

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C25/0824/37/LL

Date Registered: 03/12/2025

Application Type: Full

Community: Trefor and Llanaelhaearn

Ward: Yr Eifl

Proposal: Full application to build 15 affordable homes with associated developments including creation of a new vehicular access and estate road, landscaping and creation of a sustainable surface water drainage area.

Location: Land adjacent to Llys yr Eifl, Trefor, LL54 5BJ

Summary of the Recommendation: To approve subject to the completion of a Section 106 agreement or a unilateral agreement for the open spaces contribution.

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 This is a full application to construct 15 affordable homes on an exception site in the village of Trefor with associated developments including the creation of a vehicular access, estate road, landscaping and the creation of a sustainable surface water drainage area.
- 1.2 For clarity, further details regarding the application as submitted are as follows:
- Creation of a vehicular access with an access road extending into the site with parking spaces to the front and rear of the houses. In addition, a footpath with a direct pedestrian link opening from the estate to the existing pavement along the parallel public road.
 - The construction of 15 houses which would be a mix of semi-detached two-storey houses, single-storey houses and one detached two-storey house with gardens and/or parking spaces to the front and rear gardens with some side gardens.
 - Create a central green amenity area that would also include a sustainable drainage area.
- 1.3 In terms of the details of the houses, which are all affordable housing, the following is noted:
- Four 2-bedroom bungalows with an internal floor area of 58m²
 - Four 2-bedroom two storey houses with an internal floor area of 83m²
 - Five 3-bedroom two storey houses with an internal floor area of 93m²
 - One 4-bedroom two-storey house with an internal floor area of 114m²
 - One 6-bedroom house with an internal floor area of 208m²
 - They are to be finished externally with a mixture of render, stone and cement cladding on the walls and a natural slate roof.
- 1.4 According to information received with the application, the scheme intends to provide neutral tenure which means that the applicant would provide 100% affordable units but with the tenure not specifically noted. Grŵp Cynefin's intention as an owner would be to provide a mix of fully affordable housing which would be a mix of tenure such as social rented housing, intermediate affordable rental housing, part ownership, etc. as highlighted would then allow flexibility according to the circumstances of the needs should that change, e.g. an occupier moving from a rental house to a part ownership house. It is claimed that this would be reasonable and suitable by ensuring that Grŵp Cynefin has the flexibility for the exact mix of tenure within the plan by being able to respond to the community's specific needs as it changes to ensure the long-term affordability of the houses.
- 1.5 The site of the proposed development is currently open agricultural land with surrounding boundaries of mainly natural hedgerows. There is residential housing within a relatively new small estate parallel to the site in a westerly direction with a class 3 public road running along the northern boundary of the site and residential houses scattered on the other side of the road in a north and northwest direction. The elevations of the area's houses are a mix of design, form, and various finishes.
- 1.6 The entire site is outside the current development boundary of the village of Trefor and is therefore in open countryside. Part of the western boundary of the proposed site touches the existing development boundary as highlighted within the Local Development Plan. As already stated, the class 3 public road is situated parallel to the northern boundary and what would be the front of the site with existing agricultural access into the fields. The site is entirely within the Llŷn AONB and the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest designations.
- 1.7 As part of the application, the following information was submitted:
- Design and Access Statement
 - Construction Environmental Management Plan
 - Language Impact Assessment

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- Preliminary Ecological Evaluation
- Drainage Strategy
- Green Infrastructure Statement
- Construction Transport Management Plan
- Housing Needs Survey
- Housing Needs and Affordable Housing Statement
- Landscape Visual Evaluation
- Lighting Report
- Planning Statement
- Transport Statement
- Trees Assessment
- A Pre-application Consultation Report (PAC Report)
- Landscape and Ecology Management Plan
- Heritage Impact Assessment
- Archaeological Evaluation
- Project Design for Archaeological Evaluation

1.8 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the development that is the subject of this application is defined as a "major development" due to the number of units proposed. In line with the appropriate procedure, a Pre-application Consultation Report was received as part of the application. The report shows that the developer advertised the proposal to the public and statutory consultees prior to submitting a formal planning application. The report includes copies of the responses received at the time.

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.

2.2 The Well-being of Future Generations (Wales) Act 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

PS 1: The Welsh Language and Culture

ISA 1: Infrastructure provision

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable development

PS 6: Alleviating and adapting to the effects of climate change

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 16: Housing Provision

PS 17: Settlement strategy

TAI 4: Housing in local, rural and coastal villages

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

TAI 8: An appropriate mix of housing
 PS 18: Affordable housing
 TAI 16: Exception sites
 PS 19: Conserving and where appropriate enhancing the natural environment
 AMG 1: Areas of Outstanding Natural Beauty management plans
 AMG 5: Local biodiversity conservation
 PS 20: Preserving and where appropriate enhancing heritage assets
 AT 1: Conservation areas, world heritage sites and Scheduled Historic Landscapes, Parks and Gardens
 AT 4: Protection of non-designated archaeological sites and their setting

Supplementary Planning Guidance (SPG):

SPG: Maintaining and Creating Distinctive and Sustainable Communities
 SPG: Housing Mix
 SPG: Affordable housing
 SPG: Landscape character
 SPG: Planning Obligations
 SPG: Building New Houses in the Countryside

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note (TAN) 2: Planning and affordable housing
 TAN 5: Planning and Nature Conservation
 TAN 6: Planning for sustainable rural communities
 TAN 12: Design
 TAN 18: Transport
 TAN 20: Planning and the Welsh Language
 TAN 24: The historic environment

3. Relevant Planning History:

3.1 There does not appear to be any planning history relating to this particular plot of land.

4. Consultations:

Community/Town Council: Trefor and Llanaelhaearn Community Council wish to unanimously declare that it has no objection to this application per se, but that this is conditional. These are the two conditions along with a strong suggestion at the end on how to proceed with the plan.

1. We understand that the Welsh Language Commissioner has received a legal opinion which states unequivocally that it would not be illegal to make 'able to speak Welsh' a condition for the letting of social housing. We also understand that the Commissioner has asked Cyngor Gwynedd, along with the Housing Associations operating within the county, to consider this vital issue seriously and come to a decision on it. We as a Community Council have sent a letter to the Chief Executive of Cyngor Gwynedd, Dafydd Gibbard, along with a copy to the Leader of the Council, Councillor Nia Wyn Jeffreys, asking what the situation is by now. Has this been discussed?

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

2. In addition, we wish to send you an earnest request that, in relation to this proposed development, you implement a Local Lettings Policy rather than the Common Housing Allocation Policy. Please allow me to remind you of the most relevant sections of the document 'Gwynedd Common Housing Letting Policy 2019' (page 28)

Local letting policies

'4.28: Section 167 (2E) of the 1996 Act enables housing authorities to allocate certain accommodation to people of a particular description, whether or not they fall within reasonable priority categories. Such a policy is known as a 'local lettings policy'.

4.29: Local Letting Policies work by including criteria in addition to those in the main lettings policy that will be considered when letting a property in a particular estate or community. Local Letting Policies are used to achieve a wide range of housing management and other housing policy objectives and are usually developed where there is a desire to change the balance of a community or to achieve a balanced community at the time when new development is being let.

4.30: Each of the housing association partners will be able to introduce Local Letting Policies in areas of their stock and those policies will be approved by the relevant Housing Association Board.

4.31: Every Local Letting Policy submitted will be published. It will be monitored for effectiveness and reviewed regularly so that it can be amended or revoked when not relevant or not needed.'

In conclusion. It's fair to say that Cyngor Gwynedd is often proud to announce, if not to boast at times, that it is a progressive Council that leads the rest of Wales on the issue of the Welsh language. It is our duty to recognise that there is a great deal of truth in that and thank you for your efforts. Therefore, in this case, this is a golden opportunity to be truly progressive and innovative by being the first planning authority in Wales to venture to impose a language condition on a new social housing estate, in the heartland of the Welsh language. It would be a credit and a precedent for the Council itself and an enlightened and long-awaited lead for the rest of Wales. By now colleagues, you have the legitimate right, and this has been confirmed by an expert. This can give a decisive and solid start to the preservation of the soul of our nation and the few remaining fragile areas. We beg for your willingness to do so and to show our people that Cyngor Gwynedd's mission for our language is genuine, sincere and uncompromising.

And the way forward? Under the circumstances, we feel that the appropriate step to be taken, at this time, is to defer a decision on this application until there is a definite outcome to the discussion regarding what has been submitted by the Language Commissioner to Cyngor Gwynedd and the Housing Associations. It's too important an opportunity to miss and it's high time for us to step forward confidently. It is an opportunity to make 'Gwynedd's robustness' a true resilience.

Trefor and Llanaelhaearn Community Council is unanimous in the

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

view that it will have no objection to the application if the conditions set out are given due regard and support.

Transportation Unit:

Impact on the Highway Network

The road linking the proposed development is a good link to the A499. The road speed limit is 20mph and there is no record of any accidents during the past five years. We welcome the plans by the applicant to extend the 20mph speed limit further east, install access road markings and speed bumps. A TRICS analysis was submitted by the applicant which confirms traffic flow would be low and is unlikely to create an additional burden on the road network.

Access to the site

The visibility splay addresses the requirements of TAN 18 in all directions. Vegetation can be seen on the plans which may obstruct essential visibility, so it will be necessary to ensure that the access is constructed in a way that keeps the visibility splay clear of any obstruction, including vegetation.

Parking

The number of parking spaces per unit is in accordance with the Parking Guidance for Wales 2014.

Pedestrian Links with the Village Centre

The plans include the provision of a 2m wide footpath within the development, the introduction of an uncontrolled pedestrian crossing along with a 2m wide westbound footpath to connect to the existing pedestrian network.

Public transport

A bus stop is located very close to the development which offers a regular service to various significant areas.

Conclusion

As a result, we believe that the proposed development will not have a significant impact on the road network. In addition, as part of the road changes agreement some aspects of the development will need to be agreed with the Highways Authority. That is, the exact location for the proposed crossing along with ensuring that the street lighting provision on the highway is in line with national speed limit guidelines. Therefore, I would like to confirm that the transport unit has no reason to refuse the planning application. I ask that any permissions given include standard conditions.

Natural Resources Wales:

We have concerns about the application as submitted as insufficient information has been provided to support the proposal. To overcome these concerns, you should seek more information from the applicant regarding the landscape. If this information is not provided, we will oppose this planning application.

We also advise that, based on the information submitted to date, a condition setting out the approved plans and documents should be included on the notice of decision. Without the inclusion of this document, we would object to this planning application.

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Observation

In response to the concerns highlighted, the applicant has commissioned a specialist company to produce a revised Landscape and Visual Appraisal which would respond to the specific issues raised in Natural Resources Wales' comments. The document has not been received at the time of writing this report, but it is believed that it will be possible to report on this and any further response received from Natural Resources Wales at the committee.

Welsh Water:

Foul water - the proposed development site is within a public sewerage system area that flows into the north Trefor treatment works. The impact of the additional flow from the proposed development was considered and it was concluded that it was possible to be received within the public sewerage system.

Water Supply – adequate capacity is available within the water supply system for the development.

In addition, a water main crosses the site but given the plans it appears that the development would be located outside the protected zone for this pipeline and therefore the proposal is acceptable in principle.

Standard advice is given regarding other issues including drainage and suds systems.

Public Protection Unit:

Standard advice regarding issues relating to Building Noise, Internal Noise and Air Source Heat Pumps.

Land Drainage Unit:

A SAB application has been submitted for this development; however, it has currently been deferred as Standard 1 (surface water area) has not been satisfactorily resolved. Therefore, we are issuing a provisional objection to the planning application until the concerns raised about compliance with Standard 1 have been resolved.

Further observations

We have now moved forward with the SuDS application. The applicant has now received approval from the Highways Authority to run a surface water system along the Highway, into the culverted watercourse. As such, we are satisfied that standard 1 has been achieved. There are still minor points unresolved on the SuDS application, however, we do not offer any objection to the planning application.

Biodiversity Unit:

The tree and ecological reports have been produced to a good standard.

Both reports identify important habitat features along the western boundary including trees, hedgerows and 'cloddiau'. The setting of the proposed site threatens these habitats. A 5m buffer area along the border needs to be included.

Planned improvements include planting trees and hedgerows, a reptile area, bird and bee boxes. These are appropriate measures; however some types of trees should be amended to be planted to

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

include more native species.

Re-consultation

A revised site plan was received in response to the above comment. In response, the biodiversity officer confirmed that this was a positive change but that concerns remained about the impact of the number 5 house on the site on trees to be preserved.

Language Unit:

This is a comprehensive linguistic assessment, which analyses the history of developments in neighbouring areas, as well as a linguistic analysis of the area.

The authors have also outlined the demand locally, including Housing Options and Tai Teg Team statistics for the application area and surrounding communities.

As this is a development for affordable homes, they are likely to appeal to Welsh speakers in the area.

We are weighing up the conclusions against the 'negative', 'neutral' and 'positive' terms. Conclusions should not be presented as 'semi-positive', or 'substantial' or 'fairly positive' or similar.

Fire Service:

The Fire Authority has no observations regarding the access for Fire vehicles and water supply.

ScottishPower:

Not received

Archaeological Service:

The evaluation carried out in November 2025 reveals that there is limited evidence of surviving archaeological features, remains or deposits. Apart from a post-medieval field boundary and a small number of finds from the same period, no significant remains have been found. The full archaeological potential of the site is therefore considered low and further mitigation would be unlikely to reveal additional information.

AONB Unit:

Not received

Health Authority:

Not received

Education Department:

Considering the capacity and number of learners at the relevant primary and secondary schools, it is seen that there is current capacity in the local schools.

Housing Strategic Unit:

Information about need:

The following indicates the number of applicants who wish to live in the area: -

6 options on the Tai Teg register for intermediate properties;
48 applicants from the common housing waiting register for social property.

Information on the type of need:

The following shows the number of bedrooms that the applicants wish to have: (Tai Teg)

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number of bedrooms Required as % purchase rent

1 bed	0%
2 beds	50%
3 beds	50%
4+ beds	0%

Number of bedrooms (Housing Options Team)

Number of bedrooms Required as %

1 bed	39%
2 beds	38%
3 beds	13%
4 beds	8%
5 beds	1%

Suitability of the Plan:

Based on the above information it seems that the Plan addresses the need in the area. The plan has been included within the programme to receive a Social Housing Grant from the Welsh Government. These schemes contribute directly to the aim of the Cyngor Gwynedd's Housing Action Plan to provide more housing to satisfy the current high demand that exists in the county.

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Public Consultation:

Notices were posted at the site and scattered within the local area and nearby residents were notified. The advertising period has expired, and letters / correspondence were received objecting on the following grounds:

- Sustainable flooding/drainage risk
- Traffic safety and highway hazard
- Housing needs and their allocation
- Design standards
- Lack of compliance with local and national policies including TAN 15
- Development incompatible with the current pattern and character of the village
- Detrimental effect on visual amenities
- Plenty of 2-bed houses and empty houses already/ disproportionate number of two-bedroom units
- Lack of local demand for so many houses
- Village life will be disrupted causing a major change in the composition of the population and the Welsh language will suffer
- The site is outside the development boundary of the village, and this is a dangerous precedent
- Inappropriate housing mix in a rural setting
- Conflict with local needs and community sustainability
- Impact on the Welsh language and community cohesion
- Inappropriate Development in an Area of Outstanding Natural Beauty
- The nearby river overflows
- Demand for housing for sale to local people would be beneficial not just to anyone with a connection to Gwynedd
- Impact on Residential Amenity/fundamental change of environment, bringing noise, activity and disturbance.
- Health and Well-being
- Pressure on Local School Capacity
- Infrastructure and Environment/local services such as GPs and public transport already under pressure
- The Strength of Local Feeling
- Lack of attention to sensitive archaeological sites/archaeological remains found in field
- Loss of green land contributing to biodiversity and natural drainage affecting local natural habitats
- No economic advantage locally

5. Assessment of the relevant planning considerations:

The principle of the development

- 5.1 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. It also states that “*outside the development boundaries, proposals will be refused unless they are in accordance with specific policies in this Plan or national planning policies or that the proposal shows that its location in the countryside is essential*”.

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

- 5.2 In this case, the application has been submitted for residential development on an exception site and therefore policies PS 17 and TAI 16 are primarily considered in such cases.
- 5.3 The village of Trefor is defined as a rural/coastal village in the LDP with approximately 300 houses and a few facilities within the current development boundary. According to the latest information received from the Planning Policy Unit, the indicative supply level of housing for Trefor over the Plan's period is 13 units (which includes a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account possible unforeseen circumstances that could influence the provision of housing, e.g. land ownership issues, infrastructure restrictions, etc.). It is said that in the period between 2011 to 2025, a total of 10 units were completed in Trefor all at windfall sites. The windfall land bank, i.e. sites with extant planning permission, in April 2025 was 3 units. This means that there is no capacity within Trefor's indicative supply for a development of this scale and therefore a justification is needed for the proposal.
- 5.4 Policy TAI 4 applies to locations within the development boundary but in this case, the boundaries of the proposal only partially touch the boundary and therefore must be regarded as an exception site outside the development boundary and the relevant policy in this case would therefore be policy TAI 16 which states:
- "Where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted. Proposals must be for a small-scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to suitable previously developed land".*
- 5.5 Evidence was submitted in the form of a Housing Needs and Affordable Housing Statement as well as a Housing Needs Survey prepared by the Rural Housing Facilitator. This information, as well as chapter 5.3 in the Planning Statement is the justification for the need for these 15 houses. The information submitted refers to a need highlighted on the Social Housing and Tai Teg Register in Trefor as well as Llithfaen, Llanaelhaearn and Clynnog Fawr as villages with a development boundary located within 6km to the village of Trefor. It is therefore believed that the situation in terms of the level of growth in these settlements also needs to be considered. These are as follows:
- Llithfaen – Indicative supply = 9; Completed housing units (2011-25) = 7; Land bank = 1; Remaining shortfall = 1
 - Llanaelhaearn - Indicative supply = 15; Housing units completed (2011-25) = 2; Land bank = 2; Remaining shortfall= 11
 - Clynnog Fawr - Indicative supply = 10; Housing units completed (2011-25) = 6; Land bank = 0; Remaining shortfall = 4
- 5.6 Policy TAI 8 promotes proposals that contribute to improving housing balance and meeting needs identified in the whole community. It is therefore necessary to consider if the mix of units and tenure proposed here is suitable to promote a sustainable mixed community. It is important to consider the inclusion of the 'Housing Mix' SPG when establishing whether what is proposed is suitable, and it is noted that the guidance expects all applicants submitting a planning application for a Use Class C3 housing development consisting of 5 or more housing units to submit a Housing Statement in support of their planning application. As noted, a Housing Needs and Affordable Housing Statement has been submitted, although some local residents refer to a sufficient number of 2-bedroom houses already in Trefor, the evidence to hand confirms that the proposal compares well with the need highlighted in the combined register.
- 5.7 The Plan's List of Glossary Terms defines Local Need Affordable housing within or on exception Local Rural/Coastal sites as; "... people in need of an affordable house who have resided within the

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Village or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past..."

Paragraph 8.1.3 of the Affordable Housing SPG provides a definition of the 'surrounding rural area' for applications in the Local, Rural / Coastal Villages namely:

"surrounding rural area', which is a distance of 6km from the site of the application 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 is known that the Social Housing Register contains a 5-year local connection confirmation, but it is not entirely clear what the length of the local connection is for those currently on the Tai Teg register, and confirmation on this matter is awaited.

5.8 The information submitted as part of the application includes figures of need for the following villages, having considered any development opportunities and existing consents or applications for affordable units. These figures are subject to confirmation that a local connection exists.

- Trefor: Combined Need 19
- Llanaelhaearn: Combined Need 12
- Llithfaen: Combined Need 11
- Clynnog Fawr: Combined Need 7

This information shows a combined need for all the villages as 49. As noted above, exemption sites normally provide a need for the village itself, along with the 6km surrounding rural area and excluding villages with development boundaries within this area, but in this case the information submitted shows that the listed villages (which are within the 6km area) are unable to meet their requirement for affordable units. To this end, and further to receiving confirmation of the local connection, this proposal is therefore an opportunity to satisfy a proven need for affordable units through this site, and it is considered that sufficient information has been received to include the need of all villages listed in the development.

5.9 The proposal will provide a neutral tenure scheme which means that it could offer a different mix of tenures (social rented housing, intermediate affordable rental housing, part ownership) to be able to meet a wide range of need at the time and allow households to move from renting to ownership as their circumstances change.

5.10 It is therefore considered that the application provides sufficient information as to the justification of the mix and type of housing provided and how the proposal will meet the needs of the local community. This is echoed in the response received to the consultation from the Strategic Housing Unit which confirms that the Plan addresses a need in the area.

5.11 The need for evidence is essential to carry out a full assessment and is a fundamental requirement with this type of application and therefore to this end the proposal for housing where there is an affordable local need has been tested on a site which is located outside but touches the development boundary for Trefor. The proposal is in full compliance with the requirements of policies TAI 8, TAI 15 and TAI 16 of the Local Plan as well as the relevant advice given within the Supplementary Planning Guidance and national guidance within Planning Policy Wales and Technical Advice Notes.

Visual amenities

5.12 Existing nearby houses are a mix of two-storey, single-storey, dormer buildings, etc. However, the setting of the proposed houses would be within an existing open field with six of the houses away from the existing built pattern and therefore likely to stand out by changing the visual appearance of the site. Criterion 1 of policy PCYFF 3 notes that proposals will only be granted if ... "...they

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

complement and enhance the character and appearance of the site, the building or the area in terms of siting, appearance, scale, height, massing and elevation treatment".

In the same manner, paragraph 7.8.3 of the SPG: Affordable Housing states that: *"The exception site needs to be immediately adjacent to the development boundary and form a reasonable extension to the settlement. "Immediately adjacent" means that the proposed exception site should be linked to the development boundary in the vicinity of the site. In relation to whether or not the proposal would be considered as a reasonable extension to the settlement, regard will be given to whether the proposal is a rounding off of the built form or whether it would form an unacceptable intrusion into the open countryside. The impact of the proposed site on the landscape will be an important consideration in judging its suitability".*

- 5.13 The site would be fully visible within the AONB and from points beyond the site due to the open nature of the land from the application site in a predominantly south and easterly direction. Concerns were highlighted by NRW regarding the application as submitted from the point of view of a lack of information. Further information has been requested from the applicant regarding the landscape and as written in this report, a revised Landscape and Visual Evaluation is being prepared. This is thought to be primarily organisational concerns, that is, that the original evaluation submitted does not include a more thorough assessment in terms of additional aspects. It is not believed to be a complete objection to the proposal in terms of the physical impact of the development on the surrounding area. The proposal sets out landscaping measures and boundary treatments that would make the visual impact one that could be coped with and reduced through appropriate measures as proposed.
- 5.14 The proposed design and finishes reflect the type of elevations generally seen within the local area namely the use of render, stone and timber cladding and slate roofs. A relatively recent residential development can be seen parallel to the site, which is the residential estate of Llys yr Eifl, featuring mixed exterior finishes consisting of pebble-dashed walls and render. It is therefore not believed that a new residential development such as this, although clearly greater in density than other residential developments already built nearby, would be out of character within the built context of the local area. It is therefore considered that the proposal is acceptable on the basis of compliance with the relevant requirements of policies PS 5, PCYFF 3 and TAI 16.

General and residential amenities

- 5.15 It is inevitable that there would be an increased impact on the general amenities of the local area and nearby residents compared to the existing situation, as the site is currently open agricultural land.
- 5.16 The boundaries of the four nearest houses to be erected near the western boundary flank have a strip of land believed to be a right of way to nearby agricultural lands. The houses nearest to Llys yr Eifl estate are adjacent to this strip of land and therefore it is believed that there is sufficient space between the existing houses and the four new bungalows to be erected on plots 1-4. Due to their form and height combined with proposed landscaping, the impact of over-looking would be very low as a result while the presence of a right of way between the two boundaries would create a sort of 'buffer' between the two sites. It is recognised that some disruption is unavoidable given the current agricultural use of the land and its proposed residential use, but it is considered that an attempt has been made to design and set the proposed housing so that the immediate impact is minimised and therefore the proposal is not considered unacceptable on the basis of all the relevant requirements of policy PCYFF 2.

Consideration of the Welsh language

- 5.17 Criterion (2) of Policy PS 1 states that a Welsh Language Impact Assessment will be required with a proposed development on an unexpected windfall site for large-scale housing development. The

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

fact that this is an exception site outside the development boundary therefore means it is an unexpected windfall site. A definition of major development is set out in Diagram 7 in the SPG 'Sustaining and Creating Distinctive and Sustainable Communities' of five or more units in a Rural/Coastal Village such as Trefor.

- 5.18 It is noted that a Community and Linguistic Impact Assessment has been submitted with the application. In their response to the consultation, the Language Unit confirmed that the language assessment was comprehensive and analysed the history of developments in neighbouring areas, as well as a linguistic analysis of the area. It outlines local demand, including Housing Options and Tai Teg Team statistics for the application area and surrounding communities. It notes that since this is a development for affordable homes, they are likely to appeal to Welsh speakers in the area. It is therefore believed that on the basis that these considerations as well as the high percentage of Welsh speakers in the community, sufficient evidence has been presented to support the view of a small positive impact. Consequently, the proposal is not considered to be contrary to the material requirements of policy PS 1.
- 5.19 For clarity, from the point of view of material Planning considerations, detailed consideration will be given to the likely impact of any relevant application on the Language, but a planning condition restricting housing to Welsh speakers only would not be lawful. Cyngor Gwynedd's Common Housing Allocation Policy was recently discussed with the Language Commissioner, and she considers that the policy is entirely appropriate. It was established in accordance with the legislation and guidance set out by the Minister namely the Housing Act 1996 and the Welsh Government's Code of Guidance for Local Authorities. The Minister notes that the Code of Guidance is currently being updated and the Council will revisit the Policy in light of the new Code when it is published.

Transport and access matters

- 5.20 A response has been received from the Transport Unit, and it is seen that there is no objection to the proposal subject to the inclusion of standard conditions. Access along with details of the estate's road and parking spaces are part of the proposal and therefore the form and location of these elements are considered in relation to the relevant requirements of policies TRA 2 and TRA 4. Parking spaces are proposed on the site for individual plots. Therefore, it is considered that the proposal is acceptable in terms of the current parking requirements and is in accordance with policy TRA 2. The proposed entrance appears standard for serving such a site and is located on a section of the road within the 20-mph zone with relatively clear visibility in both directions. To avoid any obstruction from having an impact on visibility, it is proposed to include a condition to prevent planting or installing obstacles within the entrance visibility splay. It is therefore deemed that the entrance would be acceptable and in accordance with the relevant requirements of policy TRA 4.
- 5.21 It is also noted that direct pedestrian access from the estate to the existing pavement on the side of the vehicular road which would ensure pedestrian access and provide a connection for the residents of the new development. It is recognised that concerns have been highlighted regarding the impact of the development on the public road and vehicular and pedestrian movements, however, it is believed that what has been shown is acceptable and is supported by the Transportation Unit, in accordance with the current requirements in terms of the standard and the technical requirements of such developments.

Biodiversity matters

- 5.22 It can be seen from the Biodiversity Unit's initial comments that some issues have been raised in relation to the proposal in its original form regarding issues relating to biodiversity and ecology. Nevertheless, they confirm that the tree and ecological assessments have been carried out to a good standard. The existing land is agricultural grazing land and therefore such land would be of low

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

value in terms of biodiversity. However, it is on the outskirts of the built-up form of the village with open lands flanking to the south and east.

- 5.22 Improvements in the form of landscaping through the planting of appropriate species within the finished site as well as the planting of hedges on the boundaries of the site are proposed. It is also seen that habitats for reptiles, amphibians and various other species would be created and scattered within the site. Finally, bird boxes would be provided, access for hedgehogs and improvements by infilling hedges to retain them on the site. It is therefore deemed that the proposal is acceptable and in accordance with the requirements of policies PS 19 and AMG 5.
- 5.23 In line with recent legislative changes to Planning Policy Wales (PPW) and the need to submit a Green Infrastructure Statement, a statement has been submitted that satisfies the PPW and is acceptable in terms of this particular aspect.

Educational Contribution

- 5.24 The Education Department has been consulted on the proposal and confirmation has been received that capacity is available at Ysgol Gynradd yr Eifl and Ysgol Uwchradd Glan y Môr. Specifically:
- Ysgol Yr Eifl: Capacity 55 – Total present – 34 (September 25) – Projected numbers – September 2026 – 32; September 2027 – 32; September 2028 – 28.
 - Ysgol Uwchradd Glan y Môr: Capacity 732 – Total present – 457 (September 25) – Projected numbers – September 2026- 457; September 2027 – 438; September 2028 - 435.
- 5.25 As there is existing capacity within the local schools, it would not be relevant to consider an educational contribution in this case for the additional pupils that would result from the proposed development.

Drainage Matters

- 5.26 In accordance with the requirements of paragraph 7.6 of Technical Advice Note 15: Development, Flooding and Coastal Erosion, a Drainage Strategy must be submitted as part of an application to outline the drainage scheme for surface water from the site, unless a separate application has been made to the approval body, Cyngor Gwynedd's Land Drainage Unit. Although initial concerns were highlighted about technical elements of the drainage arrangements, the drainage unit confirmed that the applicant had received approval from the Highways Authority to run a surface water system along the road and into a nearby watercourse. As such, they offered no objection to the planning application.
- 5.27 A section of the north-western part of the site is within flood zone 2/3 which is a river zone. The Land Drainage Unit confirmed that there were no concerns in terms of flooding as the maps suggest that the existing field has a hollow where rainwater is likely to collect, and as there is no source for this water from outside the existing site a suitable SuDS scheme should be adequate to manage flood risk associated with the development. According to TAN 15, a flood assessment is normally required for the development as it is partially within zone 2/3, and although one has not been submitted as part of the application, in this case reference to the drainage statement is sufficient.

Archaeological Matters

- 5.28 Detailed Archaeological Assessments were submitted with the application. It will be apparent from the response to the consultation on the application by the Archaeological Service that there is no concern for the development of the land because of the examinations and discoveries made. Although concern has been raised by a local resident about possible remains within the land and the area in general, because of the Archaeological Service's guidance on the matter it is not believed

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

that there is concern in terms of loss of recognised archaeological remains. As would normally be the case, it is considered that the inclusion of a standard condition to ensure that the development is carried out in accordance with the relevant recommendations of the reports is entirely reasonable in this case and thus, it is believed that the relevant requirements of policies PS 20 and AT 4 are met.

Open spaces

- 5.29 Policy ISA 5 states that new housing proposals for 10 or more dwellings, in areas where existing open spaces cannot satisfy the needs of the proposed housing development, are expected to provide a suitable provision of open spaces. Paragraph 6.1.29 of the LDP states that to inform the open space requirements on future proposals, the Fields in Trust (FIT) benchmark standard of a minimum 2.4 hectares per 1,000 population should be used. This includes 1.6ha of outdoor sports facilities (of which 1.2ha are formal playing fields) and 0.8ha of children's play space (of which 0.25ha are equipped play areas). The estimate made indicates a lack of provision of children's playgrounds with equipment in this area.
- 5.30 No provision is offered on the site, and an explanation is given in section 5.15 of the Planning Statement that states why offering a provision is not viable. In this case, the area required to provide for an equipped play area would be very modest and a provision of this scale would not provide a useful facility. In addition, the Housing Association would be required to maintain and manage any play area with equipment that would be fitted to the Proposed Development, and the subsequent cost would be passed on to the householders in the form of a service charge.
- 5.31 Policy ISA 5 recognises that the inclusion of provision on sites would not be practical in all cases but that the applicant must provide a solid justification to prove that it is not possible to provide outdoor play areas as part of a new housing development. In such cases, the Authority will seek to arrange a planning obligation under Section 106 or a unilateral agreement to enable developers to make a contribution towards suitable off-site play areas instead of direct provision within the development site.
- 5.32 It is believed that in a case such as this and as has already been agreed with similar developments, a financial contribution is intended to be secured by means of a 106 agreement or a unilateral agreement and thereby, to ensure that the proposal is acceptable in accordance with the relevant requirements of policy ISA 5. To this end, on the basis of the need calculated below, the total contribution required is £2993.61.

Provision of open spaces from the new development:

- Play areas with children's play equipment = 78.80m² x £37.99 = £2993.61

Response to the public consultation

- 5.33 It is acknowledged that objections have been received to this proposal and all relevant planning issues are considered to have received appropriate consideration as part of the above assessment. A decision is made based on full consideration of all the material planning considerations and all the comments received during the public consultation and that no one was let down when considering this application.

6. Conclusions:

- 6.1 Having considered the above and all the relevant matters including the local and national policies and guidance, as well as all the observations received, it is believed that this proposal is acceptable and satisfies the requirements of the relevant policies as noted above.

PLANNING COMMITTEE	DATE: 02/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

7. Recommendation:

7.1 Approve subject to conditions and subject to a 106 agreement or unilateral agreement for securing open space contribution

1. Time
2. In accordance with the plans
3. Materials
4. Affordable housing condition
5. Highway conditions
6. Biodiversity conditions
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. Matters relating to air pumps