

RHYBUDD O GYFARFOD / NOTICE OF MEETING



Awdurdod Parc Cenedlaethol Eryri

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Snowdonia National Park Authority

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Cyfarfod : Pwyllgor Cynllunio a Mynediad

Dyddiad: Dydd Mercher 14 Ebrill 2021

Amser 10.00 y.b.

Anfonir cyfarwyddiadau ymuno at yr Aelodau ar wahân

Meeting: Planning and Access Committee

Date: Wednesday 14 April 2021

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 Cyngorydd / Councillor:

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

Aelodau wedi'u penodi gan Gyngor Bwrdeistref Sirol Conwy

Members appointed by Conwy County Borough Council

Y Cyngorydd / 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.*

A G E N D A

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 3rd March 2021 be signed as a true record (copy herewith) and to receive matters arising, for information.
4. **Report by the Director of Planning and Land Management**
To submit report by the Director of Planning and Land Management on planning matters. (Copy herewith)
(1) Inspection Panels
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) Planning Policy Update – Future Wales and Planning Policy Wales – Edition 11
6. **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)
7. **Report by the Director of Planning and Land Management**
To submit report by the Director of Planning and Land Management on Minerals and Waste. (Copy herewith)
(1) Delegated Report on the re-consultation of the Regional Technical Statement
8. **Update Reports**
To submit update reports, for information. (Copies herewith)
9. **Report by the Director of Planning and Land Management**
To submit report by the Director of Planning and Land Management on planning matters. (Copy herewith)
(1) Pre-application Fees
10. **Delegated Decisions**
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)

**SNOWDONIA NATIONAL PARK PLANNING AND ACCESS COMMITTEE
WEDNESDAY 3rd MARCH 2021**

Councillor Elwyn Edwards (Gwynedd) (Chairman)

PRESENT:**Members appointed by Gwynedd Council**

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

Members appointed by Conwy County Borough Council

Councillor Philip Capper, 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, Mr. Aled Lloyd, Mr. Richard Thomas, Ms. Alys Tatum, Mr. Sion Roberts, Ms. Elen Hughes, Mrs. Anwen Gaffey.

Apologies

Councillor Wyn Ellis Jones; Mrs. Sarah Hattle.

1. Chairman's Announcements

The Chairman advised, that today's meeting was subject to the new Covid-19 Regulations on how the Authority conducts its business, and that:-

- a Notice of the Meeting had been published, and the Agenda and reports were available on the Authority's website.
- the meeting was not open to the general public.
- the meeting was being recorded and will be available on the Authority's website.

2. Declarations of Interest

Councillor Annwen Hughes declared both a personal and prejudicial interest in item 4.2 on the Agenda, under paragraphs 10 (2) (a) (ix) (aa) and 12 (1) of the Code of Conduct for Members, and left the meeting whilst the matter was being discussed.

3. Minutes

The minutes of the Planning and Access Committee meeting held on 20th January 2021 were accepted and the Chairman signed them as a true record.

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. 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.

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

6.1 **Supplementary Planning Guidance (5): Planning Obligations**
Submitted – A report by the Trainee (Policy) Officer to formally adopt the Supplementary Planning Guidance (5): Planning Obligations.

Reported – The Trainee Policy Officer presented the report and the Supplementary Planning Guidance. Members were advised that Appendix 1 outlined the proposed changes following consultation, and the updated SPG was appended in Appendix 2.

Members considered the report and a Member made the following observation:-

- he was satisfied that the guidance reflected recent emphasis by both the Welsh Government and the SNPA to maximise opportunities for ecological enhancements, and not just their protection, and welcomed the flexibility within the guidance.

RESOLVED

1. **to note the contents of the Consultation Report and comments made during the Public Consultation.**
2. **subject to including the amendment as outlined above, to endorse the changes proposed and adopt the Supplementary Planning Guidance (5): Planning Obligations as a material planning consideration.**

6.2 **Supplementary Planning Guidance: Telecommunications and Masts**
Submitted – A report by the Planning (Policy) Officer requesting approval to release the draft Supplementary Planning Guidance, with any necessary changes, for public consultation.

Arising thereon, officers agreed to include a footnote in the paper version of the Welsh guidance alongside the link on page 113 para 1.15. Officers also noted that the link in the English guidance was currently not working.

RESOLVED to approve the draft Supplementary Planning Guidance: Telecommunications and Masts for public consultation for a period of 6 weeks.

7. **Delegated Decisions Submitted and Received** – List of applications determined in accordance with delegated authority.

RESOLVED to note the report.

The meeting ended at 11.30

SCHEDULE OF PLANNING DECISIONS – 3rd MARCH 2021

Item No.

4. Report by the Director of Planning and Land Management

- (1) NP2/11/T457C – Single storey side extension and raised terrace to front, Gelli'r Ynn, Nantmor.

Reported – Case Officer presented the report and background. Members asked the Case Officer to seek a reduction to the size of the terrace to correspond with the extension, and to specify the facing for the retaining wall.

RESOLVED subject to reducing the size of the terrace and agreement on the facing for the retaining wall, to delegate authority to the Director of Planning and Land Management to **grant** permission in accordance with the recommendation.

- (2) NP5/77/265B – Change of use of part of agricultural building to re-locate guns and ammunition sales business granted under reference NP5/77/265A, Bryn Derw, Cilfor, Talsarnau.

Reported – Case Officer presented the report and background which Members considered in detail.

Public Speaking

Mr. Edmund Bailey, on behalf of the applicant, asked Members to consider the following:-

- the application was for a consented "rural enterprise" which currently employs 1 person, and with the committee's further support would employ another full-time local person to meet the increasing demand from farmers and licence holders.
- contrary to what Members may have read, the applicants were not seeking consent for the sale of outdoor clothing and equipment, and were not seeking consent to use the existing shop in addition to the property of which this application forms part.
- the applicants were only seeking a relocation from one building to another on the same site that already has planning consent for the sale of guns and ammunition.
- when the applicants previously sought consent to facilitate the commencement of use on this site, the officer in his report recommended consent and quoted "Having considered the above assessment of planning matters including the local, national policies and guidance, it is believed due to the relatively unusual nature of this particular retail offer that the application can be supported " also, "given the considerable amount of open space and a degree of separation from public roads and other members of the public, it was not considered that this retail offer would be suitable for a town or village centre location, and in reality needs to be located away from built up areas".
- why would the planning officer, whilst quoting all the same policies and guidance, arrive at a different recommendation to what was presented 18 months previously? The policies and guidance referred to have not changed, and neither had the local support from Talsarnau Community Council, Gwynedd Highways Authority, North Wales Police Firearms Officer, Ecology, Gwynedd Council Public Protection Officer and four neighbours.
- it was extremely frustrating to hear reference to significant concerns that should this application be granted it would provide a precedent for similar proposals. This was incorrect, planning use on this site was consented in 2019 and this was for the same use and same planning conditions as was already consented and subject to strict licensing conditions.

- if the application is refused, how would the applicants secure the future of their business as the officer has previously stated that this retail offer was not considered suitable for a town or village centre location?
- as approximately 80% of UK businesses fail in their first year and one in three small businesses were due to close in Wales due to Covid 19 - probably higher for retail, this little business bucks that trend, and with support today would continue to do so without being a risk to any other local business.
- Members were asked to give this important application their full consideration and support.

RESOLVED to **defer** consideration to seek justification from the applicant to the extent of the proposal and to seek a reduced footprint, which would also be based on the planning conditions attached to the existing permission.

5. **Update Reports**

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

Arising thereon, Members were provided with further details on the following matters:-

- (i) NP5/60ENF5E – Stationing of 2 caravans - Beudy Goetre, Ganllwyd
Further investigations had found that the caravans had been on site for over 10 years.
- (ii) NP5/77/ENF130C – Replacement outbuilding – Tanforhesgan, Ynys, Talsarnau
The new building was very similar to what was originally on the site.
- (iii) NP5/55/ENFL142A – Untidy condition of property – 3 Glandwr, Brynchrug
Members noted concerns on the length of time taken to address this issue. The Interim Head of Planning advised that all avenues for locating the owner had been exhausted and following the issue of a Section 215 Notice, and allowing time for the work to be carried out, legal proceedings were now underway.
- (iv) NP5/54/ENFLB33M – Poor condition of building - Nannau Hall, Llanfachreth.
The Interim Head of Planning updated Members and advised that the condition survey had been delayed. The Interim Head of Planning confirmed that she would be meeting with the surveyor following today's meeting and that the owner had given his consent for a drone to survey the external fabric of the building.

RESOLVED to note the reports.

- (2) Section 106 Agreements – **For Information**
RESOLVED to note the report.

- (3) Outstanding Applications where more than 13 weeks have elapsed – **For Information**
NP5/74/478A – Land at Coed Cae Farm, Llanymawddwy – Installation of 12.5m high telecommunications mast together with associated equipment and compound
The Interim Head of Planning advised that negotiations were progressing.
RESOLVED to note the report.

ITEM NO. 4.1

MEETING	Planning & Access Committee
DATE	14 th April 2021
TITLE	Inspection Panels
REPORT BY	Director of Planning and Land Management
PURPOSE	To resume normal operation of Inspection Panels following Covid restrictions.

1. Background to Inspection panels

2. Members will be aware that the Planning Committee may request a planning application not to be determined until an Inspection Panel has visited the site to assess a particular issue. Applications are then determined at the subsequent committee, following feedback from the Inspection Panel (there is a northern and southern Panel, depending upon the location of the application).
3. Members will be aware that the use of the Inspection Panels should be the exception rather than the rule in reaching a decision. This is because it is expected that the information provided in a planning officer's reports, along with accompanying power point presentation and photographs of the site provided on the day should normally be sufficient for Members to reach a conclusion. They can also add considerable time and cost implications to both applicant and the Authority.
4. It is of course accepted that in exceptional circumstances, a specific element of a planning application is hard to convey in a report or through photographs, and in a 'finely balanced' discussion an inspection panel may on occasion be required to reach a conclusion and determination.

5. Coronavirus and the Use of Inspection Panels

6. Members agreed at the Planning Committee in July 2020, to make changes to the operation of the Inspection Panel, in order to mitigate any risk of Covid infection to both Members, Officers and local communities.

7. These changes involved in the first instance trying to avoid having Inspection Panels altogether, and Officers have helped with this by bringing more information than usual to the committee, including in some instances video clips of a proposed site. Where an Inspection Panel was still deemed necessary by the committee, it was agreed that the number of Members attending would be capped to 3 (which would be nominated on the day of the committee).
8. There has only been 1 Inspection Panel since July 2020 (application for dwelling, Abergwynnregyn).
9. Whilst the level of the virus is declining and the numbers vaccinated are increasing, a great deal of caution is still required to protect Members, Officers and our local communities. Government advice remains that if you can work from home then you should do so.
10. However, it is considered that the Inspection Panels can now revert back to the full Area Panels of up to 9 Members, provided some additional conditions are attached to their operation.
11. The additional conditions that are recommended in the operation of the Inspection Panel are:
 - a) Inspection Panels should still be avoided unless absolutely necessary;
 - b) Panel to adhere to social distancing guidance – and everyone to stay 2 m apart;
 - c) Panel to wear face masks and wash or sanitise hands immediately prior to the meeting;
 - d) Panel Members to only enter private property (outside only) where it is safe to do so and the land / property owner is happy for this to happen.
 - e) No Panel Members to enter any properties;
 - f) There is no obligation for Members to attend the Panel should they feel uncomfortable about their health and safety.
12. With these safeguards in place, I believe that the Inspection Panels can revert back to their previous size. The committee should of course still be judicious in their use, and only request them in exceptional circumstances when the Officer's report cannot effectively convey the required information in a report or through additional photos / videos in a presentation.

13. Conclusion

14. The Site Inspection Panels were reduced to a maximum of 3 Members due to the risks associated with the Covid pandemic. Whilst there are still risks, it is considered that the Panel can now revert back to the full quota of up to 9 Members provided additional safeguards are followed as referred to in this report, and there is no obligation for any members to attend should they not feel safe doing so.

15. Recommendation:

It is recommended that Members:

- 1) Note the content of this report and revert Inspection Panels back to their original numbers of up to 9 Members, provided that:**
 - a. The additional safeguards of social distancing, face masks and hand sanitisation are followed;**
 - b. They only enter the outside of private property where it is safe to do so (and the landowner allows this), and do not enter any buildings; and**
 - c. There is no obligation to attend if any members feels unsafe doing so on health and safety grounds;**

MEETING	Planning and Access Committee
DATE	14 th of April 2021
TITLE	Planning Policy Update – Future Wales and Planning Policy Wales Edition 11
REPORT BY	Planning Policy Officer
PURPOSE	To inform Members of the newly published Future Wales National Development Framework and Planning Policy Wales Edition 11, the new national planning policy document.

1 BACKGROUND

Future Wales

- 1.1 Future Wales – the National Plan 2040 is Wales’ new national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.
- 1.2 Future Wales was published on the 24th of February 2021 and now forms part of the statutory development plan alongside Local Development Plans and in time Strategic Development Plans. Future Wales forms part of a three-tiered development plan system for Wales. There is a statutory requirement in relation to determining planning applications, which is noted in section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 38(6) states that decisions must be made on planning applications in accordance with the development plan unless material planning considerations state otherwise. Future Wales contributes the highest national tier of the development plans; Strategic Development Plans cover regional and sub-regional scales and Local Development Plans consider issues at the local scale.
- 1.3 Initial review raises the following implications of Future Wales on Snowdonia National Park:

- National Park Authorities acknowledged as unique planning entities with a specific remit to reflect the distinctive characteristics of their areas. Future Wales policies respect the functions of National Parks in terms of their statutory purposes. At the regional scale, where National Park Authorities will be considered in the context of a wider spatial region, their statutory duty must inform Strategic Development Plans.
 - The strategic focus of Future Wales is on urban growth and supports sustainable and vibrant rural communities.
 - Snowdonia identified for its important upland habitats that store and sequester carbon, hold water for flood alleviation, help provide clean, fresh water, provide a pollinator resource and are a key area for recreation. Future Wales seeks to ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure.
 - The creation of a National Forest through the identification of appropriate sites and mechanisms.
 - Snowdonia not identified as an area suitable for large-scale wind energy development; proposals outside the Park must not have an unacceptable adverse impact.
 - Wales divided into four regions which will reflect the Strategic Development Plan areas. Snowdonia within the North region.
 - Regional Growth area along coastal A55 corridor, focus for housing, employment, tourism, public transport and key services within their wider area.
 - Supports the development of a North Wales Metro along northern coast/A55 corridor to improve accessibility across the region.
 - Emphasis on active travel, reduced car travel, improved public transport, promotes uptake of ultra-low emission vehicles and the necessary investment in charging infrastructure.
 - Trawsfynydd supported in principle as a location for new energy development and investment to create significant economic benefits for the area as well as generating renewable or low carbon energy.
- 1.4 When determining a planning application decision makers are required to make their decision in accordance with both the Local Development Plan and Future Wales; and, when adopted, Strategic Development Plans. All undetermined planning applications and planning appeals, and future local development plans will need to be in general conformity with Future Wales.
- 1.5 A training session on Future Wales is being arranged jointly between the National Park Authority and Gwynedd Council for all Members of the Authority.

Planning Policy Wales (Edition 11)

- 1.6 Planning Policy Wales remains the Welsh Government's primary statement of planning policy and continues to apply to all aspects of the planning process. In the context of Section 38(6) of the Planning and Compulsory Purchase Act 2004, Planning Policy Wales is a material consideration. Planning Policy Wales establishes the key principles for the planning system. It establishes what development plans and decisions taken by the planning system must achieve and how development should be shaped to deliver the best possible outcomes. Planning Policy Wales is not part of the development plan. Future Wales applies

the key principles of Planning Policy Wales and establishes where in Wales development should take place and how these places should grow and change. Future Wales does not repeat Planning Policy Wales' key principles and it does not cover every area of planning policy. Planning Policy Wales will continue to inform the preparation of development plans and development management decisions.

- 1.7 An updated version Planning Policy Wales (Edition 11) was published on 24th February 2021. The advent of Future Wales as a national development plan has necessitated revisions to Planning Policy Wales to ensure that the content of the two documents is aligned. In particular, some of the policy context in Planning Policy Wales has been clarified and made more explicit to support policies in Future Wales. Other changes to Planning Policy Wales are essentially factual, reflecting updates to legislation, policy and guidance which impact on the planning system and planning policy changes which have been made since the previous edition was published.
- 1.8 Officers have started to consider the implications of Future Wales, Planning Policy Wales 11, Brexit and the Covid-19 Pandemic in relation to the ELDP 2016-2031. A paper will be prepared outlining these contextual changes and identify which components of the Eryri LDP evidence base require updating or where new evidence is required in preparation for the Eryri LDP review in 2023. By the Summer, the details and implications of the Corporate Joint Committee and Strategic Development Plans and its implications on the Eryri LDP review timetable may also become clearer.

2 RESOURCE IMPLICATIONS

There are no resource implications currently as the research will be undertaken by Authority officers.

3 RECOMMENDATION

To note Future Wales as the new national development framework and Planning Policy Wales Edition 11 as Wales' current national planning policy. Future Wales forms part of the development plan as referred to by 38(6) of the Planning and Compulsory Purchase Act 2004. Planning Policy Wales Edition 11 is a material consideration when assessing planning applications and appeals.

4 BACKGROUND PAPERS

None.

<u>Rhif Eitem / Item No.</u>	<u>Cyfeirnod / Reference No.</u>	<u>Disgrifiad / Description.</u>	<u>Swyddog Achos / Case Officer</u>
1	NP5/50/147P	Adeiladu annedd Menter Wledig (Ail-gyflwyniad), Nyth Robin Campsite, Panteidal, Aberdyfi / Construction of Rural Enterprise dwelling (Re-submission), Nyth Robin Campsite, Panteidal, Aberdyfi.	Mrs. Iona Roberts
2	NP5/57/867A	Dymchwel hen adeilad ysgol, adeiladu pum uned byw â chymorth, un uned gymorth/swyddfa a gwaith cysylltiedig, Hen Ysgol Glanwnion, Pont yr Aran, Dolgellau / Demolition of former school building, erection of five supported living units, one support unit/office and associated works, Hen Ysgol Glanwnion, Pont yr Aran, Dolgellau.	Mrs. Iona Roberts
3	NP5/58199S	Ail-leoli 2 man gweryslla ar yr ardal wersylla bresennol ac ildio 14 o gaeau gweryslla eraill a lleoli 9 cae carafanau teithiol ychwanegol, ynghyd â thirlunio mewnol (Cynnig Diwygiedig), Murmur-yr-Afon, Dyffryn Ardudwy / Re-location of 2 camping pitches on existing camping area and relinquishment of 14 other camping pitches and the siting of 9 additional touring caravan pitches, together with internal landscaping (Amended Proposal), Murmur-yr-Afon, Dyffryn Ardudwy.	Mr. Aled Lloyd
4	NP5/53/580	Prosiect Diogelwch Cronfa Ddŵr Llyn Tegid, Bala – ADRODDIAD RHAGARWEINIOL / Llyn Tegid Reservoir Safety Project, Bala – INTRODUCTORY REPORT.	Mrs. Sara D. Thomas

Snowdonia National Park Authority Date: 14/04/2021
– Planning & Access Committee

Application Number: NP5/50/147P

Date Application Registered: 01/02/21

Community: Aberdyfi

Grid Reference: 266042 297373

Case Officer: Mrs. Iona Roberts

Location:

Nyth Robin Campsite, Panteidal, Aberdyfi.

Applicant:

Mr. Grant Stott
 Nyth Robin Campsite
 Panteidal
 Aberdyfi
 Gwynedd
 LL35 0RG

Description:

Construction of Rural Enterprise dwelling
 (Re-submission).

Summary of the Recommendation:

To REFUSE on the grounds that the applicant fails to fully justify an essential functional need for a rural enterprise dwelling.

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

Item called in by Cllr. John Pughe Roberts for the following reasons:

- The need for the dwelling to run the business.
- There would be no change to the landscape.

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:

Nyth Robin is an established caravan and camping site approx. 3 miles east of Aberdyfi. The site benefits from planning permission for 13 touring caravans and 4 camping pitches for 11 months of the year.

The proposed site is located at the rear of the existing reception building and adjacent to a storage building used for storage & workshop purposes in connection with the enterprise. Access to the proposed dwelling would be via the campsite's existing access.

The site also accommodates a recently erected shower/toilet facility and a lake stocked with brown trout.

Proposed Development:

The application is for a rural enterprise dwelling to accommodate the site owners. The plans indicate a two-storey two-bedroom dwelling (with a floor area of just under 90m² discounting the overhang) with a mixture of stone and timber cladding for the external walls under a slate roof.

Development Plan Policies:

- *Future Wales 2040*
- *Policy 5 – Supporting the rural economy*

Eryri Local Development Plan 2016-2031

- SP A - National Park Purposes and Sustainable Development
- SP C - Spatial Development Strategy
- SP H - A Sustainable Rural Economy
- DP 1 - General Development Principles
- DP 6 - Sustainable Design and Materials

Supplementary Planning Guidance

- SPG 4: Affordable Housing

National Policy/Guidance:

- Planning Policy Wales (PPW), Edition 11 February 2021
- Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010)
- Technical Advice Note 6 Practice Guidance: Rural Enterprise Dwellings (December 2011)

Consultations:

Aberdyfi Community Council	No response received
Gwynedd Council - Highways	No recommendation as the development is not considered to have an adverse effect on any highway or proposed highway.

Gwynedd Council - SAB	Due to the size and nature of the development it may be necessary to provide an application to the SAB for approval prior to the commencement of the building work. Early consultation with the SAB is recommended.
Natural Resources Wales	No objections
Dwr Cymru	No comments
SNPA Ecology	No response received

Response to Publicity:

The application has been publicised by way of neighbour notification letters. At the time of writing no response had been received.

Assessment:

1. *Background*

- 1.1 The campsite was originally part of the Panteidal Nursery (located approximately 100m south-east of the campsite) and was operated from Panteidal dwelling house. This dwelling was subsequently separated and sold separately from the campsite.
- 1.2 The current application follows the refusal of three previous applications for a rural enterprise dwelling (NP5/50/147H, NP5/50/147J and NP5/50/147M). The applicants have been successful in acquiring additional pitches and increasing the opening season since the first application and each subsequent application has provided additional information in support of their case; however they have been unsuccessful each time in fully justifying an essential need for a dwelling associated with the rural enterprise. In addition, the last application was refused on the basis that the floorspace of the proposed dwelling exceeded the maximum size as outlined within the revised SPG 4. None of the 3 previous decisions have been appealed to the Planning Inspectorate. The applicants are now living on the site in an unauthorised caravan.

2. *Principle of Development*

- 2.1 Based on the policy context of Strategic Policy C and TAN 6, the principle of constructing a rural enterprise dwelling in the open countryside where there is a proven essential need for a rural enterprise worker to live at, or close to, their place of work is considered acceptable.

3. *Planning Assessment*

3.1 Strategic Policy C of the Eryri Local Development Plan sets out the limited opportunities for new development within the open countryside. The policy explains that new housing will only be permitted where it can be proven that there is an essential need to live in the countryside in line with national planning policy.

3.2 Paragraph 4.3.1 of TAN 6 states:

‘One of the few circumstances in which new isolated residential development in the open countryside may be justified is when accommodation is required to enable rural enterprise workers to live at, or close to, their place of work. Whether this is essential in any particular case will depend on the needs of the rural enterprise concerned and not on the personal preference or circumstances of any of the individuals involved. Applications for planning permission for new rural enterprise dwellings should be carefully assessed by the planning authority to ensure that a departure from the usual policy of restricting development in the open countryside can be fully justified by reference to robust supporting evidence.’

3.3 Paragraph 4.3.2 of TAN 6 explains that qualifying rural enterprises comprise land related businesses that obtain their primary inputs from the site, which include tourism and leisure enterprises.

3.4 In order for the Authority to make a full and effective assessment, TAN 6 indicates the following tests will need to be considered:

- The functional test to provide evidence of whether there is a need for a resident worker for the proper functioning of the enterprise.
- The time test to provide evidence of the labour requirement for the worker who is working on the justifying enterprise.
- The financial test to provide evidence of the economic sustainability of the justifying enterprise and identify the size of dwelling that the enterprise can sustain, ensuring that the size of the dwelling is commensurate with its functional need and financial justification.
- The other dwellings test to identify whether there is an existing dwelling or building suitable for conversion on the enterprise or a dwelling in the locality that could meet the identified functional need.
- Other normal planning requirements test to demonstrate that the dwelling is suitably located to fulfil its identified need and to minimise impact on the wider environment.

Functional Test

- 3.5 The applicants state that the rural enterprise comprises three elements, the campsite (tourers and camping), small fishing lakes and woodland management. The applicants explain that the campsite forms the primary source of business and income for the enterprise.
- 3.6 The applicants explain that to operate as a safe campsite, it is necessary for a worker to be on site for the following reasons:
- Managing bookings – email, online and over the phone;
 - Marketing including promotions, social media management and online listings;
 - General business administration and accounting;
 - Customer services – face to face, on the phone and via email;
 - Site upkeep – buildings, hook-ups, cleaning, gardening, clearing, mowing etc;
 - Ensuring safety of guests on site;
 - Managing check-ins ensuring caravans/ motorhomes are parked correctly;
 - Unexpected situations including camp and bbq fires, drowning, electrical failures, flooding, falling trees, medical emergencies, late night noise, blocked toilets, security, non-paying guests;
 - Enabling customers to check in outside of 'standard' office hours;
 - Dealing with any customer conflicts, queries or issues;
 - Security in and out of season; and
 - Essential maintenance over the winter period.
- 3.7 It is accepted that a permanent on-site presence would be desirable; however, the submitted evidence fails to demonstrate that a permanent on-site presence is essential for the proper functioning of the enterprise 24 hours a day all year round. It would appear that most of the tasks that have been identified above as relevant to the functional needs of this enterprise could be carried out during the working day. The typical daily work schedule and requirements as detailed in Appendix 4 of the applicant's Planning Statement demonstrates that the work on site can be carried out within a normal working day split between two workers, albeit one with an early start and late finish. In addition, the examples of incidents on site that required assistance from the owners/manager as noted in the submitted Incidents Log for 2019 (Appendix 2 of the Planning Statement) also predominantly occur within a normal working day, although again one with an early start and late finish. Those incidents that did occur outside the typical daily work schedule were

very few. No incidents had been reported in the early hours of the morning to support that it is essential for a worker to be present on site 24 hours a day.

- 3.8 It must also be noted that the site is closed for the month of February each year. Whilst it is recognised that there may be maintenance and other works related to the fishing lake and woodland management taking place whilst the campsite is closed there is no evidence submitted to demonstrate the need for a worker to be present 24 hours a day all year round, particularly having regard to the small scale of the enterprise. This work could be carried out within normal working hours.
- 3.9 The applicant also refers to concerns over both site security and providing a secure environment for paying guests. No documentary evidence has been produced to substantiate the magnitude of any security problem, unauthorised visitors or the number of late arrivals and early departures as to justify having a person permanently on site.
- 3.10 The functional test is one of necessity rather than desirability. Whilst it is recognised that the COVID pandemic has created many more health and safety challenges over the last 12 months, particularly with regards to cleaning of shared facilities, there has been no substantial additional information provided to overcome the Authority's previous conclusion that it is not essential to have a permanent presence on the site all year around.
- 3.11 Whilst it is recognised that there are other elements to the wider enterprise (woodland management and fishing lakes), the enterprise remains small scale and officers consider there to be insufficient evidence to satisfy the functional test for the campsite, woodland and fishing enterprises, individually or collectively. On this basis, it is considered that the proposal fails to meet the functional test.
- 3.12 Despite the findings relating to the functional test, and therefore the unacceptability of the proposal, the remaining tests outlined by TAN 6 are considered below in turn.

Time Test

- 3.13 The applicants assert that the enterprise currently generates work for two full-time workers. Whilst this is not disputed, it is not considered essential for the workers to live permanently at the site in order to undertake this work.

Financial Test

- 3.14 TAN 6 requires evidence of actual or potential economic performance in support of proposals. It explains that where dwelling proposals relate to existing enterprises, it will be necessary for the enterprise to evidence their financial soundness and performance over a minimum of the past three consecutive years.
- 3.15 A letter of support from local NatWest Business Accounts Manager, HMRC submissions for 2016/17, 2017/18 and 2018/19 and 5-year Profit & Loss projections taken from their Business Plan have been submitted within the Appendices in the applicant's Planning Statement. The figures suggest that the turnover of the business has grown year on year over the last 4 years. The applicants have also invested in a new toilet and shower block in 2017. To this end, it is considered that the applicants satisfy the financial test.

Other Dwellings Test

- 3.16 The other buildings on site are a small office/reception building and a sizable storage building. There are therefore no suitable buildings for conversion on the site.
- 3.17 The applicants have also provided examples of accommodation for rent nearby which they assert are prohibitively expensive. At the time of writing there were no properties to rent in Aberdyfi or within 5 miles of the site. The applicants have not however made reference to any properties for sale nearby and why these would not suit their needs. With this in mind the applicants have not fully justified the 'other dwellings test' at this time.

Other Normal Planning Requirements Test

- 3.18 The design and scale of the proposed dwelling, which would be finished in timber cladding and stone under a slate roof, is considered to be acceptable in this location. The siting is also considered acceptable, close to existing structures.
- 3.19 Paragraph 4.13.4 of TAN 6 explains that the broadening of the traditional agricultural occupancy condition to embrace a wider range of rural enterprises significantly increases the number of eligible occupiers for rural enterprise dwellings. It goes on to say that where an appropriate rural enterprise worker cannot be found to occupy the rural enterprise dwelling, eligibility should be extended to persons who would be eligible for consideration for affordable housing under the local authority's housing policies.

- 3.20 In line with this advice, if a rural enterprise dwelling can meet the tests outlined above, then its size should have regard to its potential use as an affordable dwelling. The proposed dwelling should therefore comply with the maximum size of affordable units as identified in the Authority's adopted Supplementary Planning Guidance 4: Housing (SPG). The SPG indicates that the internal floor area of a two-storey 2 bedroomed dwelling should not exceed 90m². The proposed dwelling would comply with this requirement; the proposal would therefore satisfy the 'other normal planning requirements' test.

4. Conclusion

- 4.1 It is considered that the functional need for a dwelling on the site to accommodate a rural enterprise worker on a permanent basis has not been justified. On this basis, the proposal conflicts with PPW, TAN 6, Strategic Policies A and C and Development Policy 1 of the Eryri Local Development Plan.

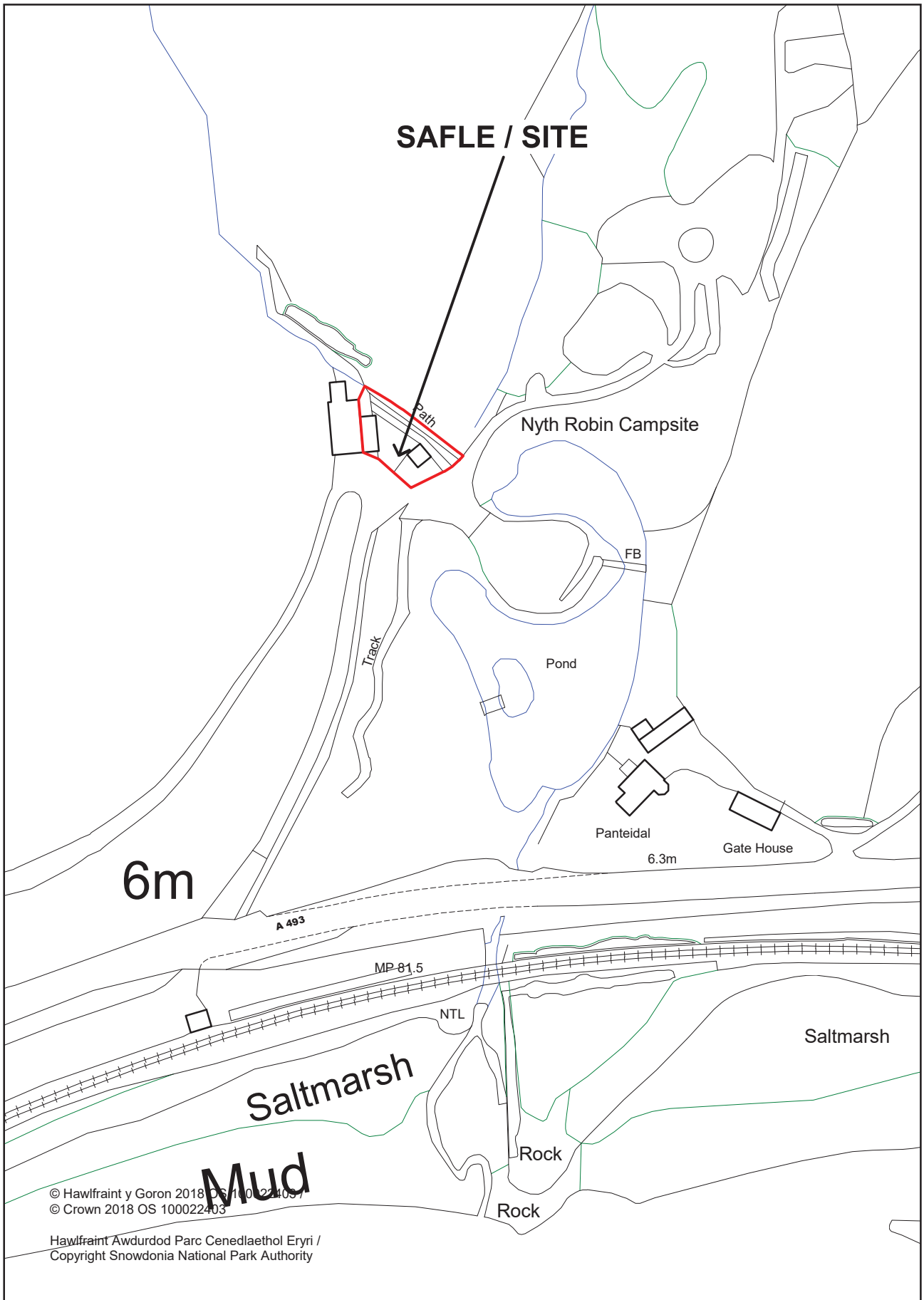
Background Papers in Document Bundle No.1: Yes

RECOMMENDATION: To REFUSE for the following reason:

1. By reason of the applicant failing to fully justify an essential functional need for a dwelling on the site to accommodate a rural enterprise worker on a permanent basis, this application is in conflict with Planning Policy Wales (Edition 11, February 2021), TAN 6: Planning for Sustainable Rural Communities and the relevant policies of the adopted Eryri Local Development Plan in particular Strategic Policies A and C and Development Policy 1.



Cais Rhif / Application No. NP5/50/147P



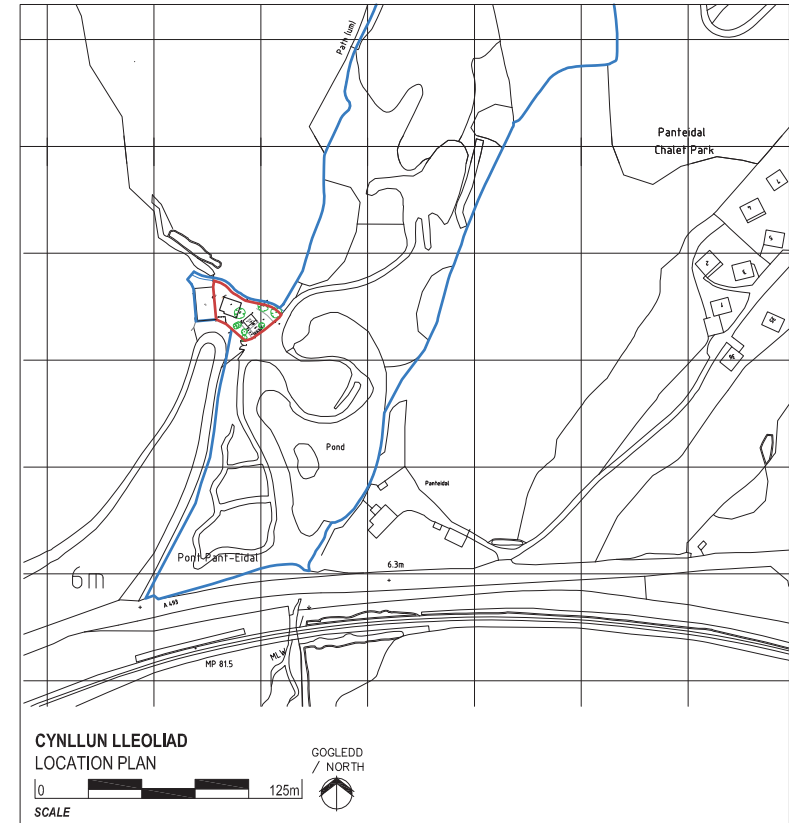
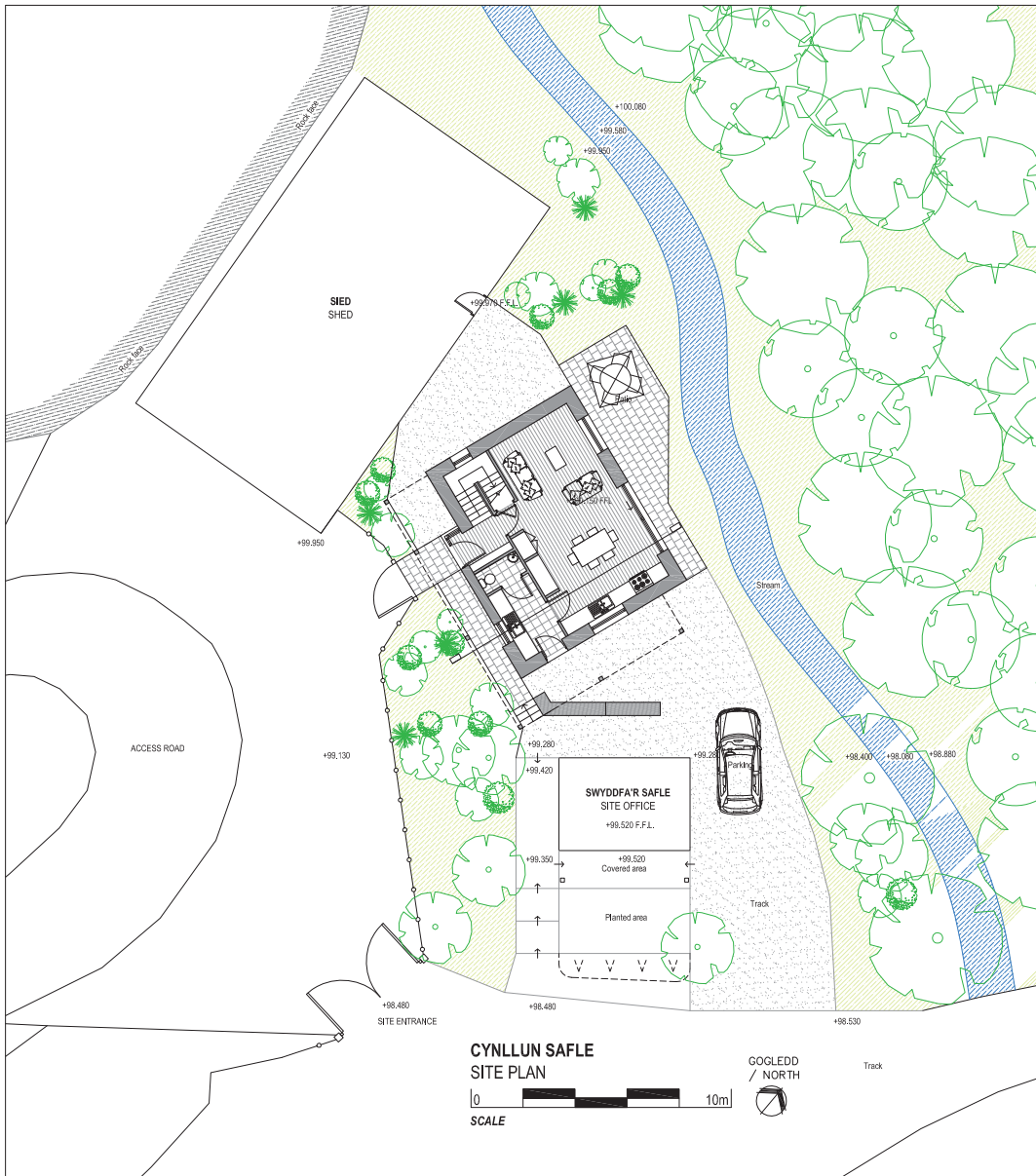


CYNLLUN SAFLE
SITE PLAN
SCALE

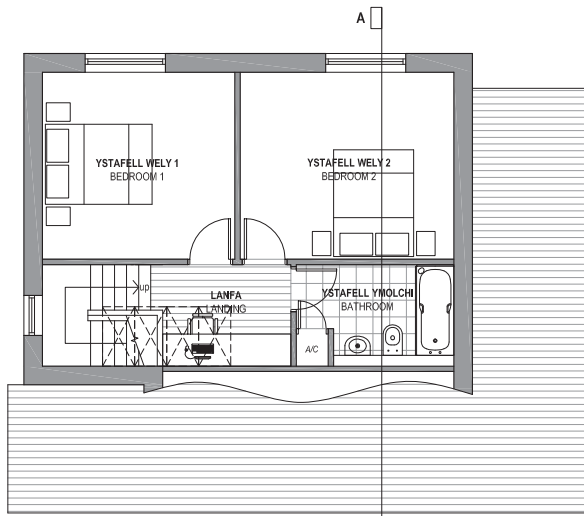


GEORGE + TOMOS PENSEIRI : ARCHITECTS Cyf. <small>12 Heol Fawrallt, Machynlleth, Powys, SY20 8AL www.georgetomos.co.uk - georgetomos@yahoo.co.uk 01654 700337 0845 280 3240</small>		Client	
		Ms S Porter	
Project		MESURIAD / SURVEY	
		Job No.	
New Dwelling @ Pantelidal Leisure, Aberdyfi		17 / 04	S 01
Credits / Scale 1:100 @A1 1:200 @A3		Dated / Date Feb '17	

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Project New Dwelling @ Nyth Robin Campsite, Aberdyfi		ARFAETHEDIG / PROPOSAL Job No: 17 / 04 Drawing No: PL 10A Grids / Scale: 1:100 / 1:250 @A1 1:200 / 250 @A3 Syddder / Date: Nov '20



CYNLLUN LLAWR CYNTAF
FIRST FLOOR PLAN



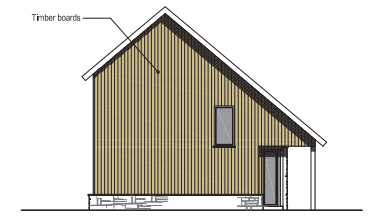
EDRYCHIAD DE
SOUTH ELEVATION



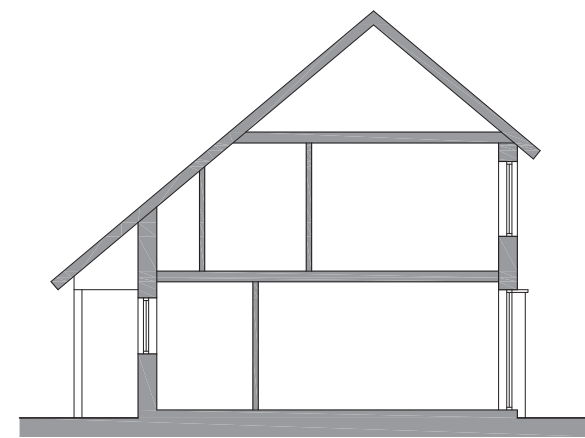
EDRYCHIAD DWYRAIN
EAST ELEVATION



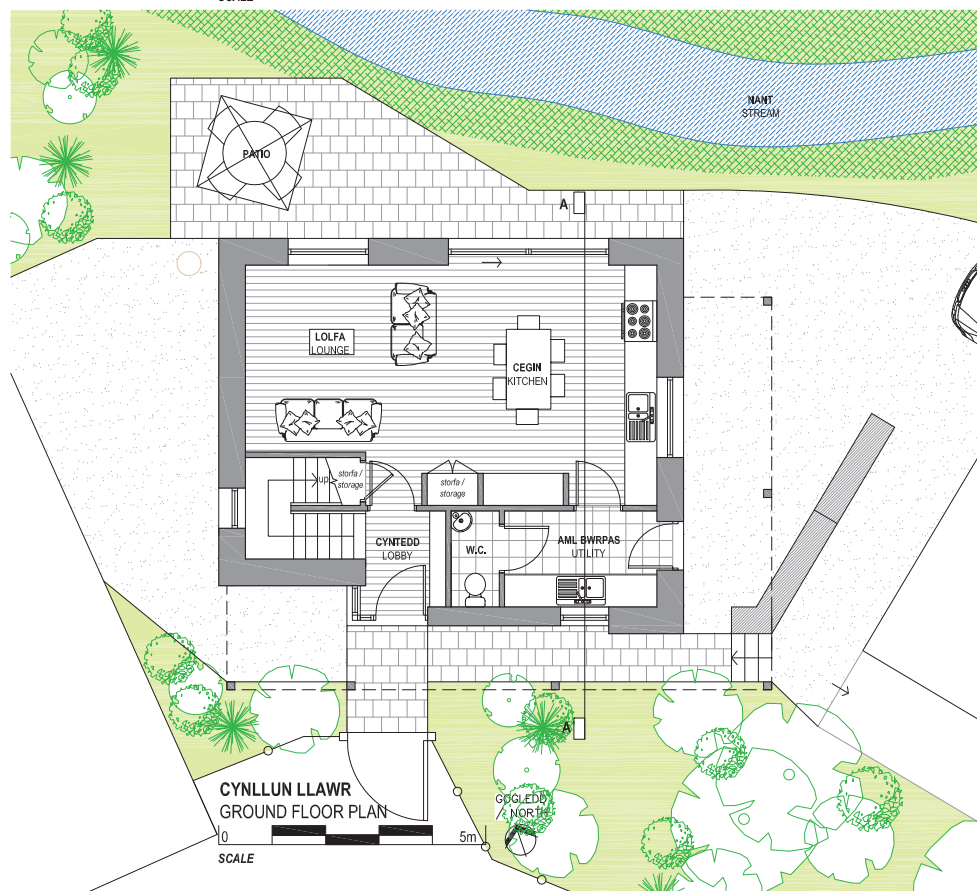
EDRYCHIAD GOGLEDD
NORTH ELEVATION



EDRYCHIAD GORLEWIN
WEST ELEVATION



TORIAD A-A
SECTION A-A



CYNLLUN LLAWR
GROUND FLOOR PLAN



Total Gross Internal Area: 89.6sqm

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Client Ms S Porter	Job No. 17 / 04	Drawing No. PL 11A
Project New Dwelling @ Nyth Robin Campsite, Aberdylfi	Gridline / Scale 1:500 / 00 @A1 1:1000 / 00 @A3	Issue / Date 01 / 2017 @A3 Nov '20 [ED]
ARFAETHEDIG / PROPOSAL		

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Snowdonia National Park Authority Date: 14/04/2021
– Planning & Access Committee

Application Number: NP5/57/867A

Date Application Registered: 11/12/20

Community: Dolgellau

Grid Reference: 273005 317779

Case Officer: Mrs. Iona Roberts

Location:

Hen Ysgol Glanwnion, Pont yr Aran,
Dolgellau.

Applicant:

Cyngor Gwynedd Council
Stryd Y Jêl
Caernarfon
Gwynedd
LL55 1SH

Description:

Demolition of former school building,
erection of five supported living units, one
support unit/office and associated works.

Summary of the Recommendation:

To GRANT permission subject to conditions relating to:

- Start work within 5 years.
- Accordance with approved plans
- Photographic record of existing building
- Foul drainage
- Materials
- Bat mitigation
- Car parking accommodation
- Restriction on use

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

Dolgellau Town Council have expressed a contrary view to officer recommendation.

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:

Within housing development boundary of Dolgellau

Site Description:

The site comprises of the former Ysgol Glan Wnion building which is currently vacant and was last used as a community support centre and library more than 10 years ago.

The former school building is a traditional stone building with a slate roof which is positioned centrally within the site which is predominantly tarmacked. Pedestrian access is gained from the front along Arran Road where the front boundary comprises of a low stone wall (the black metal gate and railings which stood above the wall have been removed since the application was submitted). High stone walls run along the rear and side boundaries with metal gates at the rear. There is currently no vehicular access onto the site but Maes Talaran provides vehicular access to the rear boundary.

The site is located within a predominantly residential area. Rows of terraced properties run along Arran Road either side of the site. Along the eastern boundary the rear elevations of the terrace face onto the site, where they have small rear yards. The other side of Arran Road also comprises of residential dwellings which are set back from the road with a large, grassed area at the front. The majority of the residential properties surrounding the site only have access to on-street parking; those on Talaran Road rely on parking along the rear boundary wall of the site or the roadside parking spaces in the lay by along Arran Road.

An industrial unit is located to the north, which is occupied by Huws Gray and the Co-Op supermarket located further to the north-east of the site. Talaran Road provides vehicular access to Huws Gray and pedestrian access to both commercial units from the town centre as well as Byw'n Iach Glan Wnion leisure centre located further north of the Co-Op. The site lies outside but close to the Conservation Area of Dolgellau.

Proposed Development:

The proposed development is for the demolition of the former Ysgol Glan Wnion and the erection of five supported living units and one support unit/office together with two parking spaces for staff at the rear.

The development is being brought forward by Gwynedd Council to address the strategic prevention of homelessness in Gwynedd and specifically within Meirionnydd. It is the intention that residents of the units would stay for a short period of time before they are able to be rehoused into more permanent and suitable accommodation within the social housing system. Specialist staff employed by Gwynedd Council, who would have the use of an onsite office, would be available on site 24 hours a day to offer support to the occupiers.

The proposed units would be single-storey block accommodation designed in a 'U' shape, with two units running along the western and two units along the eastern boundaries of the site, and a fifth unit and the office/support unit located along the site's frontage onto Arran Road. The front elevation and the rear facing gables would be clad in stone (reused from the existing building on site) with the remaining elevations and chimneys finished in grey render. A walkway would be provided between the two front units to provide pedestrian access from Arran Road to the internal courtyard. The living units would include a small kitchen/living room, single bedroom and bathroom.

The units would be sited in a similar location to that of the existing former school building, with the front elevation of the proposed units in line with the front elevation of the existing building. The plaque of the existing Ysgol Glan Wnion building is proposed to be retained and displayed on the new building to show the history of the site.

Development Plan Policies:

Future Wales 2040

- Policy 5 – Supporting Rural Communities

Eryri Local Development Plan 2016-2031

- SP A – National Park Purposes and Sustainable Development
- SP C – Spatial Development Strategy
- SP D – Development and the Landscape
- SP Ff – Historic Environment
- DP 1 – General Development Principles
- DP 6 – Sustainable Design and Materials
- DP 12 – Residential Care Homes and Extra Care Housing
- DP 18 – The Welsh Language and the Social and Cultural Fabric of Communities

Supplementary Planning Guidance

- SPG 3: *Planning and the Welsh Language*

National Policy/Guidance:

- Planning Policy Wales (PPW), Edition 11 February 2021
- Technical Advice Note 12: Design
- Technical Advice Note 24: The Historic Environment

Consultations:

Community/Town Council:	Object. Their concerns include: <ul style="list-style-type: none"> • The development would create further parking problems;
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	<ul style="list-style-type: none"> • Disagrees with the applicant's assertion that footfall from the site would decrease as the site has been empty for a number of years; • Concerns over privacy for occupants of the units and neighbouring properties; • Concerns with overdevelopment of the site and additional pressure on local services; • Questions whether the proposed use is really suitable for the site and locality; • The provision of permanent affordable housing for local people should be the priority. • High level of local objection.
Gwynedd Council - Highways	<p>No objection. Recommend conditions and advisory note.</p> <p>Two parking spaces are proposed on site, which conforms to parking requirements for comparable units within a central location. Taking into account its central location along with opportunities to park on the adjoining street for limited periods, it is considered that the parking offered is acceptable.</p> <p>It is recognised that the creation of the parking spaces would mean the loss of one parking space on the back road, in order to keep the parking spaces clear, however it is a loss equal to keeping access to the existing gates clear and helps to keep clear space for vehicles to turn around at the end of the street.</p>
Gwynedd Council - SAB	<p>Due to the size and nature of the development it will be necessary to provide an application to the SAB for approval prior to the commencement of the building work. A plan has been presented with the current submission which shows that the developer is considering implementation of SuDS, however until an application is made to the SAB there remains some uncertainty whether the proposed site layout would enable full compliance with the suite of national SuDS standards. We therefore recommend that the developer approaches the SAB for advice.</p>

Dwr Cymru	<p>If the Authority is minded to grant Planning Consent for the development, it is requested that the following Condition and Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:</p> <ul style="list-style-type: none"> • No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority; • It is strongly recommended that the developer engage in pre-application consultation with the Gwynedd Council, as the relevant SuDS Approval Body (SAB).
Natural Resources Wales	Comments awaited at time of writing.
Gwynedd Archaeological Planning Services	Recommend that appropriate recording (by way of photographic survey) is undertaken if planning consent is granted.
SNPA Built Environment	Although there is no objection to providing short-term accommodation to homeless adults it is recommended that the application is refused as the proposal is contrary to ELDP policies in relation to the loss of a historic asset.
SNPA Ecology	No response received.

Response to Publicity:

The application has been publicised by way of neighbour notification letters.

At the time of writing this report letters of objection from 28 neighbours and local residents have been received; their comments are summarised as follows:

- Overdevelopment of the site;
- Design is not in keeping with the surrounding properties;
- Proposal is misleading classed as affordable housing;
- Loss of a building of significant historic and cultural importance to the town; one of the only schools of its kind built in Dolgellau;
- The existing building should be restored and reused;
- Demolition undermines the heritage programme, regardless of whether it is in the Conservation Area or not;
- The opportunity for a community role and function of the building should be retained;

- Loss of privacy and light to neighbouring properties;
- Increase in noise and anti-social behaviour and general disturbance to neighbours and vulnerable adults living nearby;
- Increase in footfall;
- Additional vehicular movements and parking will cause problems to neighbours;
- Existing residents of Talaran Road will lose parking space at the rear of the site;
- The proposal will not increase existing social cohesion of Dolgellau;
- Stability and character of the residential area would suffer;
- The site would be better used to provide long-term elderly accommodation;
- Transient residents' area unlikely to contribute to the community.

Assessment:

1. *Principle of Development*

- 1.1 Based on the supporting text to Strategic Policy C the principal of this type of accommodation is acceptable within a Local Service Centre such as Dolgellau. Local Service Centres are identified as areas of opportunity, where most housing and employment related development will take place, reflecting the scope for development based on accessibility and scale of existing facilities. All of the key local community services are available within the settlement. It would be inappropriate for this type of accommodation to be located away from key services.
- 1.1 Based on the policy context of Strategic Policy A (criterion i) and Ff, the principle of demolishing a traditional building would not be acceptable.
- 1.3 Based on the policy context of Strategic Policy A (criteria iii., xi. and xii) the principal of providing temporary living accommodation for statutory homeless people within the local area is acceptable.

2. *Planning Assessment*

Loss of traditional building

- 2.1 The building is included on the Authority's list of traditional buildings as a historic building that retains its original historic form and external features on all major elevations and /or has been sympathetically altered. One of the main concerns raised by the local community is the loss of a traditional building which they feel strongly holds historic and cultural significance to the local community.

- 2.2 Officers have questioned why the existing building cannot be reused, in response the applicant has provided supporting information that identifies that it would not be possible to provide the number of units required (only four units and an office). Of the four units, only one of those would provide accommodation which meets the minimum space standards. They have also identified all other sites in their ownership within the town, which shows this to be the only suitable site to accommodate the proposed development.
- 2.3 It is recognised that it is the Authority's duty to protect the National Park's "special qualities", i.e. its cultural heritage and historic environment (Strategic Policy A and Ff). Whilst the loss of the building is regrettable it is officers opinion that, on balance, in this particular instance the benefits of providing accommodation to tackle homelessness in the area, where there is a proven need, outweighs the loss of the building and should be regarded as a material consideration in coming to a recommendation. Officers do not believe that this would set a strong precedent for other applications to demolish traditional buildings given the very specific and special needs of this application.
- 2.4 The site is located outside the Conservation Area and it is considered there would be no detrimental impact on the wider historic landscape of the town. Officers are also aware that CADW have been given the opportunity to include the building on the national register of Listed Buildings but have chosen not to do so.

Suitability of location and effect on local community

- 2.5 The site is located in a residential area of Dolgellau which is designated as a local service centre for the purposes of the ELDP with good links to public transport (with two bus stops 100m to the east and two bus stops west of the site) and to local amenities. The Co-op supermarket is located 20m north-east of the application site and Dolgellau town centre is located approximately 200m west. Dolgellau Job Centre Plus is also located 100m to the east of the application site.
- 2.6 The development would satisfy criteria iii., xi. and xii of Strategic Policy A by;
- safeguarding and improving the safety and social-wellbeing of the local community;
 - promoting development that meets the housing needs of the local community; and
 - encourage developments that conserves the linguistic heritage of the local community.

- 2.7 Whilst the applicants describe the units as affordable units, officers are of the opinion that due to the nature of the use as temporary accommodation Development Policy 30 (Affordable Housing) would not be relevant in this instance. Whilst this type of accommodation is not covered by any specific Development Policy within the ELDP the principles of Development Policy 12 (Residential care homes and extra care housing) are considered most relevant as an element of support is offered to the occupiers and the proposed development is able to satisfy these requirements, which are as follows:
- the accommodation is located within the housing development boundary of a local service centre;
 - there is a proven need for the accommodation in the locality;
 - the accommodation is capable of being adequately serviced;
- the development is located within reasonable walking distance of the town centre.
- 2.8 There are fears from the local community that the occupants would be brought from other parts of the country and would not support or contribute to the community or the Welsh language. There is a very high proportion of single people who are homeless or threatened with homelessness within Gwynedd and Gwynedd Council have identified need for such accommodation in the Meirionnydd area. These findings can be found within the *Homelessness Review 2018 Gwynedd Council Executive Summary* and are referred to further in the applicants Planning Statement. Specific housing options and prevention solutions need to be developed to meet the needs of single people locally.
- 2.9 The importance of these types of accommodation is to provide the opportunity for these vulnerable individuals, who are in urgent need of housing for whatever reason, to have suitable temporary accommodation and to encourage progression to a more sustainable tenancy within the housing system.
- 2.10 A Community and Linguistic Statement has been submitted in support of this application which concludes that the proposed development could have an overall beneficial effect on the Welsh language and community in Dolgellau by providing the opportunity for vulnerable local people, including Welsh speakers, to remain within the local community. Officers are satisfied that the statement addresses the requirements of Development Policy 18 and SPG 3.
- 2.11 To ensure that the units are used to serve the local community it is deemed reasonable to impose a condition to ensure that the individuals that occupy the units are from the Meirionnydd area; but provide an option to accept referrals to fill any vacancies that may occur from time to time from other areas within the County of Gwynedd. Final allocation decisions will remain with the Local Authority to ensure the units are allocated to individuals who are most in need.

Effect on residential amenity

- 2.12 A number of concerns have been raised in the letters received over the uncertainty of the type of occupants that would reside in the units and the potential for anti-social behaviour and general disturbance to neighbours. There is no evidence base for these fears and officers do not therefore believe this is a material consideration in assessing this proposal. However, it is noted that there would be staff present on site at all times which should lessen any potential disturbance to neighbours should any issues arise.
- 2.13 Within the applicants supporting statement it notes that the proposed development “may reduce footfall around the site in comparison to previous uses”. A number of concerns have been raised that this statement is incorrect as the site has been vacant for some time therefore any new use of the site would inevitably result in an increase in footfall, impacting on the amenity of the neighbours. It is acknowledged that there will of course be an increase in footfall from the current situation, however, given the small nature of the development and the location of the site in close to the town centre any impact on the amenity of neighbours with regards to noise or general disturbance would be minimal. It may be argued that an increase in footfall would add to the vitality of the area as the site has been vacant for a long time.
- 2.14 Concerns with regards to overlooking can be overcome with a suitably worded condition to ensure the windows facing the east and west boundaries remain obscure glazed as proposed and non-opening. Overlooking from any outside space would be minimal given the layout of the site. Any loss of light would also be minimal. It is acknowledged that the building would be closer to the boundaries of the site, however its height would be lower than the existing building therefore any loss of light to neighbouring properties would be minimal (if any).
- 2.15 Taking the above into account it is considered that there would be no detrimental impact on the amenity of neighbours and therefore no conflict with Development Policy 1.

Loss of parking and vehicular movements

- 2.16 Many concerns have been raised with regards to the parking arrangements of the development and in particular the effect on existing resident parking in the immediate vicinity. Two staff/visitor parking spaces are to be provided at the rear of the site, accessed along Maes Talaran. To accommodate this, part of the boundary wall will be removed which would result in the loss of one on street parking space which the residents of Maes Talaran use.

- 2.17 Gwynedd Council Highways have recognised the loss of on street parking, however it is a loss equal to keeping access to the existing gates clear and helps to keep clear space for vehicles to turn around at the end of the street. Highways have raised no concerns with the proposed parking arrangements.
- 2.18 Whilst there may be some additional traffic movements to service the units (e.g. deliveries, visitors, etc.), given the modest scale of the development the traffic implications would not result in volumes of traffic that would cause highway or safety problems. There would therefore be no conflict with Development Policy 1.

Scale and design

- 2.19 Concerns have also been raised that the proposal amounts to overdevelopment. Officers are of the opinion that the location, form and scale of the development is compatible with the capacity and character of the site. Whilst at first glance 5 units of accommodation and an office would appear excessive for the site, having regard to the modest size of the units and the layout of the site, they can be accommodated without any detrimental impact on neighbouring properties or the character of the area.
- 2.20 The reuse of stone from the existing building on the prominent elevations of the new building would help assimilate in the development within its setting. Officers have also secured improvements to the design whereby the units have a more positive relationship with the street. Whilst the development remains set back from the street, as the existing building and unlike its immediate neighbours along Arran Road, this is to ensure there is no interference with Welsh Water assets that run along the front of the site. It is noted that the residential block on the other side of the street is also set back from the street with a large, grassed area to the front. The proposed development would mirror this by introducing a grassed area in front of the units as well as introducing new planting.

Biodiversity enhancement and ecology

- 2.21 The introduction of landscaping would also satisfy the need to incorporate biodiversity enhancement as required by paragraph 6.4.5 of Planning Policy Wales. The site is currently devoid of any landscaping. Whilst the site plan shows areas of grass and trees to be planted on site a dedicated landscaping plan has been requested in order to fully satisfy the requirement for biodiversity enhancement on site. At the time of writing this plan is awaited.

- 2.22 Mitigation for the loss of a confirmed bat roost for an individual male or non-breeding female soprano pipistrelle bat within a crevice in the masonry on the front elevation of the building will be provided with the incorporation of bat tubes built into the fabric of the new building.

3. Conclusion

- 3.1 Where making a determination on a planning application regard is to be had to the policies of the development plan and the determination shall be made in accordance with the plan unless material planning considerations indicate otherwise. On careful consideration it is officers opinion that whilst the proposal would be contrary to Strategic Policy A and Ff, there is a strong argument that the unsuitability of the existing building to accommodate the identified need and the provision of a new purpose-built building in its place, outweighs the regrettable loss of the traditional building.
- 3.2 There would be no conflict with any of the other identified policies. It is recommended therefore that the application is approved with relevant conditions. These may be subject to change on the submission of additional plans in relation to landscaping.

Background Papers in Document Bundle No.1: No

RECOMMENDATION: To GRANT permission 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:
Drawing no. AL01 (Existing and Location Plan)
Drawing no. AL02 – Rev F (Proposed Plan & Elevations)
Drawing no. AL02 – Rev D (Site Cross-section)
Drawing no. AL03 – Rev C (Proposed Site Layout)
3. The development hereby approved shall not commence until a photographic survey of the building has been undertaken in accordance with the Gwynedd Archaeological Planning service requirement for General Photographic Surveys of Buildings, and the survey submitted to and approved in writing by the Local Planning Authority by means of a formal application.
4. No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.

5. The roof of the building shall be covered with blue-grey slates from the Blaenau Ffestiniog area, or slates with equivalent colour, texture and weathering characteristics details of which shall be provided and approved in writing by the Local Planning Authority.
6. Prior to any stonework commencing on the site, a trial stonework panel including pointing not less than 2.00 m² shall be constructed. No building operations in stone shall be carried out on the site unless and until the trial panel has been inspected and approved by means of a formal application to the Local Planning Authority. The stonework of the building shall be built in accordance with the approved sample.
7. All external doors and windows in the development hereby permitted shall be of timber construction and shall at all times thereafter be retained as timber.
8. Before the development hereby permitted is brought into use, the windows on the east and west elevations shall be fitted with obscured glazing and non-opening. The windows shall be permanently retained in that condition thereafter.
9. The applicant/developer shall ensure that the mitigation recommended in the Ecology Survey Report (by Cambrian Ecology Ltd., dated 20th October 2020) are followed and implemented in full.
10. The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced.
11. The supported living accommodation shall only be used as temporary accommodation for statutory homeless persons (as defined in section 55 of the Housing (Wales) Act 2014) from:
 - a) the Meirionnydd area who are referred to the accommodation by the Local Authority
 - b) or in the event that there are vacancies that cannot be filled by persons from within the Meirionnydd area, the County area of Gwynedd on referral.

Reason(s) for Condition(s):

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 that an adequate record is made of all structures affected by the proposals and that the record is held within the public domain for future reference and research.
4. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

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 1, 6 and A.
6. 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.
7. To protect the character and appearance of the building and its setting in accordance with Eryri Local Development Plan Policies 2016-2031 and in particular Policies A, 1 and 6.
8. To protect the amenity and privacy of neighbouring properties in accordance with Eryri Local Development Plan Policies and in particular Development Policy 1.
9. To ensure a satisfactory standard of development and to minimise the risk of unacceptable harm or disturbance to protected species in accordance with Eryri Local Development Plan Policies 2016-2031 and in particular Policy D.
10. In the interest of highway safety.
11. To safeguard the homeless accommodation wholly for the benefit of local communities within Meirionnydd.



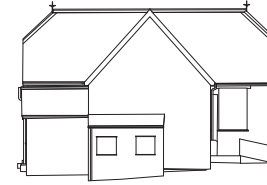
WEST ELEVATION



SOUTH ELEVATION

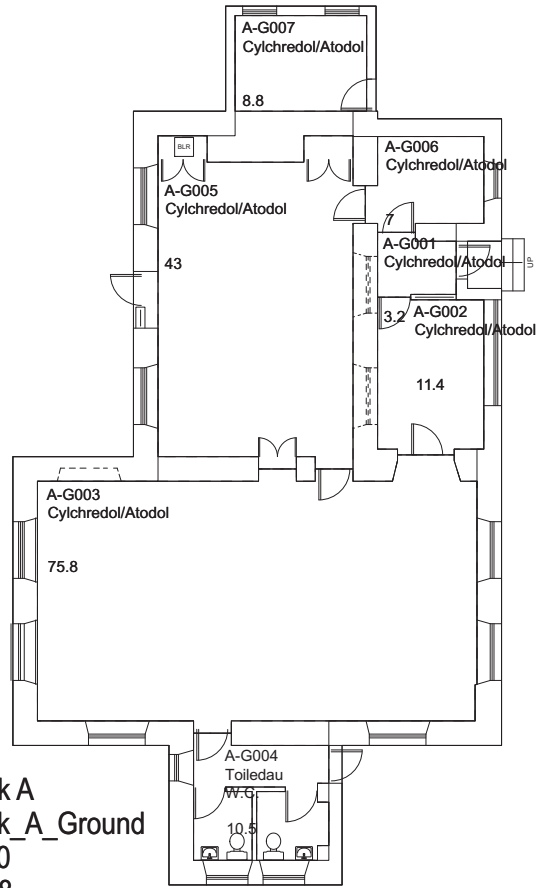


EAST ELEVATION



NORTH ELEVATION

10M DATUM




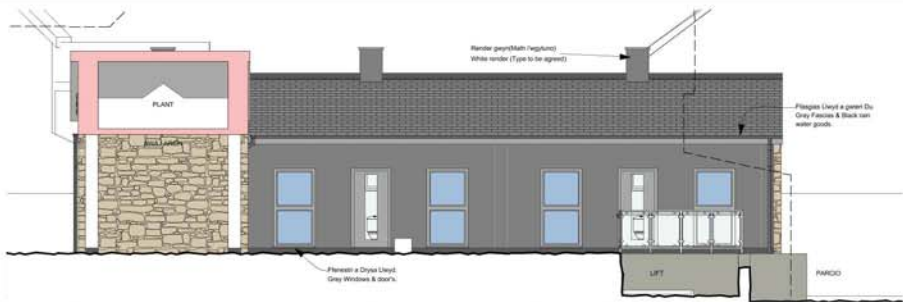
Block A
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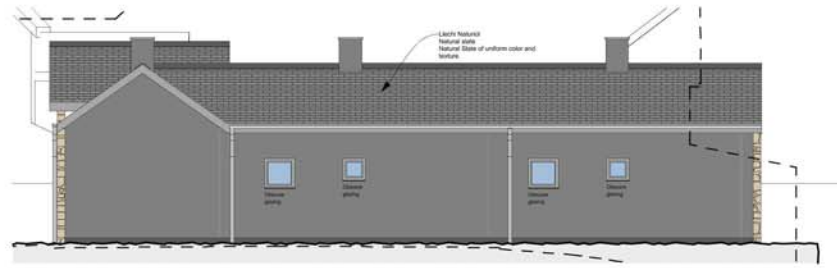
S-03
10M DATUM



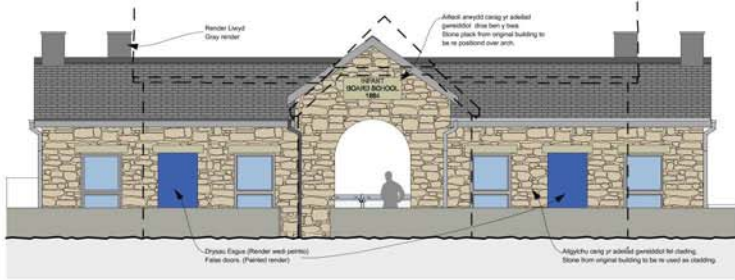
 <p>Adran Tai ac Eiddo Housing & Property Department Datblygu Eiddo Property Development Dafydd Gibbard Penallt Tai ac Eiddo Head of Housing & Property</p>	<p>CYNLLUN JOB Hen Ysgol Glan Whion Ffordd Pont yr Aran, Dolgellau 5 Ty/Pod 1 Lloft a 1 Swyddfa</p>	<p>DYLLUNIAD DRAWING Presenol / Existing</p>	<p>GRADDFA SCALE 1:100 - 1:200 - 1:1250</p>
		<p>DYDDIAD DATE 11/09/2020</p>	<p>DYLLUNWYD DRAWING DRC</p>
<p>RHIF No. Tai</p>	<p>REGOLWR PROJECT PROJECT MANAGER GO</p>		



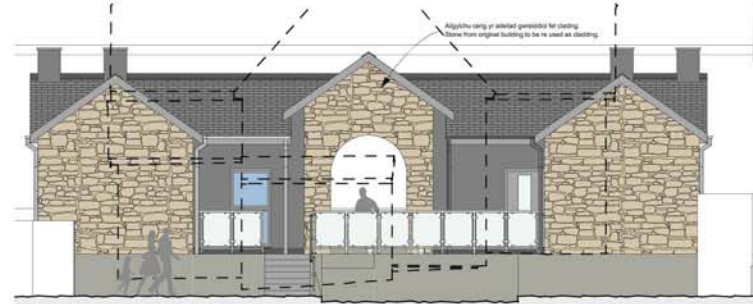
S-01 LEFT INTERNAL ELEVATION 1:100



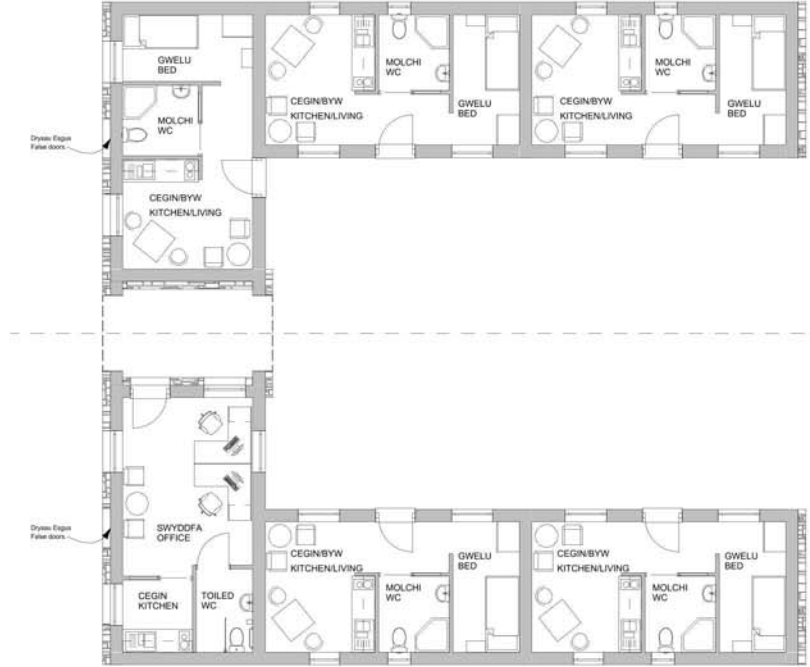
RIGHT ELEVATION 1:100



FRONT ELEVATION LON ARAN 1:100



REAR ELEVATION MAES TALARAN 1:100

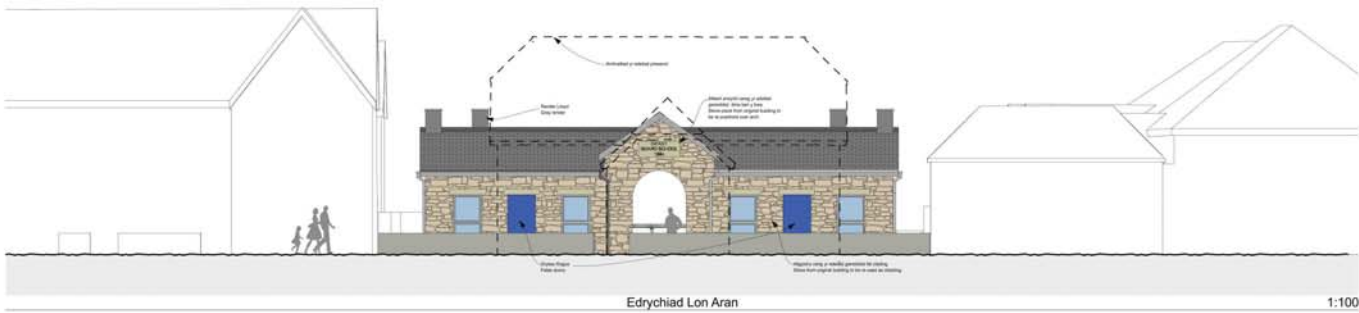


Ground Floor 1:100

DYLNAD DRAWING	Edrychiad A Cynllun arfaethedig - Proposed Plan & Elevations
DYDDIAD DATE	28/01/2021
DYLNADYD DRAWN	GO
RHIF DRG NO.	AL02 - Rev E
GRADDFFA SCALE	1:100

CYNLLUN JOB
**Hen Ysgol Glan Wnion
 Ffordd Pont yr Aran, Dolgellau
 5 Ty/Pod 1 Lloft a 1 Swyddfa**
 RHIF No.
Tai

Adran Tai ac Eiddo
 Housing & Property Department
**Datblygu Eiddo
 Property Development**
 Penarth Tai ac Eiddo
 Head of Housing & Property
 Dafydd Gibbard



Adran Tai ac Eiddo Housing & Property Department Datblygu Eiddo Property Development Dafydd Gibbard Head of Housing & Property	CHWIL I'R OES Hen Ysgol Glan Wnion Ffordd Pont yr Aran, Dolgellau 5 Ty/Pod 1 Lloft a 1 Swyddfa	DYNIEDIG DRAWING Trawsoriadau safon / Site crosssection GRACŵLA SCALE 1:100	DYNIEDIG DATE 28/01/2021 DYNIEDIG DRAWER DRC	DYNIEDIG AL02 - Rev D
	GO Tai	GO DRC	GO DRC	GO DRC



 <p>Adran Tai ac Eiddo Housing & Property Department Datblygu Eiddo Property Development Dafydd Gibbard</p>	<p>CYLLUN JOB Hen Ysgol Glan Wnion Ffordd Pont yr Aran, Dolgellau 5 Ty/Pod 1 Lloft a 1 Swyddfa</p>	<p>DYLUWAD DRAWING Delweddau 3D</p>	<p>GRADDFEA SCALE 1:100</p>
	<p>RHEF No. Tai</p>	<p>DYDDIAD DATE 28/01/2021</p>	<p>DYLUWADYD DRAWING DRC</p>
<p>RECOLWIR/PROJECT PROJECT-MANAGER GO</p>			





Snowdonia National Park Authority Date: 14/04/2021
– Planning & Access Committee

Application Number: NP5/58/199S

Date Application Registered: 11/02/21

Community: Dyffryn Ardudwy

Grid Reference: 258683.9 323566.9

Case Officer: Mr Aled Lloyd

Location:

Murmur-yr-Afon, Dyffryn Ardudwy.

Applicant:

Mr. Trevor Boycott
 Loftlord Ltd.
 Murmur yr Afon
 Dyffryn Ardudwy
 Gwynedd
 LL44 2BE

Description:

Relinquishment of 16 camping pitches and the siting of 9 additional touring caravan pitches, together with internal landscaping (Amended Proposal).

Summary of the Recommendation:

To REFUSE permission for the following reason;

- Contrary to Development Policy 23 (Touring and Camping Sites)

Reason(s) Application Reported to Committee:

Scheme of Delegation

Officer recommendation of refusal, support from Community Council.

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
 Flood Zone C2

Site Description:

Site is located within Dyffryn Ardudwy and is accessed off the A496 with a tarmac access road leading to the site.

The site is screened with native trees and hedging.

The existing site has a mixture of touring and camping pitches and currently has permission for 40 touring caravan units and 38 camping pitches.

There are two areas allocated for camping within the existing site. A camping area is located near to the site entrance and lies partially within zone C2 as defined by the development advice map referred to under TAN 15.

The other camping area where it is proposed to site the additional touring caravans is an open grassland plateau on the upper most part of the site which is accessed by a single rough track that leads through the existing site.

Recently the facilities on the site have been improved by an extension to the existing toilet and shower block.

Proposed Development:

The proposed development is to reduce camping pitches on the existing upper camping area by the relinquishment of 16 camping pitches and the siting of 9 additional touring caravan pitches, together with internal landscaping.

The proposal involves the establishment of hardstanding's and hook-up points, together with an access road. The submitted plans indicate bunds of tree and shrub planting to improve the internal landscaping of the site.

Consultations:

Dyffryn Ardudwy and Talybont Community Council	Support – benefit the local economy and less obtrusive than tents.
Natural Resources Wales	Significant concerns about siting development classified as 'highly vulnerable' in a flood zone – site where it is proposed to re-locate 2 camping units is within Zone C2 NRW have stated that if the applicants were to remove the 2 units proposed within zone C2, or were to reposition the 2 units to the area as detailed on the site plan (Dwg No. 01A) proposed to have 5 camping pitches, then this would address their concerns as there would be no new highly vulnerable units proposed within C2.
Highways	No objection - as the development is not considered to have an adverse effect on any highway.

Licensing	No objection
Suds	No objection - maps show that there is a watercourse running along the development site, but it does not appear that the proposal would interfere with the flow of the river in any way, and that the caravans would be beyond the floodplain.
Ecology	No objection - due to the low ecological value placed on the grassland where it is proposed to locate the additional touring pitches.

Responses to Publicity:

The application has been publicised by way of neighbour notification letters. No adverse observations have been received.

One letter of concern has been received from Cymdeithas Eryri on the grounds that the proposal is contrary to Development Policy 23. The society is concerned on the ongoing squeeze on the provision of camping pitches in Snowdonia.

Dyffryn Ardudwy and Talybont community council support the proposal as they consider the proposal will benefit the local economy and look more attractive than tents.

Natural Resources Wales had have expressed significant concerns as the existing camping area near the site entrance is within flood zone C2 (undefended flood plain). NRW have stated that if the 2 re-located units proposed within zone C2 are removed or were to be repositioned to the upper part of the site where it is proposed to have 5 camping pitches, then this would address their concerns as there would be no new highly vulnerable units proposed within C2.

Details of NRW concern has been forwarded to the agent for comments. The agent has responded stating that the 2 camping pitches within the flood zone C2 will be removed. The description of the application has been amended to reflect this. As stated in the response from NRW that If the applicants were to remove the 2 units proposed within zone C2, or were to reposition the 2 units to the area as detailed on the site plan (Dwg No. 01A) proposed to have 5 camping pitches, then this would address our concerns as there would be no new highly vulnerable units proposed within C2

Gwynedd Highways and Gwynedd caravan licensing Public Protection have no objection.

Relevant Planning Policies – Eryri Local Development Plan (2016 – 2031)

Policy No	Policy
SP A	National Park Purposes and Sustainable Development
DP 1	General Development Principles
DP 2	Development and the landscape
DP 23	Touring Caravans and Camping Sites
SP I	Tourism

Supplementary Planning Guidance

- SPG 2: General Development Principles
- SPG 8: Visitor accommodation

National Policy

Future Wales 2040

- Policy 5 – Supporting the Rural Economy

Planning Policy Wales (Edition 11) 2021

1.0 Background

- 1.1 A planning application was refused in February 2020 for the siting of 12 touring caravans in lieu of 21 camping pitches.
- 1.2 The application was refused because the application proposed the replacement of camping pitches with other non-camping pitches and this conflicts with Eryri Local Development Plan (2016 – 2031) policy 23.
- 1.3 The current application was not subject to a pre-application enquiry.

2.0 Principle of Development

- 2.1 It is appropriate to consider the proposal against Development Policy 23, and Development Policy 2 which are they key policies for this type of development.
- 2.2 Part of the site is within flood zone C2 where is was proposed to locate 2 camping units. Following response from NRW the 2 camping units have been removed from the flood zone, therefore NRW do no not have any concerns.
- 2.3 This proposal is contrary to LDP Development Policy 23, which does not support the replacement of camping pitches with touring pitches in order to maintain a range of accommodation provision within the National Park.

3.0 Policy considerations

Development Policy 23

- 3.1 Development Policy 23 is clear in that it states, "*The replacement of camping pitches with other non-camping pitches will not be permitted.*"
- 3.2 The revision of the ELDP identified the need to retain camping pitches on existing sites to both maintain a range of accommodation provision within the National Park and to reduce environmental impact.
- 3.3 The proposal is therefore in conflict with DP 23.

Development Policy 2

- 3.4 Development Policy 2 aims to ensure that new development, including its setting, landscaping and integration should respect and conserve the character, qualities and views of the landscape. Unacceptable impacts on the landscape will be resisted.
- 3.5 The proposal involves the creation of a new access road and hardstandings, on an existing undeveloped part of the site. The area where it is proposed to site the additional caravans comprises of amenity grassland. The creation of hardstandings and new access would likely have a minimal effect on the landscape.

3.6 Planning Assessment

- 3.7 The application site has a valid permission to site 40 touring caravan pitches and 38 camping pitches.
- 3.8 The application seeks to increase the number of touring units from 40 to 49 and the reduction of camping units from 38 to 22.
- 3.9 The siting of touring caravans will involve the creation of hardstanding's and hook up's, together with a new access road to the application site.
- 3.10 Officers are not aware that there has been a decrease in demand for camping pitches – in fact quite the contrary as anecdotal evidence suggested strong demand for this last year.
- 3.11 The agent submitted a justification statement with the application which states that the proposal would be more beneficial to the local economy in that touring caravan occupants stay longer and that the demand for camping pitches has recently decreased whilst the demand for touring pitches has increased.

- 3.12 The agent also states that the site is well landscaped, and that the application proposes additional internal landscape in the form of trees and bushes. The additional planting would improve the internal landscaping within the site and introduce wildlife corridors, and I am therefore satisfied that issues in relation to ecological impacts and biodiversity enhancement have been satisfactorily addressed.
- 3.13 The applicant states that over the last few years the demand for touring pitches is much higher than camping pitches. The applicant claims that Campers only tend to come in nice weather, the majority only book for a weekend, are reluctant to book too far ahead and cancel in adverse weather conditions. Tourers in comparison book for weeks, well in advance and still come even if the weather is not favourable. Whilst reducing camping pitches to be replaced by touring caravans may be preferable to the applicant's business model, I don't believe that this in itself is sufficient justification to diverge from the LDP policy which seeks to retain camping pitches in the National Park, thereby protecting a range of accommodation types in the National Park.

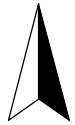
4.0 Conclusion

- 4.1 Development Policy 23 supports the extension or upgrading of existing touring caravan and camping sites subject to certain criteria being satisfied.
- 4.2 One of the criteria of the policy is that the replacement of camping pitches with other non-camping pitches will not be permitted.
- 4.3 Both the agent and applicant claim that the demand for touring is much higher than camping pitches and that touring units contribute more to the local economy as they tend to stay longer, with many touring units being on site throughout the season.
- 4.4 There would be minimal landscape impact as the result of the proposal.
- 4.5 The policy is clear in that the replacement of camping pitches with other non-camping pitches will not be permitted in order maintain the range of accommodation provision within the National Park.
- 4.6 Having considered the above assessment of planning matters including the local, national policies, and guidance, it is considered that the proposal is a departure from Development Policy 23.

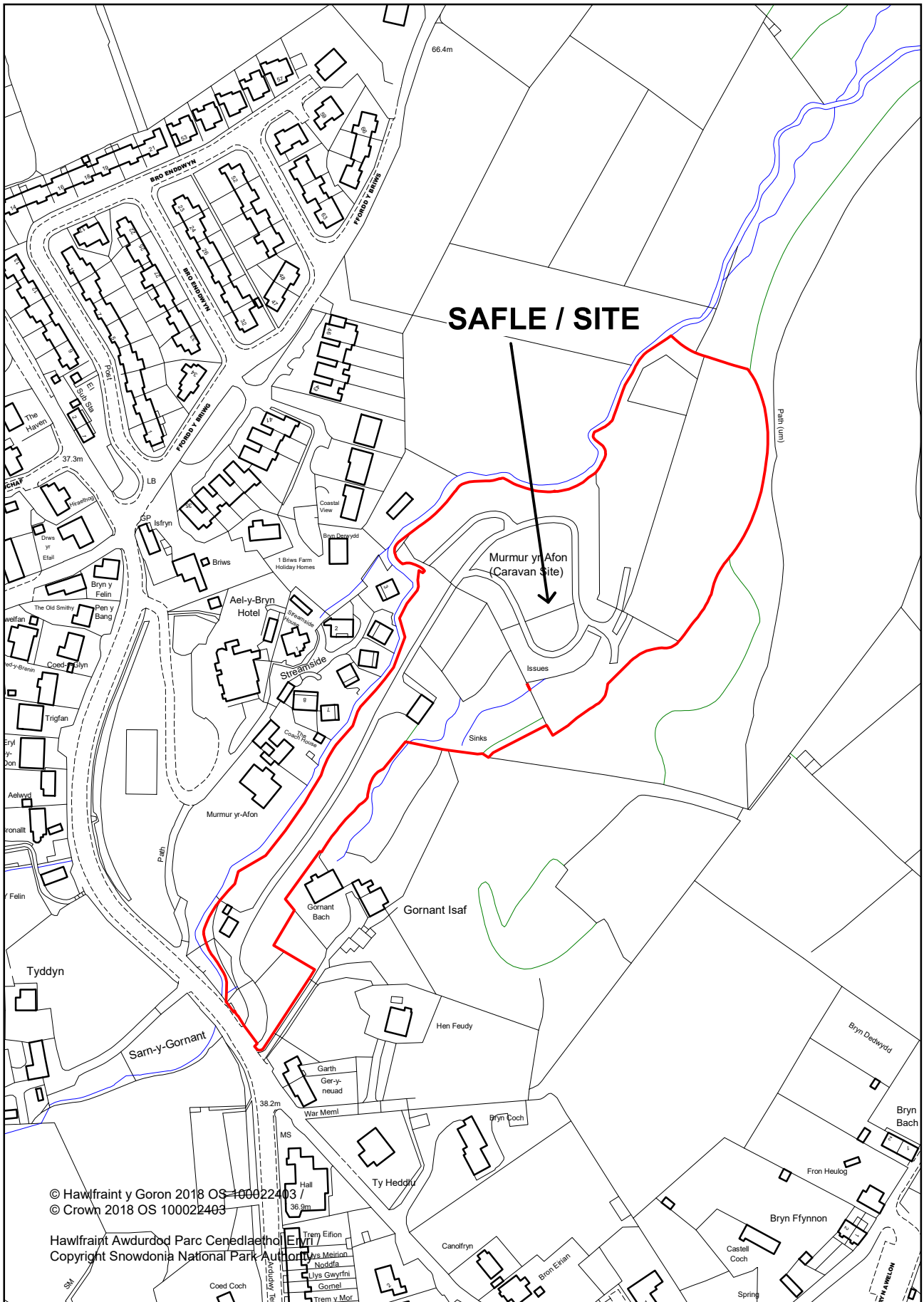
Background Papers in Document Bundle No.1: Yes

RECOMMENDATION: TO REFUSE PLANNING PERMISSION FOR THE FOLLOWING REASON:

1. By reason that this application is proposing the replacement of camping pitches with other non-camping pitches this proposal conflicts with Eryri Local Development Plan (2016 – 2031) development policy 23, which aims to maintain a range of accommodation provision within the National Park.



Cais Rhif / Application No. NP5/58/199S





A : AMENDED RE-APPLICATION

MURMUR YR AFON DYFFRYN ARDUDWY	AMENDED PROPOSAL FOR THE RELINQUISHMENT OF 14 CAMPING PITCHES FOR ADDITIONAL 9 TOURING PITCHES TOGETHER WITH INTERNAL PLANTING AND LANDSCAPING	Scale	Dwg No	JOB NO.
		1:500	01 A	1347 A
RICHARD JOHN Architectural Consultant Ymgynghorwr Pensaernïol		14 Llwyn y Gadair Llanfair Harlech Gwynedd LL46 2RS Tel. 01766 780642 Mobile: 07776 344 282		
		JAN/ 2021		

ITEM NO. 6.4

MEETING	Planning and Access Committee
DATE	14 th April 2021
TITLE	Llyn Tegid Reservoir Safety Project, Bala (NP5/53/580)
REPORT BY	Planning Officer
PURPOSE	For information and agreement

Proposal: Llyn Tegid Reservoir Safety Project, Bala

Reason Application Reported to Committee:

Introductory report to the scheme with a recommendation for an inspection panel to enable members to see the site, prior to consideration at a later committee.

Application

Natural Resources Wales submitted the application in November 2020.

The application is considered major development under the terms of the Town and Country Planning (General Procedure) Order 2012 (as amended) and as such is accompanied by a Pre application Consultation Report. In addition, the development is considered EIA development and is supplemented by an Environmental Statement as required under the The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

Site

The application site is located at the northern end of Llyn Tegid and the embankments of the Afon Dyfrdwy and Tryweryn on the outskirts of the Town of Bala.

The lake is registered as a Category A Large Raised Reservoir under the Reservoirs Act 1975 and its maintenance falls under the responsibility of Natural

Resources Wales. A report published in 2014 identified that modifications to the impounding structures at Llyn Tegid was required to ensure the long-term safety of the reservoir.

Proposed Development

The proposal involves different elements but can be summarised below as-

- reinforcement of the back faces of the northern lake and Afon Dyfrdwy reservoir embankments.
- upgrading the rock armour protection to the front face of the lake embankment.
- realigning the lake embankment in the 'bandstand' area.
- re-organising and landscaping the lake foreshore overflow car park and Penllyn leisure centre outside seating area.
- increasing the accessibility of associated footpaths.

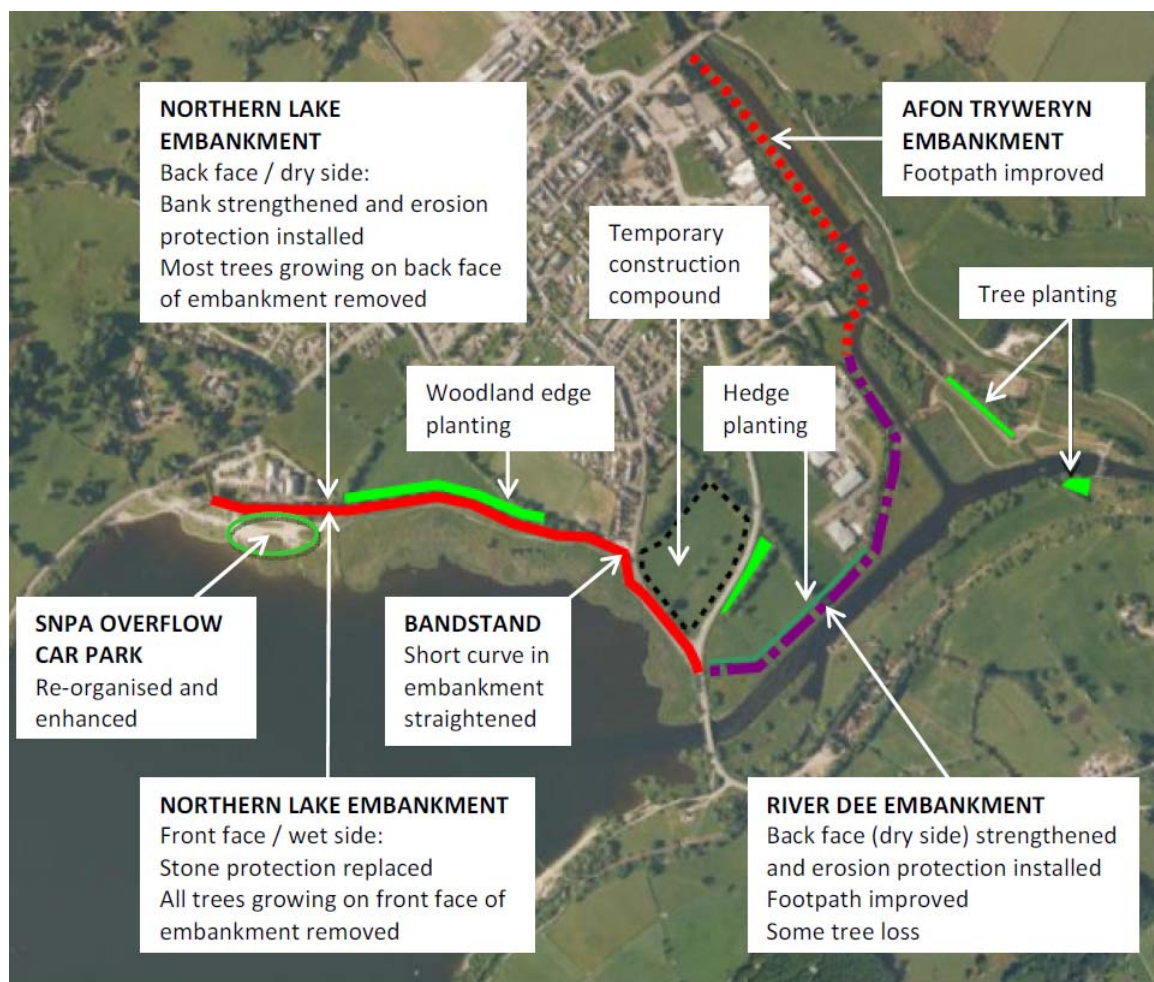


Figure 2: Key features of Llyn Tegid Reservoir Safety Project

Most existing trees, scrub and hedges within the northern lake embankment will need to be removed as part of the project which will amount to the felling of approximately 290 trees.

Replacement tree and hedgerow planting forms part of the project where it is proposed to restore local tree cover to a similar level to the existing, with around 2.8 trees replaced for each tree lost.

Conclusions

It is considered that due to the scale of the proposed works, and in particular the landscape impacts associated with the removal of many trees, an early inspection panel would assist members in their ensuing deliberations.

It is anticipated that, subject to all outstanding matters being resolved that a full report including officer recommendation will be put before members at the May 19th, 2021 Planning and Access Committee.

RECOMMENDATION:

Due to the scale and impact of the proposal, members of the Southern Inspection Panel are asked to undertake an inspection of the site prior to the consideration of a more comprehensive officer report and recommendation at a future Planning and Access Committee.

MEETING	Planning and Access Committee
DATE	14 th of April 2021
TITLE	Delegated Report on the re-consultation of the Regional Technical Statement
REPORT BY	Minerals and Waste Officer
PURPOSE	To accept the recommendations

1 DECISION SOUGHT

- To inform the consultation on the second revision of the Regional Technical Statement guidance on Aggregate Provision in Local Development Plan Policies.
- To approve the recommendations set out in the document in relation to the strategic provisions required for planning for a sustainable supply of construction aggregates.

2 REASON FOR THE NEED FOR A DECISION

Planning Policy Wales and Technical Advice Note MTAN 1 (Aggregates), require the preparation of Regional Technical Statements (RTSs) for the North and South Wales regions in order to provide a strategy for the future supply of construction aggregates.

The original RTS documents for both regions were completed in 2008 and need to be reviewed every five years in line with the needs of MTAN 1. The First Revision took place in 2013/2014 and the Second Revision commenced here in 2018. The second a review of the RTS seeks approval from each of the appropriate North Wales region Councils to permit it to be published and used for the preparation of an aggregates policy within local development plans and reviews or in relation to the preparation of supplementary planning guidance as appropriate.

3 INTRODUCTION

Aggregates are used in large volumes and are vital to the construction industry for infrastructure projects such as roads, schools, houses and other buildings. They include sand and gravel, crushed stone, slate and other recycled materials. The diverse geology of North Wales means that significant resources of aggregate materials have been quarried for centuries but there is also a developing market for secondary aggregates produced from demolition, roof slate production and slate waste tip work.

The RTS is considering the latest available information on the balance of supply and demand to ensure that an adequate and consistent supply of aggregates can be maintained throughout Wales. (*and beyond, in relation to exported materials*) in accordance with the key objectives of sustainable supply set out in MTAN 1. The RTS provides Local Planning Authorities with specific recommendations on the amount of aggregates to be supplied from each area (apportionments) and the nature and extent of any allocations which may need to be made in any Local Development Plan (LDP) to ensure adequate provision is maintained throughout the relevant Plan period. This is to maintain an adequate supply of minerals necessary for the construction industry which, in turn, provides greater certainty that future demands for housing, employment and infrastructure development can be fulfilled to promote economic growth.

Whilst MTAN1 is developing the national policy originally set out in Minerals Planning Policy Wales (now part of Planning Policy Wales - PPW 10), the RTS provides the supporting detail that allows this to be implemented.

The main RTS Second Review document is supported by a detailed Annex 'A' which provides additional explanation, specifically for the North Wales Regional Aggregates Working Party (RAWP) Area, which involves considering the current supply patterns, detailed breakdown of apportionments sub-regional allocations and requirements for new allocations. This Annex incorporates that information into specific recommendations and guidance for each individual Local Planning Authority (LPA).

4 RATIONALE AND JUSTIFICATION FOR RECOMMENDING THE DECISION

North Wales has a wide variety of material deposits suitable for aggregates, especially igneous rock and limestone. They are found in most areas of the region. Sand and gravel deposits are more restricted and are mainly located in parts of Gwynedd, Flintshire and in particular, Wrexham.

Maintaining an adequate supply of such minerals is essential to ensure that these materials are sustainably sourced. Where necessary, the planning system must make provision to secure supply in the form of allocations, which may be site-specific allocations, preferred areas, or search areas, within local development plans to enable applications for new reserves of aggregates to be brought forward to meet demand. A 5 yearly review enables the analysis of reserves and trends and sets out projections for future demand.

Local development plans are required, where possible, to make provision for a minimum landbank of 7 years of sand and gravel and 10 years of crushed rock aggregates throughout the plan period. This means that, at the closing date of any given local development plan, this minimum requirement will remain and when added to the duration of a 15 year local development plan, there should be provision for 22 years (7 + 15) of sand and shingle and 25 months (10 + 15) of crushed rock aggregates.

In previous RTS documents, predictions for future aggregate demand were based on the previous 3 and 10 year sales tonnage average and the resulting distributions are derived from land banks calculated by dividing permitted reserves and the average tonnage sales. However, such a methodology is not always reliable, as economic conditions, building practices, housing growth, and infrastructure projects are subject to change - especially the low trend during the last 10 years.

A new approach is now being used to forecast future demand in the Second RTS Review, which is based on housing growth and completion within development plans. There is a very close correlation between housing completions and demand for construction aggregates, and this can be used as a proxy to identify total aggregate demand. It is accepted that demand for construction aggregates is not limited to housing, which is modest at around 30% of total aggregate consumption. However, the number of houses being built also closely correlates to the wider demand for infrastructure brought about by the housing growth e.g. new roads, commercial and business developments, schools, hospitals, power stations, maintenance work that account for aggregate demand for aggregates.

The rationale is therefore that any LDP should make adequate provision for aggregates to enable the construction industry to be assured of supply and access to raw materials to achieve these housing growth objectives, and by proxy, the wider growth that creates the demand for aggregates.

Paragraph 49 of Minerals Technical Advice Note 1 states that for this reason landbanks need not be maintained within the National Parks, the RTS recommendations for Snowdonia are that no allocations should be made in the National Park, unless unless there are no environmentally acceptable alternatives. This is reinforced by Strategic Policy B: Major Development and Strategic Policy E (2): Large Scale Mineral Development of the Local Development Plan. Therefore, the National Park is not expected to contribute to the apportionment and reserves of aggregates. However, the following figures include the productivity of one granite and slate quarry within the National Park and in order to comply with the confidentiality of the sale of these sites, the figures have been included with those relating to Conwy.

The calculated apportionment for crushed rock aggregates for Conwy and Snowdonia National Park is 30.016 million tonnes and there are permissible reserves of crushed rock aggregates for Conwy and Snowdonia of 62.5 million tonnes, this is therefore considered to be sufficient so no new allocations are required for either LDP's. Due to the planning constraints and the lack of suitable and economically viable sand and gravel reservoirs it is not necessary to identify the provision of sand and gravel reserves in Conwy and Snowdonia National Park and neighbouring authorities in the sub-region would be required to assist with said provision.

6 NEXT STEPS AND TIMETABLE

The Welsh Government requires all local authorities to approve the RTS before it is approved by the Welsh Government, at which point there will be material weighting for the RTS, and its recommendations should be incorporated into local development plans.

It is anticipated that the RTS will be approved by every Authority in Wales as well as receiving Ministerial approval by the summer of 2020.

In relation to the National Park, the LDP will be adopted jointly with Gwynedd, and the first Annual Monitoring Report, covering the period up to 31 March 2019, has been published.

On 6th February 2019, Snowdonia National Park Authority adopted the revised Eryri Local Development Plan 2016 - 2031 (the LDP) for the Snowdonia National Park area. The timetable for the RTS and JLDP means that the RTS recommendations cannot be accepted as fully incorporated until the next formal review of the LDP takes place.

7 ANY CONSULTATIONS UNDERTAKEN PRIOR TO RECOMMENDING THE DECISION

The RTS has been distributed to key stakeholders during the eight-week consultation period during October and November 2019. The National Park Authority is a consultee in the RTS Process and no objections have been received in response to publicity on the authority's web-page or the consultation event held in Llandudno Junction on the 15th November.

RECOMMENDATION

To accept the recommendations set out in the RTS relating to the strategic provisions required for planning for the supply of construction aggregates.



PLANNING AND ACCESS COMMITTEE

14 APRIL 2021

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

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE, APRIL 14 2021

LIST OF COMPLIANCE CASES

New cases

	Reference	Date of initial complaint or Date observed by Compliance Officer	Location of Site	Details of Planning Breach	Current Position
1	NP2/11/ENF709A	February 2021	Gelli'r Ynn Uchaf, Nantmor	Engineering works to create new access and driveway including the removal of trees.	Contact made with the owner to advise that planning permission is required.
2	NP4/11/ENF76T	February 2021	Glanaber Hotel, Betws y Coed	Restoring of outbuilding and installation of pods	Contact made with the owner to advise that planning permission is required. Planning application received and is pending decision.
3	NP4/16/ENF420	February 2021	Hendre, Dolwyddelan	Excavation work	Contact made with the owner to discuss the work. Awaiting further information.
4	NP4/26/ENF338A	February 2021	Bron Heulog, Capel Garmon	Poor condition of site	Site visit carried out. Consider expediency of taking formal action.
5	NP4/29/ENFL453	February 2021	Plas Glasgwm, Penmachno	Restoring of outbuilding	Contact made with the owner to discuss the works.

6	NP5/54/ENFA16W	February 2021	Llwyn yr Helm, Brithdir, Dolgellau	New agricultural building	Building has been approved under application NP5/54/A16W. No planning breach, close file.
7	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.
8	NP5/78/ENF2Q	February 2021	Trawsfynydd Holiday Village, Bronaber	Temporary show cabin still in situ contrary to condition 4 of planning permission NP5/78/2Q	Contact made with the owner. Application to be submitted to extend the temporary period.

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 Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
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.
10	NP4/26/ENF266W	January 2020	Zip World Fforest, Betws y Coed	Erection of building & creation of footpaths	Site meeting carried out. Application to be submitted.	Awaiting application.

11	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.	Awaiting application.
12	NP5/55/ENF228A	November 2020	Canolfan Bryncrug, Bryncrug	Use of field to the rear as dog training facility and two structures without permissions	Contact made with the owner who have been advised that planning permission is required. Awaiting submission of application.	Further contact made to seek an update on the submission of an application.

Retrospective Application Received

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
13	NP4/11/ENF76T	February 2021	Glanaber Hotel, Holyhead Road, Betws y Coed	Unauthorised works and use of outbuilding	Contact made with the owner who has been informed that planning permission is required. Awaiting application.	Application received. Pending decision.

14	NP5/58/ENF44E	October 2020	12 Glan Ysgethin, Talybont LL43 2BB	LPG tank to front of dwelling	Contact made with the owner who has advised that an application will be submitted to retain the tank. Application received, invalid. Awaiting plan.	Application valid. Pending decision.
15	NP5/58/ENF592B	January 2021	Ael y Bryn Hotel, Dyffryn Ardudwy	Unauthorised works to building	Contact made with the owner who has been informed that planning permission is required. Awaiting application.	Application received.
16	NP5/61/ENF638	June 2020	Railway Station House, Hwylfa'r Nant, Harlech	Extension to existing raised platform	Contact made with the owner. Owner has intimated they will submit a retrospective planning application. Application received .	Application approved. Close file.
17	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.
18	NP5/69/ENF41D	October 2020	Land opposite Quaker's burial ground, Llwyngwriil	Stationing of touring caravan	Owner has confirmed that an application will be submitted for the retention of the caravan. Application received. Invalid.	Application still invalid.

19	NP5/71/ENF473	June 2017	Bronant Stores, 1 Pen y Banc, Llanuwchllyn	Untidy Condition of the Building	<p>According to land registry, there has been a recent change in ownership. To make contact with the new owner in respect to the poor condition of the building. A planning application has been received for the conversion and change of use of the former shop to form an extension to the adjoining dwelling.</p> <p>Planning permission refused on design grounds and inappropriate materials. Appears the property is currently for sale on the open market.</p> <p>A further planning application has been submitted in relation to this property but it is currently invalid.</p>	Application still invalid.
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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 Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
20	NP2/16/ENF457	June 2020	Land near Ynys y Pandy Slate Mill, Cwm Ystradllyn	Re-building of derelict building	Contact made with the owner and site meeting held. Corresponding with landowner.	Advised landowner that no further work should be undertaken on the building. File closed

21	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.	
22	NP4/11/ENF112B	May 2019	Ty'n y Merddyn, Ffordd Gethin, Betws y Coed	Erection of a Building within the Garden	Site visit undertaken and owner advised planning permission is required for the building. The owner has intimated a retrospective planning application will be submitted in due course. The owner has contacted to advise they have instructed a planning agent to submit an application. Awaiting contact/application from the agent.	Awaiting contact/application from the agent.
23	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.	Instructions sent to legal to commence Prosecution proceedings.

					Further communication with landowner. No response from landowner, matter referred to legal.	
24	NP4/13/ENF53A	January 2021	Bron Heulog, Capel Curig	Eathworks being carried out	Letter sent to the owner/occupier. No response received.	
25	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.
26	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. A visit is due to take place during August/September.	

					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.	
27	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. Awaiting application.	Case is being discussed with the agent.
28	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 to be arranged.	
29	NP4/29/LBENF217	June 2020	5 Rhiwbach Terrace, Cwm Penmachno	Untidy condition of Property	Letter sent to the owner. No response received to date. Site visit carried out. Expediency to take formal action to be considered.	Concluded that its not expedient to take formal action. Close file.
30	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.	

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. Discussions still ongoing.	Still discussing options with the owner as to how this can be resolved.
32	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. 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>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. Prosecution proceedings to be initiated and instructions sent to the Authority's Solicitor.</p> <p>Instructions sent to the Authority's Solicitor to commence prosecution proceedings.</p>	
33	NP5/56/ENF165	October 2020	Land to the West of A487, Pantperthog, SY20 9AT	Engineering works	Contact made with the owner who has been advised that planning permission is required and to cease works. Further site visit to be carried out to ensure works have ceased. Site visit carried out.	Works have restarted on site. Owner contacted again to advise to cease work and submit planning application. No response received to date. Consider expediency to take formal action.
34	NP5/58/ENF58G	November 2019	Bryn y Bwyd, Talybont	Engineering Works and Possible Siting of Caravan/Chalet	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.	Awaiting planning application.

					The owner has been contacted to advise planning permission is required for the creation of a bund and also the shower/toilet facility.	
35	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.	Awaiting planning application.
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.	

37	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. Further discussions had with the owner.	Discussions held with the owner who has confirmed that works are being undertaken to amend the decking so that it does not require permission and falls under permitted development.
38	NP5/65/ENF115A	October 2019	Land at Hengwrt, Llanelltyd	Dumping/Storage of Mattresses and Carpets	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.	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.
39	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.	
40	NP5/69/ENF338A	December 2020	Llwyn Du, Llwyngwril	Stationing of caravan in rear garden	Contact made with the owner and works are being discussed.	No planning breach. Close file.

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 Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
41	NP2/14/18D	February 2019	Nant Cwmbran Isaf, Nasareth, Caernarfon	Without planning permission, operational development to construct a two-storey extension on the eastern gable end of the dwelling.	<p>Enforcement Notice served on the 22nd September 2020 and due to take effect on the 27th October 2020.</p> <p>Requirements to comply with the Notice:</p> <p>Remove the two-storey extension on the eastern gable end of the dwelling. Remove from the land all building materials and rubble arising from compliance with requirement (i) above, and restore the land to its condition before the breach took place by levelling the ground and reinstating with grass and/or gravel.</p> <p>Enforcement Notice Appeal submitted. Currently awaiting a formal start date for the appeal from the Planning Inspectorate.</p>	

					<p>Enforcement Notice Appeal has now commenced. The ministerial target for the decision for this appeal is the 18th June 2021.</p> <p>Enforcement Appeal ongoing.</p>	
42	NP2/16/ENF448	May 2017	Hendre Ddu Quarry, Cwm Pennant	Unauthorised Quarrying and Track Creation	<p>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.</p> <p>No further works have been carried out. Expediency report being undertaken in relation to the works carried out.</p>	

Listed Building Cases

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
43	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. 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>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. 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>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>	
44	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. Owner invited to submit a retrospective application. Application submitted but invalid.
45	NP5/69/ENFLB326A	September 2018	Ty Gwyn, Llwyngwrl	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
14 APRIL 2021

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE, 14 APRIL 2021**

SECTION 106 AGREEMENTS

	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	Awaiting details from applicant
2.	NP5/58/363F	26/04/19	Nant Eos, Dyffryn Ardudwy.	Conversion to open market dwelling unit and installation of sewage treatment plant.	Awaiting reply from applicants solicitor

Number of applications on committee list 03 March 2021 = 4

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

Application No.	Location	Development
NP5/72/134K	Plot 2 Maes Gwyn, Rhyd Uchaf.	Erection of one bungalow (Affordable local needs)
NP5/72/134L	Plot 4 Maes Gwyn, Rhyduchaf.	Erection of one bungalow (Affordable local needs)

**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 03 MARCH 2021**

Application No.	Location	Development



PLANNING AND ACCESS COMMITTEE

14 APRIL 2021

OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

SNOWDONIA NATIONAL PARK AUTHORITY

**PLANNING AND ACCESS COMMITTEE 14 APRIL 2021
OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED**

Awaiting Welsh Government Highways

NP5/73/26B	24/05/19	Utica Buildings, Trawsfynydd.	Change of use of land to external Storage yard.
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Awaiting submission of a Construction Environmental Management Plan

NP5/74/478A	22/10/20	Land at Coed Cae Farm, Llanydawddwy. SY20 9AQ	Installation of 12.5m high telecommunications mast together with associated equipment and compound.
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Awaiting Further Ecology / Reports Information

NP5/52/384D	23/06/20	Land at Cefn-yr-Owen, Penmaenpool. LL40 1TP	Installation of permanent track to access to Emergency Service mast site (Re-submission).
NP5/58/625A	15/12/20	Uncle Jim's Cabin, Talybont. LL43 2AF	Remove timber clad walls and installation of external render, erection of single storey rear extension, extend front terrace and replacement of flat roof with a pitched roof on existing garage.
NP5/65/L302D	25/08/20	Wern y Pistyll, Bontddu. LL40 2UP	Conversion and extension of barn into affordable dwelling and installation of septic tank,
NP5/68/6D	02/12/20	Rhiw Goch, Penrhyndeudraeth. LL48 6DR	Conversion of existing agricultural barn into self-catering holiday accommodation, associated parking, creation of curtilage area and installation of treatment plant. Alterations to existing vehicular access and conversion of an existing shed to a bat roost,

Awaiting Ecology

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),
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Awaiting Amended Plans

NP5/58/227C	30/11/20	Land adjoining Tan-y-Foel, Dyffryn Ardudwy. LL44 2DQ	Demolition of an existing stone outbuilding and erection of 1 affordable dwelling and of 2no. detached open market and associated vehicular access,
NP5/66/273	01/09/20	Garth, Llanbedr. LL45 2HS	Erection of two storey side extension, basement garage and parking area.

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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In Discussion With Agent

NP5/58/81Y	23/04/20	Dyffryn Seaside Estate, Dyffryn Ardudwy. LL44 2HD	Extension to touring caravan site to accommodate additional 15 units, re-site 3 static caravans, erection of new toilet block and landscaping,
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Awaiting Details form Agent / Applicant

NP5/58/569A	04/09/20	Bwlch Cae, Dyffryn Ardudwy. LL44 2HX	Erection of single storey rear extension.
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,

Awaiting Additional Information in Relation to the Farm Appraisal

NP5/69/407	25/08/20	Land at Brynllwyn, Rhoslefain. LL36 9NH	Construction of rural enterprise dwelling
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Awaiting consultation response from Natural Resources Wales on further information submitted by applicant.

NP4/32/284A	06/12/20	Maes Mawr, Crafnant Road, Trefriw. LL27 0JZ	Extension, alterations and conversion of rural outbuilding into visitor accommodation unit, alterations to vehicular access, creation of parking area and installation of sewage treatment plant,
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To be considered by Planning and Access Committee on the 19th May 2021

NP5/77/265B	231/11/20	Bryn Derw, Cilfor, Talsarnau. LL47 6YG.	Change of use of part of agricultural building to re-locate guns and ammunition sales business granted under reference NP5/77/265A,
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Awaiting updated Heritage Impact Assessment

NP5/61/257C	16/11/20	Noddfa, Harlech. LL46 2UB	Erection of 4 two and three storey self-contained holiday letting units, engineering and terracing works, car parking and turning area in association with Noddfa Hotel,
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Total applications on list = 17

Total applications on list Committee 03 March 2021 = 11

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.

ITEM NO. 9.1

MEETING	Planning and Access Committee
DATE	14 April 2021
TITLE	PRE-APPLICATION FEES
REPORT BY	Director of Planning and Land Management
PURPOSE	To remind Members of the current procedure and extend the current scheme of charges for pre-application site visits to include Listed Building Advice.

1. Introduction

- 1.1 Providing pre-application advice on planning applications is a statutory but discretionary part of the planning process. In many cases officers encourage applicants for planning permission to seek such advice, as it will often lead to a better quality application, that can be determined sooner.
- 1.2 This statutory pre-application advice incurs a fixed fee which is set by legislation and we therefore have no control over it. For info, the statutory fee for pre-application advice is:
- Householder - £25;
 - Minor Development - £250 (1-9 dwellings; floor space including change of use less than 999 sqm);
 - Major Development - £600 (1—24 dwellings, floor space including change of use 1,000 to 1,999 sqm);
 - Large Major Development £1000 (More than 24 dwellings, floor space including change of use more than 1,999 sqm)
- 1.3 In addition to the statutory fee set out above, Authorities are allowed to establish their own bespoke pre-application service, which can incur additional fees to the above. This could for example be for larger developments, where a significant amount of detail and negotiation is necessary upfront.
- 1.4 Given the relatively small-scale developments associated with the National Park, this Authority chose not to have an additional bespoke service – and only use the service and fees set out in the statutory service set out above. Officers will field some basic ‘follow up’ questions following their initial response to a pre-application enquiry. However, if these ‘follow up’ queries stray into completely new questions, the officers will have to charge an additional fee. This system seems to work well.

- 1.5 There are certain groups who are exempt from the fee e.g.
- town and community councils;
 - Registered Social Landlords on schemes for 100% affordable housing; or
 - a person who is registered disabled for a scheme that would benefit them (with the exception of a new house).
- 1.6 The only additional fee that the Authority charge at pre-application stage is a 'site visit fee' - for officers to undertake site visits to inform their responses. The fee for a site visit is £100 (inc VAT). Without receiving this further fee, the officers will only provide pre-application advice as a desk based exercise (using google maps, information and / or photos provided by the applicant). The vast majority of pre-application advice is provided as a desk based exercise. On more complicated developments, the developer may ask the officer to visit the proposal or the officer may suggest a site visit may yield a more informed and better response. This part of the process also seems to work reasonably well.

Extending Pre-application Site Visit fees to Listed Building

- 1.7 The only exception to the above relates to applications for Listed Building Consent (LBCs). Both pre-application advice and site visits are free of charge for enquiries in relation to Listed Building Consents. This is because there is no fee for an actual application for Listed Building Consent. There seems little point therefore in raising a fee for pre-application advice, when the formal application itself is free of charge.
- 1.8 Whilst I consider it sensible that pre-application advice in relation to LBCs (as a desk based exercise) should remain free of charge, I do believe we now need to start charging a fee of £100 (inc VAT) for any site visits, to bring this in line with other types of application that we deal with. The reason for this primarily relates to resources and officer time. The officer dealing with LBCs is currently struggling to achieve the statutory target of determining 80% of applications within 8 weeks. I am conscious that some of the officer's time is spent going out on site (usually at the request of an agent or applicant) to help inform the pre-application response. A site visit could take many hours of an officer's day, and will invariably impact on our performance on processing times.
- 1.9 **Conclusion**
- 1.10 The pre-application advice service works well and helps applicants through the planning process. Statutory fees are fixed by statute, although the Authority have discretion over fees for site visits. The current site visit fee of £100 inc VAT has been fairly well established and applicants and agents appear to be content with this. It is now considered sensible to charge the same fee (£100 inc VAT) for LBC pre-application site visit fee as is charged for all other types of application. Desk based pre-application advice in relation to LBCs will remain free of charge, as will of course applications for LBC.
- 1.11 In addition to the above officers would also like Members to consider providing the delegated authority to officers to make amendments to fees in relation to pre-application advice in the future. This would of course not preclude any member from calling such an item to the committee for discussion should there ever be a need to do this.

RECOMMENDATION

- 1. For Members to approve the charging of a fee of £100 inc. VAT for any site visit relating to Listed Building Consent pre-application advice.**
- 2. For Members to delegate authority for setting fees for pre-application advice in the future to officers.**



PLANNING AND ACCESS COMMITTEE
14 APRIL 2021

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 14 APRIL 2021

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP2/16/413D	Erection of agricultural implement shed	Beudy Mawr, Erw Suran, Cwmystradllyn, Garndolbenmaen. LL51 9BQ	02/03/21	Mr Richard Thomas
2.	NP2/16/79U	Retrospective application for the relocation of children's play area and adapting and extending existing play area into external seating including landscaping	Aberdunant Hall, Prenteg. LL49 9SR	18/02/21	Mr Richard Thomas
3.	NP2/16/79V	Retrospective Application for the replacement of existing holiday accommodation pods, creation of associated formal vehicle parking area and install LPG tank.	Aberdunant Caravan Park, Prenteg. LL49 9SR	18/02/21	Mr Richard Thomas
4.	NP2/16/T413C	Erection of side extension and insertion of two windows	Beudy Mawr, Erw Suran, Cwmystradllyn, Garndolbenmaen. LL51 9BQ	02/03/21	Mr Richard Thomas
5.	NP3/15/44G	Retrospective Non-material amendment to garage (Location, design and internal arrangements) approved under planning reference NP3/15/44E dated 13/10/2006	Pant y Cafn, Llanberis. LL55 4UW	04/03/21	Mr Richard Thomas
6.	NP4/11/148C	Non-Material Amendment to relocate and replace existing timber monopole with similar timber monopole, with no change in height and appearance	Arqiva Transmitting Station, Mill Street, Betws y Coed.	04/03/21	Mr Richard Thomas

7.	NP4/11/39X	Erection of glazed canopy and external seating area and alteration to planter/seating area, removal of mature Cypresses tree and installation of hard and soft landscaping	Royal Oak Hotel, Betws y Coed. LL24 0AY	04/03/21	Mr Richard Thomas
8.	NP4/16/12X	Proposed 4 self-contained short term visitor accommodation units with first floor extension. Conversion of top floor hotel rooms to owner's accommodation. Demolition of existing chalet accommodation unit, erection of shower/wc block with dry and cycle store	Plas Penaeldroch, Pont y Pant, Dolwyddelan. LL25 0PJ	11/03/21	Mr Richard Thomas
9.	NP4/16/76D	Replacement front canopy extension with enlarged front canopy extension with roller security shutters, creation of covered seating area to side elevation	Siop-y-Llan, Dolwyddelan. LL25 0NZ	26/02/21	Mr Richard Thomas
10.	NP4/29/44C	Discharge of Conditions 3 (Construction Method Statement), 4 (Restoration Plan) and 5 (Ecological Clerk of Works) attached to planning approval NP4/29/44B dated 27/03/2019	Hafod y Rhedwydd, Cwm Penmachno. LL24 0RF	04/03/21	Mr Richard Thomas
11.	NP5/50/371B	Extension to front raised patio area and installation of glass balustrade	5 Treflan, Aberdyfi. LL35 0PN	11/03/21	Mrs. Iona Roberts
12.	NP5/52/388A	Non-material amendment to Planning Consent NP5/52/388 dated 12/11/2020 to install an additional rooflight	Y Felin, Arthog. LL39 1YU	17/02/21	Mrs. Iona Roberts
13.	NP5/53/28Q	Retrospective planning permission for the erection of a stand-alone timber canopy in rear garden	4 Rhesdai'r Berllan, Bala. LL23 7AH	15/02/21	Mrs. Alys Tatum
14.	NP5/53/498B	Discharge Conditions 2 (confirmation of capacity at Bala waste water treatment works) and 10 (Lighting details) of Planning Consent NP5/53/498A dated 24/06/2020	Land at Cysgod Y Coleg, Bala.	10/03/21	Mrs. Sara Thomas

15.	NP5/54/265P	Winter storage of 14 touring caravans within the static caravan site	Dolgamedd Caravan & Camping Site, Bontnewydd, Dolgellau. LL40 2DG	17/02/21	Mrs. Sara Thomas
16.	NP5/57/T591	Replace up-and-over garage door with stone wall and window	The Old Smithy, Cader Road, Dolgellau. LL40 1RY	11/03/21	Mrs. Iona Roberts
17.	NP5/61/391B	Demolition of existing prefabricated garage and erection of new pitched roof garage	Eithinog, Old Llanfair Road, Harlech. LL46 2SS	17/03/21	Mr Aled Lloyd
18.	NP5/61/638	Retrospective application for extension to raised patio area including the erection of a fence	Station House, Hwylfa'r Nant, Harlech. LL46 2UF	11/03/21	Mrs. Alys Tatum
19.	NP5/61/83D	Non-material amendment to Planning Consent NP5/61/83A dated 19/04/2005 for the formation of bay window, change window to patio door blocking up of side windows, installation of slot window formation of doorway, over-rendering of walls installation of glass balustrading,	Cynfal, 40 Heol y Bryn, Harlech. LL46 2TU	12/03/21	Mr Aled Lloyd
20.	NP5/61/E189D	Consultation under Section 37 of The Electricity Act 1989 to install new L.V. overhead electricity line	Cae Du, Harlech. LL46 2TT	08/03/21	Mr Aled Lloyd
21.	NP5/62/37B	Variation of Condition No 2 and 6 of Planning Permission NP5/62/37A approved on 12/08/2020 for alterations to the design of the store and workshop and the installation of one external light	Dol Gwynfryn, Llanbedr. LL45 2PA	12/03/21	Mr Aled Lloyd
22.	NP5/66/236A	Demolition of existing garage and erection of new 8.70m x 5.50m timber garage and store	Pennant, Llandanwg. LL46 2SB	19/02/21	Mr Aled Lloyd
23.	NP5/68/232	Removal of existing hut and porch and erection of single storey rear extension	Gorwel, 10 Garreg Frech, Llanfrothen. LL48 6BZ	04/03/21	Mr Aled Lloyd
24.	NP5/69/407	Construction of rural enterprise dwelling	Land at Brynllwyn, Rhoslefain. LL36 9NH	25/02/21	Mrs. Sara Thomas
25.	NP5/72/134K	Erection of one bungalow (Affordable local needs)	Plot 2 Maes Gwyn, Rhyd Uchaf. LL23 7SD	17/03/21	Mrs. Sara Thomas
26.	NP5/72/134L	Erection of one bungalow (Affordable local needs)	Plot 4 Maes Gwyn, Rhyduchaf. LL23 7SD	17/03/21	Mrs. Sara Thomas

27.	NP5/74/113G	Part retrospective application to extend domestic curtilage, excavation work, retaining wall and erection of garage	Delfryn, Dinas Mawddwy. SY20 9LR	08/03/21	Mrs. Iona Roberts
28.	NP5/74/373B	Construction of single storey side extension, two storey and single storey rear	Pentre Bach, Dinas Mawddwy. SY20 9LX	04/03/21	Mrs. Sara Thomas
29.	NP5/74/484	Demolition and re-building of garage	Tan y Fron, Aberangell. SY20 9QG	18/02/21	Mrs. Sara Thomas
30.	NP5/75/242A	Construction of one affordable dwelling	Drws y Cwm, Cwrt, Pennal. SY20 9LZ	25/02/21	Mr. David Fitzsimon
31.	NP5/77/338B	Discharge of Conditions No. 5, 7, 9, 10 & 12 of Planning Consent NP5/77/338A dated 10/01/2020	Beudy Cefn Faes, Tallin, Llandecwyn. LL47 6YT	12/03/21	Mr Aled Lloyd
32.	NP5/78/T336A	Non-material amendment to Planning Consent NP5/78/T336 dated 21/12/2020 to vary Condition No 11 to allow works that affect the roof to be undertaken at any time of year	Cae'n-y-Cefn, Trawsfynydd. LL41 4YE	10/03/21	Mrs. Sara Thomas

Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP2/16/159C	Demolition of gable extension, conversion, change of use and extension of outbuilding to annex incidental to the domestic use of Ty Mawr and conversion of wood shed to bat roost	Ty Mawr, Prenteg. LL49 9TE	02/03/21 By reason of this application proposing the conversion and change of use of a rural building, which falls in the open countryside and outside any domestic curtilage, for its use as an annex it is in conflict with Eryri Local Development Plan Policies C and 14 and Supplementary Planning Guidance 11.	Mr Richard Thomas

2.	NP5/50/L145F	Installation of balcony railings and associated works around existing flat roof at third floor level to create balcony area	12 Sea View Terrace, Aberdyfi. LL35 0EF	18/02/21 The proposed development would result in unacceptable overlooking and loss of amenity to neighbouring properties, in particular the Britannia Inn. As such, the proposal conflicts with Development Policy 1 of the adopted Eryri Local Development Plan which seeks to ensure that proposed developments will not significantly harm the amenity of neighbouring properties.	Mrs. Iona Roberts
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