

RHYBUDD O GYFARFOD / NOTICE OF MEETING



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Snowdonia National Park Authority

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Cyfarfod : *Pwyllgor Cynllunio a Mynediad*

Dyddiad: *Dydd Mercher 1 Rhagfyr 2021*

Gofynnir i'r Aelodau ymuno â'r cyfarfod 15 munud cyn yr amser cychwyn dynodedig

Amser *10.00 y.b.*

Anfonir cyfarwyddiadau ymuno at yr Aelodau ar wahân

Meeting: *Planning and Access Committee*

Date: *Wednesday 1 December 2021*

Members are asked to join the meeting 15 minutes before the designated start time

Time: *10.00 a.m.*

Joining instructions will be sent to Members separately

Aelodau wedi'u penodi gan Gyngor Gwynedd

Members appointed by Gwynedd Council

Y Cynghorydd / Councillor:

*Elwyn Edwards, Alwyn Gruffydd, Annwen Hughes,
Judith Mary Humphreys, Edgar Wyn Owen, Elfed Powell Roberts,
John Pughe Roberts, Mike Stevens, Gethin Glyn Williams;*

Aelodau wedi'u penodi gan Gyngor Bwrdeistref Sirol Conwy

Members appointed by Conwy County Borough Council

Y Cynghorydd / Councillor:

Philip Capper, Wyn Ellis-Jones, Ifor Glyn Lloyd;

Aelodau wedi'u penodi gan Llywodraeth Cymru

Members appointed by The Welsh Government

*Mr. Brian Angell, Ms. Tracey Evans, Mrs. Sarah Hattle,
Mr. Tim Jones, Mr Owain Wyn.*

**This Agenda is also available in Welsh*

A G E N D A

- | | | Page Nos. |
|----|--|------------------|
| 1. | Apologies for absence and Chairman's Announcements
To receive any apologies for absence and Chairman's announcements. | |
| 2. | Declaration of Interest
To receive any declaration of interest by any members or officers in respect of any item of business. | |
| 3. | Minutes
The Chairman shall propose that the minutes of the meeting of this Committee held on 20 th October 2021 be signed as a true record (copy herewith) and to receive matters arising, for information. | 3 - 9 |
| 4. | Reports by the Director of Planning and Land Management
To submit the reports by the Director of Planning and Land Management on applications received. (Copies herewith) | 10 - 59 |
| 5. | Report by the Director of Planning and Land Management
To submit report by the Director of Planning and Land Management on policy matters. (Copy herewith)
(1) Update on Commuted Sums Expenditure | 60 - 63 |
| 6. | Update Reports
To submit update reports, for information. (Copies herewith) | 64 - 89 |
| 7. | Delegated Decisions
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith) | 90 - 101 |

**SNOWDONIA NATIONAL PARK PLANNING AND ACCESS COMMITTEE
WEDNESDAY 20th OCTOBER 2021**

Councillor Elwyn Edwards (Gwynedd) (Chairman)

PRESENT:

Members appointed by Gwynedd Council

Councillors Alwyn Gruffydd, Annwen Hughes, Judith Humphreys, Edgar Wyn Owen, Elfed Powell Roberts, John Pughe Roberts, Mike Stevens, Gethin Glyn Williams;

Members appointed by Conwy County Borough Council

Councillors Wyn Ellis Jones, Ifor Glyn Lloyd;

Members appointed by the Welsh Government

Mr. Brian Angell, Ms. Tracey Evans, Mr. Tim Jones, Mr. Owain Wyn;

Officers

Mr. G. Iwan Jones, Mr. Jonathan Cawley, Mrs. Jane Jones, Mrs. Iona Roberts, Mrs. Eiliw Owen, Ms. Elen Hughes, Mr. Sion Roberts, Mr. Geraint Evans, Mr. Dafydd Thomas, Mrs. Anwen Gaffey.

Apologies

Councillor Philip Capper; Mrs. Sarah Hattle.

As the meeting was being held remotely, the Director of Corporate Services stated:-

- that the meeting was subject to Covid-19 Regulations on how the Authority conducts its business, and
 - o that a Notice of the Meeting had been published and the Agenda and reports were available on the Authority's website.
 - o the meeting was not open to the public.
 - o the meeting was being recorded to assist in verifying the minutes and will be available on the Authority's website at a later date.

1. Chairman's Announcements

In response to a request by a Member, the Chairman confirmed that he had discussed the possibility of including page numbers on the Agenda with officers.

2. Declaration of Interest

Councillor Annwen Hughes declared both a personal and prejudicial interest in Items 4 (1) and 6 (1) (NP5/69/ENF16C – land near Castell Mawr, Llanegryn) on the Agenda, under paragraphs 10 (2) (c) (i) and 12 (1) of the Code of Conduct for Members and left the meeting whilst these matters were being discussed.

3. Minutes

The minutes of the Planning and Access Committee meeting held on the 8th September 2021 were accepted and the Chairman signed them as a true record.

Arising thereon,

Schedule of Planning Decisions

Item No. (2) – NP4/11/160V - The Waterloo Hotel, Betws y Coed

In response to a question, the Director of Planning and Land Management confirmed that the applicant had agreed to the additional condition to mitigate and improve use of the Welsh language.

4. **Reports by the Director of Planning and Land Management Submitted** – Reports by the Director of Planning and Land Management on planning applications and compliance matters.

Please see the Schedule of Planning Decisions attached.

5. **Reports by the Director of Planning and Land Management Submitted** – Reports by the Director of Planning and Land Management on policy matters.

(1) **Draft Supplementary Planning Guidance: The Slate Landscapes of Northwest Wales**

Submitted – A joint report by the Anglesey and Gwynedd Council Planning Policy Manager and the SNPA Planning Policy Officer, to approve the draft Supplementary Planning Guidance: The Slate Landscapes of Northwest Wales, with any necessary changes, for public consultation.

Reported – The Planning Policy Officer presented the report and the draft Supplementary Planning Guidance and confirmed that Gwynedd Council's Cabinet had recently approved the draft SPG without amendments.

Members considered the report and the draft Supplementary Planning Guidance and made the following observations:-

- in response to a concern by a Member that all developments will be required to provide evidence of compliance, the Planning Policy Officer advised that paragraphs 4.1 to 4.6 make clear that the required information was based on the scale of the development and will inform developers of the considerations made by planning officers when determining planning applications.
- in response to a question, the Planning Policy Officer confirmed there was no part of the designation in Conwy, therefore, the SPG did not apply.
- a Member, whilst recognising the contribution of the slate industry, reminded Members of the links between Welsh slate and the slave trade, in particular Penrhyn Quarry.
- Members discussed the advantages and disadvantages of the designation and what lessons could be learned from other World Heritage Sites. The Planning Policy Officer advised upon the benefits to the local economy etc. and that the Supplementary Planning Guidance will assist both developers and officers in summarising the principles of Gwynedd and Eryri Local Development Plan policies.

RESOLVED to approve the Supplementary Planning Guidance: The Slate Landscapes of Northwest Wales for public consultation.

(2) **Summary of LUC's (Land Use Consultant) Assessment of the Awel y Môr wind farm SLVIA (seascape / landscape visual impact assessment)**

Submitted – A report by the Planning Policy Officer to present a background to the Awel y Môr proposal, to the appointment of the LUC, and the recommendations from their SLVIA review.

Reported – The Planning Policy Officer presented the report and background and advised that further meetings were being convened in November 2021 with the SLVIA Expert Topic Groups and the Developers RWE. The Planning Policy Officer advised that the scale of the proposal was not acceptable to officers from the Snowdonia National Park, Conwy County Borough Council or Ynys Môn County Council.

Members considered the report and made the following observations:-

- a Member raised a question with regard to compensation payments for affected communities.
- Members were in support of renewable energy schemes but expressed concerns on the scale and size of this proposal.
- a Member noted that the structures were higher than the Shard and will be very significant in the wider landscape.
- in response to a question, the Director of Planning and Land Management advised that the Authority did not have policies for wind farms at sea and that as the development was outside the boundary of the National Park, Members were being asked to consider the visual impact of the scheme.
- a Member felt that in the light of current problems with gas supply etc., and the fact there will always be a visual impact regardless of the size of the development, the Authority should not put obstacles in the way of the developers who were investing in a project that needs to be economically viable.
- a Member stated there were other ways of generating energy, but as the preliminary work has been carried out and the scheme was on Crown Estate land, he felt there was little which could be done to halt the project. He supported the developer's intention, but as a proposal it was not effective, neither would it be of any benefit to Wales under the current framework.
- the Director of Planning and Land Management advised there would be an opportunity to discuss community benefits separately at a later date.

RESOLVED

- 1. that Members, whilst in support of the principles of renewable energy, expressed concerns with regard to the scale and design of the current proposal.**
- 2. that the proposal will have significant adverse effects from certain viewpoints and parts of the landscape in the National Park and to recommend that further mitigation measures be explored whether in terms of reducing the extent of the array, the reduction in turbine height, or both.**

(3) Eryri Local Development Plan – Annual Monitoring Report for 2020-21

Submitted – A report by the Principal Planning Policy Officer to discuss and approve the content of the Annual Monitoring Report for 2020-21.

Reported – The Principal Planning Policy Officer presented the monitoring report and provided Members with further details on the main findings.

Members considered the Monitoring Report and made the following observations:-

- a Member who was unable to stay at the meeting, asked the Director of Planning and Land Management to convey his opinion that the number of empty properties in our communities was as significant as the number of holiday homes.
- a Member raised the following minor inaccuracies:-

para. 3.2 Exit from the European Union – to amend the Welsh report to read “*Gadael yr Undeb Ewropeaidd*”.

page 133 para. 5.18 – to amend the Welsh AMR to record that the draft SPG had been revised and consulted upon and is expected to be adopted Summer ‘2021’

page 205 (12) – to note that the availability of the census data will be in ‘2021’.

Appendix 1 – to request that the information be set out in landscape which would improve the format.

- Para. 5 (Promoting Healthy and Sustainable Communities) refers to measures “to protect communities from developments that are insensitive to impact on the Welsh language’, but Para. 6 (Supporting a Sustainable Rural Economy) makes no reference to protecting the language and should be included.
- Members discussed the effect of developments on the Welsh language and how this was being monitored. The Principal Planning Policy Officer agreed that monitoring the effects of such developments on the Welsh language would be good practice for the future. The Director of Planning and Land Management felt that it was too late for the Authority to ask the developers (pages 166 & 167) to provide this information retrospectively and the Principal Planning Policy Officer agreed to ask the Housing Associations (Adra a Grŵp Cynefin) whether they would be willing to collate the information on behalf of the Authority.
- a Member suggested that the effects of these developments on the Welsh language would become apparent in the local schools, almost immediately.
- a Member, whilst welcoming the report, wondered whether there was a better way to provide the overview and make the document more effective.
- in response to a question, the Principal Planning Policy Officer stated that the AMR was for the period March 2020 to April 2021 and that the Authority’s Carbon Scrutiny process and upcoming strategy will be fed into the monitoring report for 2021-22.

RESOLVED

1. **to note the report.**
2. **subject to the amendments as outlined, to approve the Annual Monitoring Report for formal submission to the Welsh Government.**

6. **Update Reports**

Submitted – Update reports by the Director of Planning and Land Management on planning applications and compliance matters.

Please see the Schedule of Planning Decisions attached.

7. **Delegated Decisions**

Submitted and Received – List of applications determined in accordance with delegated authority.

RESOLVED to note the report.

8. **Letter of Response by the Welsh Government**

Submitted and Received – a letter of response from Julie James MS, Minister for Climate Change, to the Chairman’s letter of concern about the impact of holiday lets and second homes on villages within the Snowdonia National Park.

Members considered the letter and made the following observations:-

- a Member was encouraged by the letter in terms of the Welsh Government's willingness to look at local conditions.
- a Member noted concerns that the Minister had failed to understand there is no shortage of housing but a shortage of homes. Properties that should be occupied by local people were now holiday homes and affordable local occupancy conditions were no longer effective.

RESOLVED to note the letter of response, for information.

The meeting ended at 12.00

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SCHEDULE OF PLANNING DECISIONS – 20th OCTOBER 2021

Item No.

4. **Report by the Director of Planning and Land Management**

- (1) NP5/78/45C – Erection of agricultural building, Bwthyn Jerusalem, Trawsfynydd.
LL41 4YE

Reported – Case Officer presented the report and background.

RESOLVED to **grant** permission in accordance with the recommendation.

6. **Update Reports**

- (1) Enforcement Notices, Listed Building Enforcement Notices served under delegated powers and List of Compliance Cases – **For Information**

Reported – Members were introduced to Mr. Dafydd Thomas, the newly appointed Planning Compliance Officer, who was welcomed to his first meeting of the Planning and Access Committee.

Arising thereon, the Acting Planning Manager provided further details on the following:-
NP5/50/ENF562P – 62 Plas Panteidal, Aberdyfi.

In response to a question, the Acting Planning Manager advised that the decking breach was because it was 'holiday accommodation' and not a residential dwelling. Each individual case is assessed on its own merits and breaches can be due to size, height, permitted development rights etc.

NP5/69/ENF16C - Land near Castell Mawr, Llanegryn.

The Acting Planning Manager advised that following some discrepancies, a further application was currently being processed. Re-consultation was underway, and the application may be ready to be presented to the Planning and Access Committee in December 2021.

NP5/61/ENF532D – Swimming Pool Car Park, Harlech.

The Acting Planning Manager confirmed that when a complaint is received from a Member of the public, officers have a statutory duty to investigate.

Arising thereon,

- Members went on to discuss the increase in unauthorised overnight parking of motorhomes which has been exacerbated by some caravan sites replacing touring pitches with seasonal pitches.
- the Director of Planning and Land Management stated that this was not only an issue for the Snowdonia National Park, rather it was a much larger problem.
- a Member felt the increase in motorhomes should not be referred to as a problem, rather an opportunity for communities to make additional revenue.
- the Director of Planning and Land Management proposed that Members should await the outcome of the work being undertaken by the Sustainable Tourism Steering Group, led by Gwynedd Council, as a starting point.
- the Director of Planning and Land Management agreed to arrange for a presentation by the Sustainable Tourism Steering Group to a future meeting of the Members Working Group where further actions, such as establishing a Task and Finish Group, could be considered at that time.
- Members agreed that the Gwynedd/SNPA officers group should also be invited to attend.

RESOLVED to note the report and await a presentation by the Sustainable Tourism Steering Group and the Gwynedd/SNPA officers' group to a future meeting of the Members' Working Group.

(2) **Update – Plas Nannau, Llanfachreth**

Submitted – A report by the Acting Planning Manager to inform the Planning and Access Committee of the latest position in relation to the deteriorating condition of Plas Nannau.

Reported - The Acting Planning Manager presented the report and background and provided Members with a slide presentation and drone footage of the building.

Members considered progress to date and the proposed next steps and thanked the Acting Planning Manager for the comprehensive report.

RESOLVED to note the report.

(3) Section 106 Agreements – **For Information**

RESOLVED to note the report.

(4) Outstanding Applications where more than 13 weeks have elapsed – **For Information**

RESOLVED to note the report.

<u>Rhif Eitem / Item No.</u>	<u>Cyfeirnod / Reference No.</u>	<u>Disgrifiad / Description.</u>	<u>Swyddog Achos / Case Officer</u>
1	NP4/11/247N	Codi nodwedd mynediad carreg ac arwydd a chaniatâd hysbyseb ar gyfer arwyddion ynghlwm wrth ddrychiad de-ddwyreiniol adeilad y ganolfan wybodaeth a 3 arwydd baner ynghlwm wrth byst goleuo presennol, Canolfan Wybodaeth Parc Cenedlaethol Eryri, Stablau'r Royal Oak, Betws y Coed / Erection of stone entrance feature and signage and advertisement consent for signage attached to southeast elevation of information centre building and 3 banner signs attached to existing lighting posts, Snowdonia National Park Information Centre, Royal Oak Stables, Betws y Coed.	Mr. Richard Thomas
2	NP4/29/512	Codi annedd arfaethedig, creu mynediad i gerbydau a gwaith cysylltiedig, Tir ger Tan Y Bryn, Glasgwm Road, Penmachno, Betws Y Coed / Proposed erection of dwelling, creation of vehicular access and associated works, Land adjacent to Tan Y Bryn, Glasgwm Road, Penmachno, Betws Y Coed.	Mr. Richard Thomas
3	NP5/62/405B	Cadw mast 14m dros dro a'r offer cysylltiedig am 18 mis ychwanegol, Tir yn Fferm Talartr, Llanbedr / Retention of a temporary 14m mast and associated equipment for a further 18 months, Land at Talartr Farm, Llanbedr.	Mr. Aled Lloyd
4	NP5/65/370	Gosod mainc mewn pethynas a Prioect Awyr Dywyll yr Awdurdod, Maes Parcio, Farchynys, Bontddu / Installation of bench in association with the Authority's Dark Sky Project, Car Park, Farchynys, Bontddu.	Mrs. Sara D. Thomas
5	NP5/78/207C	Codi adeilad amaethyddol / storfa (Ail gais), Cae Coch, Trawsfynydd / Erection of agricultural/ storage building (Repeat Application), Cae Coch, Trawsfynydd.	Mrs. Sara D. Thomas

Snowdonia National Park Authority Date: 01/12/21
– Planning & Access Committee

Application Number: NP4/11/247N

Date Application Registered: 08/09/21

Community: Betws y Coed

Grid Reference: 279454 356613

Case Officer: Mr Richard Thomas

Location:

Snowdonia National Park Information
Centre, Royal Oak Stables, Betws y Coed.

Applicant:

Ms. Awel Gruffydd
Swyddfa'r Parc Cenedlaethol
Penrhyndeudraeth
Gwynedd
LL48 6LF

Description:

Erection of stone entrance feature and
signage and advertisement consent for
signage attached to southeast elevation of
information centre building and 3 banner
signs attached to existing lighting posts.

Summary of the Recommendation:

To **GRANT** permission subject to conditions relating to:

- Start work within 5 years.
- Accordance with approved plans.
- Time limit
- Matching construction/stone
- No independent lighting
-

**Reason(s) Application Reported to Committee:
Scheme of Delegation**

Application by Snowdonia National Park Authority

Land Designations / Constraints:

Traditional Building
Adjacent to conservation area
Within Flood Risk Zone

Site description and background:

This former stable building is currently occupied by this Authority's Visitor and Tourist Information Centre and a variety of other retail outlets and offices. It is of stone construction with natural mineral slate roof. It is of traditional design, form and character and is included on this Authority's list of traditional buildings.

The building enjoys three points of vehicular and/or pedestrian access from the public car parks and nearby county highway.

This application proposes an improvement to one of the vehicular/pedestrian access points by way of a stone feature with feature signage, improved signage to the southeast elevation of the building and banner signs attached to existing lamp posts on the approach to the building.

Relevant Planning Policies:

Policy No	Policy
ELDP 2016-2031	
DP 1	General Development Principles
SP Ff	Historic Environment
DP6	Sustainable Design and Materials
DP7	Listed and Traditional Buildings
DP10	Advertisements and Signs
Future Wales 2040	
Policy 2	Shaping urban Growth and Regeneration – Strategic Placemaking
Policy 3	Shaping urban Growth and Regeneration – Public Sector Leadership
Policy 5	Supporting the Rural Economy

Statutory Consultations:

Community Council	No comments received
Highways Authority	No objections
Trunk Roads Authority	No direction issued

Response to Publicity:

The application was advertised by way of a site notices and by letter to nearby neighbours.

This publicity resulted in no responses being received.

1. Assessment

- 1.1 Currently, the vehicular/pedestrian entrance from the adjacent highway is marked by a slate obelisk set within existing foliage. The proposal shows the removal of this obelisk and replaced by a feature stone wall with maximum height of 1.4m to match the existing wall along Station Road. This stone feature wall will be inset with a 'CROESO' insignia directing the public to the SNPA visitor/information centre.
- 1.2 This new feature wall and insignia are regarded as being an improvement on the current obelisk. It will raise the profile of the visitor and information centre and will not harm the existing character of the Conservation Area and provide visitors with a focus to direct them to the Authority's visitor and information centre.
- 1.3 The proposed use of materials are considered to be appropriate and will enhance the area.
- 1.4 In association with this new feature are proposed new signage to be attached to the southeast elevation of the visitor centre, again to raise the profile of the centre. The new signage includes 'CROESO' insignia and National Park identification logo. In addition, it is proposed to utilise the 3 existing lamp post on the approach to the visitor centre to attach banner signs with dimensions of 1.5m x 0.5m which will be subject to change advertising different events through the seasons.
- 1.5 In consideration of conformity with ELDP policy it is considered that in view of the design form and proposed materials there is no conflict with the ELDP policies 1, Ff, 6 and 7 and that the signage conforms to the criteria as set out in ELDP policy 10.
- 1.6 Biodiversity enhancement in the form of crevices within the proposed stone wall have been included to provide species habitats.
- 1.7 The Conwy Council and Welsh Government Highways Authorities have been consulted on the new entrance feature and have raised no objections.

2. Conclusions

- 2.1 It is considered that the proposed entrance feature has been so designed and finished to enhance the profile of the visitor/information centre without harming the character of the Conservation Area.
- 2.2 The proposed signage to be attached to the buildings elevation and lamp posts are considered to be appropriate in enhancing the profile of the centre and provide a focus to visitors.

2.3 There have been no objections to these proposals.

3. Background Papers in Document Bundle No.1: No

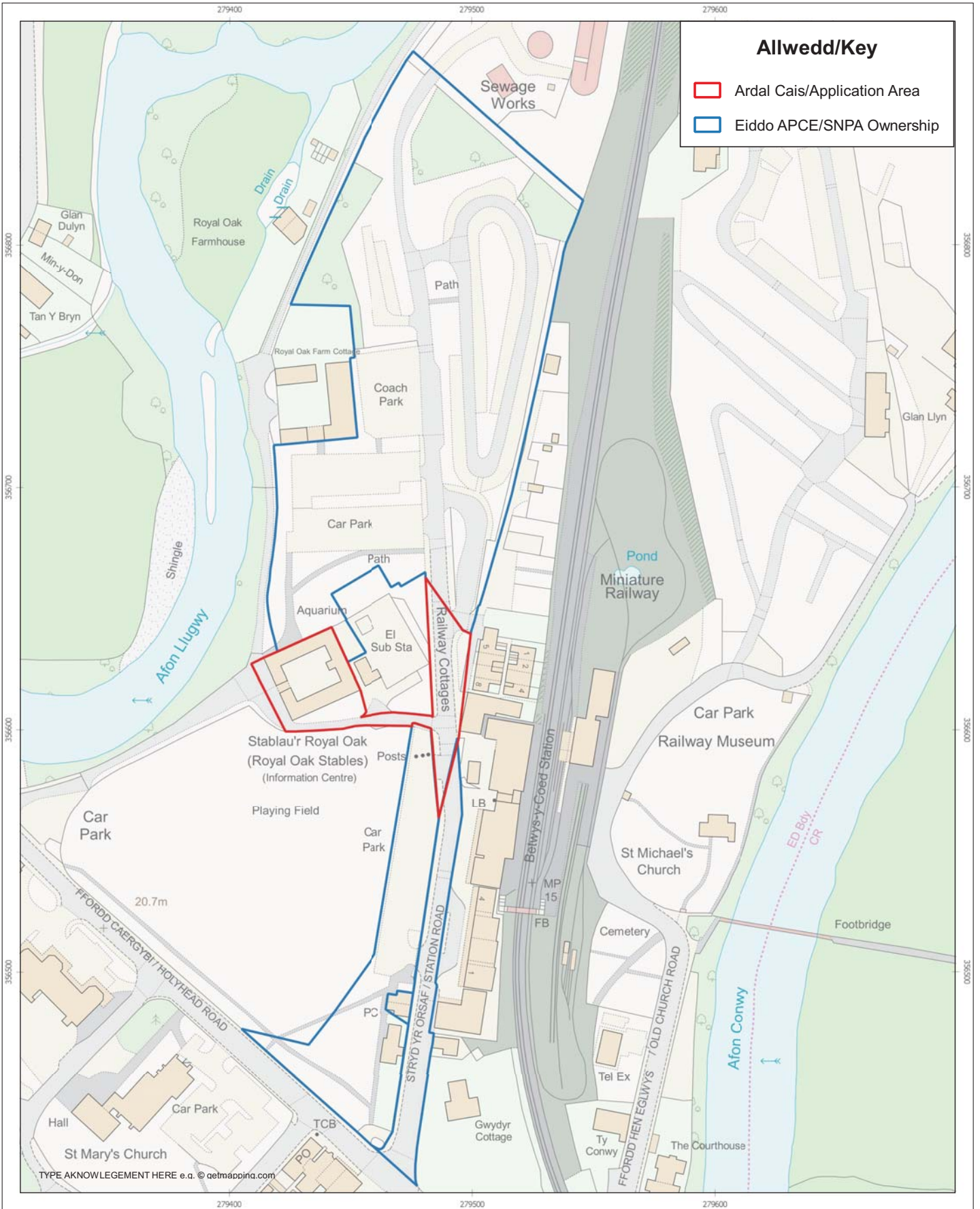
4. Recommendation

4.1 To **APPROVE** this application subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
2. The advertisement and any associated fittings hereby approved shall be removed from the site in its entirety no later than 10 years from the date of this decision or 10 years after the date of completion of building operations, whichever first occurs.
3. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 001 1: General Arrangement
 - 002 1: Proposed Building Elevation
 - 003 1: Proposed Wall Elevation
4. The advertisement hereby permitted shall at no time be independently illuminated by any means.
5. The materials to be used in the construction of the feature wall shall be constructed with materials of the same type, texture and colour as the walls of the adjacent and existing wall along Station Road.

Reasons:

1. To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. To comply with Regulation 13(5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.
3. To define the permission and for the avoidance of doubt.
4. To safeguard the visual amenities of the area and in accordance with Eryri Local Development Plan Policies 2016-2031 and in particular Development Policy 10.
5. To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan Policies 2016-2031 and in particular policies A, 1 and 6.



Allwedd/Key

- Ardal Cais/Application Area
- Eiddo APCE/SNPA Ownership

Betws y Coed

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Ⓜ Hawlfraint y Goron a hawliau cronfa ddata 2021 AO 100022403. Rhoddir trwydded ddirymiadwy, anghyfngedig a heb freindal i chi i weld y data trwyddedig at ddibenion anfasnachol am y cyfnod y mae ar gael gan Awdurdod Parc Cenedlaethol Eryri. Ni chewch gopïo, is-drwyddedu, dosbarthu na gwerthu unrhyw ran o'r data hwn i drwydded partion mewn unrhyw ffurf. Yr Arolwg Ordans fydd yn cadw'r hawlio trwydded parti i ofodi amodau'r drwydded hon.

Hawlfraint Awdurdod Parc Cenedlaethol Eryri.
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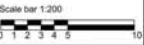
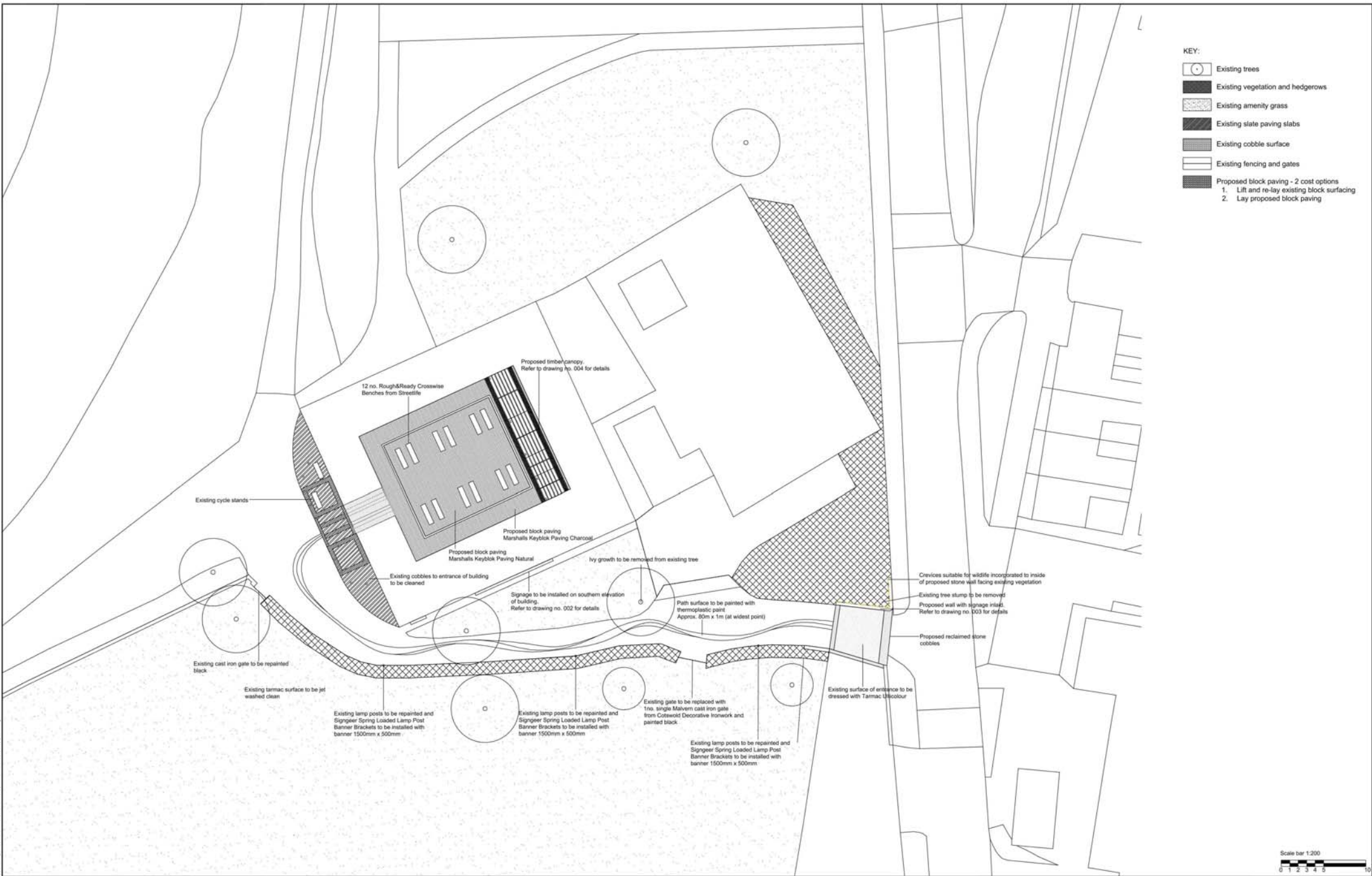
Dyddiad / Date: 2/7/2021

Creawdwr / Creator: Enya Lester

Awdurdod Parc Cenedlaethol Eryri ~ Snowdonia National Park Authority
Swyddfa'r Parc Cenedlaethol ~ National Park Office
Penrhyndeudraeth
Gwynedd
LL48 6LF

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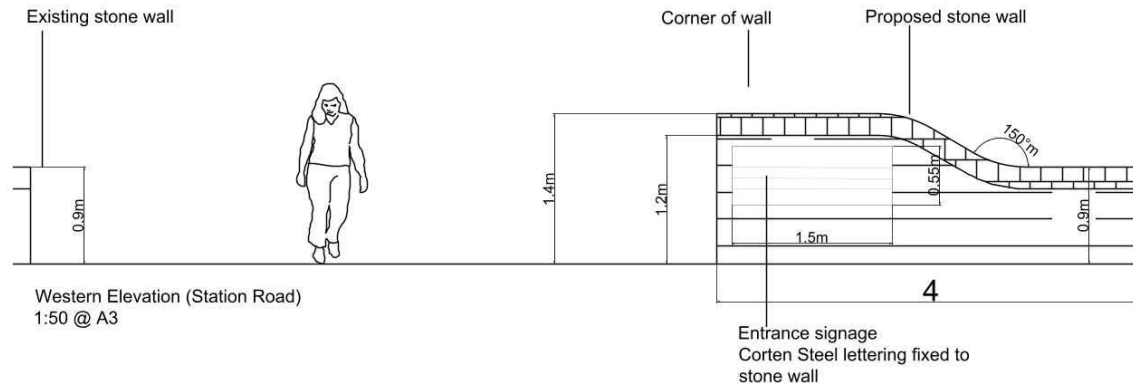
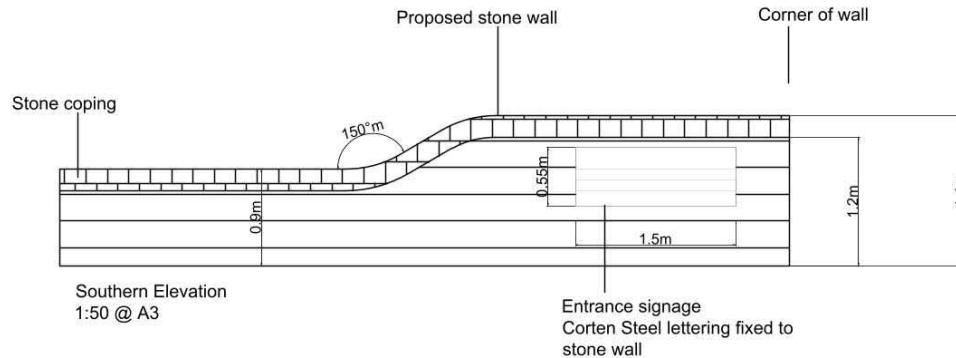
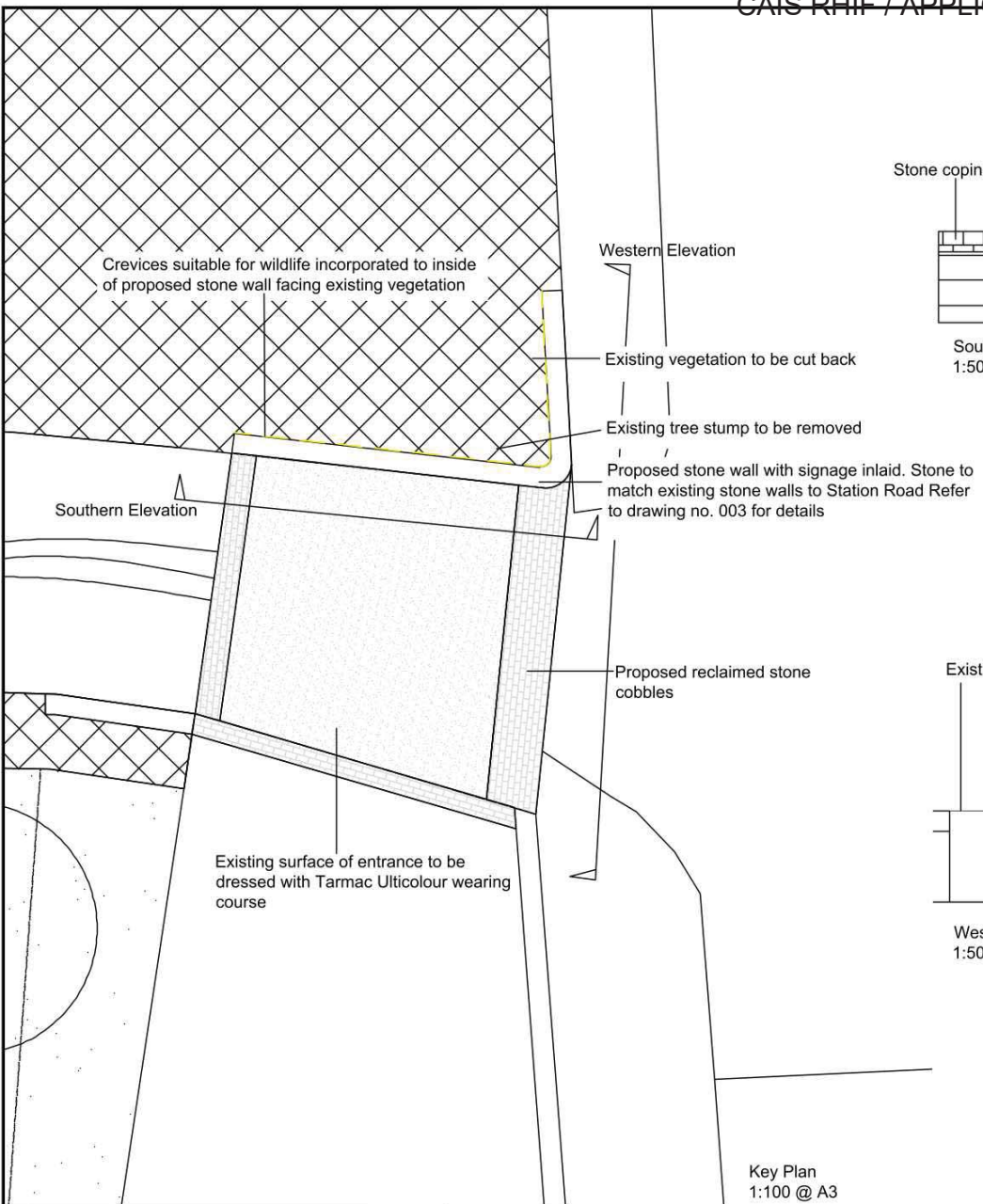




REVISIONS			
No.	Description	Date	By / CHK'd
1	Adding scale bar and biodiversity notes	29.06.21	HA / BF

land|studio
 Client: SNOWDONIA NATIONAL PARK AUTHORITY
 Project: SNOWDONIA NATIONAL PARK VISITOR CENTRE
 Drawing title: GENERAL ARRANGEMENT
 Scale: @ A1 1:200
 Date: 27.01.21
 Dm: HA
 Cwk: BF

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REVISIONS				
Rev.	Description	Date	By	Chk'd
1	Adding scale bar and biodiversity notes	25.06.21	HA	RF

PLANNING

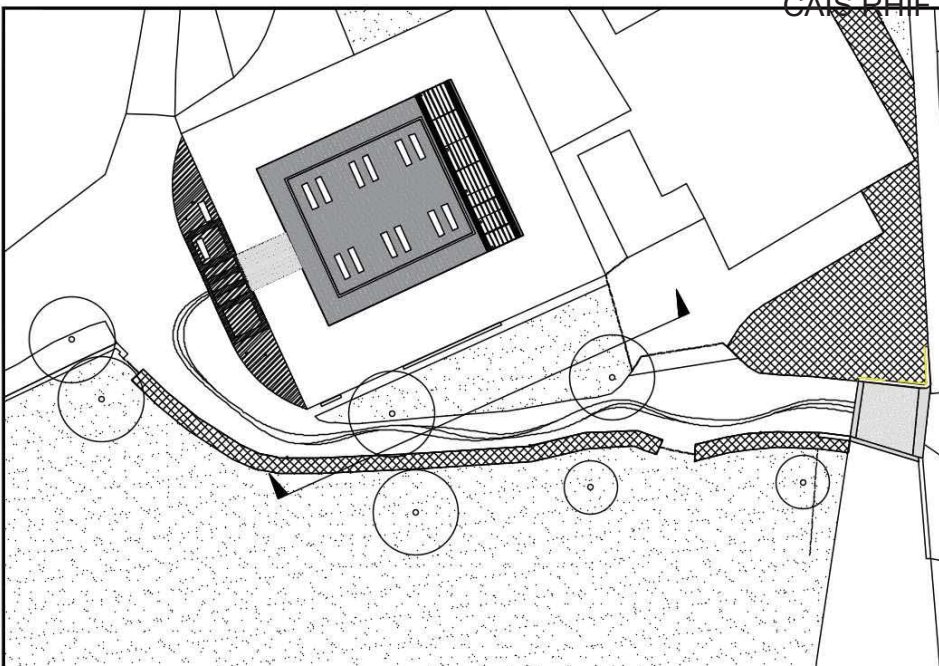
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SNOWDONIA NATIONAL PARK AUTHORITY
project:
SNOWDONIA NATIONAL PARK VISITOR CENTRE
drawing title:
PROPOSED WALL ELEVATION

land|studio

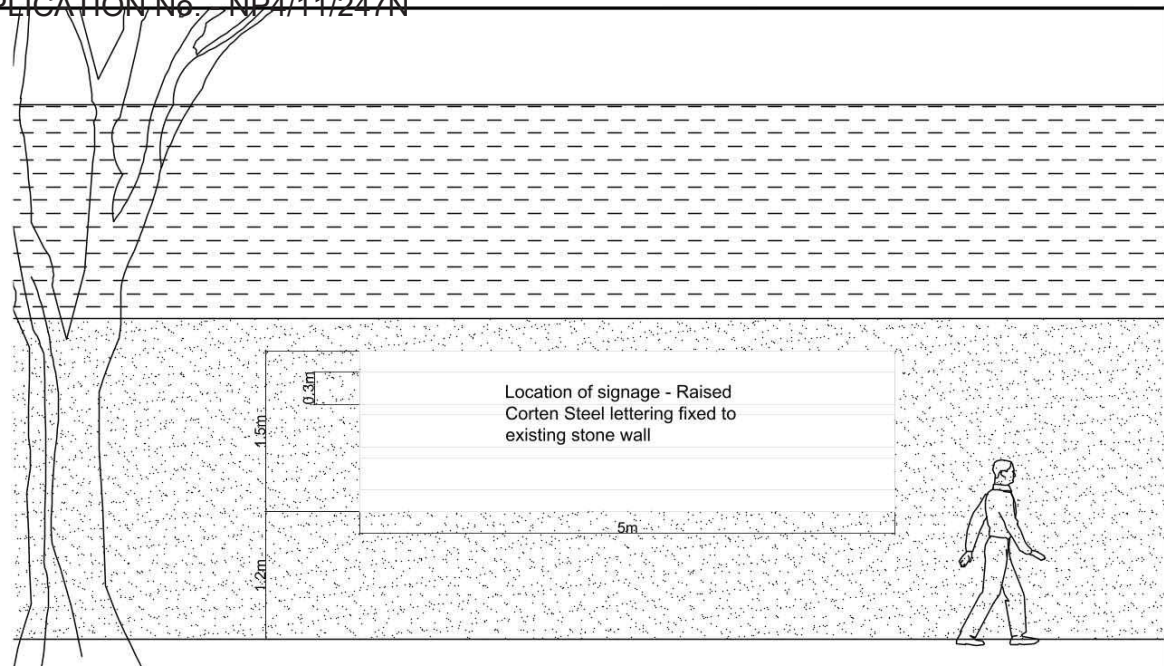
scale: As shown
date: 27.01.21
dm: HA
chk'd: SR

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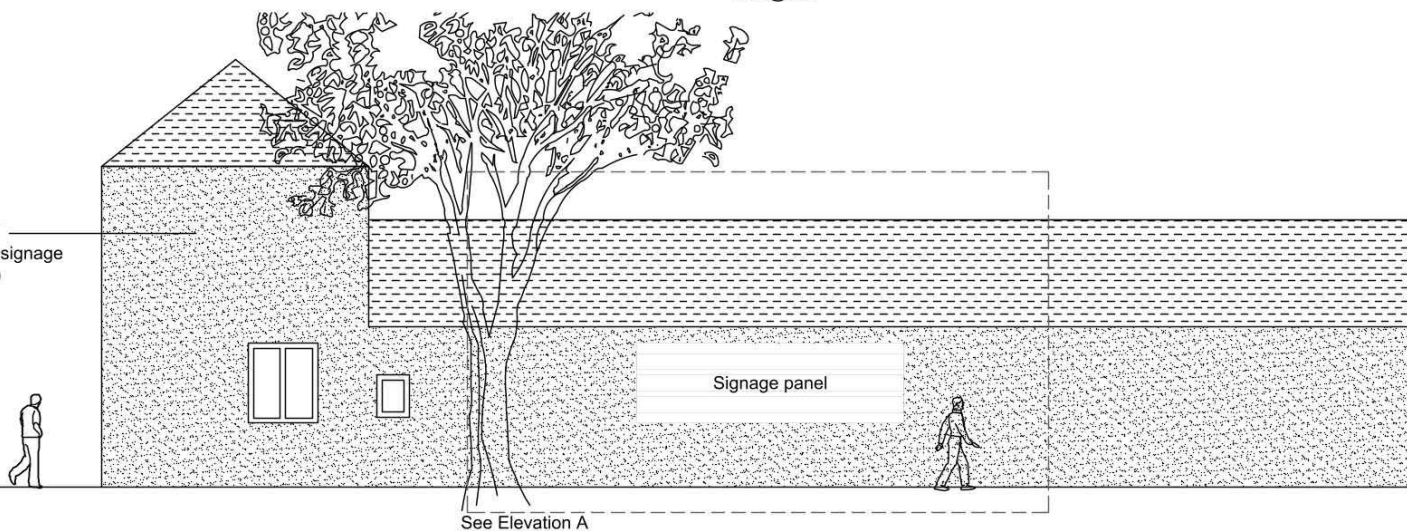


Key plan
1:500 @ A3



Elevation A
1:50 @ A3

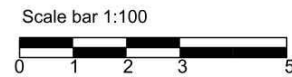
Potential location of additional welcome signage (National Park logo)



Northern Elevation
1:100 @ A3



Example image of corten steel lettering to wall.



REVISIONS				
Rev.	Description	Date	By	Chk'd
1	Adding scale bar	25.06.21	HA	RF

PLANNING

client:
SNOWDONIA NATIONAL PARK AUTHORITY
project:
SNOWDONIA NATIONAL PARK VISITOR CENTRE
drawing title:
PROPOSED BUILDING ELEVATION

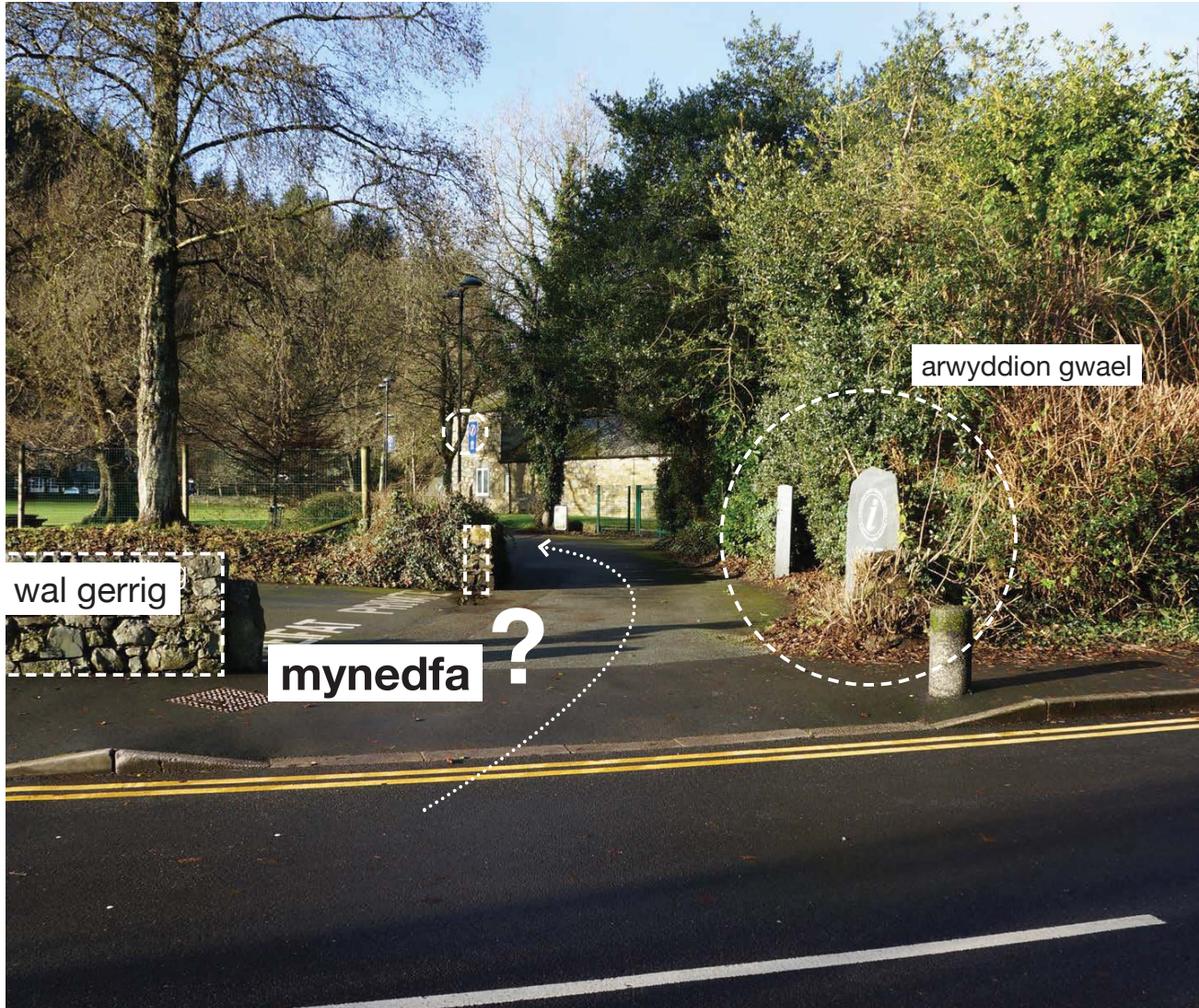
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scale: As shown
date: 27.01.21
drm: HA
chk'd: SR

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Mynedfa Stryd Yr Orsaf: Trosolwg



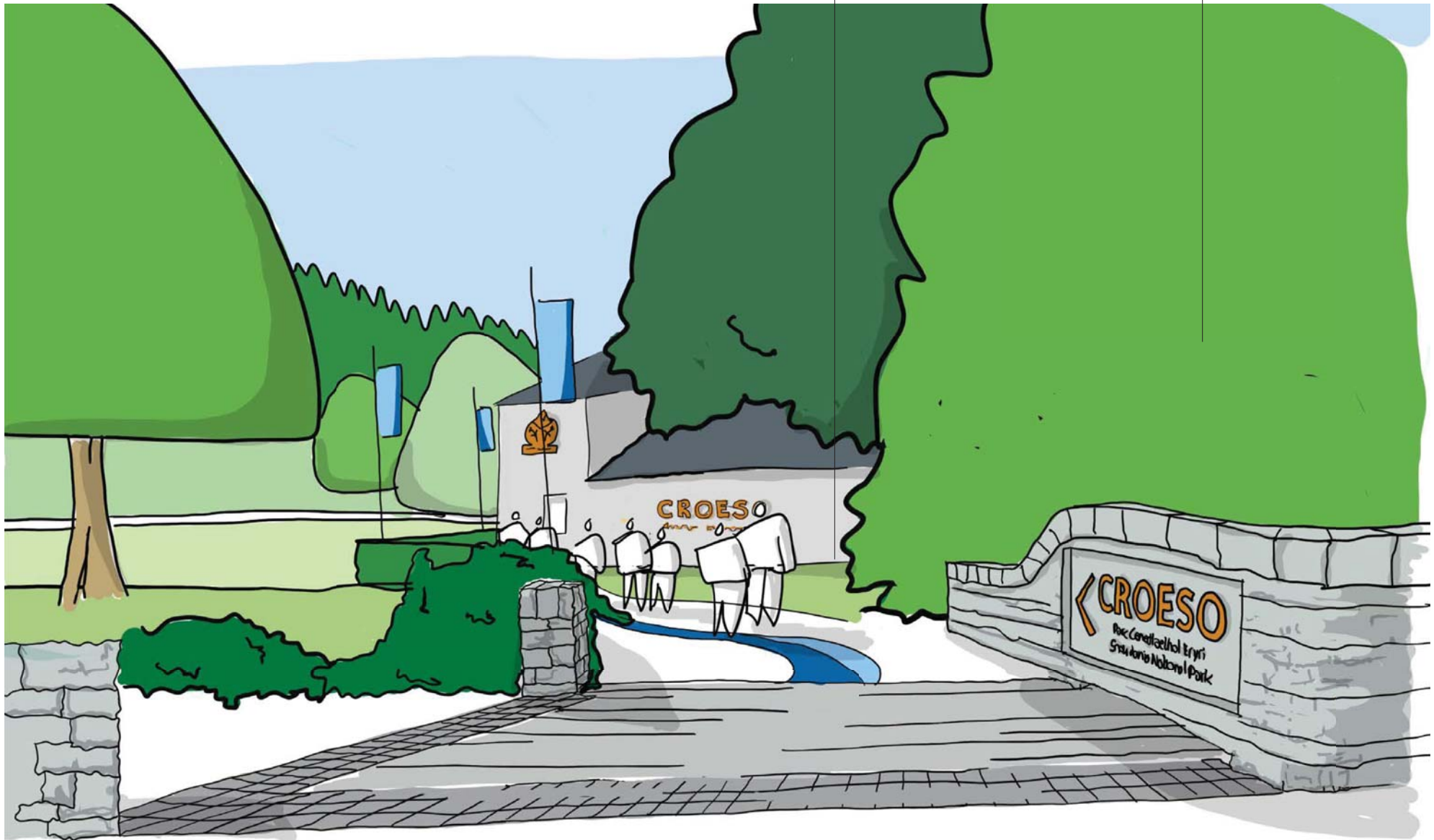
Briff y prosiect

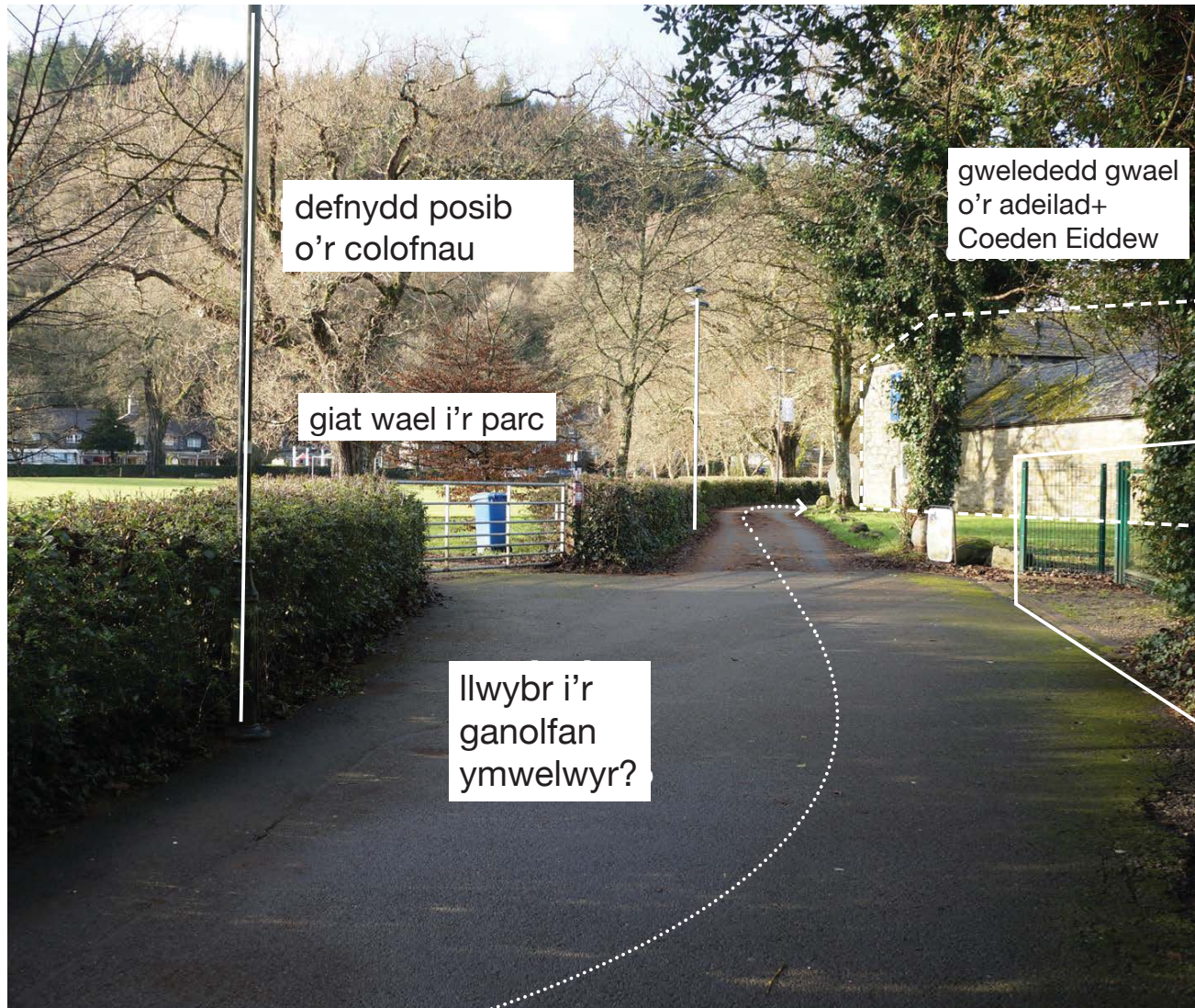
- Creu mynedfa sydd yn weledol a chlr ar Stryd yr Orsaf
- Darparu arwyddion amgen i gysylltu ag adeilad y ganolfan ymwelwyr
- Gwella'r cyswllt i gerddwyr o Stryd Yr Orsaf
- Cadw mynediad i drigolion

Mynedfa Stryd yr Orsaf: Dyluniad Arfaethedig

Gosod palmant garreg i greu trothwy i'r fynedfa

Wal gerrig arfaethedig i gyd-fynd a'r wal bresennol (arwyddion wedi eu hymgorffori yn y wal)

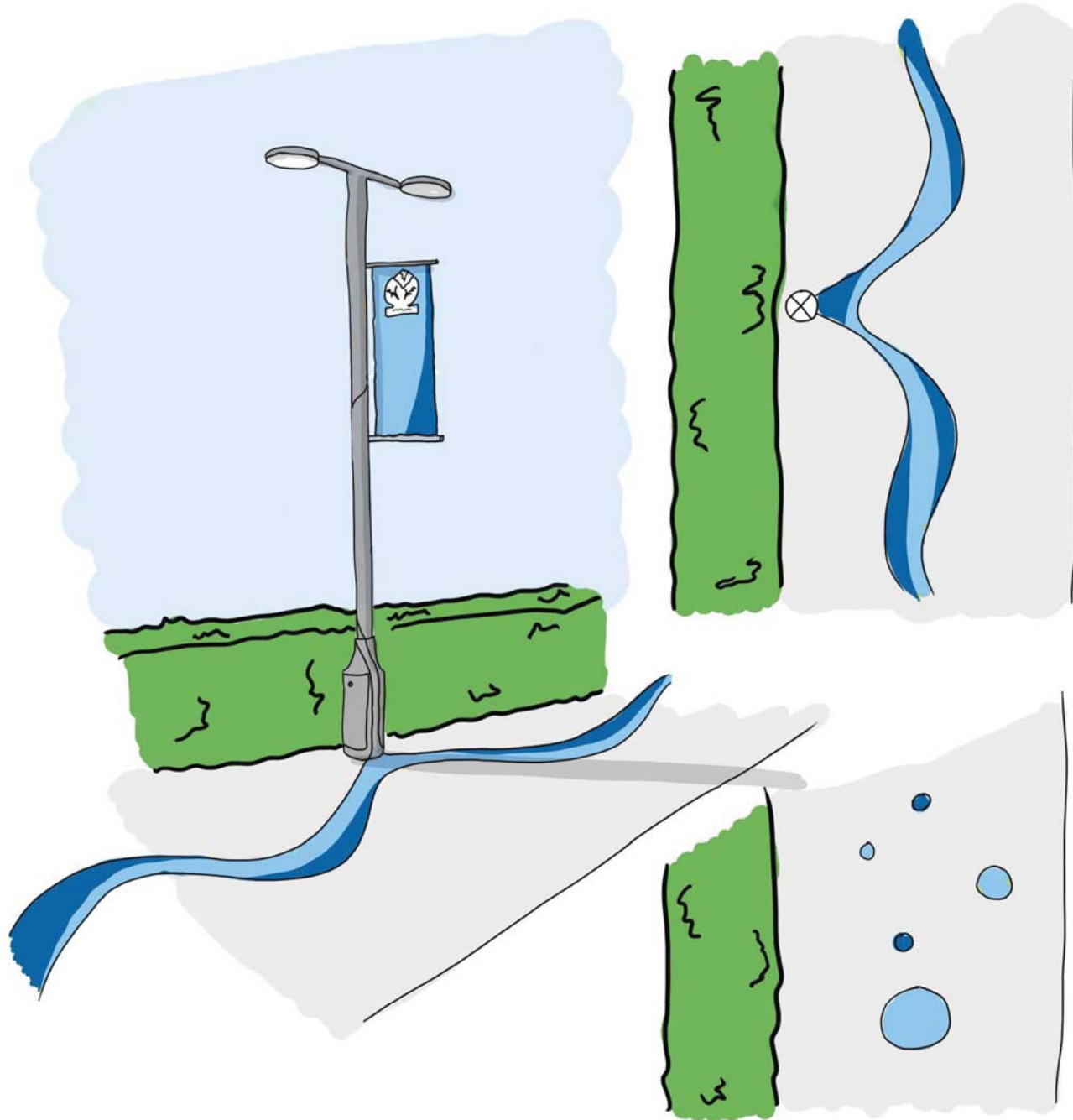


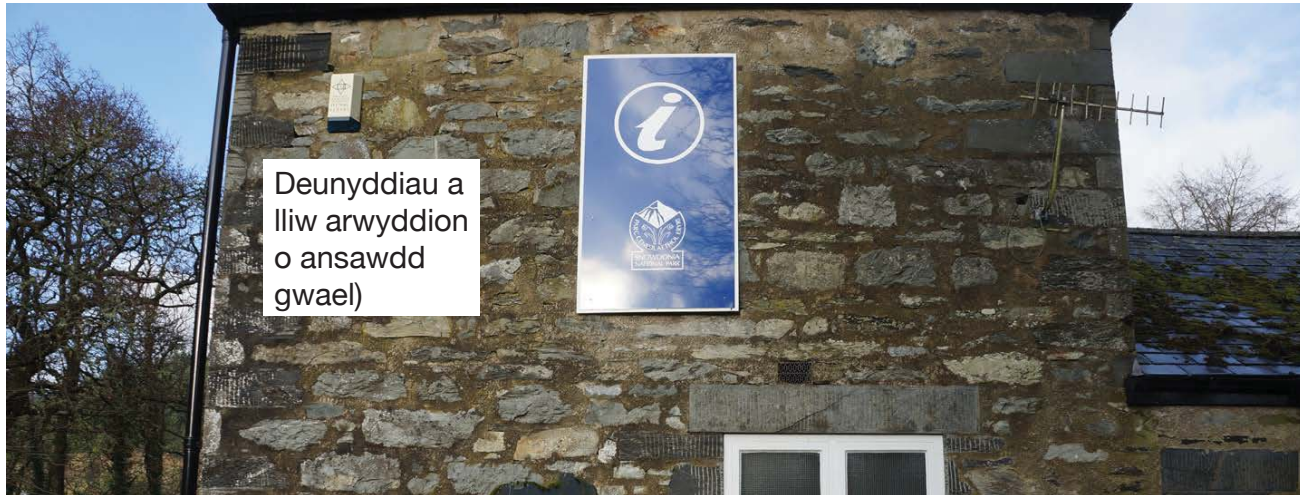


Briff y prosiect:

- Creu cyswllt rhwng y fynedfa ar Stryd yr Orsaf i fynedfa adeilad y ganolfan ymwelwyr
- Darparu arwyddion amgen i arwain ymwelwyr ar y llwybr a rownd y gornel
- Gwella gweledd i'r parc gerllaw

Y Llwybr o Stryd yr Orsaf: Dyluniad Arfaethedig



Arwyddion: Trosolwg

Deunyddiau a
lliw arwyddion
o ansawdd
gwael)

Briff y prosiect:

- Creu dyluniad arwyddion sydd yn clymu gyda gwerthoedd ehangach y Parc Cenedlaethol
- Creu “brand” sydd yn weledol a chyson i’r ganolfan ymwelwyr o fewn y dref
- Gwella gwelededd/ amlygrwydd adeilad y ganolfan ymwelwyr a’r llwybrau i’w gyrraedd



Arwydd o ansawdd
uchel ond anodd ei weld

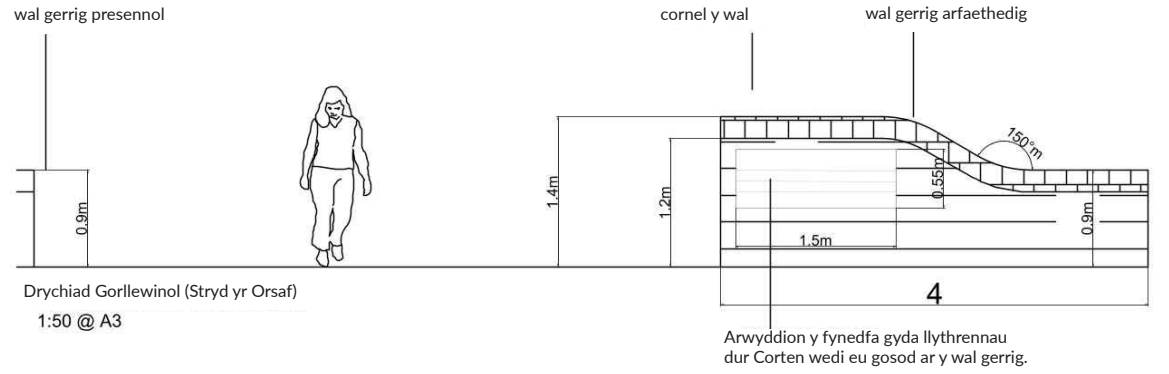
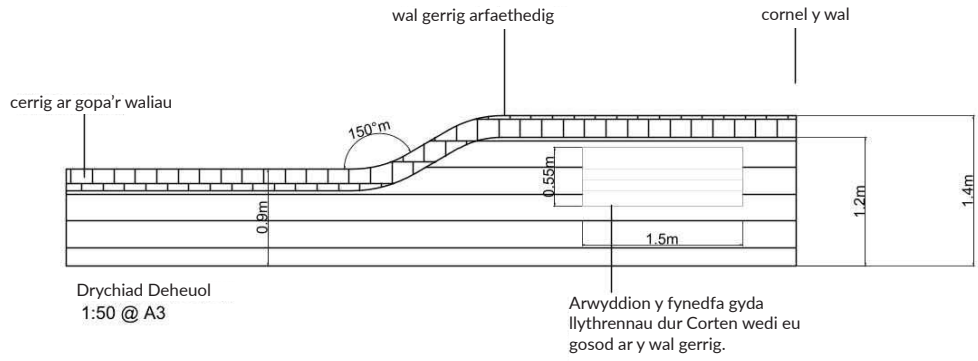
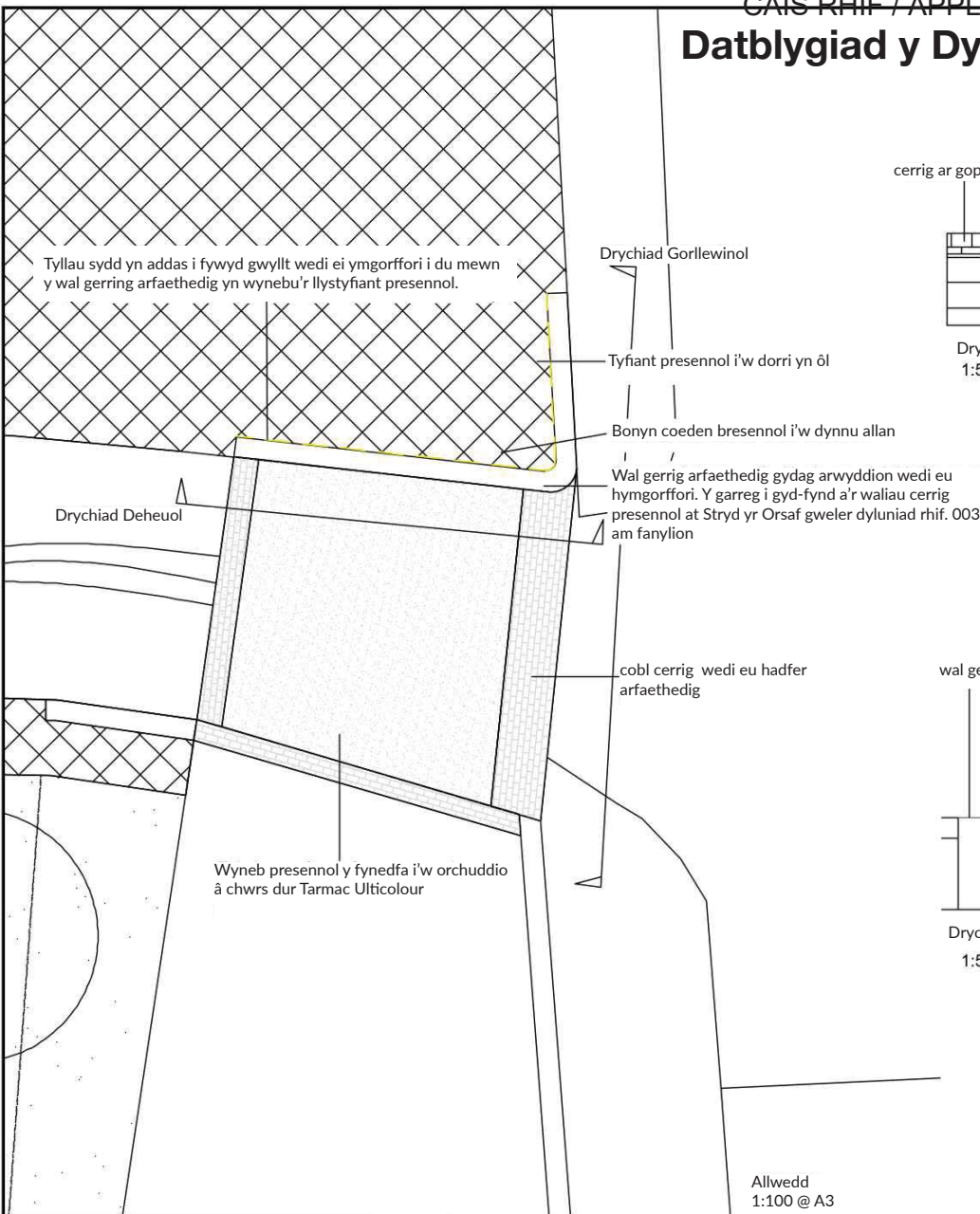
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Logo'r Parc Cenedlaethol wedi ei osod ar dalcen yr adeilad

Arwyddion wedi eu gosod ar yr adeilad i wella gweledd o Stryd yr Orsaf



Datblygiad y Dyluniad: Arwyddion Arfaethedig Stryd yr Orsaf



Adolygiadau:				
Rev.	Disgrifiad:	Dyddiad	Gan	Gwirwyd
1	Ychwanegu graddfa a nodiadau bioamrywiaeth	25.06.21	HA	RF

CYNLLUNIO

Cleient:
 Awdurdod Parc Cenedlaethol Eryri
 Prosiect: Canolfan Groeso Parc Cenedlaethol Eryri/
 Teitl y dyluniad:
 Drychiad Wal Arfaethedig

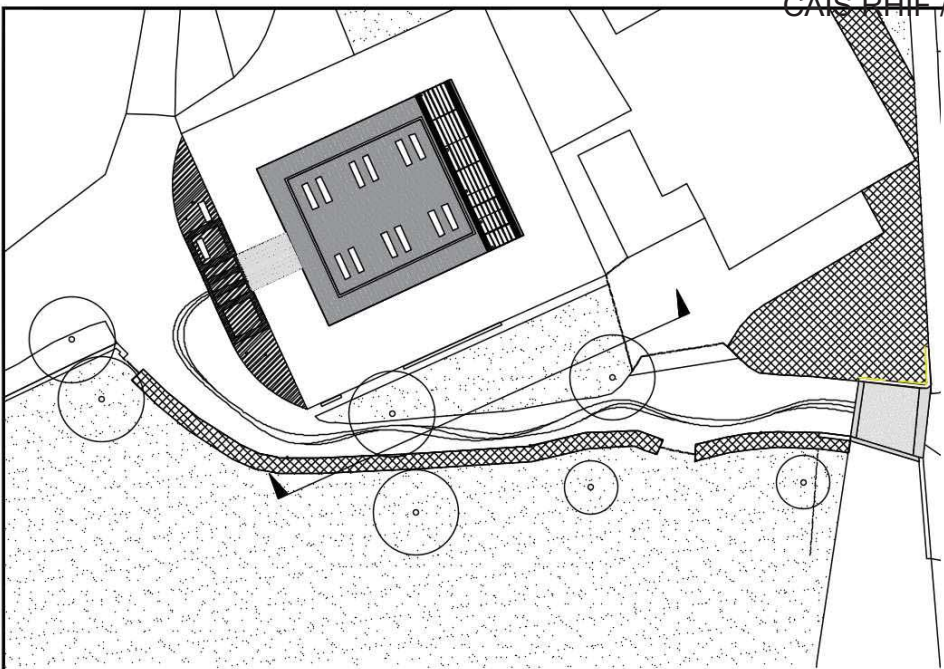
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Graddfa: Fel y dangosir
 Dyddiad: 27.01.21
 drn: HA
 Gwirwyd: SR

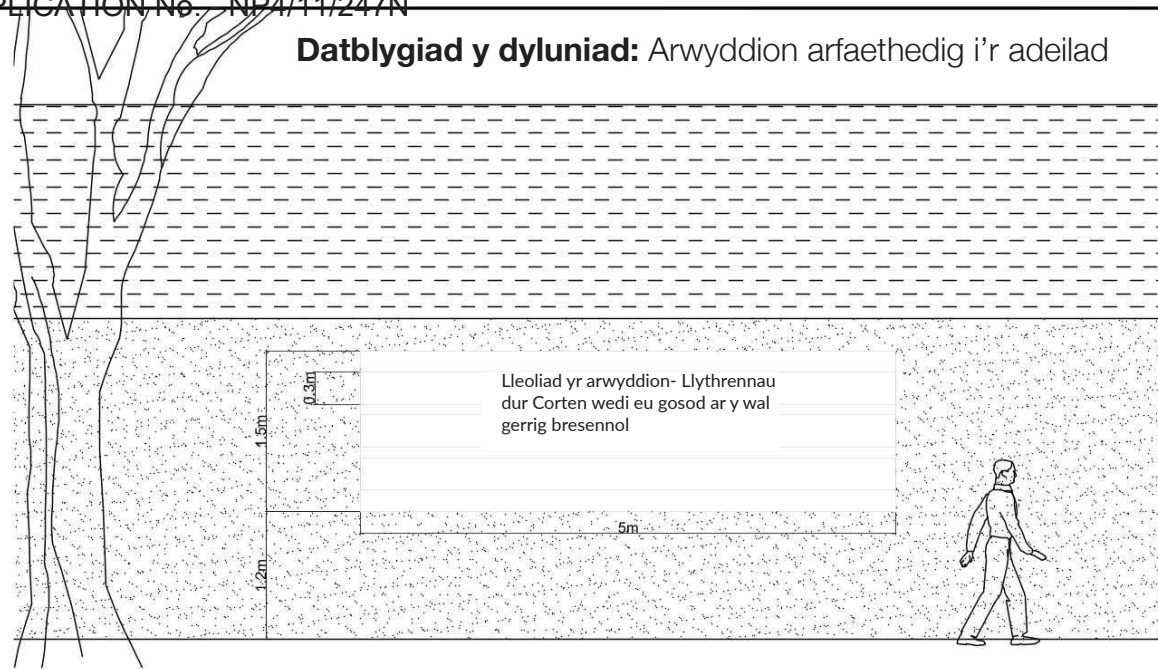
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Ail-gynhyrchwyd o ddefnydd Ordnance Survey gyda chaniatâd rheolydd Swyddfa Sefydlog ei Mawrhydi o dan drwydded rhif 186287

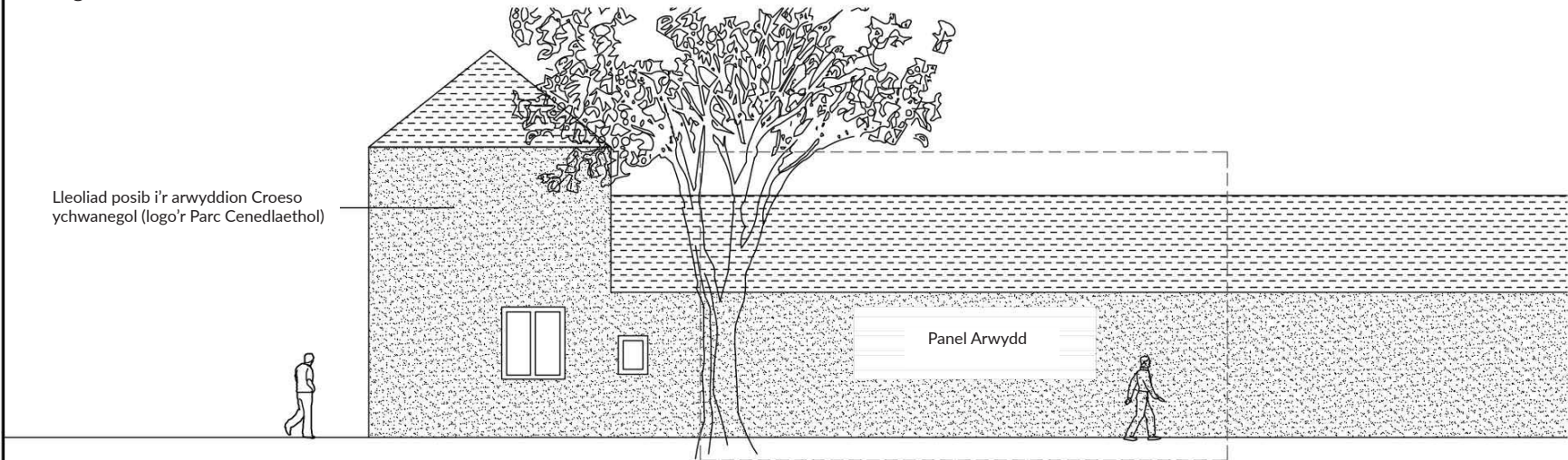
Datblygiad y dyluniad: Arwyddion arfaethedig i'r adeilad



Allwedd
1:500 @ A3.



Drychiad A
1:500 @ A3



Drychiad y Gogledd
1:100 @ A3



Enghraifft o waith llythrennedd ar wal mewn dur Corten.

Graddfa 1:100



Adolygiadau:				
Rev.	Disgrifiad:	Dyddiad	Gan	Gwirwyd
1	Ychwanegu bar graddfa	25.06.21	HA	RF

Ail-gynhyrchwyd o ddefnydd Ordnance Survey gyda chaniatâd rheolydd Swyddfa Sefydlog ei Mawrhydi o dan drwydded rhif 186287

CYNLLUNIO

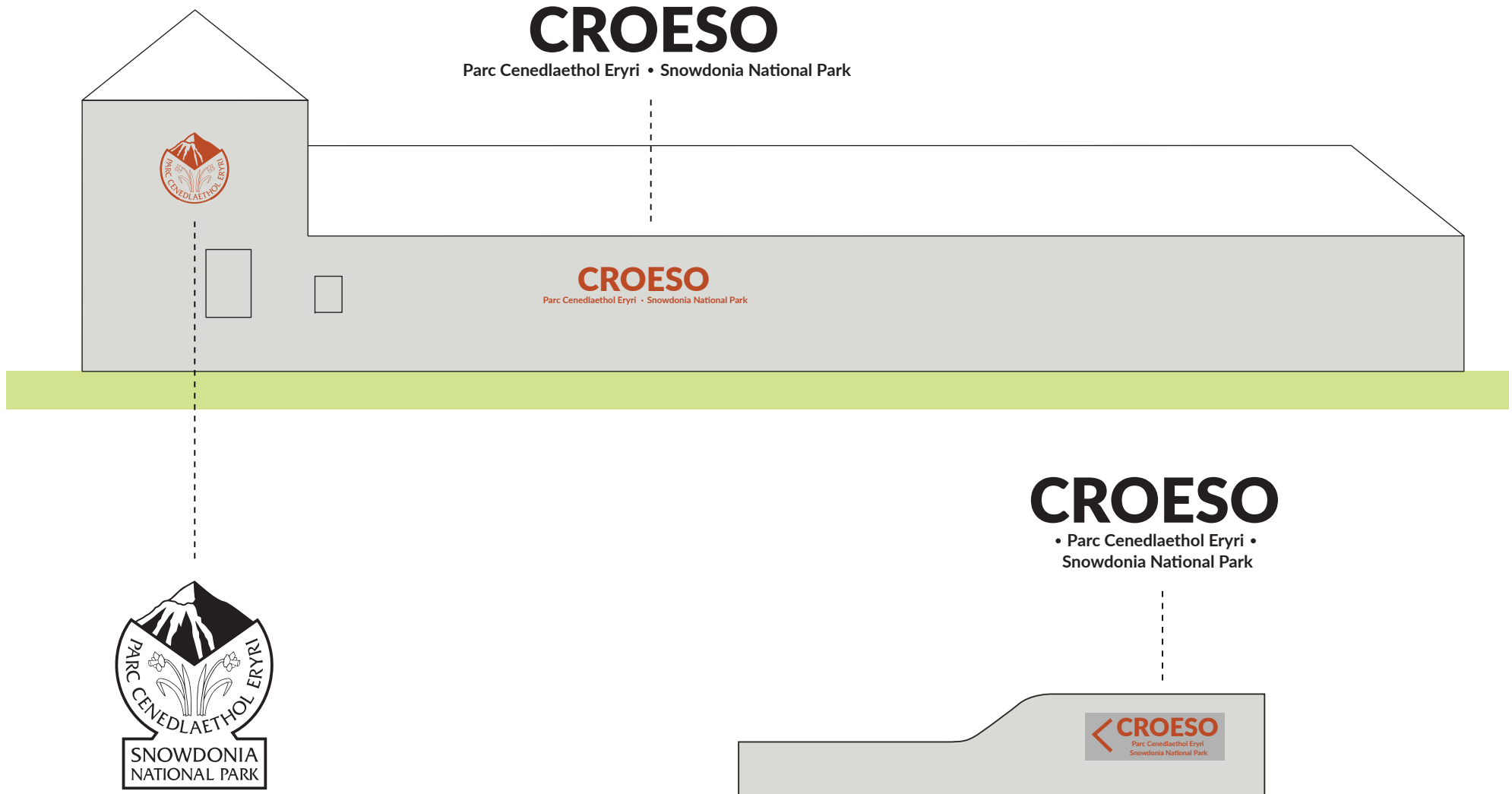
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Prosiect:
Canolfan Groeso Parc Cenedlaethol Eryri
Teitl y dyluniad:
Drychiad Wal Arfaethedig

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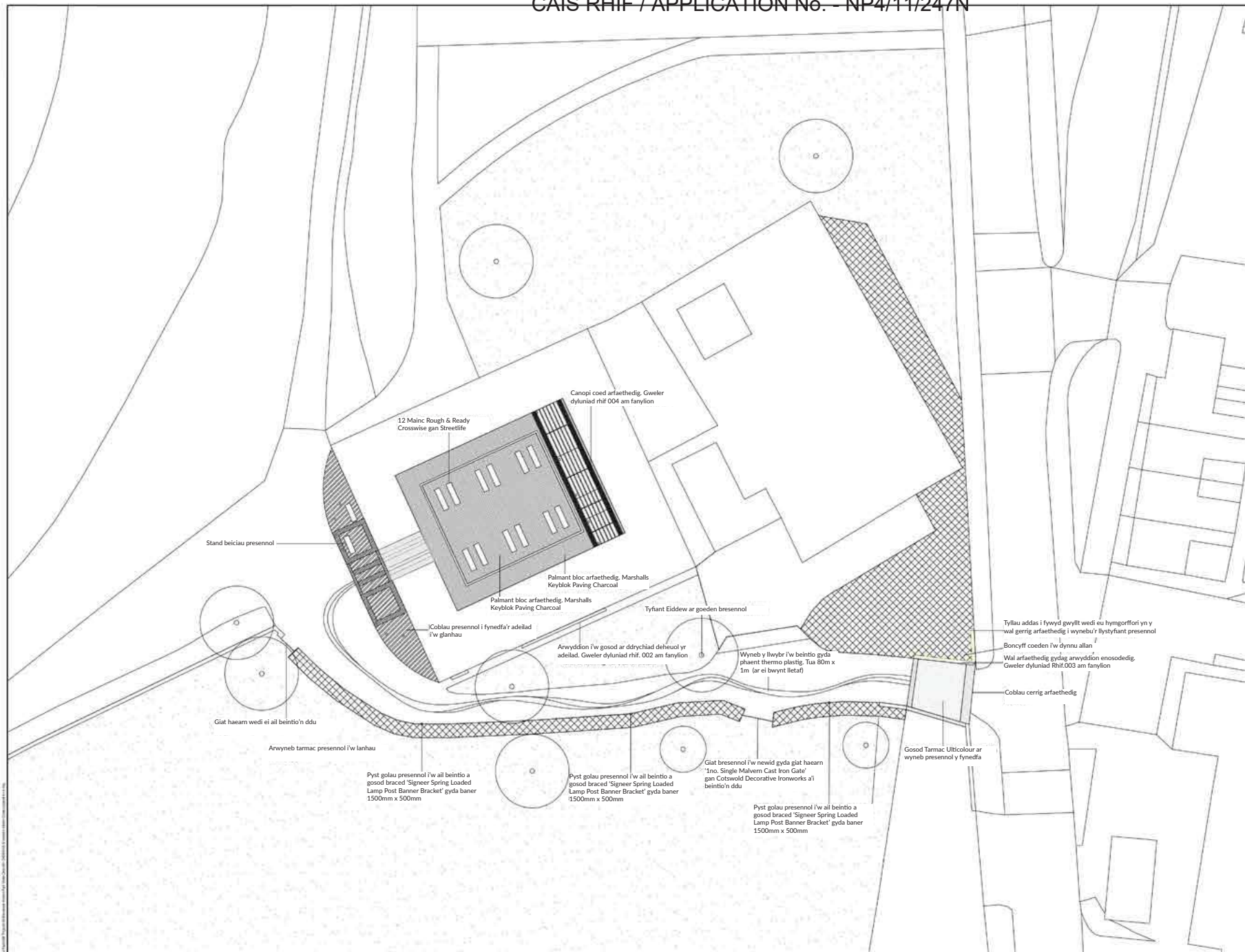
Graddfa: Fel y dangosir
Dyddiad: 27.01.21
drm: HA
Gwirwyd: SR

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Datblygiad y Dyluniad: Opsiynau arwyddion arfaethedig



- Allwedd:
- coed presennol
 - Llystyfiant a gwrychoedd presennol
 - Gwair presennol
 - Slabiau palmant llechi presennol
 - arwyneb cobi presennol
 - Ffensys a gathau presennol
 - Palmant bloc arfaethedig 2 opsiwn pris:
1. Codi ac ail osod yr arwyneb bloc presennol
2. Gosod y palmant bloc arfaethedig.



Graddfa 1:200

Adolygiadau:	
Di-grifadi	Dyddiad
Tystwngi i'w gadael i'r nodwedd hyspwythol	

CYLLUNIO Client:
Awdurdod Parc Cenedlaethol Eryri
Prosiect: Canallan Groeso Parc Cenedlaethol Eryri/
Ffeti i'w dynhau:
Trefniant Cyffredinol

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Graddfa: 1:200
Dyddiad: 27/01/21
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Gwilym 388

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All-gynhyrchwyd o ddefnydd Ordnance Survey gyda chaniatâd rheolwydd Swyddfa Seftyllig ei Mawrthyl o dan drwydded rhif 1962/07

Snowdonia National Park Authority Date: 01/12/21
– Planning & Access Committee

Application Number: NP4/29/512

Date Application Registered: 21/07/21

Community: Bro Machno

Grid Reference: 278887.4 350609.7

Case Officer: Mr Richard Thomas

Location:

Land adjacent to Tan Y Bryn, Glasgwm Road, Penmachno, Betws Y Coed.

Applicant:

Iwan Evans
c/o Agent

Description:

Proposed erection of dwelling, creation of vehicular access and associated works.

Summary of the Recommendation:

To **REFUSE** permission for the following reason:

- Danger to other road users due to inadequate vehicular visibility splays

**Reason(s) Application Reported to Committee:
Scheme of Delegation**

Supported by Community Council

Land Designations / Constraints:

Within housing development boundary

Site description and background:

The site subject to this application falls within the housing development boundary for Penmachno. It forms a part of a wider agricultural field currently utilised for grazing.

The site is well defined with a stone wall with post and stockproof fencing to the roadside a stone wall to the east boundary and a timber close boarded fence to the west. There is currently no boundary to the wider agricultural field.

This site lies in close proximity to the main built-up area of Penmachno and falls within the housing development boundary with dwellings to the west, the public convenience immediately to the east with other dwellings beyond and can be described as a gap site.

Relevant Planning Policies:

Policy No.	Policy
ELDP 2016 - 2031	
SP C	Spatial Strategy
DP 1	General Development Principles
DP6	Sustainable Design and Materials
SP G	Housing
DP30	Affordable Housing
Technical Advice Notes	
18	Transport
Future Wales 2040	
Policy 1	Where Wales will grow
Policy 2	Shaping urban Growth and Regeneration – Strategic Placemaking
Policy 4	Supporting Rural Communities

Statutory Consultations:

Community Council	Support
Highways Authority	Objection, recommend refusal
Natural Resources Wales	No objections
Dŵr Cymru	No objections, condition suggested and advice provided
SNPA Ecology	No comments

Response to Publicity:

The application was advertised by way of a site notice and by letter to nearby neighbours.

This publicity resulted in one e-mail being received suggesting that the dwelling be amended to protect neighbour amenity.

1. Assessment:

- 1.1 As this site falls within the housing development boundary for Penmachno, which is classified as a Secondary Settlement, the requirements of ELDP policy C are satisfied on locational criteria. Similarly, the requirements of Policy H are satisfied in so far as criterion iii of policy H states that new dwellings can be considered favourably within an housing development boundary provided that 50% of the dwellings on sites for 2 or more would have to make a contribution to the affordable housing stock. As this is for a single dwelling an open market dwelling can be considered favourably.

- 1.2 The proposed plans show a three bedroomed dwelling with adequate living accommodation and attached garage. The design and form of the dwelling is conventional and is considered to be acceptable for this village location.
- 1.3 The proposed dwelling is shown to be set back from the adjacent highway to allow for adequate vehicular access, parking and turning. To the rear is a patio and modest garden area. The orientation of fenestration has been so designed to prevent any undue harmful loss of amenity to neighbours.
- 1.4 A single vehicular access is shown entering the adjacent highway which will require the loss of a stretch of stone wall. The plans show that a stone wall will be rebuilt along the remainder of highway verge.
- 1.5 In terms of biodiversity enhancement, a new hedge line is shown to be planted along the western boundary as recommended in the submitted ecological survey report.
- 1.6 The community council have expressed support for this proposed dwelling and there have been no objections from consultees other than the Highways Authority, who have recommended refusal.
- 1.7 One e-mail has been received from a prospective purchaser of a nearby dwelling suggesting that the proposed dwelling be realigned to bring it forward in order to prevent loss of amenity to neighbouring dwellings. Having considered this it is not considered that the dwelling as shown will result in any undue loss of amenity to neighbouring dwellings.
- 1.8 The Highways Authority have objected to this proposal and recommended refusal on the basis that the proposed access onto the adjacent highway would create a danger to other road users insofar as the achievable visibility splays do not reach the minimum standards required for a new dwelling in this location.
- 1.9 The applicants did supply data that was submitted with the application to show the speed and volume of traffic passing the proposed site which could be used to accurately judge the required and possibly reduced standard of visibility splays. Unfortunately, the survey was carried out in February 2021 at a time when the whole country was in Covid 19 lockdown which may not have given a true reflection of the speed and volume of traffic passing the site.

- 1.10 The applicants were requested in August and September 2021 to provide data to be carried out this year during August or September that could have shown that a reduced standard may be acceptable but to date and despite request to provide the information have failed to do so. In the absence of such data the Highways Authority have stated that the minimum standard expected would be a visibility of 90m in both directions, which is unachievable.
- 1.11 Once the applicants have carried out an appropriate highway survey of speed and volume of traffic they would be able to resubmit the application and hopefully achieve a visibility standard that the Highways Authority can accept.
- 1.12 Given the above it is considered that not all the criteria of ELDP policy 1 have been satisfied. Consequently, this proposed dwelling is in conflict with policy 1.

2. Conclusions:

- 2.1 Whilst it is considered that the location, design, form and tenure of this proposed dwelling conform to policy and can be looked on favourably there is a conflict with policy in terms of its vehicular access onto the adjacent highway.
- 2.3 Consequently a recommendation of refusal has to be made.

3. Background Papers in Document Bundle No.1: No

4. Recommendation:

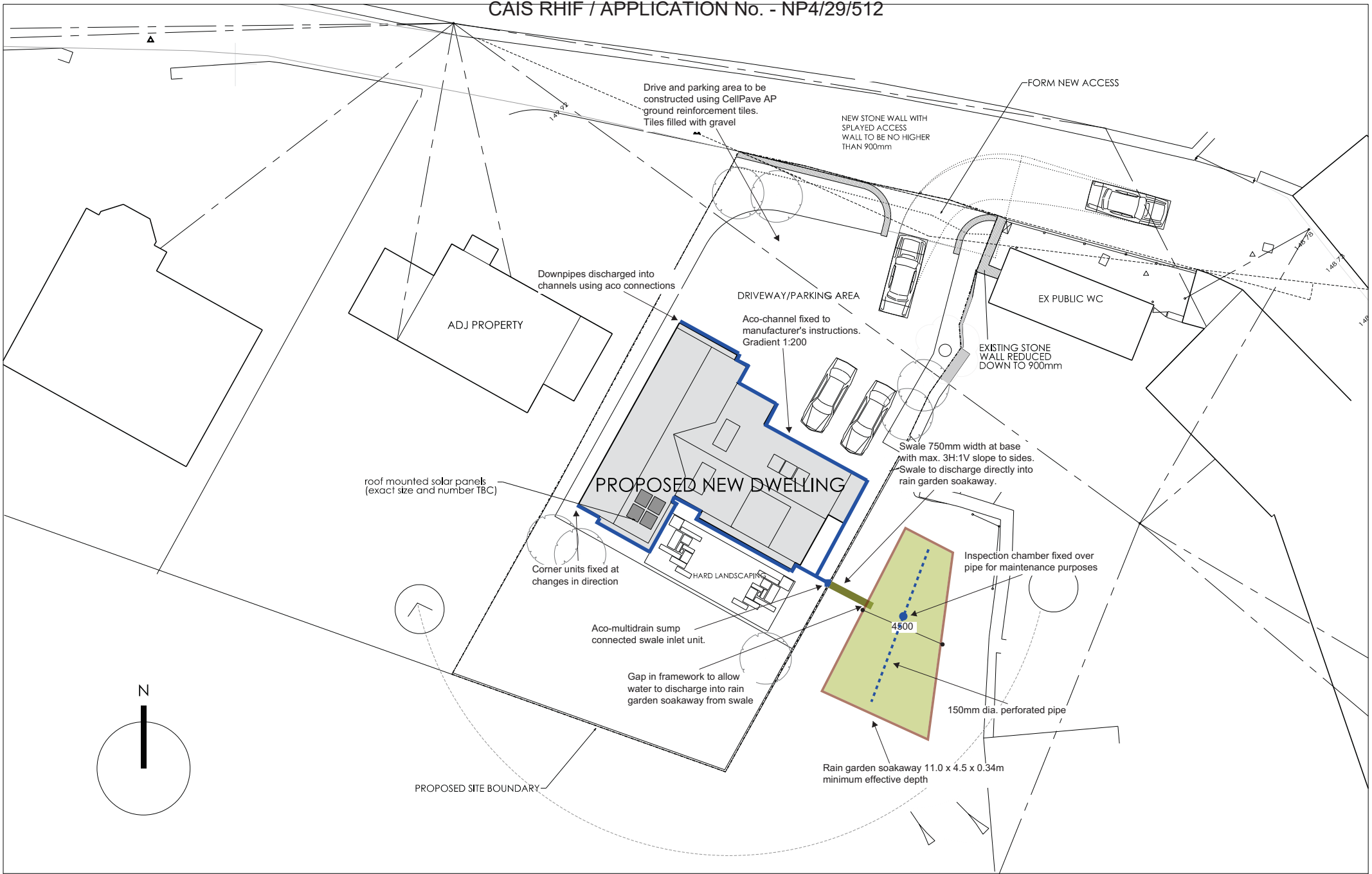
- 4.1 To **REFUSE** this application for the following reason:
 1. By reason of the applicant failing to show vehicular visibility splays in either direction at the point where the proposed vehicular access enters the county highway which would reach the minimum standards as required by the Highways Authority and if approved could be a danger to other road users, this application is in conflict with ELDP policy 1 and TAN 18.

CAIS RHIF / APPLICATION No. - NP4/29/512

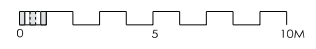
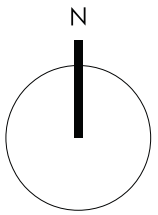
LAND ADJ. TAN Y BRYN, GLASGWM ROAD, PENMACHNO, BETWS Y COED, LL24 0UF



Scale: 1:2500 | Area 16Ha | Grid Reference: 278906,350608 | Paper Size: A4



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LAND AT GLASGWM ROAD PENMACHNO		DRAWING NUMBER	SCALE	DATE
IWAN EVANS & ELIN DAVIES		D-1367-01-21-PL01	1: 200 @α3	MAY 2021
				CONWY 01492 583036 e: admin@matthewjonesarchitects.com web: www.matthewjonesarchitects.com

EXTERNAL FINISHES:
ROOF
 NATURAL LOCAL SLATE /STANDING SEAM METAL TYPE CLADDING IE ZINC/MIEO
EXTERNAL WALLS
 WHITE THROUGH COLOUR RENDER BY WEBER OR SIMILAR
 HARDWOOD CLADDING FEATURE PANELS
WINDOWS/SLIDING DOORS
 DARK GREY ALUMINIUM
EXTERNAL DOORS
 DARK GREY ALUMINIUM
GARAGE DOOR
 GREY TO MATCH WINDOWS
EXPOSED STRUCTURE DETAILS
 DARK GREY PAINTED STEEL



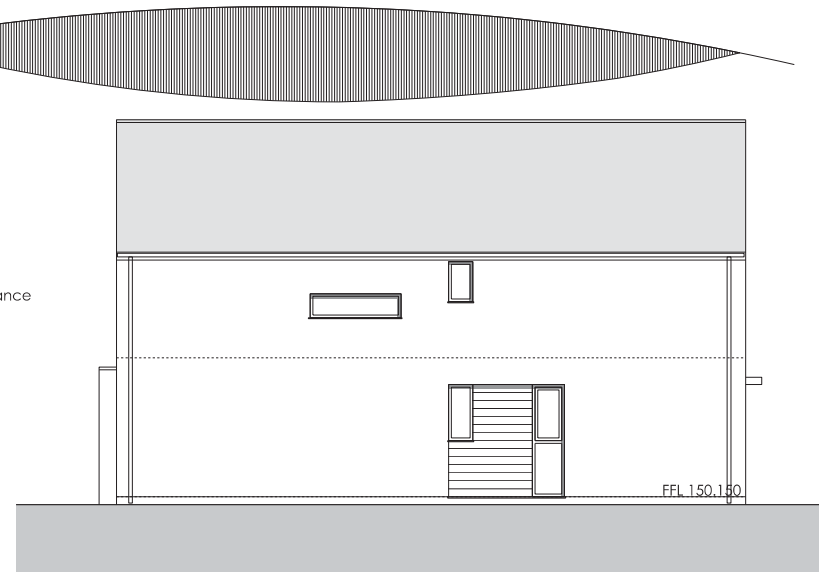
PROPOSED NORTH EAST FACING ELEVATION



PROPOSED SOUTH EAST FACING ELEVATION



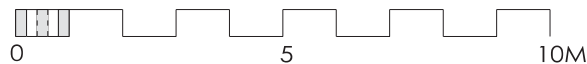
PROPOSED SOUTH WEST FACING ELEVATION



PROPOSED NORTH WEST FACING ELEVATION

36

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LAND AT GLASGWM ROAD PENMACHNO		DRAWING NUMBER	SCALE	DATE
IWAN EVANS & ELIN DAVIES		D-1367-01-21-PL03	1: 100 @α3	MAY 2021
PROPOSED ELEVATIONS		CONWY 01492 583036		
				
		e: admin@matthewjonesarchitects.com web: www.matthewjonesarchitects.com		

Snowdonia National Park Authority Date: 01/12/2021
– Planning & Access Committee

Application Number: NP5/62/405B

Date Application Registered: 25/06/21

Community: Llanbedr

Grid Reference: 258025 326737

Case Officer: Mr Aled Lloyd

Location:

Land at Talartro Farm, Llanbedr. LL45 2DZ

Applicant:

Cornerstone on behalf of Telefonica
 Hive 2
 1530 Arlington Business Park
 Theale
 RG7 4SA

Description:

Retention of a temporary 14m mast and associated equipment for a further 18 months.

Summary of the Recommendation:

To **REFUSE** for the following reasons:

- Detrimental to the character of the landscape
- Site not acceptable as a permanent site
- Developed Permanent site available nearby
- Effect on nearby residential properties

**Reason Application Reported to Committee:
 Scheme of Delegation**

Llanbedr Community Council support, officer recommendation of refusal

Land Designations / Constraints:

- Open countryside
- Llanbedr Airfield Safeguarding Zone
- Within Flood Zone C1

Proposed Development:

Temporary permission for the retention of a 14-metre-high tower mounted with 2No. antennas, 1No. 0.6 metre dish, the installation of a ground based 1.2 metre satellite dish fixed to a ballast frame within a fence measuring 17.9 x 18.1 metres and associated equipment for a further 18 months.

Relevant Planning Policies:

Eryri Local Development Plan 2016-2031

Policy No.	Policy
A	National Park Purposes and Sustainable Development
1	General development principles
2	Development and the Landscape
6	Sustainable Design and Materials
D	Natural Environment
26	Telecommunications
SPG:7	Landscapes and Seascapes of Eryri
SPG:13	Landscape Sensitivity and Capacity Assessment
SPG: 15	Telecommunications

National Planning Policy and Guidance:

National Policy

Future Wales 2040

- Policy 4 – Supporting rural communities
- Policy 14 – Planning in Mobile Action Zones

Planning Policy Wales (Edition 11) 2021

Technical Advice Note 19: Telecommunications

Consultations:

Llanbedr Community Council	Support – As stated previously it is very important to have a mast for the community in Llanbedr, both for visitors and for the locals, who are trying to make a living in the area. - We hope that this mast will be retained, but it is regrettable that it is a temporary agreement.
Natural Resources Wales	No objection
Gwynedd Council – Public Protection	No Comments
SNPA Ecology	The application has been screened out in any Habitat Regulations Assessment (HRA) on the basis that there are no likely effects of any features of the Meirionnydd Oak Woods and Bat Sites SAC from the proposed development.

Response to Publicity:

The application was publicised by way of site notice, by letter to Community Council and statutory consultees and by letter to local residents.

Three letters of objection have been received citing the following:

- Permanent mast site has been developed nearby
- Visual and amenity impact on nearby residential properties
- Permission has expired on the temporary site

Assessment:

1. Background

- 1.1 For clarity and to detail the circumstances relevant to the application under consideration, reference will be made within this report to the temporary site and the existing permanent mast site.
- 1.2 Planning application reference NP5/62/401 (permanent site) was granted in March 2018 for the erection of a 20M high telecommunications mast, within close proximity to the application site (temporary site). The permission for the permanent site has been implemented and the mast has been erected.
- 1.3 Since the erection of the mast (permanent site) there have been discussions between the applicant for the current application (temporary site) and the agent for the permanent mast site.
- 1.4 The permanent site will be operated by a third party and the agent for the temporary site have stated that to use the permanent site is no longer commercially viable. This has resulted in the applicant and landowner being unable to enter into a commercial agreement to use the permanent mast.
- 1.5 The applicant for the temporary site has now confirmed that it is not their intention to use the permanent mast. This has resulted in the submission of the current application for a further temporary period to allow the applicant to consider options for a new permanent mast site in the area.
- 1.6 The Authority is in receipt of a pre-application enquiry from the applicant of the temporary site for installation of telecommunication equipment on an existing mast at the former Llanbedr Airfield site. This pre-application enquiry is currently being assessed. Should this proposal be acceptable and if planning permission is granted, the temporary site will no longer be required, and mobile coverage will be maintained to the Llanbedr area.
- 1.7 A planning application was submitted in July 2018 on the (temporary site) for the retention of the mast and associated equipment for up to 12 months. Permission was granted and expired on the 31st October 2019.

- 1.8 In consideration of the application for a temporary mast, officers were aware that negotiations were progressing to establish coverage from the permanent mast.
- 1.9 A temporary permission was granted. The site in terms of landscape, and due to its close proximity to residential properties was not acceptable as a permanent site.
- 1.10 A further application (NP5/62/405B) (temporary mast) was submitted in November 2019 to retain the temporary mast for a further 18 months.
- 1.11 Planning permission was granted on the 1st June 2020 for the Retention of a temporary 14m mast and associated equipment for a further 18 months. The permission expired on the 31st May 2021.
- 1.12 The agent was advised when planning permission NP5/62/405A was granted that a further temporary permission would be unlikely to be granted.
- 1.13 Planning guidance is clear in that where renewal of a limited period permission is sought, based on the precedent of the original grant, that it will rarely be justifiable to grant a second temporary permission. Further permissions should normally be granted or refused if there is clear justification for doing so.
- 1.14 The temporary mast provides coverage to the village of Llanbedr and surrounding area. Should coverage from the temporary mast cease to operate, other options for mobile coverage already exist. These are currently not in use because of private commercial reasons, rather than land use planning reasons.
- 1.15 The application also includes a declaration of Conformity with international commission on Non-Ionizing Radiation Protection Public Exposure Guidelines.

2. Principle of Development

- 2.1 The main issue in the consideration of proposals such as this is whether the proposed siting of the mast has an unacceptable impact on the landscape of the area and on the 'special qualities' of the National Park.
- 2.2 Development Policy 26 and Planning Policy Wales is clear in that proposals for telecommunications developments should share telecommunications masts where possible to ensure efficient use of infrastructure and to minimise environmental impact. In cases where masts of different operators are situated in close proximity to one another, the operators should justify this approach in their planning applications.

- 2.3 The most relevant ELDP policies in relation to landscape includes Strategic Policy A and Development Policies 1, 2 and 26 together with Supplementary Planning Guidance 7,13 and 15.
- 2.4 The siting of any telecommunications mast needs to be carefully considered to ensure that the siting, height, form and scale is compatible with the capacity and the character of the site and is not unduly prominent in the landscape.
- 2.5 Development Policy 26 of the ELDP state that *Telecommunications developments will be permitted provided they do not significantly harm the visual appearance and character of the area or adversely affect the 'Special Qualities' of the National Park and the amenity of people living close to the site.*
- 2.6 While officers are generally supportive of applications to improve the communications infrastructure, care needs to be taken so that the siting of the infrastructure and in particular large masts siting has as little impact on the landscape as possible.
- 2.7 This application is for a further extension of a temporary period, would be contrary to current guidance.

3. Planning Assessment

- 3.1 Officers fully recognise the importance of providing mobile coverage where little or no current infrastructure is present, however care needs to be taken when the site is located within a National Park where the highest priority needs to be given to the protection and enhancement of the natural beauty, wildlife and cultural heritage.
- 3.2 However, the current application is for a further temporary period. Planning guidance is clear in that where renewal of a limited period permission is sought, based on the precedent of the original grant, that it will rarely be justifiable to grant a second temporary permission further permissions should normally be granted permanently or refused if there is clear justification for doing so.
- 3.3 Planning Policy Wales in Section 5.3.4 states *"The statutory purposes of National Parks are to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities. Where it appears that there is a conflict between those purposes, greater weight shall be given to the first. National Park Authorities have been set up to pursue these purposes, and other public bodies and other relevant authorities have a statutory duty to have regard to these purposes. National Park Authorities also have a duty to seek to foster the economic and social well-being of their local communities."*

3.4 Development Policy 26 of the ELDP deals specifically with telecommunications. This policy states telecommunications *developments will be permitted provided they do not significantly harm the visual appearance and character of the area or adversely affect the 'Special Qualities' of the National Park and the amenity of people living close to the site.*

3.5 To be acceptable and comply with DP26 Telecommunications development should satisfy all 5 criteria of the policy, which are considered in turn below.

Criteria i. It can be demonstrated that an acceptable level of service cannot be provided by

a) the use of a more environmentally acceptable site either within or outside the Park,

b) sharing an existing site, mast, tower or other structures.

c) sharing an existing or planned underground channel with another utility.

3.6 The location has been identified to provide temporary coverage only.

3.7 There is an existing mast in the vicinity, therefore sharing is an option.

3.8 The proposal fails to comply with this policy criterion.

Criteria ii. The cumulative effect of the development in conjunction with similar installations does not significantly harm the visual character or 'Special Qualities' of the National Park.

Criteria iii. The mast, antennae and any ancillary structures are expected to be well designed and represent the best practicable environmental option.

3.9 With this type of development, it is inevitable that the proposed structure is partly visible from public places due to the need for it to be in an open location to ensure it is working to full capacity. However, in this case the proposal is sited close to residential properties, does not benefit from natural screening and does not assimilate in the landscape. Therefore, it is not acceptable as a permanent site.

3.10 As well as the permanent site there are other masts within close proximity to the temporary site. There will be a cumulative effect of the development and the siting of a mast at the location will significantly harm the visual character of the landscape of the National Park.

3.11 The proposal therefore fails to comply with criteria i, ii and iii of the policy.

Criteria iv. The radio frequency emissions from mobile base stations and apparatus conform to nationally agreed precautionary principles.

Criteria v. Where there is a risk of significant radio interference, it can be demonstrated that this can be overcome by appropriate measures.

- 3.12 A certificate of International Commission on Non-Ionizing Radiation Protection (ICNIRP) has been submitted which indicated that the proposal is fully compliant with the public exposure guidelines established by the (ICNIRP)

The proposal complies with criteria iv and v of the policy.

- 3.13 Development Policy 1 aims to conserve and enhance the Special Qualities and purposes of the National Park.
- 3.14 The temporary site is in close proximity to residential properties, with the nearest property being only approximately 35 metres from the site as to oppose the permanent site being over 150 metres from residential properties.
- 3.15 The temporary site is contrary to criteria iii in that it is prominent in the landscape and harms the amenity of neighbouring property.
- 3.16 Development Policy 2 protects the National Park from developments that do not respect and conserve the character, qualities and views of the landscape. Unacceptable impacts of the landscape will be restricted and particular regard will be had to the protection of particular designations. Officers are of the opinion the temporary mast site does not assimilate in the landscape.
- 3.17 The current site is considered unacceptable in landscape terms as a permanent site in that it is prominent location with no natural screening. The permanent developed mast site is more discreetly located with trees and shrubs reducing its impact on the landscape.
- 3.18 The site was meant to be as a temporary site for a period of 6 months, with a temporary mast being erected in 2018 under the emergency permitted development rights granted to Electronic Communications Code Operators.

The proposal does not comply with DP2.

- 3.19 Officers have assisted the process of establishing a permanent site by the granting of two temporary permissions. It is regrettable that negotiations between the applicant and the owner of the permanent site have failed. However, this cannot be considered as a justification or a material planning consideration for a further temporary permission.

4. Conclusions

- 4.1 Officers fully recognise the importance of providing coverage for the Emergency Service Network where little or no current infrastructure is present, however care needs to be taken when the site is located within a National Park where the highest priority needs to be given to the protection and enhancement of the natural beauty, wildlife and cultural heritage.
- 4.2 The extension of a further temporary permission cannot be justified.
- 4.3 Sufficient time has been given to the applicant to develop an alternative acceptable site.
- 4.4 If the application is refused, there will be a need to commence enforcement action, unless the telecommunication mast and associated equipment are removed, and the site restored to its former condition.
- 4.5 Any enforcement notice served will specify a time to comply with the requirements and it is anticipated this will be between six and twelve months, which will provide the operator of the temporary mast site time to develop a permanent site.

Background Papers in Document Bundle No.1: Yes

RECOMMENDATION: To **REFUSE** planning permission for the following reasons:

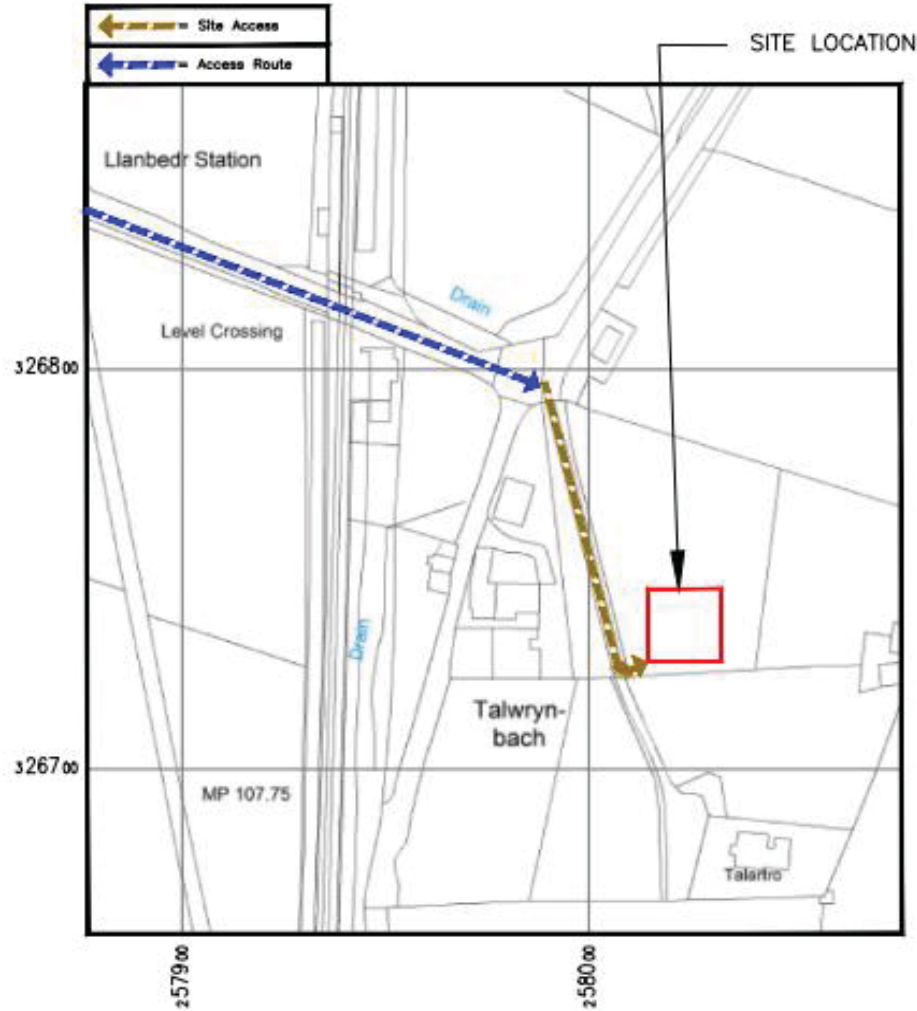
1. By reason of its prominent location, the establishment of a permanent site would form an incongruous feature in the landscape. The proposal is therefore contrary to Development Policy 1 and 2 of the Eryri Local Development Plan, which seeks to protect the landscape of the Snowdonia National Park and amenity of neighbouring properties.
2. The proposal fails to comply with the requirements of Development Policy 26, in particular criteria i, ii and iii in that there is an existing permanent mast site in close proximity, and the establishment of a further site would significantly harm the visual character of the National Park.



SITE LOCATION
(Scale 1:50000)
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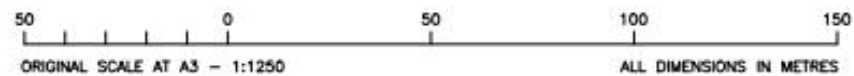


SITE PHOTOGRAPH



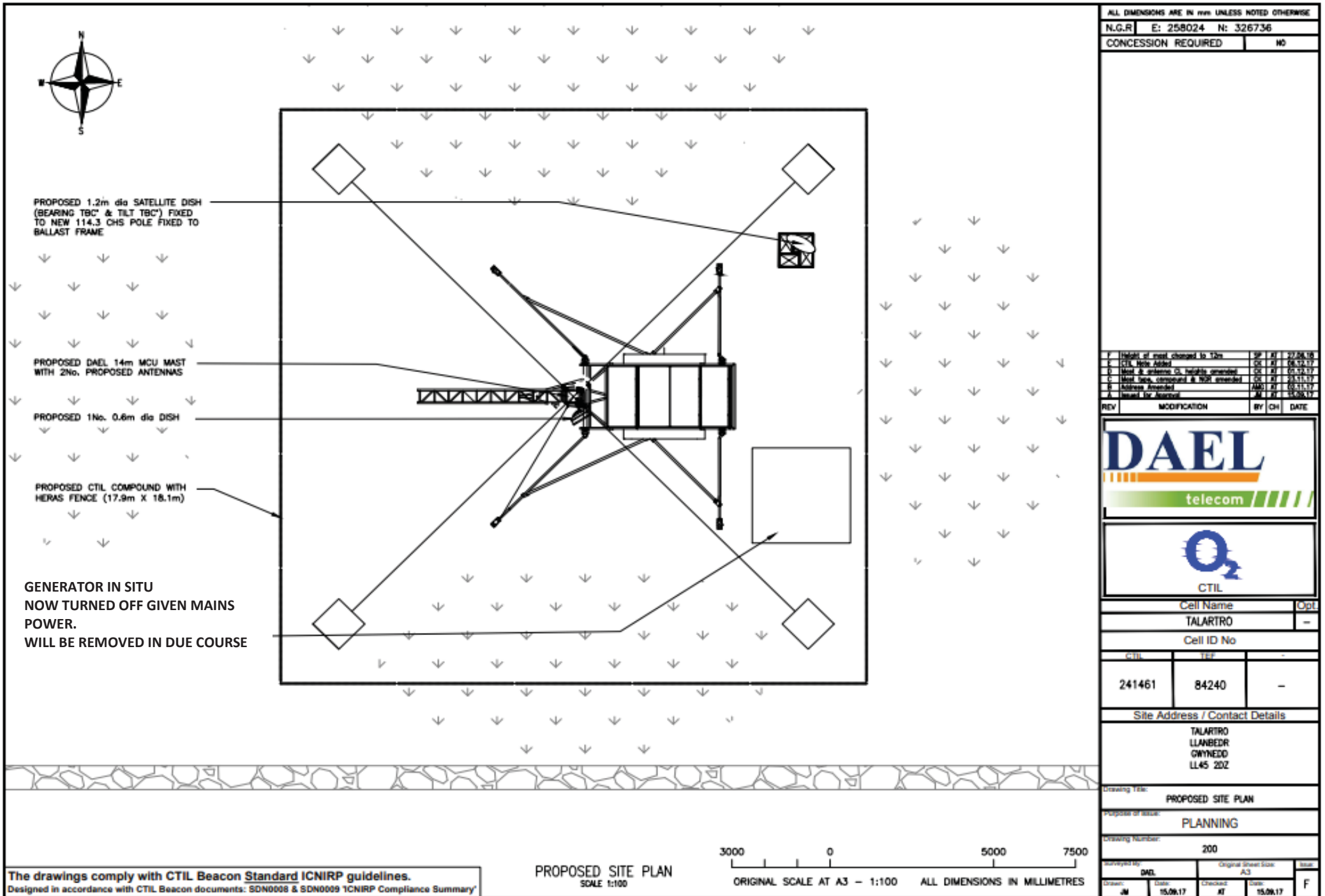
DETAILED SITE LOCATION

(Scale 1:1250)
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ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE																												
N.G.R	E: 258024	N: 326736																										
CONCESSION REQUIRED		NO																										
DIRECTIONS TO SITE: FOLLOW POSTCODE DIRECTIONS. LOCATION IS AT THE TOP OF THE FIELD ON LEVEL GROUND																												
<table border="1"> <tr> <td>E</td> <td>Met & antenna O. height amended</td> <td>OK</td> <td>AT</td> <td>05.12.17</td> </tr> <tr> <td>D</td> <td>Met. base, corrected & NEM amended</td> <td>OK</td> <td>AT</td> <td>23.11.17</td> </tr> <tr> <td>C</td> <td>Address Amended</td> <td>AMG</td> <td>AT</td> <td>02.11.17</td> </tr> <tr> <td>B</td> <td>NEM Amended</td> <td>AMG</td> <td>AT</td> <td>23.11.17</td> </tr> <tr> <td>A</td> <td>Issued for Approval</td> <td>M</td> <td>AT</td> <td>15.06.17</td> </tr> </table>				E	Met & antenna O. height amended	OK	AT	05.12.17	D	Met. base, corrected & NEM amended	OK	AT	23.11.17	C	Address Amended	AMG	AT	02.11.17	B	NEM Amended	AMG	AT	23.11.17	A	Issued for Approval	M	AT	15.06.17
E	Met & antenna O. height amended	OK	AT	05.12.17																								
D	Met. base, corrected & NEM amended	OK	AT	23.11.17																								
C	Address Amended	AMG	AT	02.11.17																								
B	NEM Amended	AMG	AT	23.11.17																								
A	Issued for Approval	M	AT	15.06.17																								
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Purpose of Issue: PLANNING																												
Drawing Number: 100																												
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Drawn:	Date: 15/06/17	Checked:	AT	Date: 15/06/17																								
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CAIS RHIF / APPLICATION No. - NP5/62/405B



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 258024 N: 326736

CONCESSION REQUIRED | NO

1	Height of mast changed to 12m	SP	AT	12.06.16
2	CTIL Beac Added	CT	AT	18.12.17
3	Mast & antenna CL heights amended	CT	AT	01.12.17
4	Mast base compound & NGS amended	CT	AT	03.11.17
5	Address Amended	AMG	AT	03.11.17
6	Issued for Approval	AT	AT	15.06.17

REV	MODIFICATION	BY	CHK	DATE
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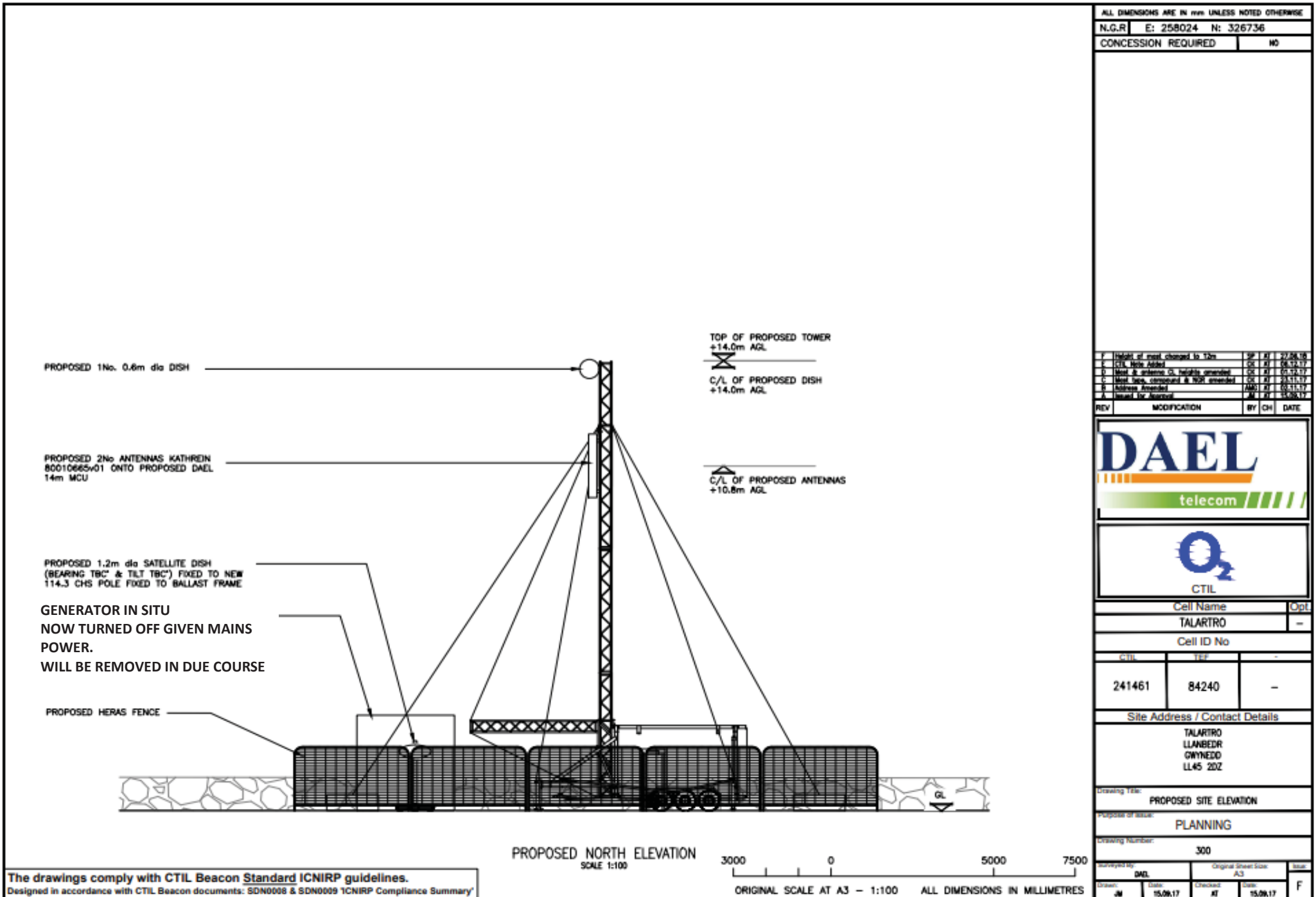
Cell Name	Opt	
TALARTRO	-	
Cell ID No		
CTIL	TEF	-
241461	84240	-

Site Address / Contact Details

**TALARTRO
LLANBEDR
GWYNEDD
LL45 2DZ**

Drawing Title:	PROPOSED SITE PLAN
Purpose of site:	PLANNING
Drawing Number:	200
Drawn by:	DMJ
Date:	15.06.17
Original Sheet Size:	A3
Scale:	1:100
Checked by:	AT
Date:	15.06.17
Scale:	F

CAIS RHIF / APPLICATION No. - NP5/62/405B



Snowdonia National Park Authority Date: 01/12/2021
– Planning & Access Committee

Application Number: NP5/65/370

Date Application Registered: 28/09/21

Community: Llaneltyd

Grid Reference: 266435.9 318690.3

Case Officer: Mrs. Sara Thomas

Location:

Car Park, Farchynys, Bontddu.

Applicant:

Awdurdod Parc Cenedlaethol Eryri
 Swyddfa'r Parc Cenedlaethol
 Penrhyndeudraeth
 Gwynedd
 LL48 6LF

Description:

Installation of bench in association with the Authority's Dark Sky Project.

Summary of the Recommendation:

To **APPROVE** subject to conditions which are summarised below:

- Start work within 5 years
- In accordance with approved plans

**Reason(s) Application Reported to Committee:
 Scheme of Delegation**

Authority application.

Environmental Impact Assessment (EIA):

The development has been subject to a screening opinion which concluded that the development is not EIA development.

Land Designations / Constraints:

Open countryside
 Within area Tree Preservation Order
 Within Meirionydd Oakwoods and Bats Site SAC
 Close to footpaths

Site Description:

The site is located within the Fachynys car park which lies adjacent to the A496 highway approximately 0.5km to the west of the settlement of Bontddu.

This car park is owned and managed by this Authority.

Proposed Development:

The development involves the installation of a purpose built seating area/bench on amenity land which surrounds the car park in connection with the Authority’s Dark Sky project.

The steel bench is designed to have the appearance of a tree stump with 3 outward facing seats sitting on a concrete plinth. The plans show the structure having a diameter of 2.165m with a maximum height of 1m.

The bench will be constructed of galvanised metal with a brown bronze finish.

Relevant Planning Policies:

Eryri Local Development Plan 2016-2031

- SP A: National Park Purposes and sustainable Development
- DP 1: General Development Principles
- DP 2: Development and the Landscape
- DP 6: Sustainable design and Materials
- SP D: Natural Environment

National Policies

Future Wales: The National Plan 2040

Consultations:

Community Council	Support
SNPA ecology	No objection, HRA not required.
Natural Resources Wales	Awaiting response

1 Assessment:

Principle of Development

1.1 Based on the context of Strategic Policy A & D and Development Policy 1, it is considered that the principle of siting a seating area/ bench on land within the the SNP’s Fachynys carparking facility is acceptable.

1.2 Planning Assessment

1.3 The proposed development would be located on Authority owned land within the boundary of the existing car park.

1.4 Taking into consideration the scale of the seating area and its design and siting, its concluded that it would not harm the character of the area or be unduly prominent in the landscape.

- 1.5 The proposal forms part of the Authority's Dark Sky's project, with the intention to encourage visitors using the carpark/ nearby footpaths to pause and sit on the bench to observe the dark sky. This is considered to assist in promoting opportunities for understanding and enjoyment of the 'special qualities' of the area by the public in line with ELDP Strategic policy A and National Park purposes.
- 1.6 As the site is located within the Meirionydd Oakwoods and Bats SAC the Authority's ecologist has undertaken a screening as required under Regulation 63 of the Conservation of Habitats and Species Regulations 2017.
- 1.7 This screening concluded that the proposal would not result in a likely significant effect on any of the features of Special Area of Conservation (SAC). Consequently, it concluded that *likely significant effects could be ruled out alone* on the qualifying features of the SAC.

Conclusions

- 1.8 Taking the above into consideration, it is concluded that the proposal can be acceptable and conform with the policies set out in the ELDP subject to appropriate conditions.

Background Papers in Document Bundle No.1: Yes

RECOMMENDATION: To APPROVE the development subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Dark Sky's Metal Bench drawing received 17.05.21
Location Plan received 17.05.21

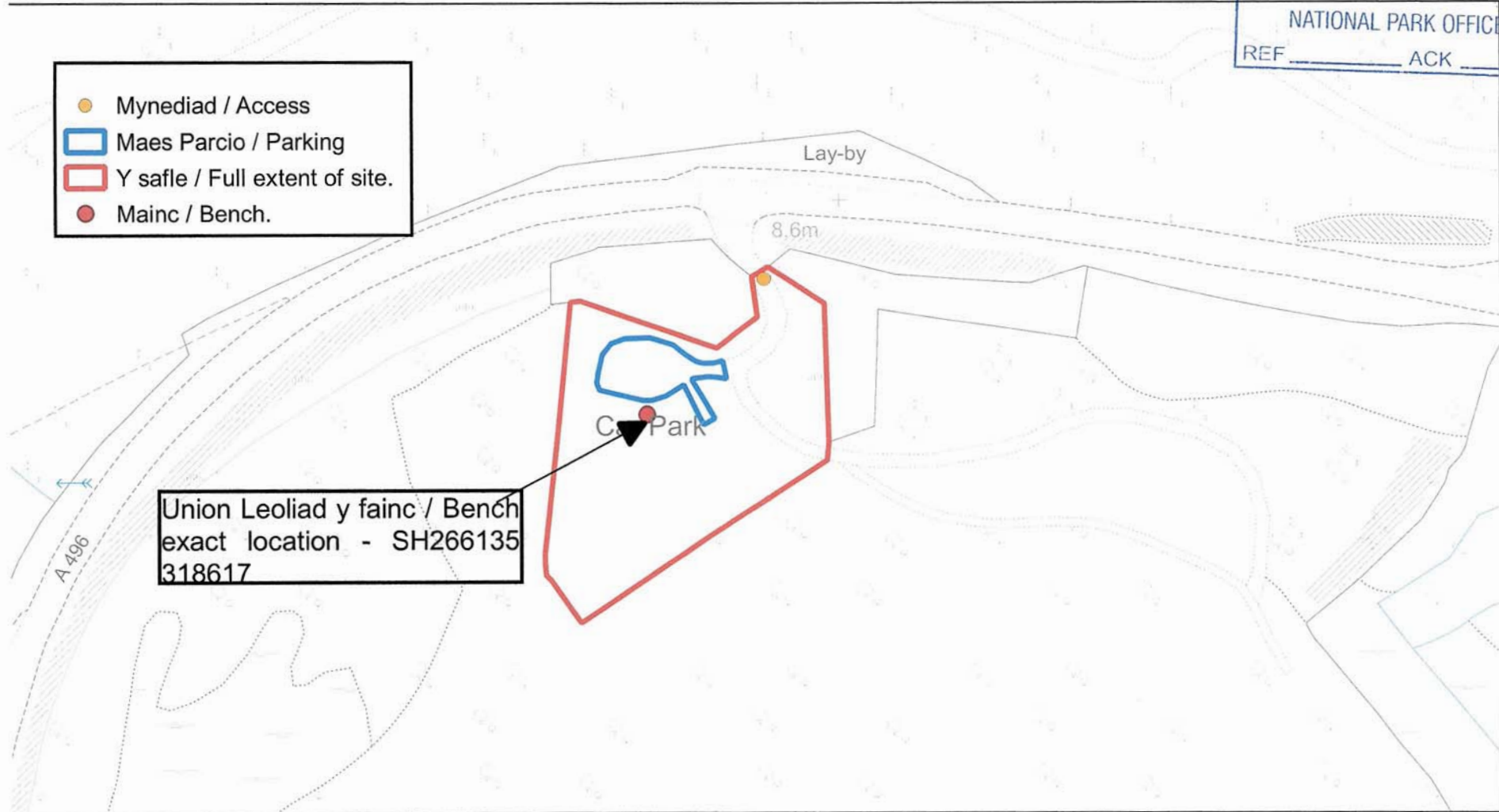
Reasons:

1. To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. To define the permission and for the avoidance of doubt.

Cynllyn lleoliad Farchynys Location Plan.

SWYDDFA PARC CENEDLAETHOL
 17 MAY 2021
 NATIONAL PARK OFFICE
 REF _____ ACK _____

- Mynediad / Access
- ▭ Maes Parcio / Parking
- ▭ Y safle / Full extent of site.
- Mainc / Bench.



Union Leoliad y fainc / Bench
 exact location - SH266135
 318617

Graddfa / Scale: 1:1250

Creawdwr / Creator: Dion Rh. Roberts
 Dyddiad / Date: 21/1/2021



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Awdurdod Parc Cenedlaethol Eryri ~ Snowdonia National Park Authority
 Swyddfa'r Parc Cenedlaethol ~ National Park Office
 Penrhyndeudraeth

☎ 01766 770274

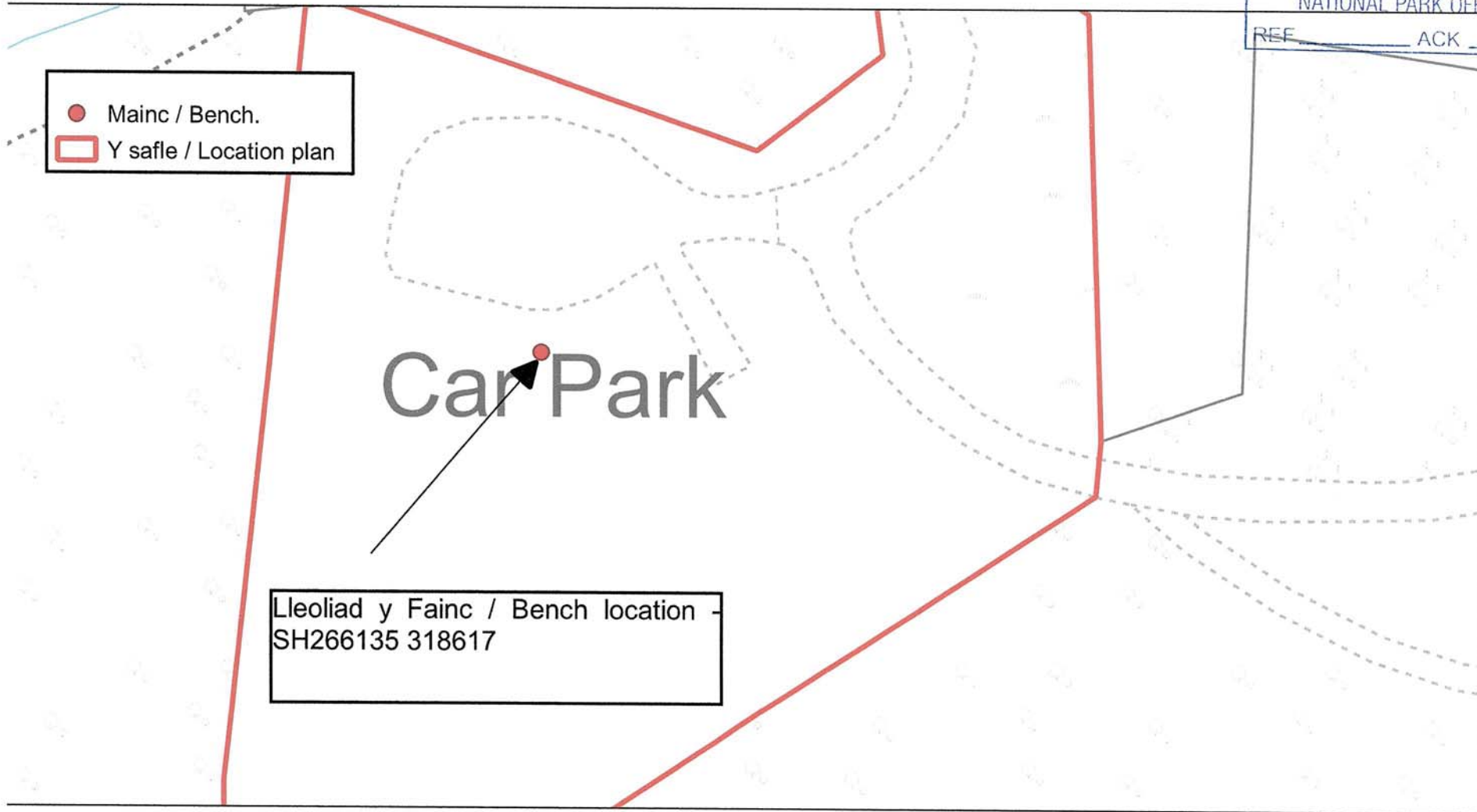


Gwynedd
 LL48 6LF

Safle y Fainc / Bench location.

17 MAY 2021
NATIONAL PARK OFFICE
REF _____ ACK _____

- Mainc / Bench.
- ▭ Y safle / Location plan



Graddfa / Scale: 1:400

Creawdwr / Creator: Dion Rh. Roberts
Dyddiad / Date: 21/1/2021



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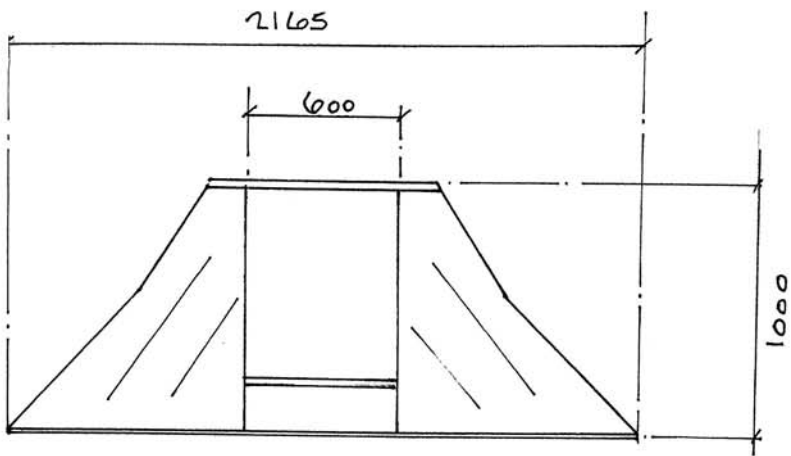
Awdurdod Parc Cenedlaethol Eryri ~ Snowdonia National Park Authority
Swyddfa'r Parc Cenedlaethol ~ National Park Office
Penrhyndeudraeth

☎ 01766 770274

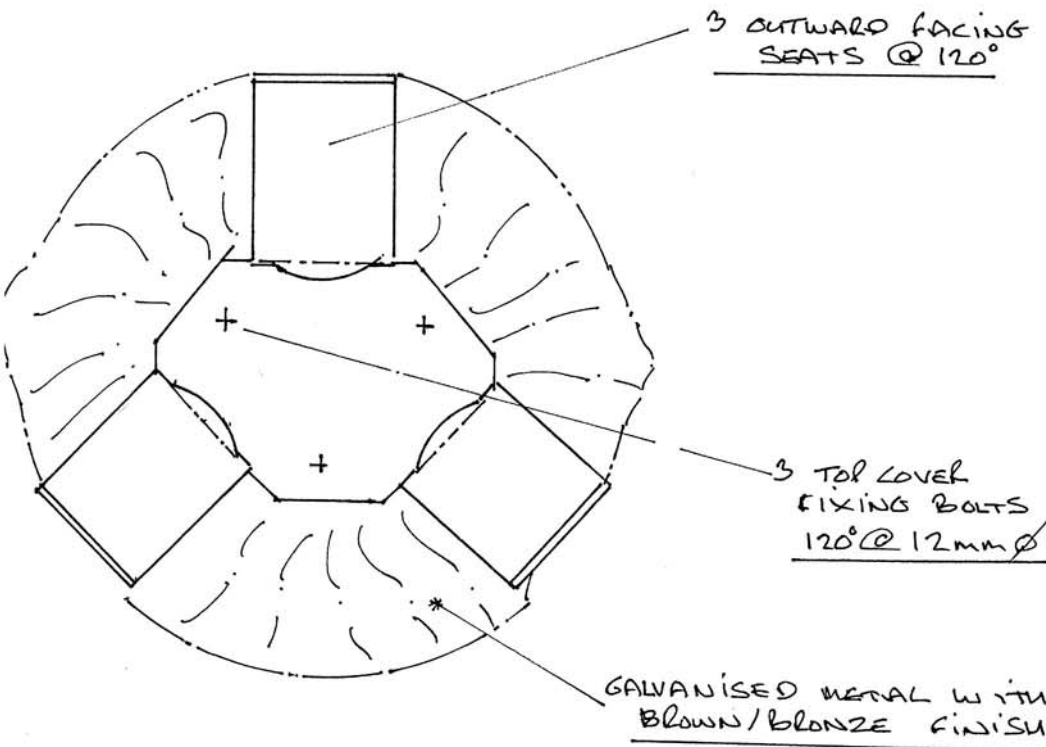
Gwynedd
LL48 6LF



CAIS RHIF / APPLICATION No. - NP5/65/370



(3 SEGMENTS FOR SITE TO ASSEMBLE)
TO RESEMBLE TREE STUMPS



SWYDDFA PARC CENEDLAETHOL
 17 MAY 2021
 NATIONAL PARK OFFICE
 REF _____ ACK _____

DARK SKIES
METAL SITE
BENCH
 350KG TOTAL WEIGHT

01/4/21.1-20 PR

Snowdonia National Park Authority Date: 01/12/2021
– Planning & Access Committee

Application Number: NP5/78/207C

Date Application Registered: 01/10/21

Community: Trawsfynydd

Grid Reference: 270633 335913

Case Officer: Mrs. Sara Thomas

Location:

Cae Coch, Trawsfynydd. LL41 4UG

Applicant:

Dr. Alwyn Jones
 Cae Coch
 Trawsfynydd
 Blaenau Ffestiniog
 Gwynedd
 LL41 4UG

Description:

Erection of agricultural/ storage building
 (Repeat Application).

Summary of the Recommendation:

To **APPROVE** subject to conditions which are summarised below:

- Start work within 5 years
- In accordance with approved plans
- External colour of building to be slate blue BS18 B29
- Biodiversity enhancement delivery

**Reason(s) Application Reported to Committee:
 Scheme of Delegation**

The applicant is related to an Authority employee.

Environmental Impact Assessment (EIA):

The development has been subject to a screening opinion which concluded that the development is not EIA development.

Land Designations / Constraints:

Open countryside

Site Description:

The site is located on a greenfield site on land between the main road through the village and Llyn Trawsfynydd.

Access to the site is via a track from Stryd Pen y Garreg between 1 Bryn Celyn and Pen Rhiw.

The land forms part of a 4.5ha small holding identified as Cae Coch. The associated dwelling was converted from agricultural outbuildings following consent in 2001.

Background:

This is a repeat application following the refusal of a previous application for a shed and track on the holding on a site to the north of the current application site. That application was refused due to the size and siting of the proposed building, the justification put forward, the inclusion of a separate access track and lack of biodiversity enhancement.

Proposed Development:

The proposal involves the construction of a detached outbuilding described as an agricultural building/store.

The building is proposed to have a floor area of 85sqm a height to eaves of 3.6m and a height to ridge of 4.8m. Walls and the roof are shown as slate blue box profile steel cladding with one large opening on the south elevation with a roller shutter door and one smaller personnel door.

The building would be accessed via the existing access to the associated dwelling.

The applicant is using the land to keep cattle and needs the building to store animal feed, implements, tools, wood, etc.

Relevant Planning Policies:

Eryri Local Development Plan 2016-2031

- SP A: National Park Purposes and sustainable Development
- SPC: Spatial Development Strategy
- DP 1: General Development Principles
- DP 2: Development and the Landscape
- DP6: Sustainable design and Materials
- SPD: Natural Environment

National Policies -

Future Wales – National Plan 2040

Policy 4 – Supporting Rural Communities

Policy 5 – Supporting the Rural Economy

Consultations:

Community Council	Support
SNPA ecology	No objection
SNPA Agriculture	No objection, building is appropriate to the size of the holding and materials acceptable.
Cyngor Gwynedd –SAB	SUDS application may be necessary
Third parties	No comments received

1 Assessment:

Principle of Development

- 1.1 Based on the context of Strategic Policy C and Development Policy 1, it is considered that the principle of the construction of a small agricultural building on this site is acceptable. The reasons for the refusal of the previous application (that being siting, justification, scale and biodiversity enhancement) are considered to have been overcome.

1.2 Planning Assessment

Site context, design and justification

- 1.3 The proposed development is located on a small holding of approximately 4.5ha. There are no other agricultural outbuildings located on the site.
- 1.4 Taking into consideration the scale (85 sqm) and form of the building and its siting close to the dwelling it is considered that the development is compatible with the capacity and character of the site. The building has been reduced in size from 125sqm to 85sqm and the new access track element removed from the proposal which in consultation with the Authority's agricultural department is considered acceptable for a 4.5ha holding.
- 1.5 The materials proposed are considered acceptable for an agricultural building. For the avoidance of doubt a condition will be imposed to secure the coloured finish of the metal profiled sheet cladding as slate blue BS18B29 colour.

Landscape and visual impact

- 1.6 The building would be located closer to the associated dwelling than the previous application and therefore would not be unduly prominent in the landscape or seen as an isolated structure.

Ecology

- 1.7 Biodiversity enhancement is proposed through the planting a 22m hedge around the existing stone wall boundary to the south west of the building and the installation of a bat box on the south-eastern elevation of the building. The Authority's ecologist has confirmed that this would be acceptable and satisfies the requirement in relation to the delivery of biodiversity enhancement. The delivery would be secured via a suitably worded planning condition.

Conclusions

- 1.8 Taking the above into consideration, it is concluded that the proposal can be acceptable and conform with the policies set out in the ELDP subject to appropriate conditions.

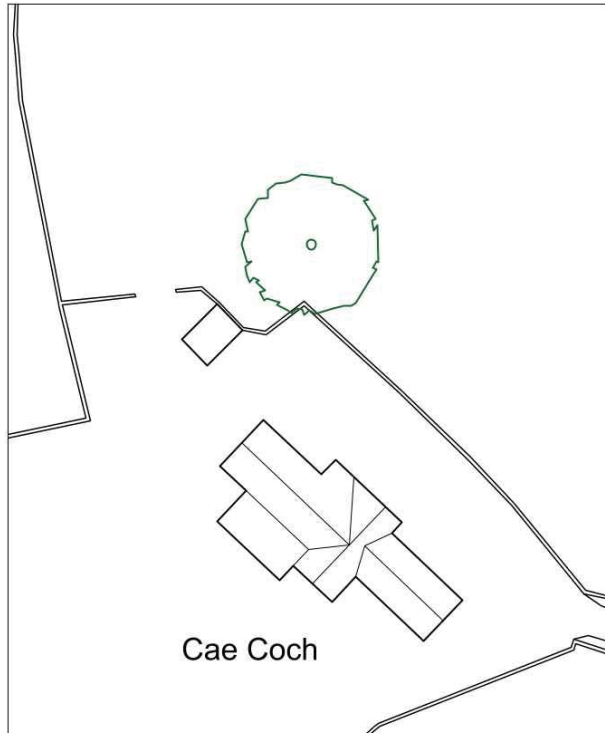
Background Papers in Document Bundle No.1: No

RECOMMENDATION: To APPROVE the development subject to the following conditions:

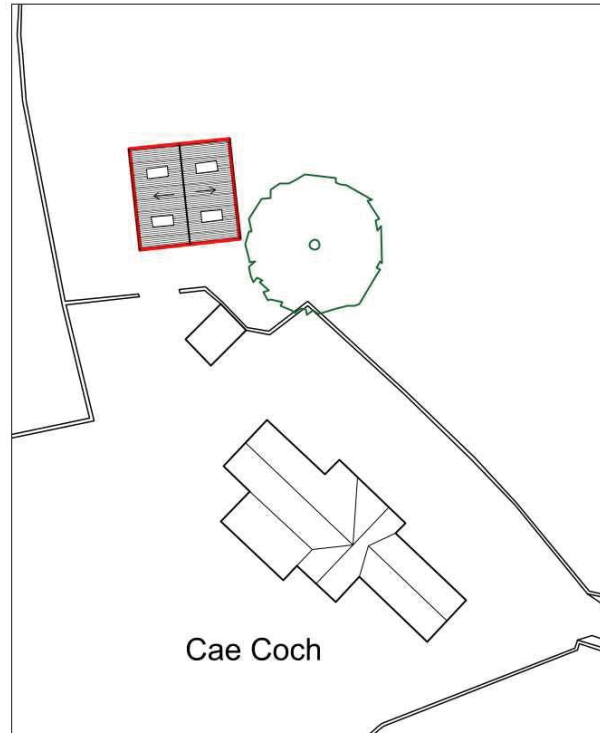
1. The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed Storage shed Plans and Elevations
Location Plan and Proposed Block Plan
3. The roofing sheets and wall cladding of the new building hereby approved shall be finished in slate grey BS18B29 colour box profile steel sheeting and retained as such.
4. The biodiversity enhancement measures as shown on the submitted Biodiversity Enhancement Plan received 10.11.21 shall take place within 3 months of the substantial completion of the development hereby permitted.

Reasons:

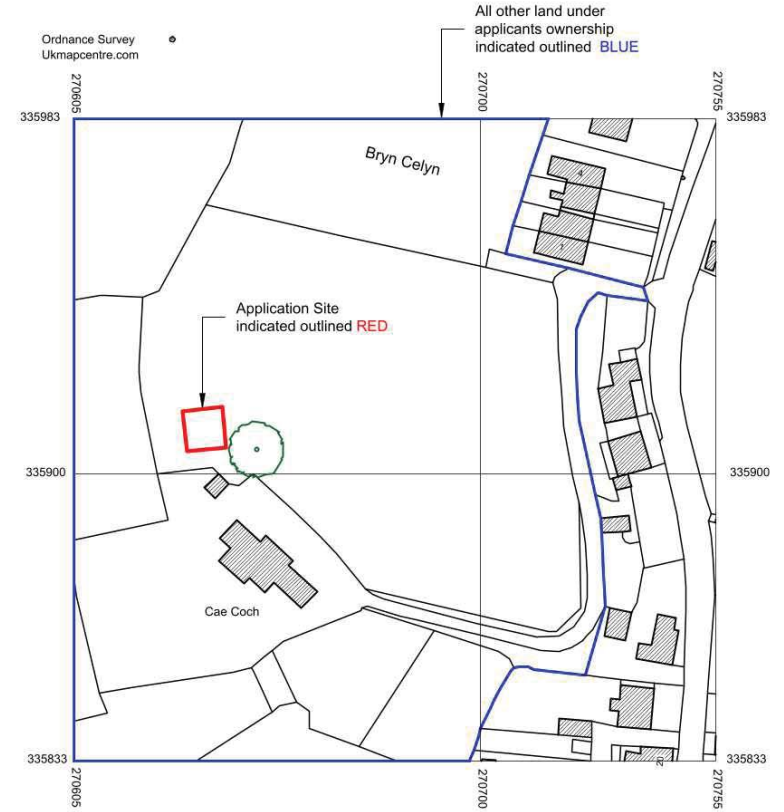
1. To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. To define the permission and for the avoidance of doubt.
3. To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan Policies 2016-2031 and in particular policies 1, 6 and A.
4. To preserve and enhance the visual amenities of the area and to ensure the delivery of biodiversity enhancement on the site in accordance with Eryri Local Development Plan policies and in particular Policy 1, Strategic Policy D and Paragraph 6.4.5 of Planning Policy Wales.



Existing Block Plan
1:500



Proposed Block Plan
1:500



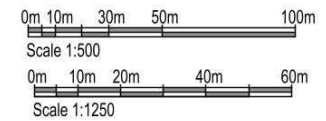
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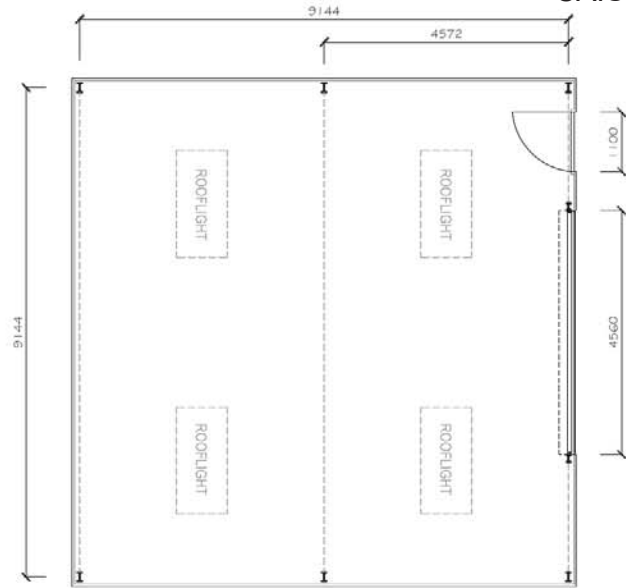
Location Plan
1:1250

Location and Block Plans

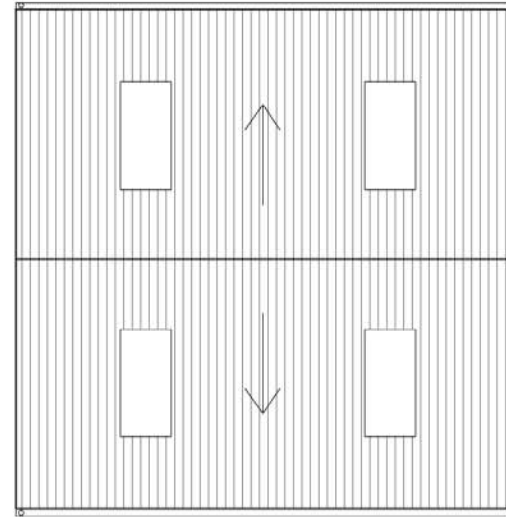
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As Shown @ A3

Location -
Cae Coch, Trawsfynydd,
Gwynedd, LL41 4UG

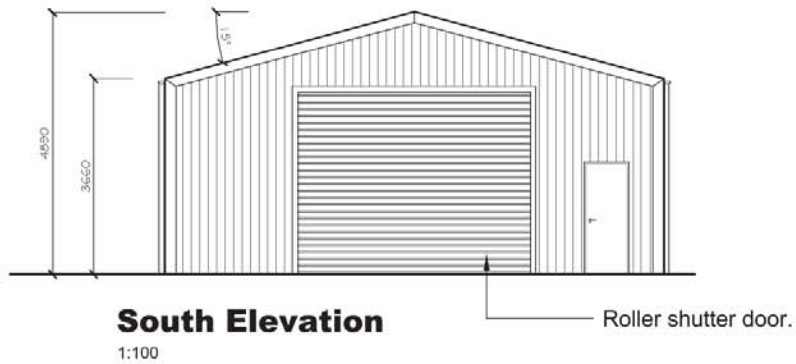




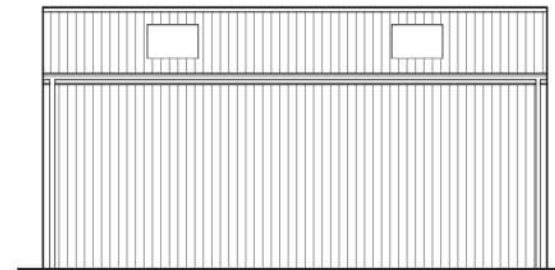
Floor Plan
1:100



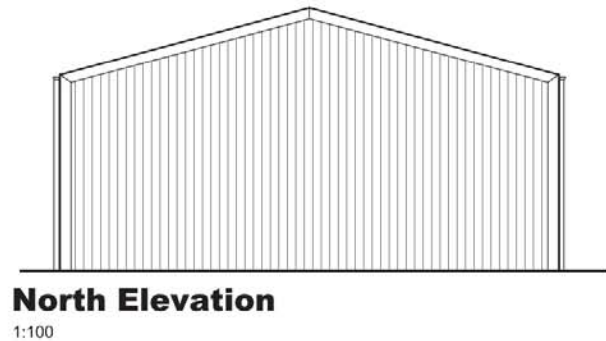
Roof Plan
1:100



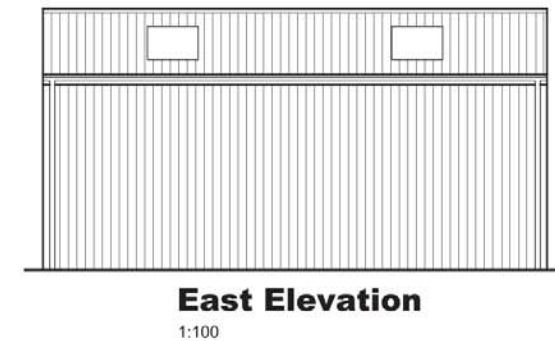
South Elevation
1:100



West Elevation
1:100



North Elevation
1:100



East Elevation
1:100

Finishes -

Walls -
Slate blue steel box profile cladding.

Roof -
Slate blue steel anti-condensation sheets.

Roof lights -
Glass fibre corrugated sheets

Proposed Storage Shed Plans and Elevations

Scale -
1:100 @ A3

Location -
Cae Coch, Trawsfynydd,
Gwynedd, LL41 4UG



ITEM NO. 5.1

MEETING	Planning and Access Committee
DATE	01 December 2021
TITLE	Update on Commuted Sums Expenditure
REPORT BY	Geraint Evans, Planning Officer (Policy)
PURPOSE	To provide an update for Members on Commuted Sums expenditure and initiatives.

1. BACKGROUND

- 1.1 Since the adoption of the first Eryri Local Development Plan back in 2011, the Authority has received a number of commuted sums relating to financial contributions towards the provision of affordable housing in accordance with the policies of the plan. Although the Authority identified a number of different ways to distribute the money in a supplementary planning guidance, which was adopted in 2011, members agreed back in 2015 that the Homebuy Scheme was the preferred method to allocate the money to ensure value for money to provide affordable housing to meet local need within the Park. Back in 2015, members approved the expenditure of £100,000 of commuted sums to the Homebuy Scheme by arrangement with Grwp Cynefin Housing Association.
- 1.2 In 2019, due to the lack of interest shown in the Homebuy scheme, it was considered necessary to consider alternative procedures and options. A discussion paper relating to an affordable housing commuted sum protocol was considered by Members in July 2019. Following this, the Protocol of Affordable Housing Commuted Sum Expenditure was adopted in October 2019.
- 1.3 The Protocol retains the Homebuy scheme as the preferred scheme. It also lists other initiatives / schemes the Authority can consider to assist the provision of affordable housing to meet local need within the National Park area. To ensure that the most suitable schemes are considered for the commuted sums, the protocol emphasises the need for close collaboration between the National Park Authority and the Gwynedd and Conwy Local Authorities housing strategy teams

1.4 What are commuted sums?

Committed sums can be summarised as follows;

- Committed sums are financial contributions for the provision of affordable housing need off-site.
- The affordable housing policy in the Eryri Local Development Plan states that committed sums can be requested for the provision of affordable housing for local need in exceptional cases.
- This is particularly relevant with individual conversions because Local Development Plan policy seeks 50% affordable housing to meet local need in relation to all conversions.

1.5 How much is the committed sum?

- The financial amount is calculated on the basis of the amount of Social Housing Grant for facilitating the development of an affordable housing scheme. The method of calculation is found in the the current adopted Affordable Housing Supplementary Planning Guidance (2019). The amount is dependant on the size and location of the dwelling and varies from £64,844 for a one bedroom flat in a band 2 area to £142,216 for a 7 person 4 bedroom house in a band 3 area.
- With conversions, because the policy is 50%, there is an option of either providing local needs affordable housing on site by signing a local affordable 106 Agreement or by paying a committed sum
- As of 1st of November 2021, the Authority has received £ 454,844 of committed sums towards providing local affordable housing. Of this amount, £86,000 has gone to Conwy's First Time buyers grant and £100,000 is allocated to the homebuy scheme. There is currently £268,869 available.

1.6 Progress to date

As highlighted above, back in 2015 members agreed to the expenditure of £100,000 of committed sums towards the Homebuy Scheme by arrangement with Grwp Cynefin Housing Association. The Homebuy Scheme remains the preferred scheme of the Protocol to allocate the money to ensure value for money to provide affordable housing to meet local need. The Homebuy scheme targets intermediate housing needs and is for local people who can't afford to buy a suitable home for their needs in the open market. The scheme provides loans of between 30% and 50% of the open market value of the desired property purchase. A local person must be eligible to register on the Tai Teg register i.e. an intermediate housing register of people interested in owning a house when they are not currently able to afford buying on the open market.

To date, there have been no successful applications for the Homebuy scheme within the National Park. The reason for the lack of interest is unclear. It may be due personal reasons or financial reasons where the applicant cannot secure a mortgage. The Homebuy Scheme is marketed on Tai Teg's website and through their social media accounts on facebook and instagram. Snowdonia National Park Authority also promote the scheme through social media on their twitter and facebook account that directs potential applicants to the Tai Teg website.

Tai Teg have informed that a current application has been assessed as meeting the requirements of the scheme. The paying of the loan is now dependent on the applicant finding a suitable property in the Harlech area. Given rising house prices, this loan could use a significant amount of the £100,000 available. There are also two other applications in reserve who may be suitable for the scheme.

1.7 First time buyers grant scheme with Conwy Council

Following the adoption of the protocol, Policy officers commenced discussions with Conwy Council Housing Authority. A scheme was formed that conforms with one of the options listed in the Protocol (option g). The grant is for the renovation of an empty property by first time buyers. The grant is intended to reduce the number of empty homes, by providing support to first time buyers to be able to meet refurbishment costs. The grant helps to bring empty properties back into residential use, or to convert properties into residential dwellings. There will be a condition imposed to live in the house for a period of 5 years, and a local connection is required. A sum of £100,000 was allocated to the scheme.

The scheme was launched in January 2020. Over two application windows, there have been four successful applications to date, with a total expenditure of £86,000. The properties are located in Rowen, Betws y Coed and Trefriw. There may be a further application in Dolwyddelan submitted soon which will use the amount allocated to the scheme.

1.8 Other initiatives

Conwy Council are eager to explore further ways of using the commuted sum funds. Discussions have also been held with Cyngor Gwynedd, however, a scheme to use the funds has yet to be agreed.

Rural communities are facing many pressures and challenges in term of housing availability and affordability. The Covid-19 pandemic has led to further pressures, with more working from home and increasing demand for second homes and holiday accommodation. Developing small scale affordable homes schemes required in rural communities is increasingly becoming unviable. Recently, there are more and more community groups who feel the need to address the lack of housing for local residents in their communities and to build community resilience. In some communities a community level response may be the way forward, tailoring the solution to the needs of the community. Having a community-led Housing Officer to take action and focus on the National Park's communities would greatly assist in providing rural communities with the support and expertise they need to respond at community level. Following a meeting of Eryri Housing Partners back in March 2021 it was suggested that National Park officers work with partners to scope the possibility of establishing a Partnership to support a Community led housing officer actively led by the community within the National Park area. Commuted sum funds, and other sources of funding could assist to fund a Community led housing post to provide rural communities with the support and expertise they need to respond at community level. The Authority continues to drive discussions to try and establish a partnership with Gwynedd and Conwy housing departments, Housing Associations operating in Eryri and the Communities Creating Homes Team, Wales Co-operative Centre to support a Community led housing officer in Eryri.

Local communities are reacting to the increasing housing market pressures. Local groups have been formed in Aberdyfi and Penmachno and Policy Officers have been involved in meetings and discussions with the groups. There is certainly scope for such groups to form schemes and initiatives that are in accordance with the protocol and can utilize the commuted sum fund. The protocol advocates the important role of the Local Housing Authority. The Authority will continue to work with the Local Housing Authorities and community groups to find suitable initiatives.

1.9 Conclusion

The Homebuy schemes continues to be marketed and a suitable applicant may received a grant in the near future. The first time buyers grant with Conwy Council has been a success and majority of the funds allocated to the scheme has been spent. The Authority will continue to work with partners to drive discussions to try and establish a partnership approach to support a Community led housing officer in Eryri and work with partners and local communities to seek suitable initiatives for the commuted sum fund.

2. RECOMMENDATION

To note and discuss the report.



PLANNING AND ACCESS COMMITTEE

1 RHAGFYR 2021

ENFORCEMENT NOTICES, LISTED BUILDING ENFORCEMENT NOTICES SERVED UNDER DELEGATED POWERS AND LIST OF COMPLIANCE CASES

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE, 1ST DECEMBER 2021

LIST OF COMPLIANCE CASES

New cases

	Reference	Date of initial complaint or Date observed by Compliance Officer	Location of Site	Details of Alleged Planning Breach	Current Position
1	NP4/29/ENF514	October 2021	Llys Meddyg, Penmachno	Creation of New Access	Contact made with the owner and discussions are taking place.
2	NP5/50/ENF134D	October 2021	9 Glandyfi Terrace, Aberdyfi	Use as a Take-away Outlet	Contact made with the owner to advise that planning permission is required for hot food takeaway. Response received and application to be submitted.
3	NP5/50/ENFL308C	October 2021	Coast Deli & Diner, Copperhill Street, Aberdyfi	Use of premises as Restaurant and Take-away	Contact made with the owner to advise that planning permission is required for hot food takeaway. Response received and application to be submitted.
4	NP5/58/ENF205K	May 2021	Fronolau Hotel, Dolgellau	External Alterations and Creation of Six Self-Contained Residential Units	Retrospective planning application submitted for the external alterations to the hotel and currently being processed.

					It has recently become apparent the hotel building has been sub-divided into 6 separate units. Contact made with the owner and their agent and a Planning Contravention Notice has been served - awaiting a response.
5	NP5/62/ENF171D	October 2021	The Mill Caravan Park, Llanbedr	Alleged engineering works and siting of 3 Pod Units	Contact made with the owner and initial site visit undertaken. Discussions are taking place.
6	NP5/62/ENF430	October 2021	Llwyn Onn, Llanbedr	Engineering Works at Access and Creation of Retaining Wall	Site visit undertaken and contact to be made with the owner.
7	NP5/78/ENFLB7T	October 2021	Rhiw Goch Hotel, Bronaber, Trawsfynydd	Alleged use as an animal sanctuary and residential use of the site.	Site visit undertaken and contact made with owner of property and existing tenant. No breach found. Situation to be monitored.

Awaiting Retrospective Application/Listed Building Consent Application/CLEUD Application

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
8	NP2/11/ENF709A	February 2021	Gelli'r Ynn Uchaf, Nantmor	Engineering works to create new access and driveway including removal of trees.	Contact made with the owner to advise that planning permission is required.	Further contact made in relation to the submission of an application. Awaiting response.
9	NP4/16/ENF227C	July 2020	Gwalia Stores, Dolwyddelan	Change of use from retail to dwelling	Application not received. Contact made with the owner to seek an update. Further discussions held with the owner. Awaiting application.	A planning agent has now been appointed to submit an application.
10	NP4/26/ENF195C	April 2021	Llwynau, Capel Garmon	Siting of Pod	Letter sent to landowner.	Awaiting submission of application.
11	NP4/26/ENF266W	January 2020	Zip World Fforest, Betws y Coed	Erection of building & creation of footpaths	Site meeting carried out. Awaiting application. Further contact made with landowner's agent.	Further contact made in relation to the submission of an application.

12	NP5/51/ENF446E	April 2019	Cae Gwian Forestry, Bontddu	Works to Forestry Tracks	Site meeting has been held with the forestry manager. To submit a retrospective planning application to try and regularise the unauthorised works. Further contact made and an application is due to be submitted in January 2021. No application received. Awaiting update.	
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13	NP5/58/ENF144K	December 2018	Land at Tan y Coed, Talybont	Siting of Static Caravan used for Residential Purposes	Contact made with the owner of the land. Site meeting taken place where the siting and use of the caravan was discussed. Owner currently considering their options to regularise the situation. A Planning Contravention Notice has been served to ascertain further details about the use of the caravan. Replies have been received and currently being assessed.	Further contact made with the owner – May 2021. Owner has advised a Certificate of Lawful Use application is currently being prepared.
14	NP5/62/ENF422	June 2021	Ty'r Graig, Llanbedr	New dormer window and erection of outbuilding.	Contact made with the owner and discussions are taking place.	Awaiting the submission of a planning application.
15	NP5/77/ENF345	February 2021	Bryn Mair, 21 High Street, Talsarnau	Chimney removed	Contact made with the owner to advise that planning permission is required. Response received, application to be submitted.	Awaiting submission of application.

Retrospective Applications Received

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
16	NP5/50/ENF562P	July 2020	62 Plas Panteidal, Aberdyfi	Extension to decking Area	Letter sent to the owner. No response received to date. Contact made with the owner.. Site visit to be arranged following lockdown. The matter is being discuss further with the owner.	A retropsective planning application has been received and currently being processed.
17	NP5/58/ENF58G	November 2019	Bryn y Bwyd, Talybont	Engineering Works and Possibe Siting of Caravan/Chalet	<p>Contact made with the owner and a site meeting has taken place. Currently assessing the works that have taken place and whether any of these benefit from permitted development rights. Requested an update on the 6th May. Awaiting a response.</p> <p>The owner has been contacted to advise planning permission is required for the creation of a bund and also the shower/toilet facility. Awaiting planning application.</p>	Application received. Pending consideration.

18	NP5/58/ENF641	August 2021	Plas Bennar, Dyffryn Ardudwy	Possible change of use of dwelling to large scale holiday accomodation.	Contact made with the owner and site meeting arranged for the beginning of September 2021.	Meeting has taken place. Planning application now received and pending consideration.
19	NP5/62/ENF107B	October 2020	Bron Meini, Llanbedr LL45 2HL	Decking in rear garden	Contact made with the owners who have been advised that planning permission is required. Owner has suggested that he will amend the proposal and will apply for pre-application advice. Site visit carried out. Awaiting application	Application received and currently being processed.
20	NP5/69/ENF16C	August 2020	Land near Castell Mawr, Llanegryn	Development not built in accordance with the approved plans	Contact made with the owner and a site meeting held. Further discussions with agent. Awaiting application. Update received from the agent. Application due to be submitted mid February.	Application received. Pending consideration.
21	NP5/69/ENF301F	June 2021	Llwyn Du Caravan Park	Erection of children's climbing frame	Letter sent to the owner.	Application received – currently invalid.

Awaiting further information or awaiting replies to a Planning Contravention Notice or a Section 330 Notice

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
22	NP3/12/ENF191	June 2021	Castell Cidwm, Betws Garmon	Untidy condition of land.	Contact currently being made with the owner.	
23	NP3/21/ENF46D	January 2020	2 Tai'r Cae, Carneddi, Bethesda	Dumping of Silt & Soil	Contact made with the owner of the land. Site meeting was arranged but did not take place due to lockdown. Letter sent to the owner/occupier to re-arrange site visit. No response received.	Site visit required.
24	NP4/11/ENF100F	March 2021	Tan y Bryn, Pentre Felin, Betws y Coed	Development not built in accordance with approved plans (NP4/11/100F)	Site visit carried out. Contact made with the owner to advise that planning permission is required for the changes. A Non-Material Amendment application has been submitted in respect to the works – currently being processed.	Amendments sought are considered to be 'material' and the non-material amendment application has been refused.

25	NP4/11/ENF397	April 2021	Land to West of A470(T) junction with A5 near Waterloo Cottage, Betws y Coed	Use of land for camping with associated structures	Letter sent to the owner.	Owner has contacted and provided some details as to how the land is being used. Awaiting further details to determine whether there is any breach of planning control.
26	NP4/13/ENF247	February 2020	Land Near Deunant, Capel Curig	Engineering Works, Retaining Walls and Possible Encampment	Land registry search undertaken. Letter sent to the owner and currently await a response. No response has been provided. Site visit carried out. No further works taken place. Monitoring.	Apparent works have recommenced. Contact currently being made with the owner.
27	NP4/16/ENF405	March 2018	Land Opposite Tan y Castell, Dolwyddelan	Dumping of Building Material and Waste	Owner advised to clear the land of building materials and restoring the land back to its original state. Also advised to remove the touring caravan. Site visit undertaken in January 2019 where it was noted the building material and waste was still on the land. Enforcement Notice served on the 26th September 2019 and took effect on the 1st November. The Notice is due to be complied with by the 1st May 2020.	Contact made with the owner. A time period of 28 days was given to fully comply with the requirements of the Enforcement Notice. A site visit is due to take place in June 2021. A site visit has confirmed the requirements of the Notice have not been complied. To refer to legal.

					<p>A visit is due to take place during August/September.</p> <p>A site visit has been undertaken where it was noted only part of the Enforcement Notice had been complied with. Currently corresponding with the owner to ensure full compliance with the requirements of the Notice.</p>	
28	NP4/26/ENF97J	December 2020	Maes Madog, Capel Garmon	Erection of hot tub structure, outbuilding and alterations to drive entrance.	Contact made with the owner who has been informed that planning permission is required. Application received. Pending consideration	Application refused. Currently liaising with the owner/agent to progress the matter.
29	NP4/26/ENF261B	January 2020	Y Felin, Plas yn Rhos, Rhydlanfair	New Structure	Contact made with the owner and a site meeting is currently being arranged. Site meeting arranged.	
30	NP5/50/ENF152A	August 2021	Bryn Awelon, Aberdyfi	Two Sheds being used as Holiday Accommodation	Contact currently being made with the owner. Awaiting a response.	Contact made and currently discussions taking place.
31	NP5/50/ENF607A	August 2019	Garth, Aberdyfi	Extended Decking	Site meeting held with the owner of the property. Appears planning permission is required for what is currently being erected. The owner has been advised of this and the Authority continue to liaise with them. Requested an update January 2021.	

					Owner has contacted to advise they are currently considering their options, including the submission of a retrospective application. The pandemic has delayed progress in taking this forward. Still discussing options with the owner as to how this can be resolved.	
32	NP5/56/ENF165	October 2020	Land to west of A487, Pantperthog, SY20 9AT	Engineering works	<p>Contact made with the owner to advise them that planning permission was required and to cease work. Site visit undertaken. Expediency of taking formal action is being considered.</p> <p>It is understood the land has been sold. Trying to make contact with the new owners. Site visit has been undertaken where it was noted a touring caravan had been stationed on the land – contact details left but no response has been received to date.</p>	A further site visit has been undertaken where contact was made with the owners of the land. Limited details were provided but dialogue is now taking place.
33	NP5/57/ENF1071E	March 2021	Bryn y Gwin Farm, Dolgellau	Engineering works	<p>Contact made with the owner and the matter is being discussed.</p> <p>Site visit carried out. Appears planning permission is required for the works which have taken place. Owner advised and awaiting a response.</p>	Still liaising with the owner in respect to the works which have taken place.

34	NP5/58/ENF19L	April 2021	Sarnfaen Farm Campsite, Talybont	Stationing of pods without planning permission	Contact made with the owner. Site visit carried out.	
35	NP5/58/ENF434D	February 2021	Ty'n y Pant, Dyffryn Ardudwy	Stationing of touring caravans and untidy condition of land	Letter sent to the owner.	Site visit carried out where it was noted a number of caravans were sited on the land. In the process of drafting a Planning Contravention Notice to obtain further information in respect to the apparent breach of planning control.
36	NP5/58/ENF616	December 2018	Land adjacent Coed y Bachau, Dyffryn Ardudwy	Siting of Static Caravan used for Residential Purposes	Contact made with the owner and a site meeting has taken place. Planning Contravention Notice served and replies received. Advised to re-locate the caravan within the garden curtilage of the property. To progress this matter, a further site meeting is currently being arranged.	A recent site meeting has taken place with the owner where the matter was discussed. It is not possible to re-locate the caravan. Therefore formal action will be initiated to seek its removal.
37	NP5/61/ENF532D	March 2021	Swimming Pool, Harlech	Use of car park for overnight stay of motorhomes.	Email sent to the centre. No response received to date.	The matter is being discussed. It is understood measures are being considered to prevent motorhomes from staying overnight at the car park. The use appears to have ceased. Monitor.

38	NP5/62/ENF426	April 2021	Land near Plas Gwynfryn, Llanbedr	Stationing of static caravan	<p>Contact made with the owner to advise that planning permission is required. The matter is being discussed further.</p> <p>A retrospective planning application has been received and currently being processed.</p>	Retrospective planning application has been refused. To commence the initiation of formal action.
39	NP5/65/ENF115A	October 2019	Land at Hengwrt, Llanelltyd	Dumping/Storage of Mattresses and Carpets	<p>Requested an update from NRW on the current situation of this case. It is understood the waste material is currently being removed but only at one lorry load a week. Anticipated the waste will be removed Sept/October time. NRW have instigated prosecution proceedings.</p> <p>NRW have advised a hearing has taken place where a not guilty plea was given. A two week trial at Cardiff Crown Court has been scheduled for the beginning of August 2021.</p>	<p>Contact is being made with the owner. Awaiting a response.</p> <p>The trial at Cardiff Crown Court has now been postponed until the end of October 2021.</p> <p>As no contact has been forthcoming from the owner, a Planning Contravention Notice is currently being drafted.</p>
40	NP5/67/ENF335	September 2020	Tarren Y Gesail, Pantperthog	New mountain bike tracks	Contact made with the owner who has confirmed that the track is being removed and the land reinstated. Awaiting further information. Site visit to be arranged following lockdown.	Site meeting to hopefully take place by the end of December 2021.

41	NP5/74/ENF79B	April 2021	Tyn y Pwll Carafan Park, Dinas Mawddwy	Engineering works	Contact made with the owner. Site visit carried out. The matter is being discussed.	Contact made with Gwynedd Council and NRW to discuss the works that have taken place.
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Cases where formal action is being considered/has been taken.

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
42	NP2/16/ENF448	May 2017	Hendre Ddu Quarry, Cwm Pennant	Unauthorised Quarrying and Track Creation	Site visit undertaken on the 12th April. Unauthorised works carried out, enforcement proceedings commenced and a Temporary Stop Notice has been served in respect to the extraction of mineral waste from slate tips and the construction of new tracks. The Notice ceases to have effect on the 3rd July 2019. An Enforcement Notice is currently being drafted. No further works have been carried out. Expediency report being undertaken in relation to the works carried out.	

43	NP4/11/ENF337	May 2020	Hendre Rhys Gethin, Pentre Du, Betws y Coed	Permanent Residential Use of Touring Caravan	A valid Enforcement Notice is currently in place for this alleged breach, whereby it requires cessation of the residential use of the caravan and for the caravan to be removed. It appears that the landowner has not complied with the requirements of the Enforcement Notice. Legal action being initiated. Further communication with landowner. No response from landowner, matter referred to legal. Instructions sent to legal to commence Prosecution proceedings.	Instructions sent to legal. Court hearing scheduled for September 2021. Following positive dialogue with the owner, proceedings have been adjourned until February 2022 to try and positively resolve the matter.
44	NP5/55/ENFL142A	June 2017	3 Glandwr, Brynchrug	Untidy Condition of Property	Section 215 Notice served on the 18 th February 2019. No appeal has been forthcoming, therefore the Notice has taken effect. The Notice must be fully complied with by the 22 nd January 2020. A recent site visit has taken place where it was noted the Notice had not been complied with.	Currently trying to locate an address for the owner to progress proceedings.

					<p>A letter has been written to the owner advising that to avoid further proceedings they must comply with the requirements of the Notice imminently.</p> <p>No remedial works have taken place and prosecution proceedings are now being considered.</p> <p>A further site visit has taken place where it was noted the requirements of the Section 215 Notice have not been complied with.</p> <p>Prosecution proceedings to be initiated and instructions sent to the Authority's Solicitor.</p>	
45	NP5/69/ENF41D	October 2020	Land opposite Quaker's burial ground, Llwyngwril	Stationing of touring caravan	<p>Owner has confirmed that an application will be submitted for the retention of the caravan. Application valid. Pending consideration.</p>	<p>It is understood the caravan has been removed. Site visit required.</p>

Listed Building Cases

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
46	NP5/54/ENFLB33M	January 2020	Nannau Hall, Llanfachreth	Poor Condition of Building	<p>It has been brought to the Authority's attention that the lead from the roof of the building has been removed and that the overall condition of the building is deteriorating rapidly.</p> <p>A site visit has confirmed this.</p> <p>Contact has been made with the owner who is aware of the condition of the building. They propose to undertake a temporary repair to the roof until at such time they can visit the property and ascertain the damage for themselves.</p> <p>To date no temporary repairs have been undertaken. The owner has been contacted again to emphasise the urgency of the situation. They propose to undertake temporary repair work until they are able to visit and assess the extent of the work required to the building.</p>	<p>As reported at the October 2021 committee the next steps to progress Nannau are:</p> <p>Carry out a full Condition Survey to include the interior.</p> <p>Consult with a roofing specialist.</p> <p>Consider progressing the Urgent Works Notice route and agree what needs to be included in this.</p> <p>Continue to communicate with the owner and advise of the intentions of the Authority.</p>

				<p>A meeting has been arranged with CADW to discuss possible options to safeguard Nannau Hall.</p> <p>A meeting has taken place with CADW and arrangements are being made to undertake a condition survey of the building. It was anticipated this survey would take place at the beginning of February but this has been delayed.</p> <p>An external condition survey has been arranged for the week commencing the 5th April 2021.</p> <p>Currently in discussion with the owner in relation to undertaking an internal inspection at the same time.</p> <p>Failure to agree for the Authority to undertake an internal inspection, will result in an application to the courts for a warrant to gain entry.</p>	<p>Setting up a steering group to draw in necessary conservation/heritage advice and maintain momentum.</p> <p>Commence initial discussions with Ecology in respect to the potential presence of bats.</p> <p>In relation to obtaining internal access, further correspondence was sent to the owner. No response has been received and the matter has now been referred to legal.</p>
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47	NP5/66/ENFLB32D	November 2020	Ty Mawr, Llanfair	Internal works being undertaken.	Letter sent to the property. Response received and works discussed with the owner. Site visit to be carried out. Site visit carried out. Application submitted but invalid.	
48	NP5/69/ENFLB326A	September 2018	Ty Gwyn, Llwyngwril	External and internal Alterations to a Listed Building	A site meeting has taken place. Advised to submit a listed building consent application in respect to the unauthorised works that have taken place.	



PLANNING AND ACCESS COMMITTEE
1 DECEMBER 2021

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE, 01 DECEMBER 2021**

SECTION 106 AGREEMENTS

Rhif	Application No.	Date application was received	Location	Development	Present Position
1.	NP3/10/121	30/01/20	Land at Cae'r Felin, Abergwyngregyn.	Erection of a pair of semi-detached two storey dwellings with associated access and car parking	Draft sent to applicant for signing
2.	NP5/61/632	12/03/2021	Merthyr Isaf, Hwylfa'r Nant, Harlech. LL46 2UE.	Residential development of seven units, 3 affordable and 4 open market dwellings comprising three pairs of semi-detached dwelling and one detached dwelling, formation of new vehicular access and associated landscaping	Draft being prepared by Solicitor
3.	NP5/65/2B	04/03/2021	Beudy Uchaf Hirgwm, Maes y Clawdd, Bontddu. LL40 2UR	Conversion of barn to affordable dwelling and associated works including installation of septic tank and diversion of public footpath	Applicants curenly reconsidering if they will pay a commuted sum as opposed to a s106 affordable local agreemenet.

Number of applications on committee list 20 October 2021 = 3

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE
PLANNING & ACCESS COMMITTEE
20 OCTOBER 2021**

Application No.	Location	Development

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT WHICH HAVE BEEN REFUSED, WITHDRAWN, OR
DISPOSED, OR WHERE AN AGREEMENT IS NO LONGER NECESSARY SINCE PLANNING & ACCESS
COMMITTEE 20 OCTOBER 2021**

Application No.	Location	Development



PLANNING AND ACCESS COMMITTEE

1 DECEMBER 2021

OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

Awaiting revised Flood Consequence Assessment

NP5/57/1058B	15/03/21	Unit 1, Marian Mawr Enterprise Park, Dolgellau. LL40 1UU	Erection of extension to provide additional workshop and classroom space, and additional car parking,
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In Discussion with Agent / Applicant

NP5/50/562P	30/06/21	Chalet 62, Plas Panteidal, Aberdyfi. LL35 0RF	Retrospective application to extend decking.
NP5/50/734	21/06/21	Cartref, Aberdyfi. LL35 0NR	Erection of external stairs, installation of rear facing dormer window and formation of self contained holiday apartment within the building
NP5/61/T558D	19/04/21	Former Tabernacl Chapel, High Street, Harlech. LL46 2YB	Conversion of former car showroom & basement car parts shop to convenience store on ground and basement, creation of 2 flats on first floor (Open market) together with the removal of existing unauthorised UPVC windows and replace with timber slimline double-glazed windows.

Awaiting Ecology

NP5/71/262C		Ty Nant, Cynllwyd, Llanuwchllyn. LL23 7DF	Erection of roof over existing manure store.
NP5/71/262D		Ty Nant, Cynllwyd Uchaf, Llanuwchllyn. LL23 7DF	Construction of agricultural building for sheep and to provide roof over existing underground manure store.
NP5/75/73D	21/10/19	Ynys, Cwrt, Pennal.	Conversion and alterations to existing BCF Hut to form holiday let accommodation and installation of septic tank (Re-submission),
NP5/78/540C	21/06/21	Coed y Rhygen, Trawsfynydd. LL41 4TS	Demolish section of existing dwelling and construction of a two and single storey side extension

Awaiting Amended Plans

NP5/73/424A	28/09/20	Cilderi, Tan y Bwlch. Maentwrog. LL41 3YU	Erection of double garage, retrospective application for extension to curtilage, retention of stone terracing and engineering works.
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Awaiting Details form Agent / Applicant

NP4/26/266X	06/08/21	Zip World Fforest, Llanrwst Road, Betws Y Coed, LL24 0HX	Change of use of land for the siting six short-term self-catering holiday accommodation units, construction of footpaths and associated works
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NP5/58/629	29/01/20	Land between Plas Meini & Swyn y Mor, Dyffryn Ardudwy. LL42 2BH	Outline permission for the erection of 2 open market and 2 affordable dwellings. integral garages and formation of new vehicular access on to the A496,
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Re-Consultation required

NP5/69/16J		Land near Castell Mawr, Llanegryn. LL36 9NH.	Amendments to plans approved under NP5/69/16C & NP5/69/16E including, positioning and design of fan and vents, inclusion of the manure belt, pop holes only on the South side, amendments to doors and fenestration on west gable, access track, tree and hedgerow planting, additional and reduced hard standing around the building and resiting of feed bins to the northern elevation and increase in height of 0.45m.
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Awaiting Further Comments from Environmental Health

NP5/57/1065H	12/03/21	Bryn y Gwin Farm, Dolgellau. LL40 1TF	Retrospective application for erection of woodstore, oil tank and biomass boiler including concrete bases and footpath
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Awaiting Community and Linguistic Statement and second valuation to proceed with s106

NP5/55/L140E	03/06/21	Capel Bethlehem, Brynchrug. LL36 9PW	Change of use of chapel to form one 1 bed roomed and one 6 bed roomed dwelling,
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Based on legal advice application is to remain undetermined pending enforcement investigations into unauthorised works at the property

NP5/57/205H	30/07/21	Fronolau Hotel, Dolgellau. LL40 2PS	Removal of flat roof dormer on rear elevation and reinstate original roof profile including 5 new rooflights, new and replacement windows and doors, removal of chimney on rear elevation and new fire escape on East elevation
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To Be Reported to January Committee

NP5/65/2B	04/03/21	Beudy Uchaf Hirgwm, Maes y Clawdd, Bontddu. LL40 2UR	Conversion of barn to affordable dwelling and associated works including installation of septic tank and diversion of public footpath, Beudy Uchaf Hirgwm.
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Total applications on list = 16

Total applications on list Committee 20 October 21 = 14

DEDDF LLYWODRAETH LEOL (HAWL I WYBODAETH) 1985**RHESTR O BAPURAU CEFNDIR**

Ystyrir y dogfennau canlynol fel papurau cefndir ar gyfer adroddiadau ar geisiadau ac eitemau gorfodaeth a wnaed dan Ddeddfau Cynllunio 1990.

Ffurflen gais, gan gynnwys unrhyw Dystysgrif.

Cynlluniau a dogfennau eraill i gefnogi'r cynigiad.

Sylwadau cyrff cyhoeddus a hysbyswyd neu yr ymgynghorwyd a hwy, gan gynnwys swyddogion eraill yr Awdurdod, Cynghorau Cymuned, Cynghorau Unedol, Ymgwymerwyr Statudol, Adrannau neu asiantau'r Llywodraeth (ac eithrio cyngor cyfreithiol, a llythyrau yn gofyn am gyngor cyfreithiol).

Llythyrau a dderbyniwyd o ffynonellau eraill, yn cynnwys aelodau o'r cyhoedd. (Ac eithrio gohebiaeth gydag hysbyswydd gwarchoddedig).

Lluniau o'r safle ac o ddatblygiadau tebyg mewn mannau eraill.

Deddfau Cynllunio 1990 ac unrhyw deddfwriaeth ychwanegol.

Deddf Cynllunio ac Iawndal, 1991.

Deddf yr Amgylchedd, 1995.

Deddf Cynllunio a Phrynu Gorfodol, 2004.

Deddf Iawnderau Dynol, 1998.

Cyngor cyhoeddedig y Llywodraeth (lle cyfeirir ato mewn adroddiadau ac eitemu unigol).

Y Cynllun Fframwaith ynghyd ac unrhyw gynigion i'w ddiwygio a gyhoeddwyd.

Cynlluniau Lleol, ynghyd ac unrhyw gynigion i'w diwygio a gyhoeddwyd (lle cyfeirir atynt mewn adroddiadau ar eitemau unigol).

Ffeiliau ar geisiadau cynllunio blaenorol ar safleoedd y cynigion presennol.

Unrhyw ddogfen arall y cyfeirir ati mewn adroddiadau ar eitemau unigol.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**LIST OF BACKGROUND PAPERS**

The following documents are considered background papers for reports on applications and enforcement items made under the Planning Acts 1990.

Application form, including any Certificates.

Plans and other documents in support of the proposal.

Comments of public bodies notified or consulted, including other Officers of the Authority, Community Councils, Unitary Councils, Statutory Undertakers, Government Departments or agencies, (excluding legal advice and requests for legal advice).

Letters received from other sources, including members of the public. (Excluding correspondence with a protected informant).

Photographs of the site or of similar developments elsewhere.

The Planning Acts 1990 and subsidiary legislation.

The Planning and Compensation Act, 1991.

The Environment Act, 1995.

The Planning and Compulsory Purchase Act, 2004.

The Human Rights Act, 1998.

Published Government advice (where referred to in reports on individual items).

The Structure Plan together with any published proposals for amendments.

Local Plans, together with any published proposals for amendments (where referred to in reports on individual items).

Files for previous planning applications on sites of current proposals.

Any other document which may be referred to in reports on individual items.



PLANNING AND ACCESS COMMITTEE
1 DECEMBER 2021

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP2/16/159D	Change of use of land to domestic curtilage and conversion and change of use of outbuilding to domestic annex incidental to the use of Ty Mawr as dwelling and conversion of woodstore to bat roost	Ty Mawr, Prenteg. LL49 9TE	04/10/21	Mr Richard Thomas
2.	NP2/16/417A	Retrospective application to retain timber stable building. Change of use, extension and insertion of rooflights of outbuilding for use as domestic residential annex. Installation of PV panels to roof of stable building	Gyfyng, Cwm Pennant, Garndolbenmaen. LL51 9AX	14/10/21	Mr Richard Thomas
3.	NP2/16/459A	Erection of agricultural shed (322sq.m), hardstanding and access	Land Adjacent to Ty'n Llan, Llanfihangel-y-Pennant, Cwm Pennant, Dolbenmaen.	21/10/21	Mr Richard Thomas
4.	NP3/12/187A	Ground-based equipment compound (in association with previously approved communication tower) to include access track, stone faced building, generator and dish with ancillary apparatus	Land to east of Station, Rhyd-Ddu. LL54 6TN	05/10/21	Mr Richard Thomas
5.	NP3/15/44J	Proposed change of use of garage/workshop to annex and garage incidental to the main and permanent use of residential dwelling.	Pant y Cafn, Llanberis. LL55 4UW	11/10/21	Mr Richard Thomas
6.	NP3/15/75G	Non-material amendment (Alterations to fenestration) to planning approval NP3/15/75C dated 31/07/2017	Ynys Ettws, Nant Peris. LL55 4UL	12/10/21	Mr Richard Thomas
7.	NP4/12/99F	Demolition of rear porch and erection of two storey rear extension	Shirley, Rowen. LL32 8YU	19/10/21	Mr Richard Thomas

8.	NP4/13/38F	Single storey extension and erection of bike and seating shed	Glan Llugwy Bunkhouse, Capel Curig. LL24 0EU	21/10/21	Mr Richard Thomas
9.	NP4/16/L119E	Two storey side extension and insertion of two new roof windows	Aber, Roman Bridge, Dolwyddelan. LL25 0JG	05/11/21	Mr Richard Thomas
10.	NP4/19/47P	Change use of garage to dwelling	Gwern Borter Manor, Rowen. LL32 8YL	15/10/21	Mr Richard Thomas
11.	NP4/31/105A	Erection of silage clamp	Fron Ddu, Padog, Betws y Coed. LL24 0NF	12/10/21	Mr Richard Thomas
12.	NP4/31/21C	Erection of agricultural shed over existing slurry pit and yard	Hafod Las, Ysbyty Ifan. LL24 0NT	12/10/21	Mr Richard Thomas
13.	NP4/32/371	Erection of roof over existing manure pit	Tan yr Eglwys, Llanrhychwyn. LL27 0YJ	12/10/21	Mr Richard Thomas
14.	NP5/50/L214	Demolition of existing outhouses and erection of rear extension	3 Nantiesyn, Aberdyfi. LL35 0NB	19/10/21	Mrs. Iona Roberts
15.	NP5/51/201E	Demolition of existing garage and upvc swimming pool structure and the erection of a new aluminium and steel framed swimming pool enclosure and garage	Glandwr Hall, Barmouth. LL42 1TG	13/10/21	Mr Aled Lloyd
16.	NP5/53/580C	Discharge of Condition 3 (Submission of Construction Environmental Management Plan) and Condition 5 (Submission of Construction Traffic Management Plan) of Planning Consent NP5/53/580 dated 25/05/2021	Llyn Tegid, Bala.	18/10/21	Mrs. Sara Thomas
17.	NP5/53/580D	Discharge part of Condition No. 8 (Details of the stone to be used in the embankment) of Planning Consent NP5/53/580 dated 25/05/2021	Llyn Tegid, Bala.	18/10/21	Mrs. Sara Thomas
18.	NP5/55/126D	Discharge Condition 5 (Photographic survey) of Planning Consent NP5/55/126C dated 04/05/2020	Dolau Gwyn, Brynchrug. LL36 9UL	05/10/21	Mrs. Iona Roberts
19.	NP5/55/321	Demolish existing garage and external chimney and construction of side extension	27 Dolithel, Brynchrug. LL36 9RR	04/10/21	Mrs. Iona Roberts
20.	NP5/55/T203A	Construction of first floor extension including balcony and relocation of rooflight	Glyn Saron, Brynchrug. LL36 9NS	05/10/21	Mrs. Iona Roberts
21.	NP5/57/1173	Installation of 2 no. electric vehicle quick charging points and 2 no. electrical cabinets, associated cabling and ancillary works	Car Park, Marian Mawr, Dolgellau.	02/11/21	Mrs. Iona Roberts

22.	NP5/58/156D	Non-material amendment to planning permission NP5/58/156A dated 19/07/2019 for alterations to window on the north elevation and alterations to rooflight and insertion of new door on the south elevation	North Lodge, Dyffryn Ardudwy. LL44 2RJ	19/10/21	Mr Aled Lloyd
23.	NP5/58/161H	Discharge Condition 04 (Samples of the materials to be used in the construction of the external walls of the caravan units) and 07 (Landscaping scheme) attached to Planning Permission NP5/58/161G dated 25/06/2020	Rhinog Caravan Park, Dyffryn Ardudwy, LL442HA	18/10/21	Mr Aled Lloyd
24.	NP5/62/35Z	Non-material amendment to planning permission NP5/62/35R dated 08/02/2013 for the relocation and reconfiguration of rooflights, installation of solar panels on south elevation and glass balustrades	Maes Artro, Llanbedr, LL452PZ	05/10/21	Mr Aled Lloyd
25.	NP5/62/418A	Variation of Condition 2 of Planning Permission NP5/62/418 dated 22/01/2021 to increase the width of the side extension by 1.8 metres	Clydfan, Llanbedr. LL45 2LG	05/10/21	Mr Aled Lloyd
26.	NP5/67/339	Installation of two rooflights at the rear	16 Llanegryn Street, Abergynolwyn.	09/11/21	Mrs. Iona Roberts
27.	NP5/67/LB108	Listed Building Consent for external alterations to include dismantling of North East gable chimney and rebuild 'like of like' with hot mix mortar and matching replacement stones where necessary, insert lead tray, internal flue connecting log burning appliance, replacement of all windows on front and rear elevations with traditional casement type including internal works with excavating existing ground floor and renew with insulated concrete, electric underfloor heating system, slate finish, fixing of timber shutters to all windows internally, removal of glazed doors to living room, kitchen and cupboard and fixing traditional boarded doors replacements	2 Ty'n-y-Fach, Llanfihangel-y-Pennant. LL36 9TU	30/09/21	Mr. Arwel Ll Thomas

		including the removal of the vertical timbers underneath handrail at first floor landing with plain square balustrades replacements			
28.	NP5/69/15H	Erection of an agricultural building	Brynllyn, Rhoslefain. LL36 9NH	01/11/21	Mrs. Iona Roberts
29.	NP5/69/352C	Construction of two storey house in lieu of previously approved bungalow	Plot 2, Gwynfryn, Llwyngwriil. LL37 2JD	19/10/21	Mrs. Iona Roberts
30.	NP5/69/394F	Variation of Condition no. 2 of planning consent NP5/69/394E dated 29/03/2021 to amend floor plans, window configuration, revision to roof layout and balconies and move building 750mm South West	Wendy's, Llwyngwriil. LL37 2JQ	12/10/21	Mrs. Iona Roberts
31.	NP5/69/410A	Construction of rear extension, front porch and replacement rooflight	Pentre Bach, Llwyngwriil. LL37 2JU	12/10/21	Mrs. Iona Roberts
32.	NP5/71/39Z	Erection of two storey building to provide training/sleeping accommodation. Erection of 2 single storey ancillary buildings for bag storage and maintenance facilities. Alterations to existing Cwt Lerpwl & Cwt Hwyllo. Erection of raised training deck to Cwt Lerpwl. Associated external works to provide parking and outside storage areas formed with permeable grid system	Gwersyll Yr Urdd, Glanllyn, Llanuwchllyn. LL23 7ST	10/11/21	Mrs. Sara Thomas
33.	NP5/71/405D	Construction of agricultural building to house cattle	Gwern Hefin, Llanycil. LL23 7YH	04/10/21	Mrs. Sara Thomas
34.	NP5/71/T56C	Single storey side extension	The Eagles, Llanuwchllyn. LL23 7UB	13/10/21	Mrs. Sara Thomas
35.	NP5/72/194E	Relocate tents	Pant y March, Llangower. LL23 7BY	06/10/21	Mrs. Sara Thomas
36.	NP5/73/197M	Outline application for the erection of a new two storey detached building as serviced holiday accommodation (Repeat application)	Bryn Arms, Gellilydan. LL41 4EN	18/10/21	Mr Aled Lloyd
37.	NP5/73/415A	Structural refurbishment including installation of external cladding	36 Y Glynnor, Gellilydan. LL41 4EW	26/10/21	Mr Aled Lloyd

38.	NP5/74/LB268C	Application for approval of details reserved by Condition 11 of Planning Application NP5/74/LB268A dated 01/09/2016 - Restore and convert disused byre [listed building curtilage structure] to form self contained holiday let unit, install sewage treatment tank, install fuel tank.	Ty'n Twll, Abercywarch, Dinas Mawddwy. SY20 9JG	08/11/21	Mrs. Sara Thomas
39.	NP5/77/332A	Erection of side and rear timber balcony and associated steps	1/2 Penrallt, Soar, Talsarnau. LL47 6UT	05/10/21	Mr Aled Lloyd
40.	NP5/77/348	Structural refurbishment including installation of external cladding	6 & 7 Maes Gwndwn, Talsarnau. LL47 6UN	03/11/21	Mr Aled Lloyd
41.	NP5/78/T318D	Discharge Condition 3 (Trial brick panel) of Planning Permission NP5/78/T318C dated 10/11/2017	Y Wern, Trawsfynydd. LL41 4TF	13/10/21	Mrs. Sara Thomas

Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP2/11/L9B	Siting of steel storage container for a temporary period of 10 years	Glan Gwynant, Nant Gwynant. LL55 4NW	12/10/21 By reason of this proposed steel container presenting an incongruous feature to the detriment of the visual character of this part of the National Park and the traditional building in close proximity this application is in conflict with National Park purposes and principles of design and use of materials. This application is consequently in conflict with ELDP policies A, 1, 6 and 7.	Mr Richard Thomas

2.	NP4/11/100G	Non-material Amendment (Raise roof line and amendments to dormers) to planning approval NP4/11/100F dated 19/06/2021	Tan y Bryn, Pentre Felin, Betws y Coed. LL24 0BB	11/10/21 In the opinion of the Snowdonia National Park Authority the amendments proposed are considered to be 'material' amendments in nature as they will result in a material form of change to the original planning permission. As such the changes proposed cannot be deemed a 'non-material' change and will require the benefit of a new planning permission.	Mr Richard Thomas
3.	NP4/13/115B	Extension, insertion of roof light window and change of use of coach house to short-term, self-catering holiday letting unit	Y Graig, Capel Curig. LL24 0EL	18/10/21 By reason of this application failing to demonstrate that this proposal for a change of use to short-term, self-catering visitor accommodation forms a part of a farm diversification scheme it falls in conflict with Eryri Local Development Plan policies 9 and 20. By reason of insufficient information of a highways nature having been submitted upon which a fully informed decision can be made this application is in conflict with ELDP policy 1. By reason of insufficient information of an ecological nature having been submitted upon which a fully informed decision can be made this application is in conflict with ELDP policy D.	Mr Richard Thomas
4.	NP4/13/212B	Conversion of existing building to Holiday let unit, garage and games area	Haulfryn, Capel Curig. LL24 0EU	18/10/21 By reason of this application failing to demonstrate that this proposal for a change of use to short-term, self-catering visitor accommodation forms a part of a farm diversification scheme	Mr Richard Thomas

				<p>it falls in conflict with Eryri Local Development Plan policies 9 and 20.</p> <p>By reason of insufficient information of a highways nature having been submitted upon which a fully informed decision can be made this application is in conflict with ELDP policy 1.</p>	
5.	NP4/13/38E	Demolition of stone building, siting of shepherds hut and erection of associated kitchen/sitting and ablutions building	Glan Llugwy, Capel Curig. LL24 0EU	<p>04/11/21</p> <p>By reason of this application proposing a visitor holiday accommodation hut and permanent ancillary building within the open countryside which does not have existing screening this application cannot be described as unobtrusive. As such and in consideration that the special qualities of the National Park will be harmed if this application were to be approved this application is in conflict with Eryri Local Development Plan policies A, C, 1, 29 and Supplementary Planning Guidance 8.</p> <p>By reason of this application proposing an access from the A5 trunk road by way of an existing access that does not have DMRB compliant visibility in either direction at the access road junction with the trunk road it is in conflict with ELDP policy 1.</p>	Mr Richard Thomas
6.	NP4/26/22F	Extinguishment of Section 106 Agreement (Local Occupancy) attached to planning approval notice NP4/26/22B and dated 27/02/2008 in its entirety	Yr Hen Ysgol, Nant y Rhiw, Llanrwst. LL26 0TH	<p>22/10/21</p> <p>By reason of this Authority considering that the obligation dated 27th February 2008 at Yr Hen Ysgol, Nant y Rhiw, Llanrwst continues to serve a useful purpose in pursuing the housing policies of the Eryri Local Development Plan and the applicant showing no willingness or</p>	Mr Richard Thomas

				ability to enter into a new section 106 agreement or pay a commuted sum this application is in conflict with Eryri Local Development Plan policies: G and 30 and SPG 4.	
7.	NP4/29/509B	Conversion of rural outbuilding to affordable dwelling	Cae Llwyd Farm, Penmachno. LL24 0YR	<p>11/10/21</p> <p>By reason of the applicant showing no inclination to enter into a section 106 agreement to secure the affordability of the proposed dwelling and restricting its occupancy to a qualifying person in need of housing in the local community this application is in conflict with Eryri Local Development Plan policies H, 9 and 30.</p> <p>By reason of this building not being considered to be sufficiently structural sound and requiring significant demolition and rebuilding this application is in conflict with Eryri Local Development Plan policy 9.</p>	Mr Richard Thomas
8.	NP5/51/449D	Erection of prefabricated flat roof modular office building	Plas Caerdeon Outdoor Education Centre, Bontddu. LL42 1TH	<p>04/11/21</p> <p>By reason of its flat roof design, location and prominence the proposed building would have a detrimental effect on the character of the immediate site and the wider area and, in particular, would adversely affect the setting of traditional buildings.</p> <p>As such, the proposal amounts to an intrusive development within the open countryside and therefore conflicts with policies 1 and Ff of the Eryri Local Development Plan.</p>	Mr Aled Lloyd

9.	NP5/51/464C	Erection of two storey side and rear link extensions	Bodowen Bungalow, Barmouth. LL42 1TF	<p>13/10/21</p> <p>By reason of inappropriate form, design, and scale it is considered that the proposal would be overly dominant and significantly harm the character and setting of the original traditional dwelling which it is the policy of the Local Planning Authority to preserve. The proposal is therefore contrary to the Eryri Local Development Plan, in particular policies A, 1, 7, 15 and Local Planning Authority supplementary design guide on Single Storey Cottages – R1.</p> <p>The proposed development, by virtue of its size and scale, is considered to be an incongruous and excessive addition to the existing traditional dwelling. The proposal is therefore in conflict with Development Policy 1 and 15 of the adopted Eryri Local Development Plan 2016-2031 which seeks to ensure that the development does not detract from the character and form of the existing dwelling or the wider area.</p>	Mr Aled Lloyd
10.	NP5/58/482B	Demolition of prefabricated garage and erection of new building to provide annexe and garage accommodation	Land to rear of Trem Eifion, Dyffryn Ardudwy. LL44 2DH	<p>18/10/21</p> <p>By reason of the proposed annexe not being physically attached to the existing dwelling and not being ancillary to the main dwelling in terms of its location, scale, usage and design it fails to comply with Development Policy 14: Annexe Accommodation of the Eryri Local Development Plan and Supplementary Planning Guidance 11: Annexe Accommodation.</p>	Mr Aled Lloyd

				The proposed building, by reason of its height, form and scale would detract from the character and appearance of the host dwelling and the immediate surroundings, contrary to policies DP1 of the adopted Eryri Local Development Plan 2016-2031.	
11.	NP5/62/426	Retrospective application for the siting of static caravan for a temporary period (3 years)	Land near Plas Gwynfryn, Llanbedr. LL45 2NY	05/11/21 The application if approved would result in the creation of a new static caravan site contrary to the relevant policies of the Eryri Local Development Plan, in particular Development Policy 22, which states that new static caravan sites or extensions to existing sites which involve an increase in the number of static units will not be permitted. The siting of a static caravan and associated timber building extension together with the formation of a new access and hardstanding is considered detrimental to the visual amenities of this part of the Snowdonia National Park. The proposal is therefore contrary to Development Policy 1 the adopted Eryri Local Development Plan.	Mr Aled Lloyd
12.	NP5/65/274G	Construction of building to house agricultural machinery, animal feed and fertiliser	Maes Hyfryd, Llanelltyd. LL40 2HF	15/11/21 By reason of lack of justification being provided in relation to the agricultural need for a building of the size proposed, this proposal would represent an unwarranted intrusion presenting a visually excessive and discordant feature to the detriment of the special qualities of this part of the National Park.	Mrs. Sara Thomas

				<p>By reason of insufficient information being provided in relation to information required by the Welsh Government Highways Authority to determine if the proposal would have any adverse impact on their assets or on highway safety.</p> <p>By reason of if insufficient information being provided to allow this Authority to undertake an assessment of likely significant effect under Regulation 63 of the Conservation of Habitats and Species Regulations 2017.</p>	
13.	NP5/69/374A	Trosi adeilad allanol i lety gwyliau	Parth-y-Gwyddwch, Llwyngwriil. LL37 2QN	<p>30/09/21</p> <p>The development is not in connection with an existing rural enterprise scheme therefore the proposal is contrary to Development Policy 9 of the Eryri Local Development Plan which would only permit the conversion of redundant rural buildings for use as short term self-catering holiday accommodation as part of an existing rural enterprise scheme.</p>	Mrs. Iona Roberts
14.	NP5/73/26B	Change of use of land to external Storage yard	Utica Buildings, Trawsfynydd. LL41 4DU	<p>11/10/21</p> <p>By reason of the applicant failing to supply required details as directed by the Welsh Government Highways Authority on which a fully informed decision can be made for this application, it is in conflict with criteria vii of Development Policy 1 of the Eryri Local Development Plan.</p>	Mr Aled Lloyd