences).**
13. **Soft and hard landscaping to include details of the permeable hard standing**
14. **Landscape maintenance**
15. **Site Management Plan**
16. **Welsh name**
17. **Welsh language advertisements**
18. **Install opaque glass in the first-floor windows in the proposed rear extension.**

Notes

Licensing

SUDS – Sustainable drainage

Natural Resources Wales, Welsh Water letters

The meeting commenced at 13:00 and concluded at 14:45

CHAIR