

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

**Number: 4**

**Application Number: C26/0005/46/DA**

**Date Registered: 15/01/2026**

**Application Type: Non-material Amendment**

**Community: Tudweiliog**

**Ward: Morfa Nefyn and Tudweiliog**

**Proposal: Non-material amendment to the design of planning permission C21/0411/46/LL.**

**Location: Tyddyn Du, Dinas, Pwllheli, Gwynedd, LL53 8SU**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

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## 1. Description:

- 1.1 This is an application for a non-material amendment to plans granted under planning permission C21/0411/46/LL 'Erection of building to keep agricultural equipment and feed including two stables and a tack store'. The amendments include:
- Change the orientation of the building on the eastern side of the site compared to the approved plans.
  - Amend some window / roof window openings in various locations compared to the approved plans.
  - Amend the roofing material to recycled Welsh slate instead of the permitted grey coloured steel sheets.
- 1.2 The building has already been constructed and substantially completed. The application was submitted following enforcement inspections and, in an effort, to retain and regulate the work completed on the site which differed from the permitted plans.
- 1.3 The building stands on a plot of agricultural land which is detached from the Tyddyn Du land. The site is in open countryside approximately 700m south-west of the hamlet of Groeslon Dinas. It lies within the designated Llŷn and Ynys Enlli Special Landscape Area and Landscape of Outstanding Historic Interest. The site is 180m to the west of the boundary of the Llŷn Area of Outstanding Natural Beauty. An unclassified road links the northern boundary of the site with the class 3 road that leads to the north towards Nefyn.
- 1.4 The application is submitted to the Committee for a decision as the applicant is a close relative of an Elected Council Member, in accordance with the Council's delegation scheme.

## 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 Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven 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 2011-26, adopted 31 July 2017**  
 PS1: The Welsh Language and Culture  
 PCYFF 1: Development Boundaries  
 PCYFF 2: Development criteria  
 PCYFF 3: Design and place shaping  
 AMG 2: Special Landscape Areas  
 AT 1: Conservation Areas, World Heritage Sites and Landscapes, Registered Historic Parks and Gardens

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## 2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Issue 12 February 2024)

Technical Advice Note (TAN) 6: Planning for sustainable rural communities

Technical Advice Note (TAN) 12: Design

## 3. **Relevant Planning History:**

- 3.1 C21/0411/46/LL - Erection of building to keep agricultural equipment and feed including two stables and a tack store: Granted at Planning Committee 28 February 2022  
(Decision release date 3/03/22)

## 4. **Consultations:**

Public Consultation: A notice was posted near the site. The advertising period has expired and no comments were received on the application.

## 5. **Assessment of the material planning considerations:**

- 5.1 As this is an application for a non-material amendment, the only issues requiring attention are the following:

- Is the proposed change so great that its effect is different to the effect of the originally approved development?
- Would the proposed change have an adverse effect either visually or in terms of local amenity?
- Would the interests of any third party or organisation be placed at a disadvantage in terms of Planning?
- Would the proposed change conflict with national planning policies or development plans?

An assessment of these points has been included in the body of the report.

### **Visual amenities**

- 5.1 The building, which is largely complete, is situated in a secluded location in the countryside, a field's width from the nearest residential dwellings. It must be recognised that it is a vast building, visible from public spaces. An 'L' shaped building was granted permission, but the shape of the building has been changed to a 'T' shape, and the orientation has been slightly altered compared to that permitted. There are extensive changes to the locations of door and window openings, and roof windows have been added that were not shown in the original plans. The building has been finished with a recycled slate roof rather than a grey-coloured sheet roof as approved in the original application. It is noted that the building has been finished internally and externally in high quality materials which has raised local suspicion regarding the true intended use of the building. Given the remote location of the site, the permission previously granted and the nature of the changes, it is not believed that the changes have a significantly different impact from that originally permitted. With time the timber finish will fade and increasingly blend into the landscape. It is considered that

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the changes, in this particular case, can be accepted as non-material and are acceptable in relation to the requirements of policies PCYFF3 and AMG 2 of the LDP.

### **General and residential amenities**

- 5.2 Given that a field's width separates the building from the nearest houses, there is no substantial concern regarding a significant impact on neighbours or residential amenities in this case. The additional window openings would not cause any significant disruption. Given that the principle of erecting a substantial stable building has been accepted by the Planning Committee, it is not considered that the change to the orientation, window openings or slate roof finish would have a significantly different impact on the neighbouring residents. As previously noted, doubts have been raised locally about the intended use of the building. Attention is drawn to a condition placed on the original consent:

The building approved here must only be used for agricultural purposes or as a stable for horses, and if its use for agricultural purposes or as a stable ceases permanently within 10 years of the date of completing this significant development, unless the local planning authority approves an alternative use, the building will have to be demolished and moved away from the land and the land restored to its previous condition before the development took place.

The condition will remain in place, and the enforcement department will monitor the situation. Overall, it is not considered that the changes have an impact on neighbouring residents or are significantly different from what was previously permitted, and therefore meet the requirements of policy PCYFF 2 in the LDP.

### **Language Matters**

- 5.3 In accordance with the Planning (Wales) Act 2015 it is a duty when determining a planning application to give consideration to the Welsh language, where relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 12, 2024), and Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.4 It is noted that there are certain types of development where the proposal will be required to submit a Welsh Language Statement or a Welsh Language Impact Assessment Report. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the types of developments in question, the following are noted: The proposal does not reach the thresholds for submitting a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. However, Appendix 5 of the SPG notes that every housing, retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should demonstrate how consideration has been given to the language.
- 5.5 It is noted that this is a request for a non-material amendment and therefore there is no change to the nature or principle of the original application and only external changes are intended here. It is not considered that the changes are likely to have an adverse effect on the Language and therefore it is considered that it complies with the requirements of the policy PS1 in this regard.

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**6. Conclusions:**

- 6.1 Given the above assessment and the main planning considerations for this type of application, it is not considered that the proposed change is so large as to have an effect which is different from the development plan originally approved; the proposed change would not have an adverse effect either visually or in terms of local amenity; the interests of any third party or body would not be placed at a disadvantage in terms of Planning; and the proposed change would not conflict with national policies or development plans as noted above.

**7. Recommendation:**

- 7.1 Delegate the right to the Senior Planning Manager to approve the application subject to the following condition:
1. The development hereby permitted shall be carried out in strict conformity with the details shown on the plan(s) numbered 673-01B, Revised Elevation plan, Ground Floor plan, First Floor plan submitted to the Local Planning Authority on 12 January 2026, and contained in the form of application and in any other documents accompanying such application unless condition(s) to amend them is/are included on this decision notice. Notwithstanding the amendments hereby approved the remainder of the development shall be carried out in accordance with the conditions and details contained within planning permission number C21/0411/46/LL.