

# NOTICE OF MEETING



*Snowdonia National Park Authority*

*Emyr Williams*

*Chief Executive*

*Snowdonia National Park Authority*

*Penrhyndeudraeth*

*Gwynedd LL48 6LF*

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**Meeting:** Planning & Access Committee

**Date:** Wednesday 19 January 2022

**Time:** 10.00 a.m.

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

***Members appointed by Gwynedd Council***

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

***Members appointed by Conwy County Borough Council***

*Councillor: Philip Capper, Wyn Ellis-Jones, Ifor Glyn Lloyd;*

***Members appointed by The Welsh Government***

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

***\*This Agenda is also available in Welsh***

# AGENDA

## Page Nos.

1. **Apologies for absence and Chairman's Announcements**  
To receive any apologies for absence and Chairman's announcements.
2. **Declaration of Interest**  
To receive any declaration of interest by any members or officers in respect of any item of business.
3. **Minutes** **3 - 9**  
The Chairman shall propose that the minutes of the meeting of this Committee held on the 1<sup>st</sup> of December 2021 be signed as a true record (copy herewith) and to receive matters arising, for information.
4. **Reports by the Director of Planning and Land Management** **10 - 33**  
To submit the reports by the Director of Planning and Land Management on applications received. (Copies herewith)
5. **Report by the Director of Planning and Land Management** **34 - 41**  
To submit report by the Director of Planning and Land Management on Policy matters. (Copy herewith)  
(1) Recent Welsh Government consultations
6. **Update Reports** **42 - 67**  
To submit update reports, for information. (Copies herewith)
7. **Delegated Decisions** **68 - 77**  
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)
8. **Appeal Decision** **78 - 84**  
To submit an oral report by the Director of Planning and Land Management on the Inspector's decision to allow the appeal and planning permission is granted for the demolition of former school building, erection of five supported living units, one support unit/office and associated works at Hen Ysgol Glanwnion, Ffordd yr Aran, Dolgellau, LL40 1HW.  
Appeal by Gwynedd Council against the decision of the Snowdonia National Park Authority.  
(A copy of the Inspector's decision is enclosed – Copy herewith)

**SNOWDONIA NATIONAL PARK PLANNING AND ACCESS COMMITTEE  
WEDNESDAY 1<sup>st</sup> DECEMBER 2021**

Councillor Elwyn Edwards (Gwynedd) (Chairman)

**PRESENT:**

**Members appointed by Gwynedd Council**

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

**Members appointed by Conwy County Borough Council**

Councillors Philip Capper, Wyn Ellis Jones;

**Members appointed by the Welsh Government**

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

**Officers**

Mr. G. Iwan Jones, Mr. Jonathan Cawley, Mr. Aled Lloyd, Mr. Richard Thomas, Mrs. Sara Thomas, Mr. Geraint Evans, Mrs. Iona Roberts, Mr. Dafydd Thomas, Mrs. Anwen Gaffey.

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

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

**1. Apologies**

Councillors Mike Stevens, Ifor Glyn Lloyd.  
Mrs. Jane Jones, Acting Planning Manager.

**2. Declaration of Interest**

Mr. Iwan Jones declared both a personal and prejudicial interest in Item 4 (5) on the Agenda and left the meeting whilst the matter was being discussed.

**3. Minutes**

The minutes of the Planning and Access Committee meeting held on the 20<sup>th</sup> October 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. Report by the Director of Planning and Land Management**

**(1) Update on Commuted Sums Expenditure**

Submitted – A report by the Planning Officer (Policy) to provide an update for Members on Commuted Sums expenditure and initiatives.

Reported – The Planning Officer (Policy) presented the report and background. He stated that the Affordable Housing Commuted Sum Expenditure Protocol, which outlines the 15 options for use of the commuted sums to assist in delivery of affordable housing to meet local need in the National Park, was included in the additional documents bundle.

Members considered the report and made the following observations:-

- the barrier locally was the cost of renovation, as there were plenty of empty properties within the National Park.
- Members were concerned that, to date, there had been no successful applications for the Homebuy Scheme. Members agreed that the Authority needs a better understanding of why this was the case.
- Officers advised that Tai Teg specialise and administer the funds, and Catrin Roberts attended a meeting of the Members' Working Group in 2019 to provide further information and advice.
- some Members noted their unease about a policy which accepts a financial contribution in return for planning permission. The Director of Planning and Land Management explained that the Authority asks for commuted sums for conversions only.
- Members discussed the option of creating a Community Housing Officer post to focus and provide support and expertise at a community level within the National Park. The post would be paid for from the commuted sums fund with buy-in from partners.
- Members were concerned that employing a community-led Housing Officer would duplicate the work of the Rural Housing Enabler. Officers advised that the Rural Housing Enabler assesses need and works with the housing associations, whereby the Community Housing Officer would work with the National Park's communities on a permanent basis on new and alternative solutions.
- a Member stated that the Conwy empty property scheme had been successful, and that Gwynedd Council also have a firm policy. The Member also agreed that renovation costs were restrictive.
- Members would await a further report to a future meeting of the Members' Working Group to consider schemes run by Gwynedd Council, Conwy County Borough Council, the Housing Enablers, and the Welsh Government in order to better understand all the relevant issues.
- Officers confirmed there was close collaboration between officers from the National Park and the Gwynedd and Conwy Local Authority housing strategy teams and the matter will be further discussed at a future meeting.

## **RESOLVED**

**1. to note the report.**

**2. to await a further report to the Members' Working Group prior to receiving a report/presentation to a future meeting of the Planning and Access Committee.**

## **6. Update Reports**

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

Please see the Schedule of Planning Decisions attached.

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

Arising thereon, a Member thanked officers for their work and noted that the report records that 41 applications had been approved under delegated authority with only 14 being refused.

**RESOLVED to note the report.**

**The meeting ended at 11.50**

## SCHEDULE OF PLANNING DECISIONS – 1<sup>st</sup> DECEMBER 2021

### Item No.

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

- (1) NP4/11/247N – Erection of stone entrance feature and signage, and advertisement consent for signage attached to southeast elevation of information centre building and 3 banner signs attached to existing lighting posts, Snowdonia National Park Information Centre, Royal Oak Stables, Betws y Coed.

**Reported** – Case Officer presented the report and background.

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

- (2) NP4/29/512 – Proposed erection of dwelling, creation of vehicular access and associated works, land adjacent to Tan y Bryn, Glasgwm Road, Penmachno, Betws y Coed.

**Reported** – Case Officer presented the report and background and advised upon the Highway Authority's objection on the grounds that the visibility splays were below standard.

#### Public Speaking

Mr. Iwan Evans, the applicant, addressed the Planning and Access Committee and asked Members to consider the following:-

- Mr. Evans thanked Members for the opportunity to address the meeting.
- the dwelling was for the applicant and his partner who are a young Welsh speaking local couple seeking a home. The proposed site has been in the ownership of Elin's family for the last 5/6 generations.
- the Highways Authority have objected on the basis that the access would create a danger.
- the applicant has undertaken a survey to show the speed and volume of traffic passing the proposed site, but the Highway Authority were not satisfied with the survey as it had been carried out during lockdown. The survey has now been repeated in October, a traffic specialist has prepared a report, and the access has also been altered.
- the Highway Authority were informed of the most recent survey outcome two weeks ago. The applicant was still awaiting a response from the Highway Authority.
- Members were asked to approve the application today.

**RESOLVED** to delegate authority to the Director of Planning and Land Management to **grant** permission, with appropriate conditions, subject to Conwy Highway Authority withdrawing their objection. If the Highway Authority maintain their objection, a further report to be presented to the Planning and Access Committee in January 2022.

- (3) NP5/62/405B – Retention of a temporary 14m mast and associated equipment for a further 18 months, land at Talartro Farm, Llanbedr.

**Reported** – Case Officer presented the report and planning considerations.

#### Public Speaking

Mr. Saleem Shamash addressed the Planning and Access Committee and asked Members to consider the following objections:-

- Mr. Shamash was acting on behalf of AP Wireless, who were objecting to the application.
- the case officer had set out a fair and balanced report that summarises the key issues.

- the decision today would ensure that the ongoing coverage requirements are met from the optimum site, as was agreed 3 years ago, when the applicant secured planning permission at Plas y Bryn Farm for an 18-metre-high mast, developed in a joint venture between AP Wireless and Bailey Telecommunications, a company established by the local landowner.
- the installation was discreetly sited and available for use by the applicant on reasonable commercial terms. The owners are tempered by the fact that the applicant has various statutory rights and powers to access sites and includes reference to OFCOM under its dispute resolution procedures and powers of compulsory purchase.
- this reasonable and measured stance contrasts with the position of the applicants, who to date, have refused to engage in any meaningful discussions.
- the site at Plas y Bryn Farm exists and is available, the force of regulations and planning policy, including the Authority's own Supplementary Planning Guidance, all strongly point towards its use.
- contrary to this, the applicant has developed a temporary installation at Talartro Farm, under the false guise of an emergency which is inconsistent with planning policy framework and is likely to lead to greater visual impact in the National Park.
- a decision to refuse will not end coverage it will simply encourage proper engagement with the background threat of enforcement action. This is likely to result in agreement between the parties and ensure local coverage is maintained in the optimum manner, consistent with planning policy at all levels.

Ms. Rebecca Skerrett, the Agent, addressed the Planning and Access Committee and asked Members to consider the following:-

- the application has been submitted to regularise the existing temporary site beyond its current permission, which lapsed on 31<sup>st</sup> May 2021.
- this application was submitted for a temporary period of 18 months until a permanent solution is found and integrated into the network. This site is not intended to be the permanent solution.
- as Members were aware the site has been in-situ for some time. Coverage was required for the Llanbedr area whilst the permanent site at Plas y Bryn Farm was being built and integrated into the network.
- this temporary mast originally had a generator on site which caused some concern due to acoustic issues for local residents. Work has been undertaken with the Regional Electric Company to urgently prioritise mains connection at this site so that the generator could be removed. The mains supply was completed on 21<sup>st</sup> May 2021 at great expense. This means that the generator has been permanently turned off and this acoustic issue wholly resolved.
- unfortunately, there have been issues with the permanent site at Plas y Bryn Farm due to excessive financial demands from the third party. Although the mast has been built, commercial discussions with the third party have taken place and they are asking for excessive costs. These commercial demands, coupled with the relatively small population of this area, means that the site is commercially untenable, and the operator was now progressing a scheme at the Airfield.
- other than the acoustic issue which has now been resolved, the temporary site has been very well received by the local community.
- if this site is decommissioned then service coverage provision will not just reduce slightly but, in fact, will vanish entirely for residents, businesses and visitors who are customers of this operator. Currently the temporary site also services Shell Island, the existing railway line, and the Llanbedr Airfield Enterprise Zone.

- Cornerstone are at an advanced stage with plans to utilise an existing structure at Llanbedr Airfield and a planning application has been submitted. The retention of the temporary mast remains a stop gap to await implementation of a longer-term solution. Should acquisition and build at the Airfield go as anticipated, the expectation is that the temporary site can be removed prior to the expiry of any temporary retention consent, and we will endeavour to make this happen. However, the temporary period applied for should be sufficient in addressing any unexpected slippages in completion timescales.
- the temporary period applied for is in order that Cornerstone can provide continued service to these areas, and that the impacts of a further temporary retention here while we conclude our new permanent solution, significantly outweighs the material socio-economic benefits that continued service will provide.
- If Cornerstone were not successful with this retention application, it would ultimately force Cornerstone to remove itself from Llanbedr, leaving the area with no service and we therefore ask that you consider this application favourably.

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

- (4) NP5/65/370 – Installation of bench in association with the Authority’s Dark Sky Project, Car Park, Farchynys, Bontddu.

**Reported** – Case Officer presented the report and advised there were no objections.

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

- (5) NP5/78/207C – Erection of agricultural/storage building (repeat application), Cae Coch, Trawsfynydd.

**Reported** – Case Officer presented the report and background.

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

## 6. **Update Reports**

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

Arising thereon,

NP5/58/ENF205K – Fronolau Hotel, Dolgellau.

Members were advised that the residential units were no longer on the market following recent contact with the Estate Agent and that an enforcement notice was being prepared.

NP4/16/ENF227C – Gwalia Stores, Dolwyddelan, and

NP3/12/ENF191 – Castell Cidwm, Betws Garmon.

The Director of Planning and Land Management agreed to arrange for Councillor Edgar Owen to receive further details on these matters.

NP5/65/ENF115A – Land at Hengwrt, Llanelltyd

The Director of Planning and Land Management agreed to arrange for Councillor John Pughe Roberts to receive further details on this matter.

NP5/54/ENFLB33M – Nannau Hall, Llanfachreth

Members were provided with an oral update.



In response to a question, the Director of Planning and Land Management confirmed that an information report on the Aires pilot scheme, recently approved by Gwynedd Council, will be presented to the Members' Working Group meeting in January 2022.

**RESOLVED**

- 1. to note the report.**
- 2. that officers should amend the report to provide more up-to-date information and to include a time limit in the final column of the table.**
- 3. to await a report on the Aires pilot scheme to the next meeting of the Members' Working Group in January 2022.**

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

Arising thereon,

NP3/10/121 – Land at Cae'r Felin, Abergwyngregyn.

The Director of Planning and Land Management advised that the application had been withdrawn.

**RESOLVED to note the report.**

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

Arising thereon,

NP5/57/1058B – Unit 1, Marian Mawr Enterprise Park, Dolgellau.

Members were provided with an oral update.

**RESOLVED to note the report.**

<u>Rhif Eitem / Item No.</u>	<u>Cyfeirnod / Reference No.</u>	<u>Disgrifiad / Description.</u>	<u>Swyddog Achos / Case Officer</u>
1	NP2/11/52K	Gosod rhwystrau rheoli traffig a chamerau 'ANPR', Maes parcio Pen-y-Pass, Nant Gwynant / Installation of traffic control barriers and ANPR cameras, Pen-y-Pass Car Park, Nant Gwynant.	Mr. Richard Thomas
2	NP5/69/16J	Codi uned 2,700 medr sgwar (135m x 20m x 7.03m) i 32,000 o ieir i gynhyrchu wyau, gwelliannau i'r trac mynedfa a gwaith daear cysylltiol (cynllun diwygiedig yn cynnwys newidiadau i lleoliad a dyluniad ffan a fentiau, cynnwys y gwregys tail, tyllau pop ar yr ochr ddeheuol yn unig, diwygiadau i ddrysau a ffenestri ar dalcen y gorllewin, trac mynediad, plannu coed a gwrychoedd, llain galed ychwanegol a llai o amgylch yr adeilad ac ail-leoli biniau bwyd anifeiliaid i'r drychiad gogleddol a chynnydd mewn uchder o 0.45m), Tir ger Castell Mawr, Llanegryn / Proposed erection of 2,700 square metre (135m x 20m x 7.03m) 32,000 bird poultry unit for the production of eggs, improvements to access track and associated ground works (revised scheme including amendments to positioning and design of fan and vents, inclusion of the manure belt, pop holes only on the South side, amendments to doors and fenestration on west gable, access track, tree and hedgerow planting, additional and reduced hard standing around the building and resiting of feed bins to the northern elevation and increase in height of 0.45m), Land near Castell Mawr, Llanegryn.	Mrs Iona Roberts

**Snowdonia National Park Authority    Date: 19/01/22**  
**– Planning & Access Committee**

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**Application Number:** NP2/11/52K

**Date Application Registered:** 15/10/21

**Community:** Beddgelert, Llanberis

**Grid Reference:** 264748 355646.5

**Case Officer:** Mr Richard Thomas

**Location:**

Pen-y-Pass Car Park, Nant Gwynant.

**Applicant:**

Mr. David Lawrie  
 FAAC UK Ltd.  
 Unit 10  
 The Hatch Industrial Park  
 Basingstoke  
 RG24 7NG

**Description:**

Installation of traffic control barriers and ANPR cameras.

**Summary of the Recommendation:**

To **APPROVE** subject to the following conditions:

- Start work within 5 years.
- Accordance with approved plans.
- Signage to be erected before barrier become operational
- No independent lighting

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

Application by National Park Authority

**Wellbeing of Future Generations Act (WBFNG):**

Account has been taken of the WBFNG Act in the consideration of this application and in the recommendation to the Planning and Access Committee.

**Land Designations / Constraints:**

Open Countryside

### **Site description and background:**

This application refers to land at the SNPA managed car park at Pen y Pass, Nant Gwynant.

This car park is an extremely popular starting point for walkers to access the footpaths ascending Yr Wyddfa. The car park can currently accommodate around 70 vehicles which fill up very quickly during busy periods and operates on a first come first served, pay and display basis.

With this car park full there is then a propensity for visitors to park indiscriminately on the public highway to the detriment of the free flow of vehicles and consequently highway safety and to the visual quality of the area.

This application is intended to moderate this situation through the pre-booking of parking spaces at Pen y Pass and appropriate signage indicating that the car park operates on a pre-booking basis.

This initiative is a part of a wider scheme for the management of vehicular parking around Yr Wyddfa.

### **Relevant Planning Policies:**

<b>ELDP 2016 - 2031</b>	<b><i>Policy</i></b>
DP 1	General Development Principles
DP 2	Development and the Landscape
DP 6	Sustainable Design and Materials

### **Statutory Consultations:**

Community Council	No objections
Highways Authority	No objections subject to condition and following initial objection

### **Response to Publicity:**

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

No responses were received to the notice or letters.

### **Assessment**

- 1.1 The barriers and Automatic Number Plate Recognition (ANPR) cameras are proposed to be installed within the car park at a distance of 21m from the adjacent highway. The ANPR camera will read the numberplate of any approaching vehicle, and if pre-booked the barrier will raise automatically.

- 1.2 The barrier will raise to the vertical and be no higher than 3m. For the majority of the time the barriers will be in the horizontal position. There will be no lighting on the barrier.
- 1.3 Given that barriers of this nature are a common feature of car parks it would not be considered as being an incongruous feature in this setting. The barriers are a part of a wider initiative to control and manage indiscriminate parking on the A4086 Llanberis Pass and nearby A489.
- 1.4 Initial concerns were expressed by the Highways Authority who considered that the barriers could lead to a back-up of vehicles attempting to enter the car park, who may not have pre-booked a space. This it was considered could result in a queue of cars waiting to enter the car park on the public highway, thereby hindering the free flow of vehicles on the A4086. These initial concerns have been moderated by the inclusion of a scheme of advanced signage stating that the car operates on a pre-booking basis only.

## **2. Conclusions**

- 2.1 It is considered that the barriers constitute a part of a pragmatic solution to an ever-increasing problem of on-highway parking within the vicinity of walkers access points for Yr Wyddfa.
- 2.2 The barriers have been so designed to extend vertically to the minimum requirement to avoid any harmful visual intrusion and will not be lit in any way.
- 2.3 Consequently a recommendation for approval can be made.

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

## **4. Recommendation**

- 4.1 To **Approve** this application subject to the following conditions:
  1. The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
  2. The development hereby permitted shall be carried out in accordance with the following approved plans:
    - C-1784-110: Boundary Plan
    - C-1784-100: Access Arrangement
    - C-1784-101: Access Elevations
    - 7848/RM/100: Proposed Layout, Pen y Pass & Pen y Gwryd
  3. Prior to the barriers hereby approved being first brought into use the applicant shall ensure that the scheme of signage as detailed on the plan 7848/RM/100 (YGC, Dec 2021) have been erected to the entire satisfaction of the Local Planning Authority and Highways Authority.

4. The applicant shall ensure that the barriers are not independently lit by any means and at any time.

Reasons:

1. To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. To define the permission and for the avoidance of doubt.
3. In the interest of highway safety and the free flow of vehicles on the A4086.
4. To ensure no harm to the special qualities of the National Park.



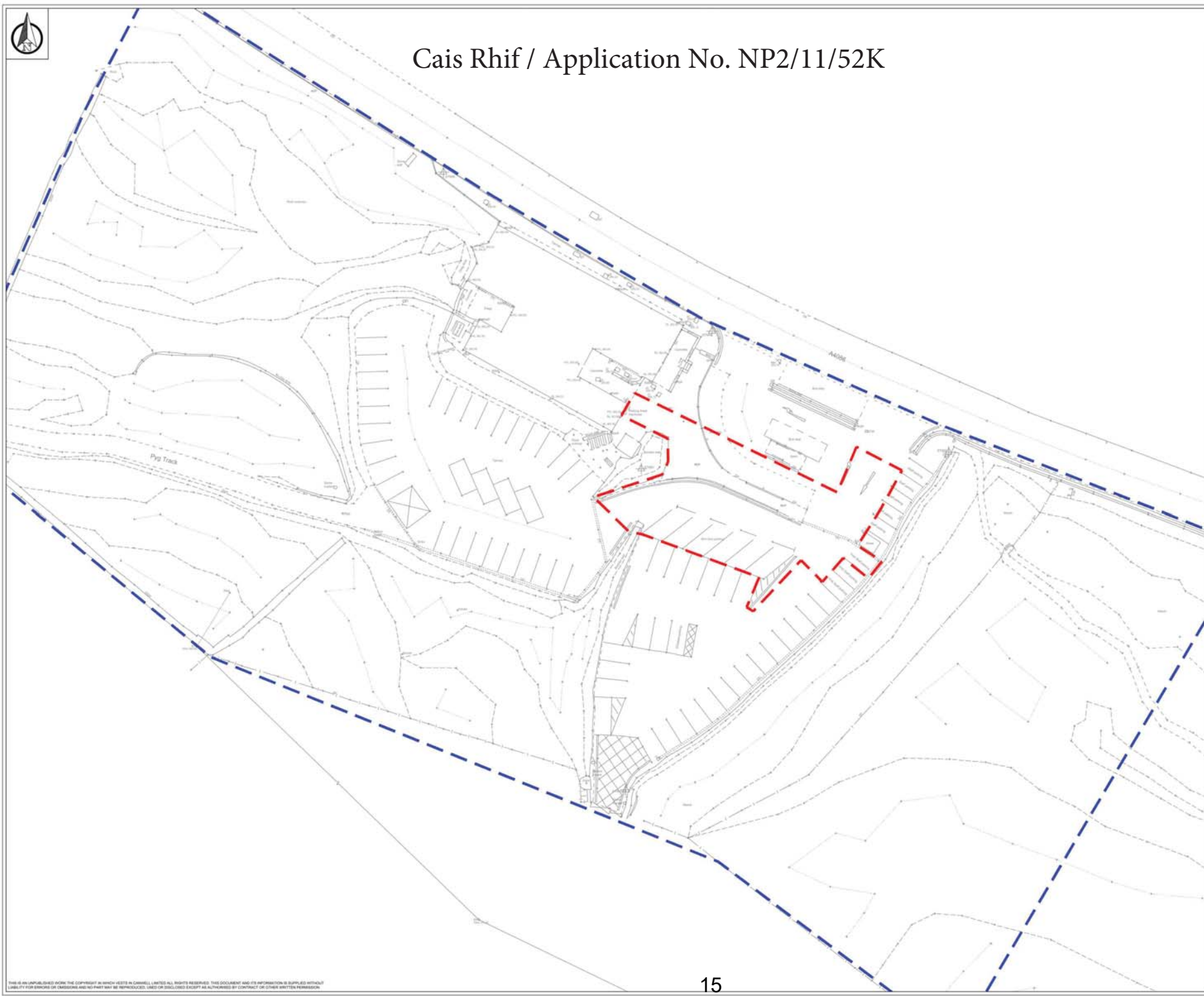
# Cais Rhif / Application No. NP2/11/52K

DRAWING N° C-1784-110 ISSUE 02

- Notes:
1. All dimension are in metres unless noted otherwise.
  2. No dimensions should be scaled from the drawing.
  3. All carriageway markings are existing.

General Legend:

- Land Owership Boundary
- Proposed Works Boundary



DO NOT SCALE

02	Proposed works boundary added	JPS	LC	27/10/21
01	Issued for comment	JDW	JS	07/10/21
ISSUE	DESCRIPTION	DRN	CHK	DATE



CLIENT				
HUB PARKING TECHNOLOGY				
SCHEME TITLE				
SNOWDONIA PEN Y PASS CAR PARK DEDICATED BOUNDARY PLAN				
DATE: 27.10.21	SCALE: 1:250	DRN: JDW	CHKD: JS	APP: LC
<small>Canwell Ltd Fenny Stratford Intelligence Birmingham Campus 8th Street Birmingham Science Park Birmingham, B3 9SE T: 0121 292 9120 E: <a href="mailto:enquiries@canwell.co.uk">enquiries@canwell.co.uk</a></small>				STATUS: APPROVAL
				DRAWING N°: C-1784-110

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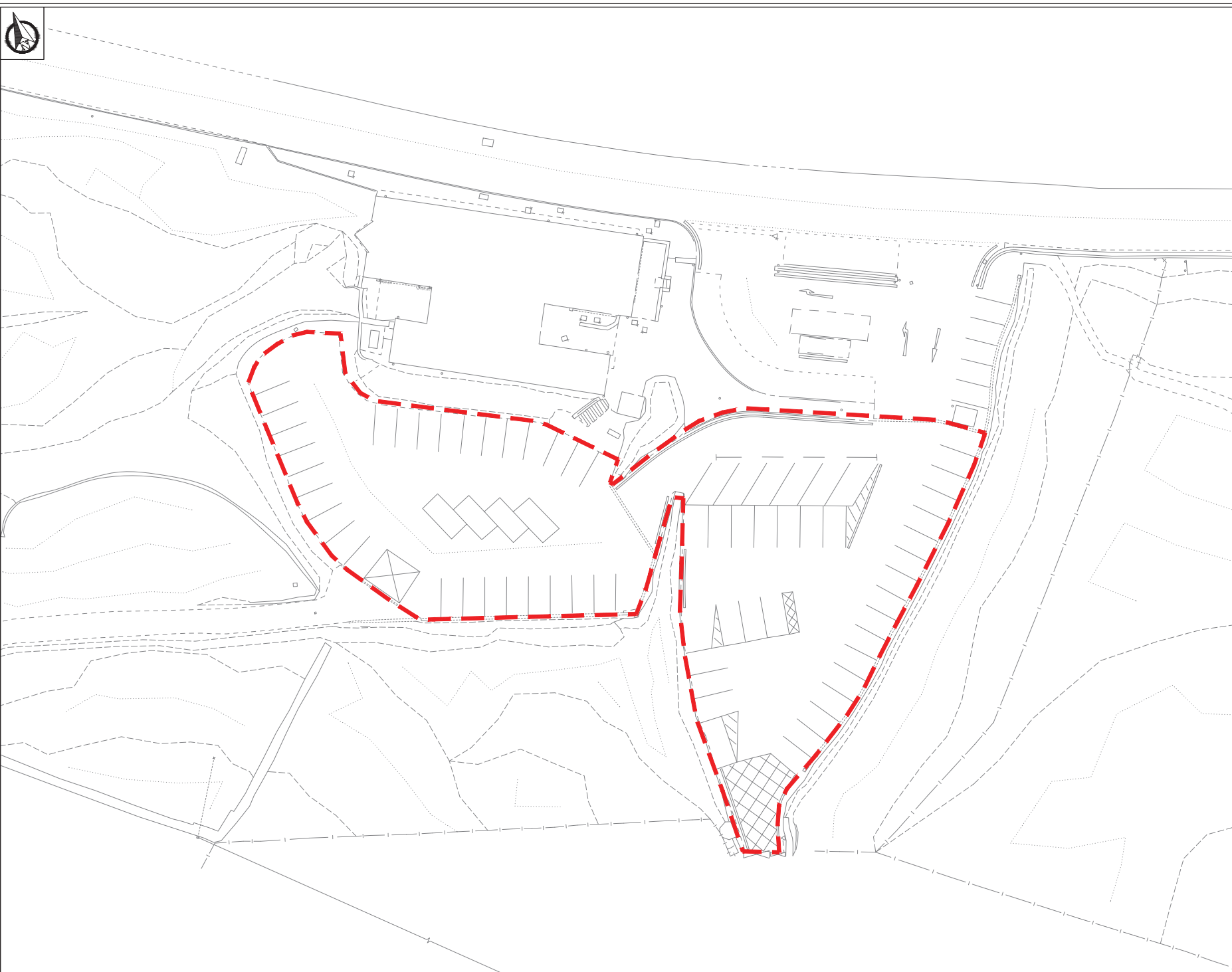


**Notes:**

1. All dimension are in metres unless noted otherwise.
2. No dimensions should be scaled from the drawing.
3. All carriageway markings shown are existing.

**General Legend:**

— Car Park Boundary



DO NOT SCALE

01	ISSUED FOR COMMENT	JDW	JS	07/10/21
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ISSUE	DESCRIPTION	DRN	CHK	DATE
01	ISSUED FOR COMMENT	JDW	JS	07/10/21



**CLIENT** HUB PARKING TECHNOLOGY

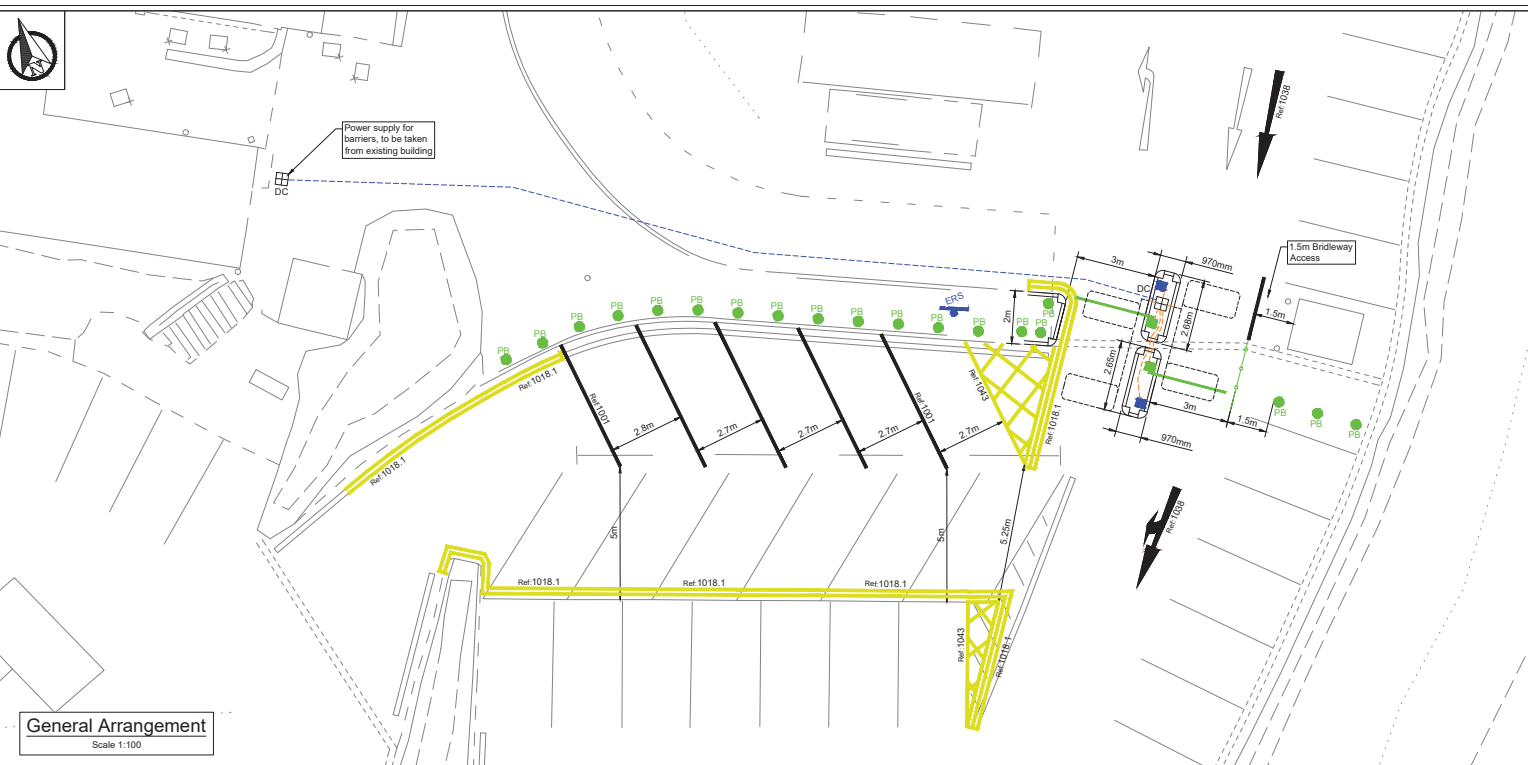
**SCHEME TITLE** SNOWDONIA PEN Y PASS CAR PARK DEDICATED BOUNDARY PLAN

DATE: 7.10.21	SCALE: 1:500	DRN: JDW	CHKD: JS	APP: LC
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STATUS: FOR COMMENT

DRAWING N°: C-1784-110





**General Arrangement**  
Scale 1:100

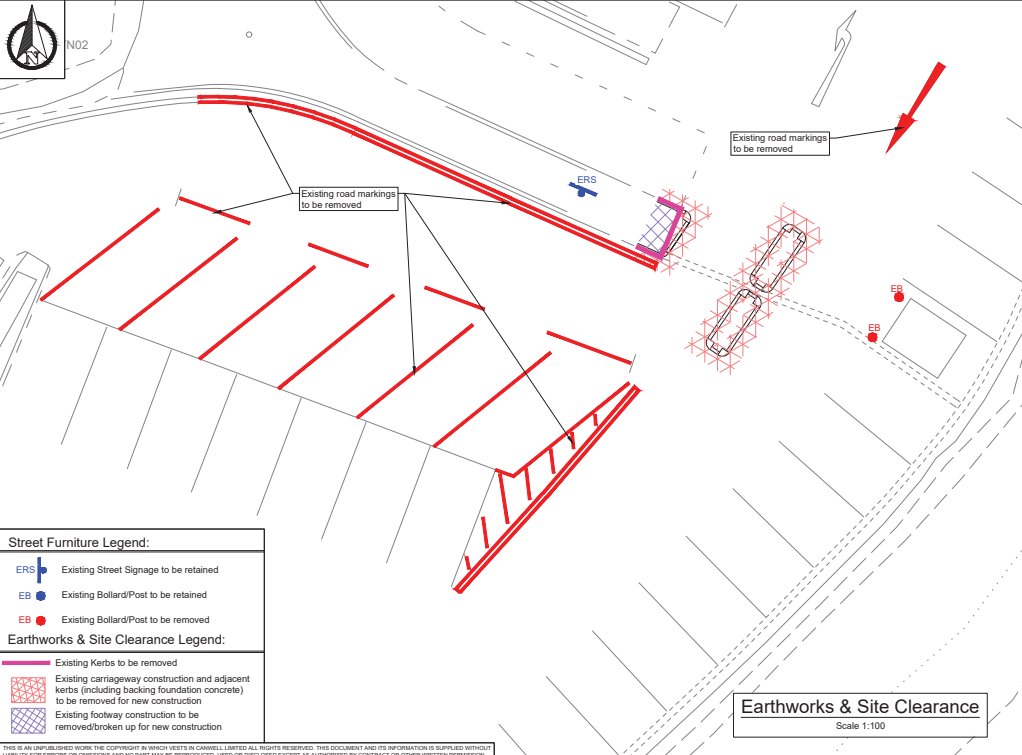
Road Lining Schedule		
Legend	Description	Ref. No.
	Waiting of vehicles on a side of a length of road prohibited at any time	Ref: 1018.1
	Appropriate traffic lanes for different manoeuvres	Ref: 1038

General Legend:	
	Proposed Kerb / Channel line
	Proposed Quadrant Kerb R305mm
	Proposed Bollards: Iroko Hardwood timber Bollard, as supplied by Speedy Street solutions. 150mm x 150mm x 1500mm, roof fixed. Recess x 2 both with 'red' reflective banding. Bollard is to be offset 450mm from front of kerb.
	Proposed Pedestrian Guardrailing
	Proposed White Lining, refer to Road Lining Schedule (All carriageway markings are to be in accordance with TSRGD 2016)
	Proposed Car Park Barrier: Brand Magnetic Autocontrol Ref: Magnetic Access/Parking Pro with 3m Barrier arm
	Proposed NAL STAKKAbox 450mm x 450mm, Twin walled access chamber, composite cover to B125
	Proposed ANPR
	Proposed 2x 100mm Ducts
	Proposed 2x 50mm Ducts
	Proposed Loops
	ERS Existing Street Signage to be retained
	EB Existing Bollard/Post to be retained

DRAWING N°		ISSUE
C-1784-100		02

**Notes:**

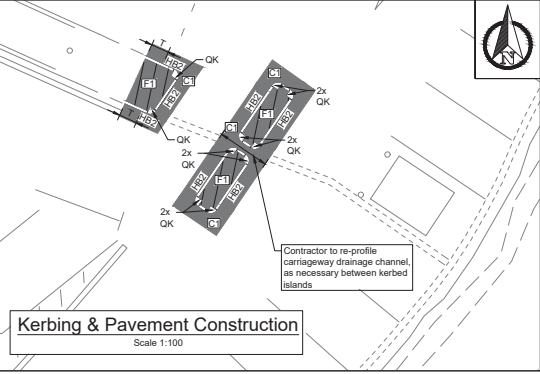
- All dimension are in metres unless noted otherwise.
- No dimensions should be scaled from the drawing.
- All carriageway markings are to be in accordance with TSRGD 2016.
- Exact position of proposed measures to be agreed on site with Project Manager.
- Where required existing carriageway markings may be refreshed where instructed by Project Manager on site.
- All works are to be in accordance with the Local Authorities specification for highway / external works.



**Earthworks & Site Clearance**  
Scale 1:100

Street Furniture Legend:	
	ERS Existing Street Signage to be retained
	EB Existing Bollard/Post to be retained
	EB Existing Bollard/Post to be removed

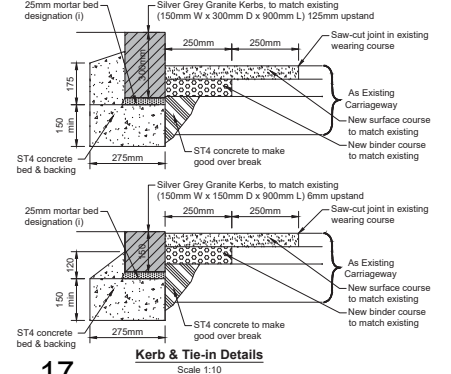
Earthworks & Site Clearance Legend:	
	Existing Kerbs to be removed
	Existing carriageway construction and adjacent kerbs (including backing foundation concrete) to be removed for new construction
	Existing footway construction to be removed/broken up for new construction



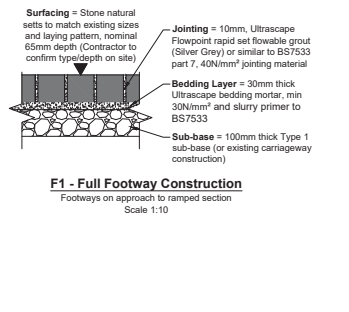
**Kerbing & Pavement Construction**  
Scale 1:100

Kerbing Legend:	
	HB2 Proposed Silver Grey Granite Style to match existing Half Battered Kerbs (150mm wide)
	Proposed Silver Grey Granite Style to match existing Transition Kerb (150mm wide)
	Proposed Silver Grey Granite Style to match existing Quadrant Kerb (Radius 305mm)

Pavement Construction Legend:	
	C1 - Full Carriageway Construction: Full Carriageway Car park Construction, see to standard details below
	F1 - Full Footway Construction: Refer to standard details below



**Kerb & Tie-in Details**  
Scale 1:10



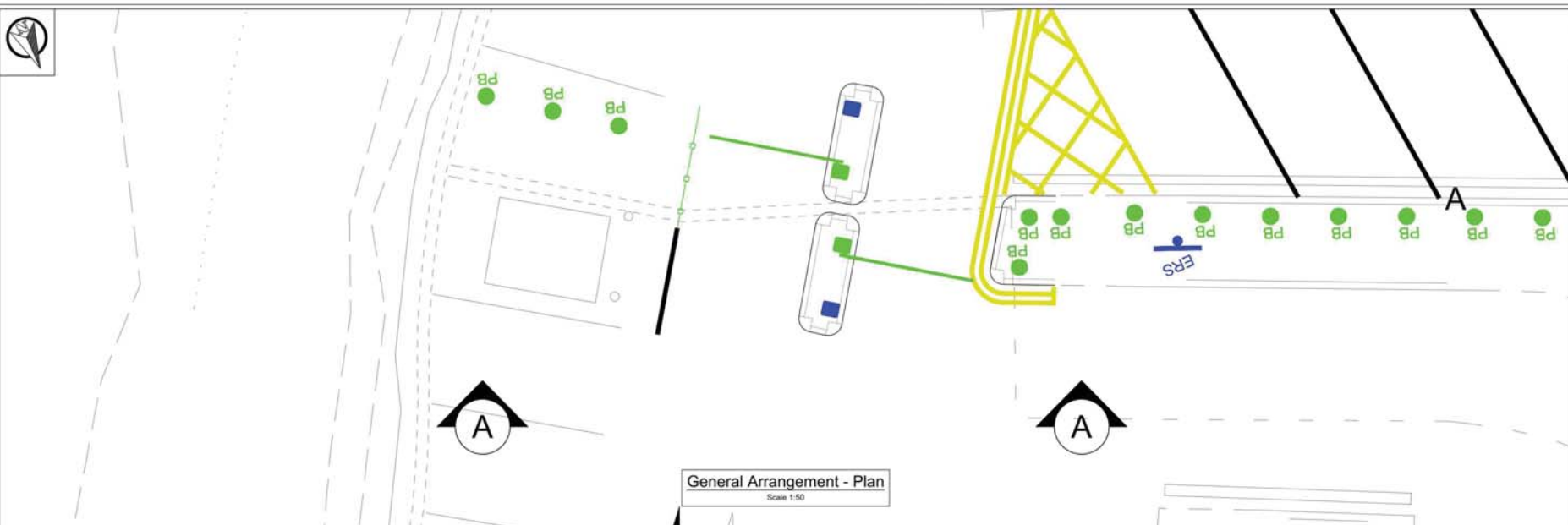
DO NOT SCALE		DATE		
02	ISSUED FOR DETAILED DESIGN	JDW	JS 07/10/21	
01	ISSUED FOR COMMENT	JDW	JS 07/10/21	
ISSUE	DESCRIPTION	DRN	CHK	DATE

CLIENT		HUB PARKING TECHNOLOGY	
SCHEME TITLE		SNOWDONIA PEN Y PASS CAR PARK NEW CAR PARK ACCESS ARRANGEMENT	
DETAILED DESIGN			
DATE: 30.9.21	SCALE: As Shown	DRN: JDW	CHKD: JS APP: LC
CONSULTANTS  Carwell Consulting Services 105 Street, Science Park Birmingham, B7 4BB T: 0121 250 9752 E: info@carwell.co.uk			STATUS: DETAILED DESIGN
			DRAWING N°: C-1784-100

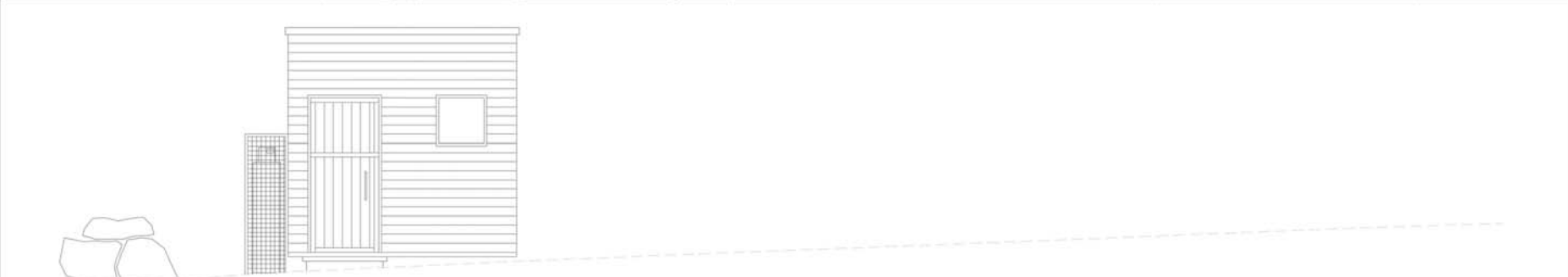


- Notes:**
1. All dimension are in metres unless noted otherwise.
  2. No dimensions should be scaled from the drawing.
  3. All carriageway markings are to be in accordance with TSRGD 2016.
  4. Exact position of proposed measures to be agreed on site with Project Manager.
  5. Where required existing carriageway markings may be refreshed where instructed by Project Manager on site.
  6. All works are to be in accordance with the Local Authorities specification for highway / external works.

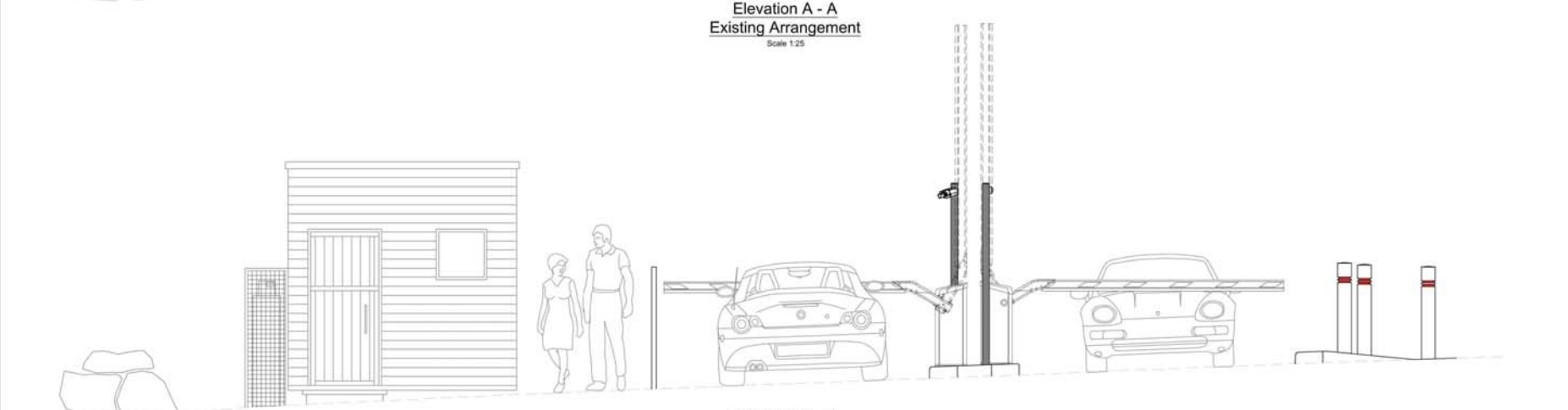
- General Legend:**
- Proposed Kerb / Channel line
  - Proposed Quadrant Kerb R305mm
  - Proposed Bollards: Iroko Hardwood timber Bollard, as supplied by Speedy Street solutions, 150mmx150mmx1500mm, root fixed. Recess x 2 both with 'red' reflective banding. Bollard is to be offset 450mm from front of kerb.
  - Proposed Pedestrian Guardrailing
  - Proposed Car Park Barrier: Brand Magnetic Autocontrol Ref: Magnetic Access/Parking Pro with 3m Barrier arm
  - Proposed ANPR
  - ERS Existing Street Signage to be retained



**General Arrangement - Plan**  
Scale 1:50



**Elevation A - A Existing Arrangement**  
Scale 1:25



**Elevation A - A Proposed Arrangement**  
Scale 1:25

DO NOT SCALE

01	ISSUED FOR COMMENT	JDW	JS	26/10/21
ISSUE	DESCRIPTION	DRN	CHK	DATE

**Canwell**  
Consulting services

CLIENT: HUB PARKING TECHNOLOGY

SCHEME TITLE: SNOWDONIA PEN Y PASS CAR PARK NEW CAR PARK ACCESS ELEVATIONS

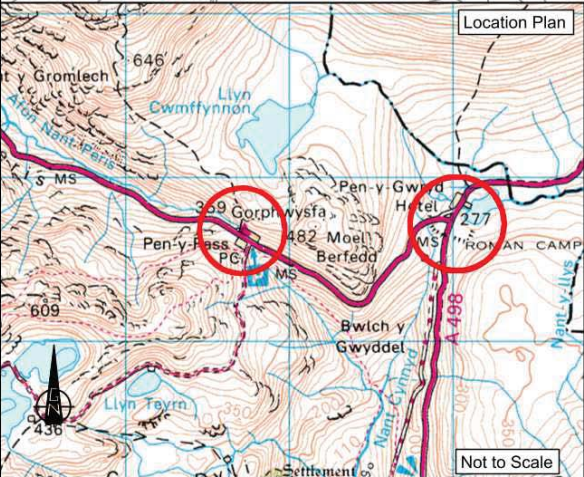
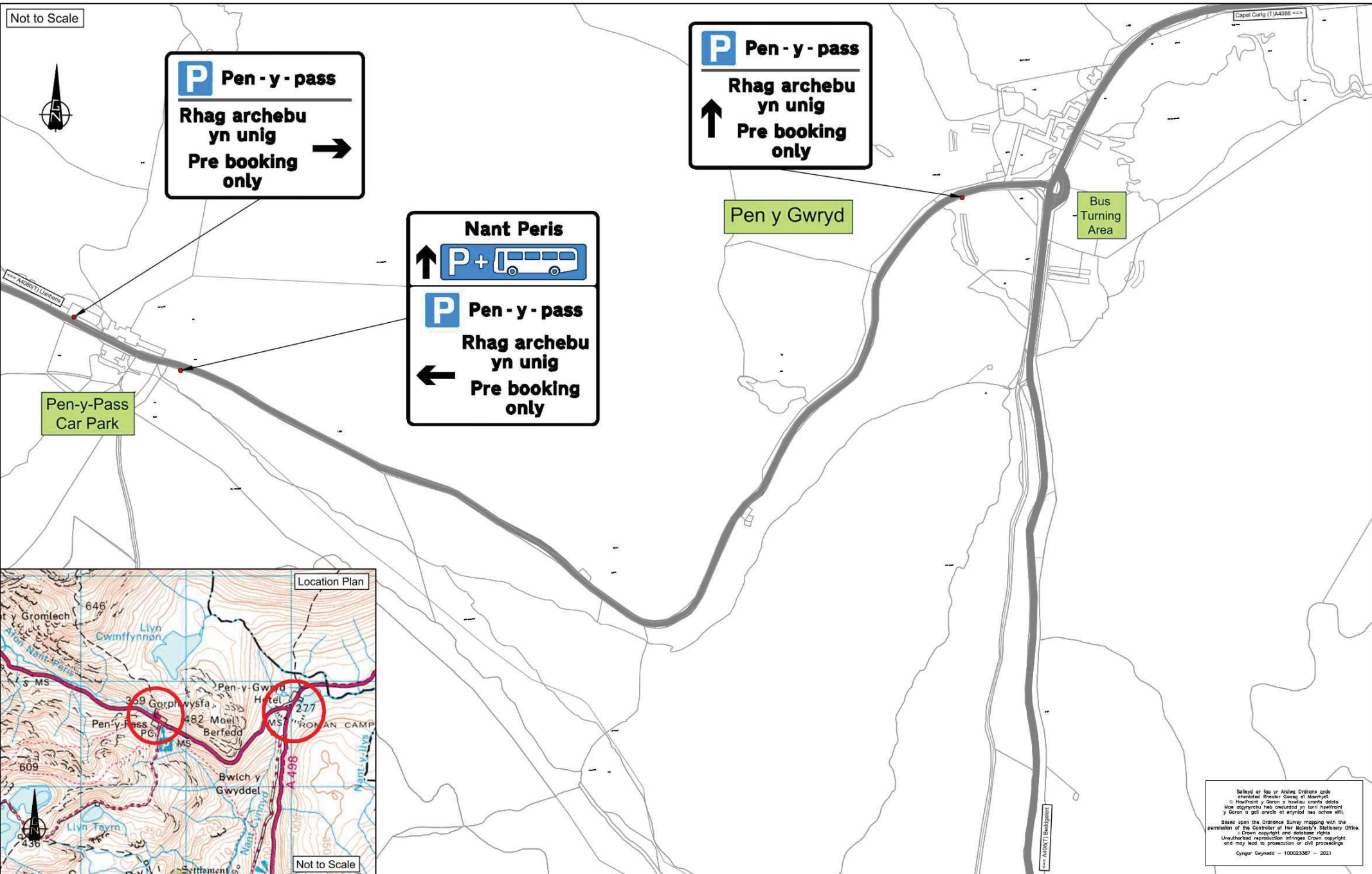
DETAILED DESIGN

DATE: 25.10.21 SCALE: 1:25 DRN: JDW CHKD: JS APP: LC




STATUS: DETAILED DESIGN

DRAWING N°: C-1784-101

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 Cynllun Gwynedd - 100023367 - 2021

CLIENT/CLIENT: 	CYNNLLUN / SCHEME: Maes parcio Pen y Pass asesiad	DARLUNYDD GAN: DRAWN BY: IT	DYDDIAD DARLUNYDD: DATE DRAWN: Dec.2021	 
	TEITL LLUNIID / DRAWING TITLE: Proposed Layout Pen y pass & Pen y gwryd	GWYBRYDD GAN: CHECKED BY: PT	DYDDIAD GWYBRYDD: DATE CHECKED: Dec.2021	
		Tefn Sheet: 1 of 1	Rhif Lluiniad Drawing No. 7848/RM/100	CŷWY KEY

**Snowdonia National Park Authority    Date: 19/01/22**  
**– Planning & Access Committee**

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**Application Number:** NP5/69/16J

**Date Application Registered:** 27/04/21

**Community:** Llanegryn, Llangelynin

**Grid Reference:** 258218 304839

**Case Officer:** Mrs. Iona Roberts

**Location:**

Land near Castell Mawr, Llanegryn.

**Applicant:**

Mr. Pugh  
 G. & J. Pugh  
 Ty'n-y-Pwll  
 Llanegryn  
 Tywyn  
 Gwynedd  
 LL36 9SA

**Description:**

Proposed erection of 2,700 square metre (135m x 20m x 7.03m) 32,000 bird poultry unit for the production of eggs, improvements to access track and associated ground works (revised scheme including amendments to positioning and design of fan and vents, inclusion of the manure belt, pop holes only on the South side, amendments to doors and fenestration on west gable, access track, tree and hedgerow planting, additional and reduced hard standing around the building and resiting of feed bins to the northern elevation and increase in height of 0.45m).

**Summary of the Recommendation:**

To seek delegated approval to approve subject to appropriate conditions (including those of the original permission NP5/69/16C where still relevant) once updated management plans are received.

**Reason(s) Application Reported to Committee:**

**Scheme of Delegation**

Given the scale and nature of the original application the Director of Planning and Land Management considers that the matter ought more properly to be referred to the Planning and Access Committee for decision.

**Environmental Impact Assessment (EIA):**

The development has previously been subject to a screening decision which was made at appeal by the Welsh Ministers which concluded that the development is not EIA development. The proposed amendments do not alter the original conclusion.

## **Land Designations / Constraints:**

Open countryside  
PRoW (bridleway) borders the site to the north  
Scheduled Ancient Monument within 50 metres  
SSSI in close proximity (1.7km)  
SAC in close proximity (1.8km)

## **Site Description:**

The site subject to this application lies in open countryside on elevated land approximately 1 mile to the west of the village of Llanegryn and 2.5 miles to the north of Tywyn. There are a number of private residential properties in close proximity with the nearest being Castell Mawr at 85m to the north west. At a distance of 50m to the south west is the scheduled ancient monument of Castell Mawr hill fort. Access to the site is gained directly from a narrow local road and then onto the A493.

The original consent for the poultry unit has been implemented and is now fully operational.

## **Proposed Development:**

The proposal seeks a revised design to the originally consented scheme for the erection of the poultry unit (granted 30/05/2019). There are numerous variations between the previously consented scheme and the development as built which the applicant is seeking to regularise. These include:

- 1) positioning and design of fan and vents,
- 2) inclusion of the manure belt,
- 3) pop holes only on the South side,
- 4) amendments to doors and fenestration on west gable,
- 5) realignment of access track,
- 6) tree and hedgerow planting,
- 7) additional hard standing around the building,
- 8) re-siting of feed bins to the northern elevation and increase in height of feed bins.

## **Development Plan Policies:**

### *Eryri Local Development Plan 2016-2031*

- Strategic Policy A: National Park Purposes and Sustainable Development
- Strategic Policy B: Major Development
- Strategic Policy C: Spatial Development Strategy
- Strategic Policy D: Natural Environment
- Strategic Policy Ff: Historic Environment
- Strategic Policy H: Sustainable Rural Economy
- Development Policy 1: General Development Principles
- Development Policy 2: Development and the Landscape
- Development policy 20: Agricultural Diversification

**National Policy/Guidance:**

- Planning Policy Wales (PPW), Edition 11 February 2021
- Technical Advice Note 5: Nature Conservation and Planning
- Technical Advice Note 6: Planning for a Sustainable Rural Communities

**Future Wales 2040:**

- Policy 5 – Supporting the rural economy

**Consultations:**

Llangelynnin Community Council	No response received.
Gwynedd Council - Highways	No objections to the amended plans.
Gwynedd Council – Environmental Health	The Service has assessed the application and as the Unit will not be subject to Environmental Permit requirements to operate it, the Poultry Unit will have to be operated so as not to create a statutory nuisance or harmful to health noise, dust or smell. The Applicant is asked to confirm that the proposed changes are consistent with and reach the conclusions of the Noise Matrix Acoustic Design Consultants Report: PLANT NOISE ASSESSMENT Acoustics Report M1805 / R01,5th March 2018.
Gwynedd Council - SAB	The unit has no observations to offer in terms of land drainage or local flood risk given the changes in question.
Dwr Cymru	Having assessed the proposal, we note no new foul and/or surface water connections are being proposed into the public sewerage network. On this basis, we have no comments to make in relation to the above application.
Natural Resources Wales	We have no objection to the proposed development as submitted. Our landscape planning advice relates to the development's potential impact on Snowdonia National Park's landscape character, visual amenity and special qualities and its accordance with national policy.



CADW	CADW did not object to the original planning applications subject to mitigation measures, including the unit being painted green and the maintenance of a screening hedgerow, with occasional trees, along the southern side of the poultry shed being implemented. It appears that the mitigation measures CADW required to be implemented have been carried out. Consequently, we have no objection to these amendments to the development.
Gwynedd Archaeological Planning Service	No response received.
SNPA - Head of Conservation and Agriculture	There are no further agricultural comments on the amendments. The design of poultry units is a very specialized matter and is thought to have been purposefully designed.
SNPA - Ecology	Initial comments received raising need for additional biodiversity enhancement measures as required by paragraph 6.4.5 of Planning Policy Wales (Edition 11, February 2021). Inconsistencies between number of bird boxes shown on landscaping plan and detailed in the Landscape and Biodiversity Plan document. Additional information sought on details within the Landscape and Biodiversity Plan.

### **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 2 neighbours/local residents have been received; their comments (where relevant to the amendments sought) are predominantly:

- The visual impact of the relocated feed silos - substantially more visually prominent than they would have been had they been installed in accordance with the originally submitted plan.
- The lack of landscaping along the north-east of the building which provides no screening for the relocated feed silos.

## **Assessment:**

### 1. *Background*

- 1.1 This application has been submitted following an enforcement investigation into allegation that the development had not been built in accordance with approved plans. Following a site visit, a number of deviations from the approved plans were discovered.
- 1.2 Most notably no planting had taken place to date to comply with the approved landscaping plan which is in breach of condition 12 of the original consent (ref NP5/69/16C) which required all planting, seeding or turfing comprised in the approved details of landscaping and biodiversity enhancement to be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever was sooner.
- 1.3 The Authority has held enforcement proceedings in abeyance until the outcome of this application is known.

### 2. *Principle of Development*

- 2.1 As the original permission has been granted and the development implemented and completed (albeit not in accordance with the approved plans), the principle of the development has already been established.

### 3. *Planning Assessment*

- 3.1 As the proposal includes numerous elements, each amendment sought will be addressed in turn below for ease of reference.

#### Positioning and design of fan and vents

- 3.2 Environmental Health have raised no concerns with regards to odour or noise but did seek confirmation that the change in positioning and design of the fan and vents were consistent with the conclusions of the 'Plant Noise Assessment' report (dated 5th March 2018), which was submitted with the original application. The agent has confirmed the same and on the advice of the Environment Health officer further confirmation is sought by means of a technical statement with evidence of the same. This can be achieved by the submission of an updated report for approval detailing the control and management of odours and noise associated with the development.
- 3.3 Although position and design of the fan and vents differs from that originally shown on the approved plans, given the scale of the building this amendment is considered to have no further detrimental visual impact on the wider landscape.



#### Inclusion of the manure belt

- 3.4 The agent asserts that the manure conveyor was missed off the plans on the original application, but it was evident from the supporting documents submitted with the original application that one was required to remove manure on a weekly basis. A Manure Management Plan was submitted with the original application which illustrated the amount of manure that would be produced by the proposal.
- 3.5 This application seeks to rectify the omission of the manure belt from the approved plans. The manure belt is located at the rear of the building (south-west elevation) and is not visually prominent in the context of the complex beyond the immediate vicinity.

#### Pop holes only on the South side

- 3.6 Pop holes were originally shown along the entire length of the building on both sides on the approved plans. The amendments sought are to omit those on the north elevation and retain only those on the south elevation. This amendment does not have any detrimental visual impact on the wider landscape.

#### Amendments to doors and fenestration on west gable

- 3.7 The packing area is located within the western end of the building and therefore the agent has confirmed that this area requires daylight, hence the requirement to incorporate windows and pedestrian doors on this elevation.
- 3.8 Given the location of these additions on the western gable, these amendments are considered to have very little visual impact on the wider landscape.

#### Realignment of access track

- 3.9 The applicant has utilised an existing field track to enter the site instead of creating a new track to go directly to the western end as originally approved. Whilst this may have meant less ground works to create the track it has resulted in widening the existing track and a larger hardstanding area for a turning space along the north-east elevation (this is assessed separately within this report).
- 3.10 The amended landscaping plan takes into account the realignment of the track; taking this into account it is considered that the realignment of the access track is acceptable subject to the landscaping plan being implemented.
- 3.11 The amendments relate to the access track only, no amendments are sought to the vehicle access point off the minor road.

#### Tree and hedgerow planting

- 3.12 The realignment of the access track has resulted in the need to amend the landscaping scheme, particularly along the northern and eastern boundaries of the site. No amendments are sought to the approved landscaping at the vehicle access point off the minor road.
- 3.13 NRW have not raised any concerns with the proposed landscaping, however officers have raised concerns with the lack of landscaping along the north-east of the building as shown on the initial plans submitted. This is also a concern that has been raised by local residents, in particular given the amended location of the feed bins which would not benefit from any screening. Additional planting has been secured through discussion with the agent along the north-east of the building which are now shown on the submitted amended plan 'Landscaping Plan B'. Officers are now satisfied with the proposed landscaping and a suitably worded condition will be imposed to secure planting within a specified timeframe.
- 3.14 The biodiversity enhancement measures as approved and secured by application NP5/69/16E would remain unaltered. Given that this application is only to secure amendments to a development that has previously been approved, it is considered unreasonable to seek additional enhancement measures beyond that which has already been approved.

#### Additional hardstanding around the building

- 3.15 To allow for the most efficient ways of dealing with the operation of the housing and the realignment of the access track the hardstanding area around the building has been altered.
- 3.16 The visual impact of the enlarged hardstanding areas is considered minimal having regard to its context. It is considered that the landscaping scheme should alleviate any additional impact of an increase in hardstanding area may have on the wider landscape, particularly from far reaching views.

#### Re-siting of feed bins to the northern elevation and increase in height of feed bins by 0.45m

- 3.17 The previously approved plans show the feed bins located along the east elevation of the building close to the southern gable standing at a height of 6.6m. The amended location of the feed bins are positioned centrally along the west elevation standing at a height of 7.3m.

- 3.18 The agent asserts that the re-siting of the feed bins was a requirement of the system maker, as the feed conveyors internally have to be fed by central feed bins and so the conveyors couldn't be sited at one end to feed right to the other side. Lorry access to the feed bins meant that the north-east elevation was the only side available.
- 3.19 The relocation of the feed bins and the increase in height does make them more visually prominent in the landscape. Given that the building itself would form a backdrop to the bins it is only the topmost part of the bins that would be most prominent from far reaching views, albeit only a minor impact having regard to the overall scale of the complex.
- 3.20 Amended plans have been submitted to show additional landscaping along the north-west of the building as shown on 'Landscaping Plan B' which would help alleviate some of the visual impact.
- 3.21 On balance, having regard to the overall scale of the development as a whole it is the officer's opinion that that this element of the proposal is acceptable providing that the landscaping plan is implemented.

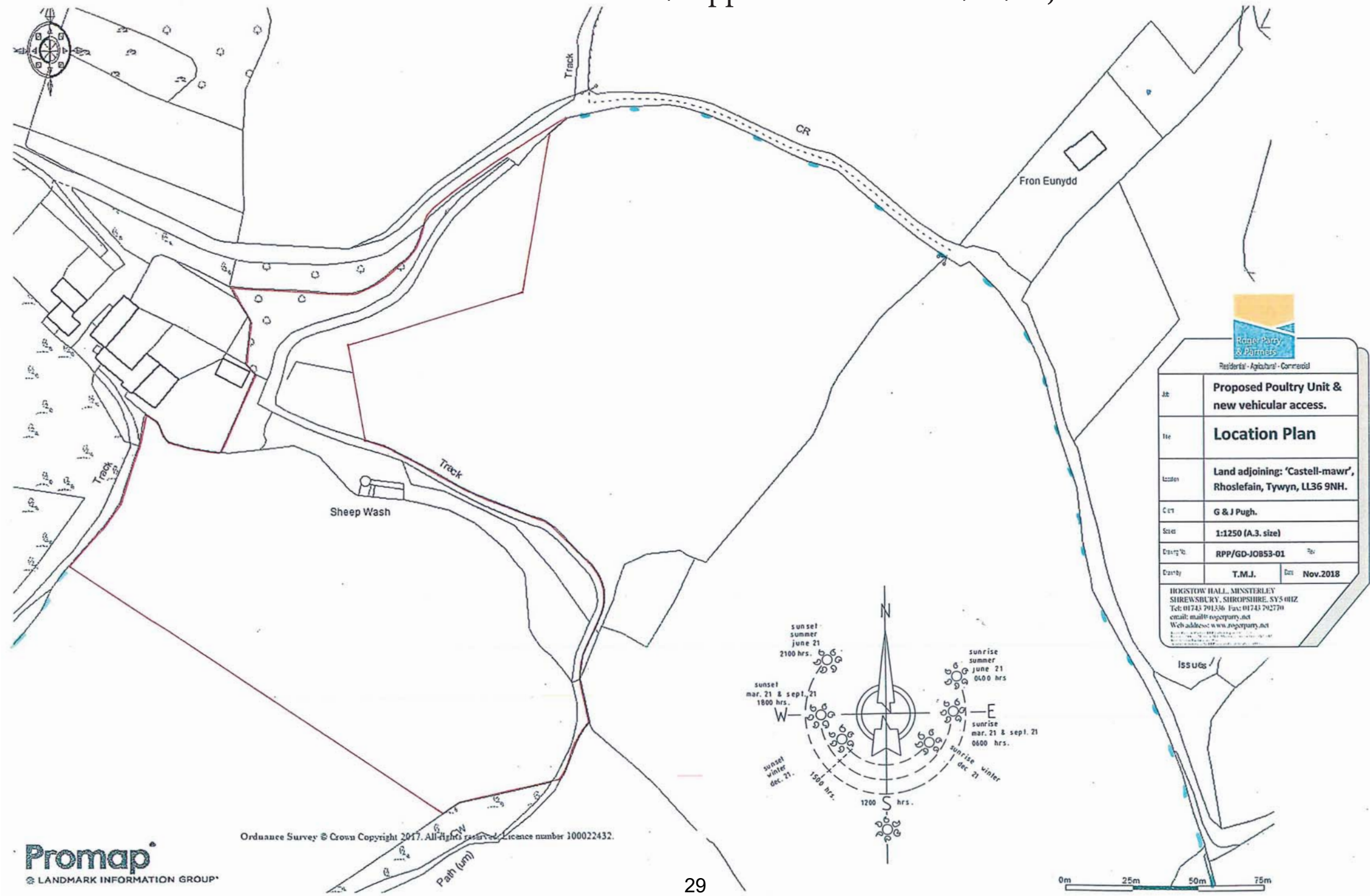
#### **4. Conclusion**

- 4.1 Whilst it would appear that the number of revisions sought is large in number, given the scale of the original development it is considered, on balance, that the revised scheme is compatible with the capacity and character of the site and locality and would not be unduly prominent in the landscape compared with the originally consented development.
- 4.2 This is based on the landscaping plan being implemented as soon as possible. Officers will need to monitor the situation within the coming months to ensure that planting takes place before the current planting season comes to an end.
- 4.3 For the avoidance of doubt all conditions of the original permission (NP5/69/16C) which remain relevant should be included with any consent granted.
- 4.4 Given the need to update a number of the original conditions and the retrospective nature of the variations sought it will be necessary to request updated plans in respect to the management of odours, dust, noise as well as all other matters subject to the original management plan before a decision is issued. Once in receipt of satisfactory plans these can be conditioned.

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

**RECOMMENDATION: To seek delegated approval to approve subject to appropriate conditions once updated management plans are received:**

# Cais Rhif / Application No. NP5/69/16J

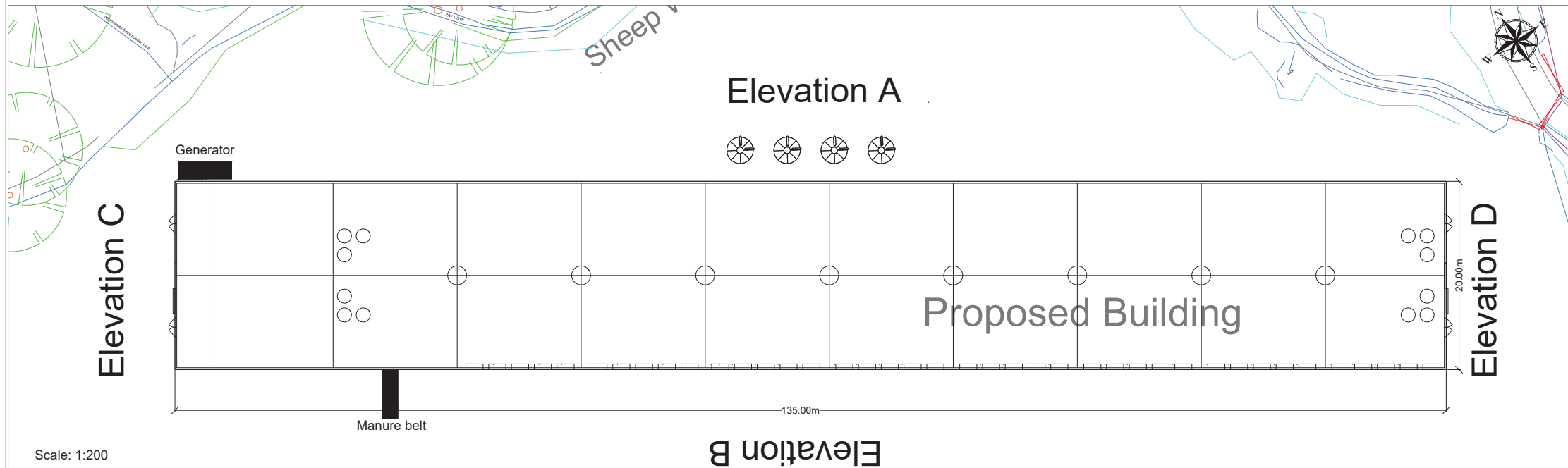


**Rome Parry & Partners**  
Residential - Agricultural - Commercial

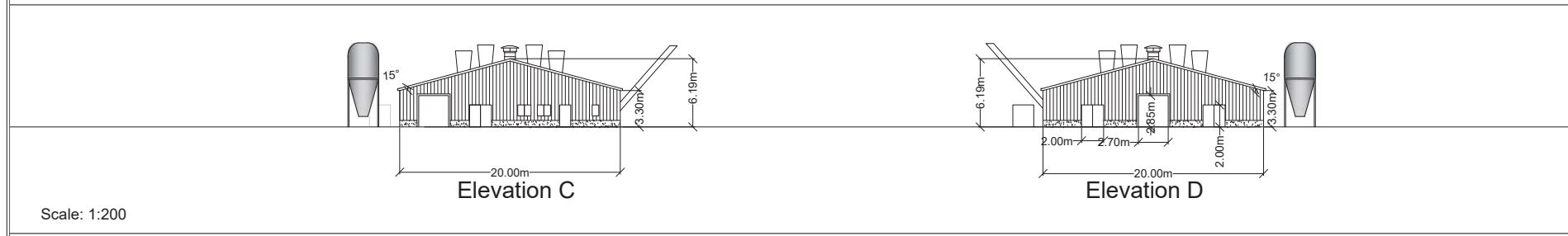
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Title	<b>Location Plan</b>
Location	<b>Land adjoining: 'Castell-mawr', Rhoslefain, Tywyn, LL36 9NH.</b>
Client	<b>G &amp; J Pugh.</b>
Scale	<b>1:1250 (A3. size)</b>
Drawing No.	<b>RPP/GD-JOB53-01</b>
Drawn by	<b>T.M.J.</b> Date <b>Nov.2018</b>

HOGSTOW HALL, MINSTERLEY  
SHEREWSBURY, SHROPSHIRE, SY5 0HZ  
Tel: 01743 791336 Fax: 01743 792770  
email: mail@rogparry.net  
Web address: www.rogparry.net

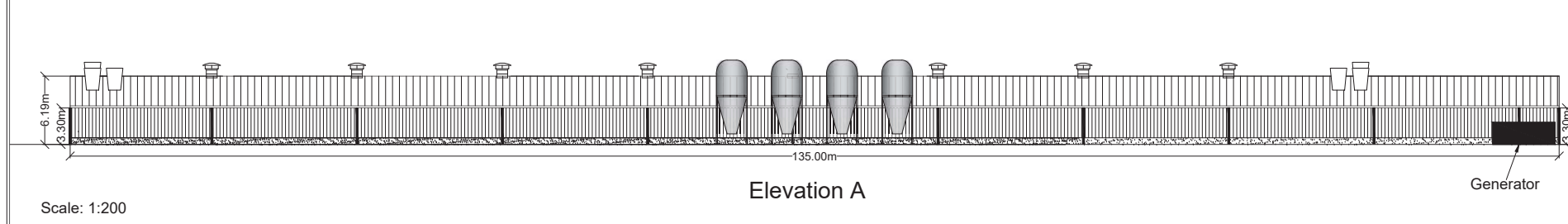
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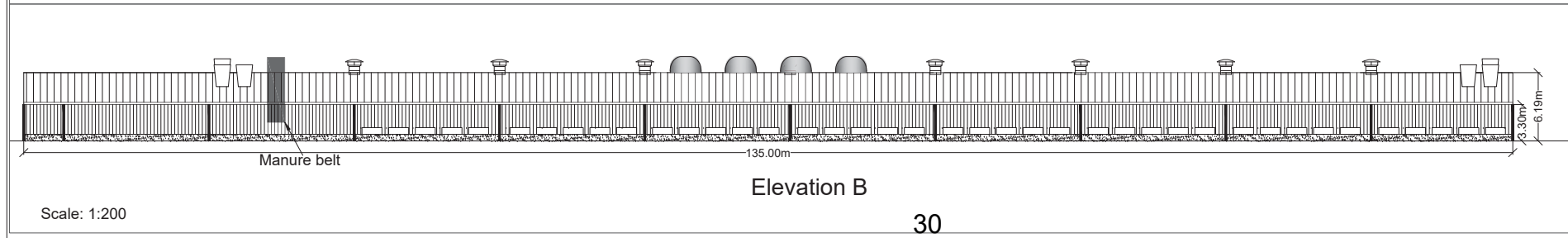
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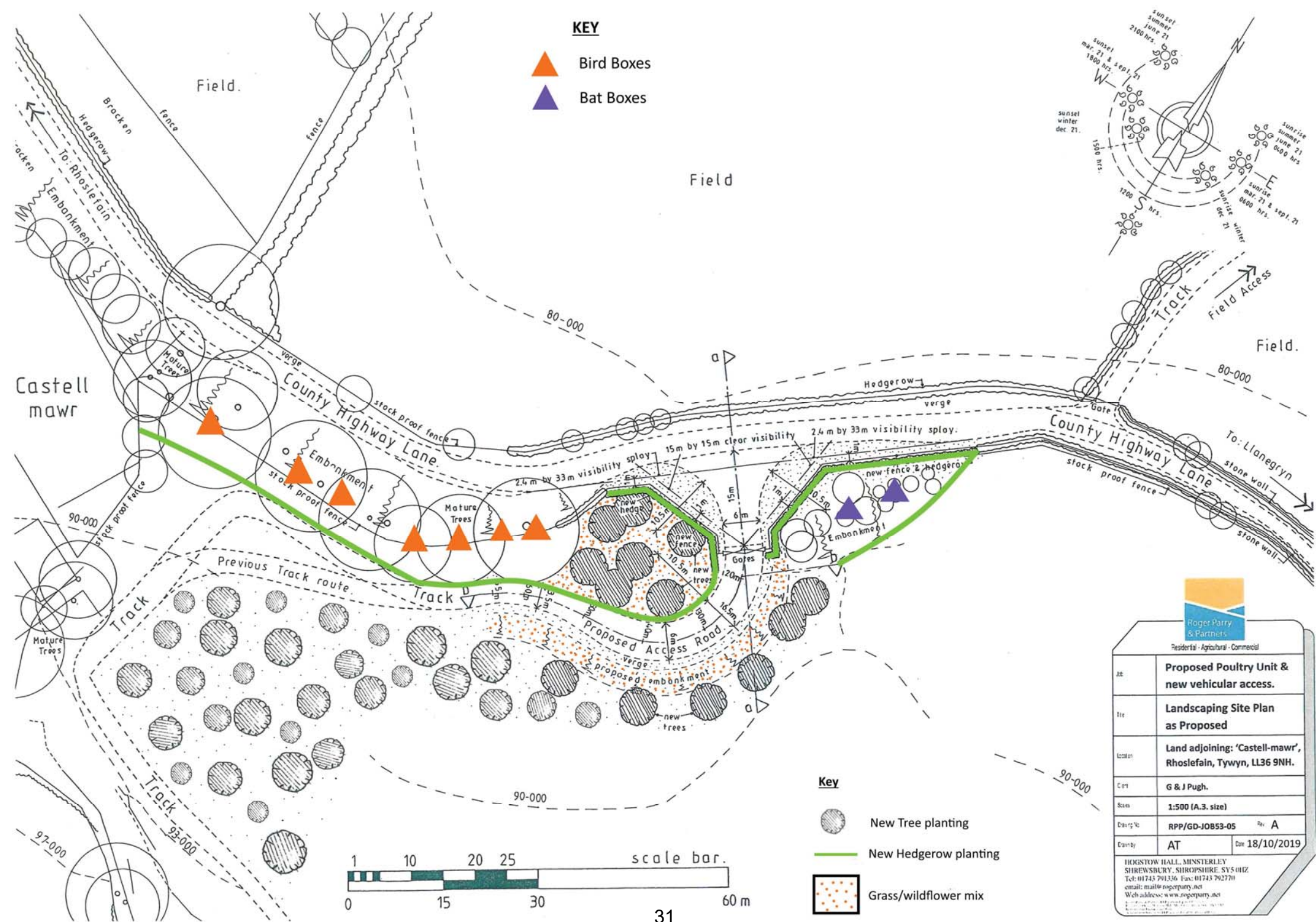
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Rev	Description	Date	Dr by	App by
Original				



Residential - Agricultural - Commercial	
Job	Proposed Poultry Unit
Title	Proposed Elevations & Floor Plan
Location	Castell Llanegryn LL36 9NH
Client	
Scales	1:200 @ A1
Drawing No.	GD-MZ147-02
Drawn by	AZ
Date	12/03/2021
HOGSTOW HALL, MINSTERLEY SHREWSBURY, SHROPSHIRE, SY5 0HZ Tel: 01743 791336 Fax: 01743 792770 email: mail@rogerparry.net Web address: www.rogerparry.net <small>Registered in England and Wales. Registered in Shropshire, Shropshire, SY5 0HZ. A full membership of the RIBA is available on the above address.</small>	



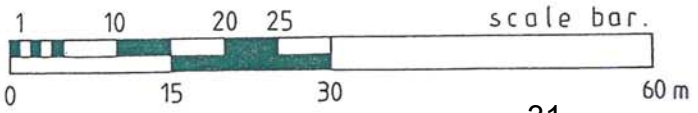


**KEY**

- ▲ Bird Boxes
- ▲ Bat Boxes

**Key**

- New Tree planting
- New Hedgerow planting
- Grass/wildflower mix

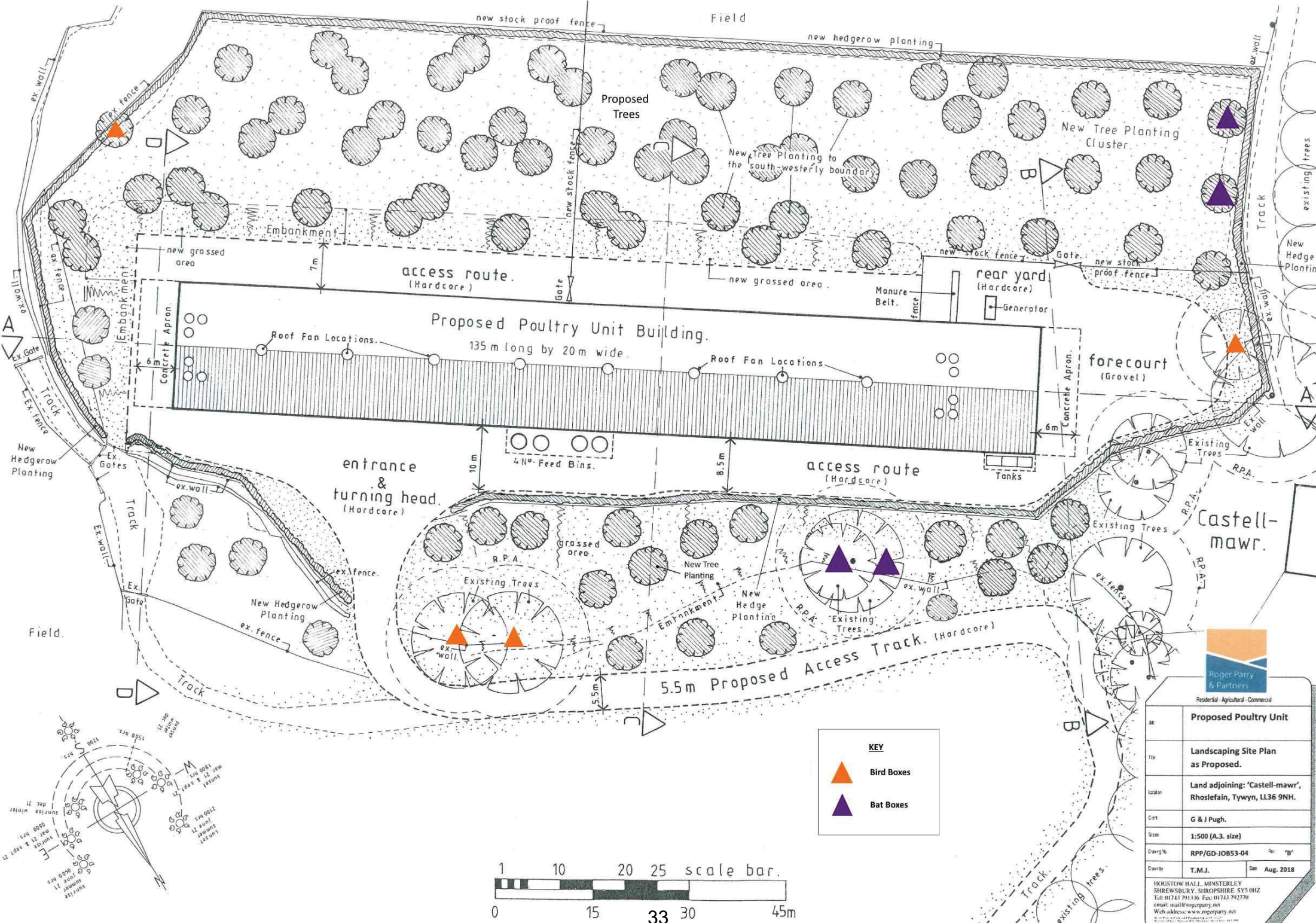


 Residential - Agricultural - Commercial	
Job:	<b>Proposed Poultry Unit &amp; new vehicular access.</b>
Title:	<b>Landscaping Site Plan as Proposed</b>
Location:	<b>Land adjoining: 'Castell-mawr', Rhoslefain, Tywyn, LL36 9NH.</b>
Client:	<b>G &amp; J Pugh.</b>
Scale:	<b>1:500 (A3. size)</b>
Drawn No:	<b>RPP/GD-JOB53-05 Rev. A</b>
Drawn by:	<b>AT</b>
Date:	<b>18/10/2019</b>
HIGSTOW HALL, MINSTERLEY SHREWSBURY, SHROPSHIRE, SY5 0HZ Tel: 01743 791336 Fax: 01743 792770 email: mail@rogerparry.net Web address: www.rogerparry.net	












**KEY**

-  Bird Boxes
-  Bat Boxes

 Residential - Agricultural - Commercial	
Site:	<b>Proposed Poultry Unit</b>
Title:	<b>Landscaping Site Plan as Proposed.</b>
Location:	<b>Land adjoining 'Castell-mawr', Rhoslefain, Tywyn, LL36 9NH.</b>
Client:	<b>G &amp; J Pugh.</b>
Scale:	<b>1:500 (A3 size)</b>
Drawing No.:	<b>RPP/GD-10853-04 Rev 'B'</b>
Drawn by:	<b>T.M.J.</b>
Date:	<b>Aug. 2018</b>
<small>HICKSTOW HALL, MINSTERLEY SHREWSBURY, SHROPSHIRE, SY5 0HZ Tel: 01743 791336 Fax: 01743 792770 email: mail@rogerparry.net Web address: www.rogerparry.net</small>	

<b>MEETING</b>	Planning and Access Committee
<b>DYDDIAD</b>	January 19th 2022
<b>TEITL</b>	Recent Welsh Government consultations
<b>REPORT BY</b>	Principal Policy Planning Officer
<b>PURPOSE</b>	Provide members with an update on the progress of Welsh Government consultations and their implications

## 1. BACKGROUND

During November and December 2021 the Welsh Government published four significant consultations:

1. **Inquiry into second homes by the Local Government and Housing Committee, Welsh Parliament**
2. **Legislation and planning policy for second homes and short-term holiday accommodation**
3. **Amendments to permitted development rights**
4. **Welsh Communities Housing Scheme**

This paper discusses the content of the four consultations, their implications and summarizes the officers' responses to these,

## 2. CONTENT AND COMMENTS ON CONSULTATIONS

### 1) Inquiry into second homes by the Local Government and Housing Committee, Senedd Cymru

**Senedd Cymru's Local Government and Housing Committee** is inviting written evidence to assist them in their consideration of the inquiry into second homes. The Committee's remit re. the inquiry is to:

- Look in detail at the recommendations made by Dr Simon Brooks in his report, "*Second homes: developing new policies in Wales*", and the Welsh Government's response to those proposals.
- Consider the policy objectives and evaluate the evidence base for policy change in this area and identify any gaps in information and data.

#  
#

Officers welcome Dr Simon Brooks' report which scrutinises policies relating to second homes. Officers agree with the recommendations proposed in the report. Here is a summary of officers' comments for the inquiry:

High numbers of second homes have a detrimental effect on social fabric, the local housing market, amenities and community services and facilities so we totally agree with the report that efforts should be made to control the numbers of second homes in the communities under threat. It is agreed that there should be a clear definition for second and holiday homes and three regulatory processes should be aligned, namely the Taxation Process, the Planning process and the introduction of a mandatory Licensing Scheme for Holiday Homes. Agreeing on the definitions would make it easier to get an accurate picture of the numbers of second and holiday homes in order to formulate policies, monitor and have better control.

It is fully agreed that a proactive and radical approach should be taken. The Covid-19 pandemic and Brexit have accelerated current trends leading to more houses being bought as second homes or renting them as holiday homes and pricing local residents out of the housing market. The Covid-19 Pandemic has led to an increase in home working and opportunities to live further away from the workplace. The quality of life and landscape offered by the National Park attracts those who wish to have a more balanced life and increases the demand for second homes in rural Wales. Brexit and the Covid-19 Pandemic have made it difficult to take holidays outside the UK, increasing tourism levels in the UK. This has led to more houses being bought as second homes or being rented as holiday homes. Areas such as National Parks in particular are under pressure with increased competition for houses for sale leading to price increases. The current situation is critical and requires an urgent response.

It is agreed that short-term holiday accommodation should be exempt from eligibility for small business rate relief and that second homes should be taxed as a 'house', regardless of its use. It should also be possible to vary the higher rates of land transaction tax at a county or local government ward level to reflect local circumstances. It is also noted that the Welsh Government should strengthen planning guidance to support and facilitate the use of Local Market Housing policy. In addition, to ensure the success of the policy the Welsh Government should ensure that Banc Cambria offers mortgages that would support homes with a local condition agreement to avoid any barrier to the delivery of local market housing for the benefit of our rural communities.

In order to address the high number of second homes it is essential to consider the existing housing stock. New housing management would not have a major impact on the problem as a very low percentage of the housing stock is new housing. In addition, many of the villages in the National Park have environmental constraints such as flooding / steep terrain and therefore do not have the capacity to build new houses to meet all the need for affordable housing without inflicting serious environmental damage.

It is agreed that insufficient attention is given to the existing housing stock as part of the rural solution and that if more local needs could be met through the existing housing stock, then there would be no need to inflate the housing stock in a way that will probably lead to fundamental damage to the Welsh language.

Eryri's communities have recently seen a huge increase in the number of holiday accommodation where investors have bought properties in the existing housing stock and have converted them into short-term holiday accommodation (holiday units, Airbnb etc). The recommendation to address this will be agreed with the introduction of a change to planning law to make the conversion of dwellinghouses into holiday accommodation in some communities subject to planning permission. The Authority agrees that the Welsh Government should amend the Town and Country (Use Classes) (Amendments) (Wales) Order 2016 by introducing a new use class for short-term holiday accommodation and welcomes the recent consultation – this will be expanded further in the consultation response Legislation and planning policy for second and short-term holiday accommodation.

It is also agreed that a new use class for second homes should be introduced as proposed in the recent Consultation by the Welsh Government. Action is needed to prevent the loss of more and more of the housing stock in vulnerable communities. This change would be very welcome and should this be introduced, it will be important to put additional resources into ensuring that the creation of a new use class for second homes works effectively. In formulating any policy it will be important to bear in mind the risk of moving the second home problem to neighbouring communities. Moving the second home problem could inflict linguistic damage to many viable Welsh-speaking communities that are currently less affected by second homes.

**SUMMARY: Strongly support the potential interventions proposed to address the crisis situation with second and holiday homes. It is agreed that there should be a clear definition for second homes and holiday homes and the three regulatory processes should be harmonised, namely the Taxation Process, the Planning process and the introduction of a Compulsory Licensing Scheme for holiday homes.**



## 2) Consultation: Legislation and planning policy for second homes and short-term holiday accommodation

This consultation seeks views on the Welsh Government's proposals to reform the development management system and planning policy in Wales in three ways:

- They propose that the Town and Country Planning (Use Classes) Order 1987 be amended to create new use classes for 'Main Homes', 'Secondary Homes' and 'Short Term Holiday Accommodation';
- They propose that related amendments be made to the Town and Country Planning (General Permitted Development) Order 1995 to allow permitted changes between the new use classes for Main Homes, Secondary Homes and Short Term Holiday Accommodation. This would enable permitted development rights within a particular area to be disapplied by an Article 4 Direction made by a local planning authority; and
- They propose that Planning Policy Wales should be amended to make it clear that, where relevant, the number of second and short-term holiday homes in a local area must be taken into account when considering housing requirements and policies in Local Development Plans (LDPs). It also makes it clear that where a local planning authority gives an Article 4 Direction, a condition could be imposed on each new dwelling restricting its use to a main home as long as such a condition meets the relevant tests.

The main comments from officials to the consultation were:

Officers strongly agree that amending secondary legislation in the way proposed will be an effective way of helping to address the crisis facing the communities of Eryri. It is agreed that new use classes should be introduced as proposed. Action is needed to prevent the loss of more and more of the housing stock in vulnerable communities. A clear definition and a robust licensing system is vital in order to be able to manage the New Use Classes proposed in the Planning Field. It is essential that all regulatory systems are carefully coordinated between taxation, licensing, and planning. If this is not coordinated problems are anticipated in the management of the New Planning Use Class.

Care needs to be taken in relation to the impact of displacement, where unmanaged areas of Article 4 Direction will come under increased pressure from second homes and holiday accommodation. It is believed that a more extensive approach to Article 4 Direction will need to be adopted at a Regional rather than Community Council level. If not, there will be a significant impact on the surrounding communities, where consent for the change of use will not be required. It is also important that Local Authorities work together to avoid moving the problem to neighbouring areas.

There is concern that there will be no fees for a planning application where the change of use right has been removed by an Article 4 Direction. There will be no additional resource available to the Planning Department, and the high number of planning applications, certificates and enforcement cases will place significant pressure on the service.

It is anticipated that additional staff, and more planning case officers will need to be employed for planning applications and certificates of lawfulness, and more compliance officers to deal with enforcement cases and complaints about unauthorized use. If the Authority adopts an Article 4 Direction, taking into account the high levels of second homes and short-term holiday accommodation in Eryri, there will be a significant increase in levels of work and further external resources required to be effective. National Parks will not be able to benefit from the council tax premium fund on second homes collected by Local Authorities.

In terms of formulating a specific planning policy for setting a threshold on the numbers of second homes / holiday accommodation in communities under immense pressure national intervention will be required. As Local Development Plans take at least 4 years to prepare – one of the main ways to act quickly would be for the Welsh Government to make statements / changes to national policy that may be used as a material consideration in the planning system e.g. change to Planning Policy Wales (PPW), or a letter 'Dear Principal Planning Officer' etc. This would enable Local Planning Authorities to produce interim policies on second and holiday homes. This will have to be done if Planning Authorities are to be able to formulate local policy to deal with the crisis quickly before it is too late rather than having to wait for Local Development Plans to be prepared and adopted. There is a crisis in many communities and urgent action is needed. Waiting 4/5 years until the next Development Plan can be too long a period to save some of these communities. Clear guidance is needed to be able to justify decisions on a planning application to go hand in hand with the changes, and for areas that choose to use the Article 4 Direction.

**SUMMARY: Support reforms to legislation for second homes and holiday accommodation. If the Authority adopts an Article 4 Direction, taking into account the high levels of second homes and short-term holiday accommodation in Eryri, it is anticipated that more planning and compliance case officers will need to be employed to deal with planning applications, certificates of lawfulness and enforcement proceedings. There is a need for a National policy statement to be able to implement policies as a matter of urgency to coincide with the change in legislation.**

### 3) Consultation: Amendments to permitted development rights

Permitted development is development that can be carried out without the need to apply for planning permission, because permission has already been granted under the Town and Country Planning (General Permitted Development) Order (GPD). To help businesses re-open and support their efforts to create a safe environment, enabling the public to feel confident in returning to the high street after the lock-down, earlier this year the Welsh Government relaxed planning controls for specific developments, temporarily. These permitted development rights have been used for a variety of uses, including campsites, holidays, festivals, weddings, markets and other recreational purposes.

This consultation seeks the views of the public and wider stakeholders on these permitted development rights, discussing the possibility of making them permanent additions.

These are officers' main comments on the consultation:

The Welsh Government is asking whether the extra days given should be retained e.g. for permanent campsites, allowing temporary uses for up to 56 days. It is felt that National Parks should not be included within the 56 day entitlement permanently as it is a sensitive area for tourism pressure. Some areas of the Park have experienced significant pressures over the last two years, where the environment and infrastructure cannot cope with the numbers of tourists. Increasing the period to 56 days would result in more facilities, such as washing facilities etc., which also have a visual impact on the landscape. It will also inevitably lead to an increase in unauthorized operational developments, such as hard standings etc. It will also pose a challenge in managing the unauthorized operational developments with several sites running over the 56 days. This is a problem with a lack of resources in compliance. Over the past year officers have seen new temporary sites where they have had a detrimental effect on the character and landscape of the National Park and on the amenities of nearby residents. It is important that highway issues e.g. access and the increase in traffic congestion on narrow roads are being considered.

In light of the significant pressures on town centre use, the Welsh Government introduced new permitted development rights to change of use in town centres to give landlords and businesses some time to pilot changes of use e.g. switch from Use class A1 (shops) to A2 (financial and professional services); A3 (food and drink); B1 (business); D1 (non-resident organizations); and D2 (gathering and recreation) without planning permission. It is felt that the loss of retail units to another use could damage the economic vitality and viability of retail areas and for this reason, our Local Development Plan policies do not support the change of use from A1 to A2 or A3, unless it can be demonstrated that A1 use is not viable. It is felt that more research is needed into the viability of our towns, and to assess the effects of Brexit and Covid, to see if our policy needs to change. If the A1 element is no longer viable, then a change in emphasis of the policy may be considered. Research will feed into the next review of the Development Plan.

The right to increase the use of racing and exercising cars and motorcycles from 14 to 28 days is strongly opposed. The use can damage valuable habitats such as peatlands, heaths and marshes, and increasing the use to 28 days can lead to significant and permanent damage as well as the tranquility of the National Park. The National Park has experienced damage to habitats and monuments as a result of the use of four-wheel-drive vehicles and cross-country motorcycles, and the temporary increase of their land use rights is opposed.

**SUMMARY: Some of the proposals to make the amendments to permitted development rights permanent are opposed as a result of potential adverse effects on the character and landscape of the National Park and on the amenities of nearby residents.**

## Welsh Communities Housing Scheme

Preparing the Welsh Language Communities Housing Plan is one of the Welsh Government's main priorities as set out in our Programme for Government 2021-2026. This draft plan considers how the national interventions might be supported by other initiatives in order to work together as a balanced package to protect Welsh speaking communities and to ensure that they are sustainable and viable communities for future generations, a future, where the Welsh language can flourish. This consultation considers how interventions could be complemented at community level to support and protect the Welsh language.

The interventions included in the consultation that Officers welcome are:

### **Social enterprises and community-led co-operatives**

The Government proposes to develop a toolkit to help create community-led social enterprises that can

- Create job opportunities.
- Safeguard services in a community.
- Look at small-scale community-led housing interventions under the collaborative model.

Officers welcome the Government's proposal to provide additional resources to help stimulate and inform this work in Welsh speaking communities where the need for new dwellings may be relatively small, and therefore not a viable option for many developers to consider. There is an increasing number of community groups with a desire to address the lack of housing for local residents in their communities and to build community resilience and in some communities a community level response may be the way forward tailoring the solution to the needs of the community. Following a meeting of Tai Eryri's Partners this year Park officers have already been working with Partners to scope the possibility of establishing a Partnership to support a community-led housing officer operating within the National Park area using some of the commuted sums to fund a role like this. Having a community-led Housing Officer to operate and focus on the Park's communities would greatly help to provide rural communities with the support and expertise they need to respond at community level. Additional resources are essential to fund grassroots officers to support and co-ordinate this.

The Government is proposing to support an existing or newly established community social enterprise to develop a business where a short-term holiday accommodation business can provide enough revenue to buy a socially rented property. This would allow the economic benefit to be reinvested locally eg by purchasing further stock that will be available for local people to rent on social grounds.

The Government is proposing to set up an Estate Agents Steering Group to look at the possibility of developing innovative ways of selling local houses. The aim will be to develop them in conjunction with all stakeholders identifying practical steps to support local buyers to ensure they have equitable access to local housing.

The Government is proposing to explore opportunities to develop a voluntary scheme that will allow local people the first opportunity to buy or rent a property.

In addition, the Government proposes the following interventions which are welcomed by officers:

- Create a network of community-based Cultural Ambassadors who promote and celebrate our language, culture and heritage.



- Create a commission on Welsh-speaking communities that will look at the different factors that affect the ability of the Welsh language to be maintained as a community language.
- Explore how local authorities are fulfilling their roles in the field in protecting place names.
- Consider the recent use of covenants to protect house names and explore how these can be used more widely in the future.
- Consider new ways of raising awareness of and promoting the List of Historic Place Names.
- Expand the scope of the Economy and the Language Round Table to include Housing, with a role in overseeing the work of the Welsh Communities Housing Scheme.

**SUMMARY: The interventions offered in the Plan and the need for additional resources to support communities to establish community-led initiatives are welcomed. It is essential that there are resources to employ officers to support and co-ordinate communities and bring together relevant partners.**

### 3. RECOMMENDATION

**Identify the content of the consultations and their potential implications for the Authority**

#### BACKGROUND PAPERS

[Second homes: developing new policies in Wales](#)

Planning legislation and policy for second homes and short-term holiday accommodation  
<https://llyw.cymru/deddfwriaeth-pholisi-cynllunio-ar-gyfer-ail-gartrefi-llety-gwyliau-tymor-byr>

Amendments to permitted development rights  
<https://llyw.cymru/diwygiadau-i-hawliau-datblygu-ganiateir>

Welsh Communities Housing Scheme  
<https://llyw.cymru/cynllun-tai-cymunedau-cymraeg>



## **PLANNING AND ACCESS COMMITTEE**

**19 JANUARY 2022**

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

**SNOWDONIA NATIONAL PARK AUTHORITY**

**PLANNING AND ACCESS COMMITTEE, 19th of January 2022**

**LIST OF COMPLIANCE CASES**

**New cases**

	<b>Reference</b>	<b>Date of initial complaint or Date observed by Compliance Officer</b>	<b>Location of Site</b>	<b>Details of Alleged Planning Breach</b>	<b>Current Position</b>
1	NP5/50/ENF144C	09-Dec-2021	Crychnant, Aberdyfi, LL35 0SG	Work not in accordance with approved plans NP5/50/144C	Site visit required.
2	NP5/53/ENF590	23-Nov-2021	4 Yr Hafan, Bala. LL23 7AU	Erection of new structure at front of property	Site visit undertaken and contact to be made with the owner.

**Awaiting Retrospective Application/Listed Building Consent Application/CLEUD Application**

	<b>Reference</b>	<b>Date of initial complaint or Date observed by Compliance Officers</b>	<b>Location of Site</b>	<b>Details of Alleged Planning Breach</b>	<b>Position at time of last committee meeting</b>	<b>Updates since last committee meeting</b>
3	NP2/11/ENF709A	February 2021	Gelli'r Ynn Uchaf, Nantmor	Engineering works to create new access and driveway including removal of trees.	Further contact made in relation to the submission of an application. Awaiting response.	Further contact made with the owner. Awaiting response, due by the beginning of January 2022.
4	NP4/16/ENF227C	July 2020	Gwalia Stores, Dolwyddelan	Change of use from retail to dwelling	A planning agent has now been appointed to submit an application.	Further contact made in relation to a planning application. Response received. Aiming to submit an application early in January 2022.
5	NP4/26/ENF266W	January 2020	Zip World Fforest, Betws y Coed	Erection of building & creation of footpaths	Site meeting carried out. Awaiting application. Further contact made with landowner's agent.	Further contact made with the owner and agent in relation to the submission of a planning application. Response due early in January 2022.
6	NP4/29/ENF514	October 2021	Llys Meddyg, Penmachno	Creation of New Access	Contact made with the owner and discussions are taking place.	Discussions are ongoing with the owner. Liaising with the highways department at Conwy County Borough on the suitability of the access.

7	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.	No further update to report for this committee.
8	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.	Owner has advised a Certificate of Lawful Use application is currently being prepared. No update to report at present.
9	NP5/62/ENF422	June 2021	Ty'r Graig, Llanbedr	New dormer window and erection of outbuilding.	Awaiting the submission of a planning application.	Contact made in relation to the submission of an application on the 6th of December 2021. Response received and application to be submitted week commencing the 10th of January.

10	NP5/62/ENF171D	October 2021	The Mill Caravan Park, Llanbedr	Alleged engineering works and siting of 3 Pod Units	Contact made with the owner and initial site visit undertaken. Discussions are taking place.	Further contact made with the owner, explaining planning permission is required for the addition of the three pods. A deadline to remove the pods from the site was provided, with that being the end of January 2022. Awaiting response.
11	NP5/62/ENF430	October 2021	Llwyn Onn, Llanbedr	Engineering Works at Access and Creation of Retaining Wall	Site visit undertaken and contact to be made with the owner.	Attempted to contact owner in the beginning of December 2021, however no response received. Further contact sent to owner in January 2022. Awaiting response.
12	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.	Contact made with the owner in January 2022. Awaiting response.

## Retrospective Applications Received

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
13	NP4/11/ENF100F	March 2021	Tan y Bryn, Pentre Felin, Betws y Coed	Development not built in accordance with approved plans (NP4/11/100F)	<p>Site visit carried out. Contact made with the owner to advise that planning permission is required for the changes.</p> <p>A Non-Material Amendment application has been submitted in respect to the works – currently being processed. Amendments sought are considered to be 'material' and the non-material amendment application has been refused.</p>	Full planning application submitted on the 19th of November 2021 and is currently being processed.
14	NP4/26/ENF195C	April 2021	Llwynau, Capel Garmon	Siting of Pod	Letter sent to landowner. Awaiting submission of application.	Further contact made with the owner and application received on the 13th of October 2021. Application is currently in-valid, contact made with the owner to rectify the situation.



15	NP4/26/ENF261B	January 2020	Y Felin, Plas yn Rhos, Rhydlanfair	New Structure	Contact made with the owner and a site meeting is currently being arranged. Site meeting arranged.	Application received on the 27th of November 2021. Application is currently in-valid, contact made with the owner to rectify the situation.
16	NP5/50/ENF134D	October 2021	9 Glandyfi Terrace, Aberdyfi	Use as a Take-away Outlet	Contact made with the owner to advise that planning permission is required for hot food takeaway. Response received and application to be submitted.	Application received on the 11th of November 2021 and is currently being processed.
17	NP5/50/ENFL308C	October 2021	Coast Deli & Diner, Copperhill Street, Aberdyfi	Use of premises as Restaurant and Take-away	Contact made with the owner to advise that planning permission is required for hot food takeaway. Response received and application to be submitted.	Application received on the 11th of November 2021 and is currently being processed.
18	NP5/50/ENF562P	July 2020	62 Plas Panteidal, Aberdyfi	Extension to decking Area	Letter sent to the owner. No response received to date. Contact made with the owner.. Site visit to be arranged following lockdown. The matter is being discuss further with the owner.	A retropective planning application has been received on the 30th of June 2021 and currently being considered.

19	NP5/58/ENF58G	November 2019	Bryn y Bwyd, Talybont	Engineering Works and Possible Siting of Caravan/Chalet	<p>Contact made with the owner and a site meeting has taken place. Currently assessing the works that have taken place and whether any of these benefit from permitted development rights. Requested an update on the 6th May. Awaiting a response.</p> <p>The owner has been contacted to advise planning permission is required for the creation of a bund and also the shower/toilet facility. Awaiting planning application.</p>	Application received. Pending consideration.
20	NP5/58/ENF641	August 2021	Plas Bennar, Dyffryn Ardudwy	Possible change of use of dwelling to large scale holiday accommodation.	Contact made with the owner and site meeting arranged for the beginning of September 2021.	Meeting has taken place. Planning application now received on the 21st of September 2021 and pending consideration.
21	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. Update received from the agent. Application due to be submitted mid February.	Application received in March 2021. Pending consideration.
22	NP5/69/ENF301F	June 2021	Llwyn Du Caravan Park	Erection of children's climbing frame	Letter sent to the owner.	Application received and is currently being processed.

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

	<b>Reference</b>	<b>Date of initial complaint or Date observed by Compliance Officers</b>	<b>Location of Site</b>	<b>Details of Alleged Planning Breach</b>	<b>Position at time of last committee meeting</b>	<b>Updates since last committee meeting</b>
23	NP3/12/ENF191	June 2021	Castell Cidwm, Betws Garmon	Untidy condition of land.	Contact currently being made with the owner.	Site visit undertaken. Further contact made with the owner in January 2022. Awaiting response.
24	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.	Contact made with the owner in January 2022 to arrange a site meeting. Awaiting response.

25	NP4/11/ENF397	April 2021	Land to West of A470(T) junction with A5 near Waterloo Cottage, Betws y Coed	Use of land for camping with associated structures	Owner has contacted and provided some details as to how the land is being used. Awaiting further details to determine whether there is any breach of planning control.	Site visit undertaken. Contact made with the owner in January 2022 in relation to the use of the land. Awaiting response.
26	NP4/13/ENF247	February 2020	Land Near Deunant, Capel Curig	Engineering Works, Retaining Walls and Possible Encampment	Apparent works have recommenced. Contact currently being made with the owner.	Site visit undertaken and further contact made with the owner to arrange a site meeting in December 2021. Awaiting response.
27	NP4/16/ENF405	March 2018	Land Opposite Tan y Castell, Dolwyddelan	Dumping of Building Material and Waste	Contact made with the owner. A time period of 28 days was given to fully comply with the requirements of the Enforcement Notice. A site visit is due to take place in June 2021. A site visit has confirmed the requirements of the Notice have not been complied. To refer to legal.	Site visit undertaken and further contact made with the owner in December 2021. Referring to legal.
28	NP4/26/ENF97J	December 2020	Maes Madog, Capel Garmon	Erection of hot tub structure, outbuilding and alterations to drive entrance.	Contact made with the owner who has been informed that planning permission is required. Application received. Pending consideration	Application refused. Currently liaising with the owner/agent to progress the matter.
29	NP5/50/ENF152A	August 2021	Bryn Awelon, Aberdyfi	Two Sheds being used as Holiday Accommodation	Contact made and currently discussions taking place.	Further contact made with the owner. Advised that use is to be ceased and application is to be submitted early in 2022 for use as holiday accommodation.

30	NP5/50/ENF607A	August 2019	Garth, Aberdyfi	Extended Decking	<p>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.</p> <p>Owner has contacted to advise they are currently considering their options, including the submission of a retrospective application. The pandemic has delayed progress in taking this forward. Still discussing options with the owner as to how this can be resolved.</p>	No further update to report for this committee.
31	NP5/56/ENF165	October 2020	Land to west of A487, Pantperthog, SY20 9AT	Engineering works	A further site visit has been undertaken where contact was made with the owners of the land. Limited details were provided but dialogue is now taking place.	No further update to report for this committee.
32	NP5/57/ENF1071E	March 2021	Bryn y Gwin Farm, Dolgellau	Engineering works	A further site visit has been undertaken where contact was made with the owners of the land. Limited details were provided but dialogue is now taking place.	Further contact made with the owner in January 2022.
33	NP5/58/ENF19L	April 2021	Sarnfaen Farm Campsite, Talybont	Stationing of pods without planning permission	Contact made with the owner. Site visit carried out.	Site visit undertaken in January 2022.

34	NP5/58/ENF434D	February 2021	Ty'n y Pant, Dyffryn Ardudwy	Stationing of touring caravans and untidy condition of land	Letter sent to the owner.	Site visit carried out where it was noted a number of caravans were sited on the land. In the process of drafting a Planning Contravention Notice to obtain further information in respect to the apparent breach of planning control.
35	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.	Formal action will be initiated to seek its removal and a Requisition for Information under Section 330 is currently being prepared.
36	NP5/62/ENF426	April 2021	Land near Plas Gwynfryn, Llanbedr	Stationing of static caravan	Retrospective planning application has been refused. To commence the initiation of formal action.	Further contact made with the owner with a deadline provided for the removal of the static caravan. Awaiting response.
37	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.	Contact is being made with the owner. Awaiting a response.  The trial scheduled for October 2021 has now been postponed until the 6th June 2022.

					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.	However NRW have reported the defendant has suggested the site will be cleared by/in January 2022.
38	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 re instated. Awaiting further information. Site visit to be arranged following lockdown.	In constant dialogue with the owner. Site meeting to hopefully take place by the end of January 2022. Attempted site visits in November and December, however adverse weather resulted in postponement.
39	NP5/74/ENF79B	April 2021	Tyn y Pwll Carafan Park, Dinas Mawddwy	Engineering works	Contact made with the owner. Site visit carried out. The matter is being discussed.  Contact made with Gwynedd Council and NRW to discuss the works that have taken place.	No further update to report for this committee.



Cases where formal action is being considered/has been taken.

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
40	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.</p> <p>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>	No further update to report for this committee.

41	NP4/11/ENF337	May 2020	Hendre Rhys Gethin, Pentre Du, Betws y Coed	Permanent Residential Use of Touring Caravan	A valid Enforcement Notice is currently in place for this alleged breach, whereby it requires cessation of the residential use of the caravan and for the caravan to be removed. It appears that the landowner has not complied with the requirements of the Enforcement Notice. Legal action being initiated. Further communication with landowner. No response from landowner, matter referred to legal. Instructions sent to legal to commence Prosecution proceedings.	<p>Instructions sent to legal.</p> <p>Court hearing scheduled for September 2021.</p> <p>Following positive dialogue with the owner, proceedings have been adjourned until February 2022 to try and positively resolve the matter.</p> <p>A pre-application enquiry was submitted in November 2021 and a response has been given. Dialogue continues to take place.</p>
42	NP5/58/ENF205K	May 2021	Fronolau Hotel, Dolgellau	External Alterations and Creation of Six Self-Contained Residential Units	<p>Retrospective planning application submitted for the external alterations to the hotel and currently being processed.</p> <p>It has recently become apparent the hotel building has been subdivided into 6 separate units. Contact made with the owner and their agent and a Planning Contravention Notice has been served - awaiting a response.</p>	<p>Replies to the Planning Contravention Notice have been received.</p> <p>Formal action is currently being considered by the service of an Enforcement Notice.</p>

43	NP5/55/ENFL142A	June 2017	3 Glandwr, Bryncrug	Untidy Condition of Property	<p>Section 215 Notice served on the 18<sup>th</sup> February 2019. No appeal has been forthcoming, therefore the Notice has taken effect. The Notice must be fully complied with by the 22nd January 2020.</p> <p>A recent site visit has taken place where it was noted the Notice had not been complied with.</p> <p>A letter has been written to the owner advising that to avoid further proceedings they must comply with the requirements of the Notice imminently.</p> <p>No remedial works have taken place and prosecution proceedings are now being considered.</p> <p>A further site visit has taken place where it was noted the requirements of the Section 215 Notice have not been complied with.</p> <p>Prosecution proceedings to be initiated and instructions sent to the Authority's Solicitor.</p>	<p>Currently trying to locate an address for the owner to progress proceedings.</p> <p>No further update to report for this committee.</p>
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## Listed Building Cases

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

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



**PLANNING AND ACCESS COMMITTEE**  
**19 JANUARY 2022**

**SECTION 106 AGREEMENTS**



**SNOWDONIA NATIONAL PARK AUTHORITY  
PLANNING AND ACCESS COMMITTEE, 19 JANUARY 2022**

**SECTION 106 AGREEMENTS**

<b>Rhif</b>	<b>Application No.</b>	<b>Date application was received</b>	<b>Location</b>	<b>Development</b>	<b>Present Position</b>
1.	NP3/21/40D	23/07/2021	2 Green Cottage, Llanllechid. LL57 3LE	Proposed extension to annex and change of use to dwelling.	Details sent to solicitor to draft agreement.
2.	NP5/61/632	12/03/2021	Merthyr Isaf, Hwylfa'r Nant, Harlech. LL46 2UE.	Residential development of seven units, 3 affordable and 4 open market dwellings comprising three pairs of semi-detached dwelling and one detached dwelling, formation of new vehicular access and associated landscaping	Draft being prepared by Solicitor
3.	NP5/65/2B	04/03/2021	Beudy Uchaf Hirgwm, Maes y Clawdd, Bontddu. LL40 2UR	Conversion of barn to dwelling and associated works including installation of septic tank and diversion of public footpath	Details sent to solicitor to draft agreement.
4.	NP5/65/L302D	25/08/2020	Wern y Pistyll, Bontddu. LL40 2UP	Conversion and extension of barn to dwelling including installation of septic tank, retrospective consent for access track to building and engineering works to create hardstanding/ parking area around the building, temporary siting of static caravan and construction of compensatory bat roost.	Awaiting solicitor details from the applicant.
5.	NP5/74/482A	08.10.2021	Land by The Cemetery, Dinas Mawddwy. SY20 9LL	Construction of affordable dwelling (Repeat application)	Awaiting costings from applicant.

Number of applications on committee list 01 December 2021 = 3

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

<b>Application No.</b>	<b>Location</b>	<b>Development</b>

**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 01 DECEMBER 2021**

<b>Application No.</b>	<b>Location</b>	<b>Development</b>
NP3/10/121	Land at Cae'r Felin, Abergwyngregyn.	Erection of a pair of semi-detached two storey dwellings with associated access and car parking



## **PLANNING AND ACCESS COMMITTEE**

**19 JANUARY 2022**

# **OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED**

**SNOWDONIA NATIONAL PARK AUTHORITY**

**PLANNING AND ACCESS COMMITTEE 19 JANUARY 2022  
OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED**

**Awaiting revised Flood Consequence Assessment**

NP5/57/1058B	15/03/21	Unit 1, Marian Mawr Enterprise Park, Dolgellau. LL40 1UU	Erection of extension to provide additional workshop and classroom space, and additional car parking,
NP5/70/146A	18/08/21	Moel-y-Ddinas, Rhosygwaliau. LL23 7EY	Conversion and rebuilding of former dwelling to affordable local needs dwelling together with formalising vehicular access.

**In Discussion with Agent / Applicant**

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

**Awaiting Amended Plans**

NP5/64/109B	26/08/21	Nant Madyn, Llanegryn. LL36 9SU	Siting of 4 camping pods for short term holiday use and new sewerage treatment system.
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.

**Awaiting Details form Agent / Applicant**

NP4/26/266X	06/08/21	Zip World Fforest, Llanrwst Road, Betws Y Coed, LL24 0HX	Change of use of land for the siting six short-term self-catering holiday accommodation units, construction of footpaths and associated works
NP4/29/512	21/07/21	Land adj.acent to Tan Y Bryn, Glasgwm Road, Penmachno, Betws Y Coed, LL24 0UF	Proposed erection of dwelling, creation of vehicular access and associated works.
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.

### Re-Consultation

NP5/69/16J	27/07/21	Land near Castell Mawr, Llanegryn. LL36 9NH.	Amendments to plans approved under NP5/69/16C & NP5/69/16E including, positioning and design of fan and vents, inclusion of the manure belt, pop holes only on the South side, amendments to doors and fenestration on west gable, access track, tree and hedgerow planting, additional and reduced hard standing around the building and resiting of feed bins to the northern elevation and increase in height of 0.45m.
NP5/74/496	13/09/21	Gwastadgoed, Aberangell. SY20 9NF	Conversion of traditional agricultural building to rural enterprise dwelling and holiday accommodation, and associated work,
NP5/78/55B	03/09/21	Tyddyn Mawr, Bronaber, Trawsfynydd. LL41 4YE	Erection of agricultural building including underground slurry store

### Awaiting Community and Linguistic Statement and second valuation to proceed with s106

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

NP5/57/205H	30/07/21	Fronolau Hotel, Dolgellau. LL40 2PS	Removal of flat roof dormer on rear elevation and reinstate original roof profile including 5 new rooflights, new and replacement windows and doors, removal of chimney on rear elevation and new fire escape on East elevation
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Total applications on list = 15

Total applications on list Committee 01 December 21 = 16

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

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

Ffurflen gais, gan gynnwys unrhyw Dystysgrif.

Cynlluniau a dogfennau eraill i gefnogi'r cynigiad.

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

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

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

Deddfau Cynllunio 1990 ac unrhyw deddfwriaeth ychwanegol.

Deddf Cynllunio ac Iawndal, 1991.

Deddf yr Amgylchedd, 1995.

Deddf Cynllunio a Phrynu Gorfodol, 2004.

Deddf Iawnderau Dynol, 1998.

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

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

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

Ffeiliau ar geisiadau cynllunio blaenorol ar safleoedd y cynigion presennol.

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

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

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

Application form, including any Certificates.

Plans and other documents in support of the proposal.

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

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

Photographs of the site or of similar developments elsewhere.

The Planning Acts 1990 and subsidiary legislation.

The Planning and Compensation Act, 1991.

The Environment Act, 1995.

The Planning and Compulsory Purchase Act, 2004.

The Human Rights Act, 1998.

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

The Structure Plan together with any published proposals for amendments.

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

Files for previous planning applications on sites of current proposals.

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



**PLANNING AND ACCESS COMMITTEE**  
**19 JANUARY 2022**

**DELEGATED DECISIONS**

**SNOWDONIA NATIONAL PARK AUTHORITY**

**PLANNING AND ACCESS COMMITTEE 19 JANUARY 2022**

**DELEGATED DECISIONS**

**Applications Approved**

	<b>Application No.</b>	<b>Proposed</b>	<b>Location</b>	<b>Decision Date</b>	<b>Case Officer</b>
1.	NP2/16/381B	Single storey side extension	Bryn Eithin, Garndolbenmaen. LL51 9UQ	01/12/21	Mr Richard Thomas
2.	NP2/16/T413E	Variation of Conditions 1 & 6 and removal of Condition 3 attached to Planning Consent notice NP2/16/T413C dated 02/03/2021	Beudy Mawr, Erw Suran, Cwmystradllyn, Garndolbenmaen. LL51 9BQ	08/12/21	Mr Richard Thomas
3.	NP3/15/171B	Installation of roof window	7 Vaynol Cottages, Llanberis. LL55 4TR	23/11/21	Mr Richard Thomas
4.	NP3/21/E55A	Consultation under Section 37 of the Electricity Act 1989 for replacement of 33kV overhead powerline	Poles 1 - 28 & 95A to 95D, part of the Llanfairfechan to Minffordd overhead powerline.	08/12/21	Mr Richard Thomas
5.	NP4/11/110E	Change of use of dwelling (Use Class Order Class C3) to serviced accommodation (Use Class Order Class C1), demolition of existing rear extension and erection of managers accommodation extension	Fron Heulog, Betws y Coed. LL24 0BL	19/11/21	Mr Richard Thomas
6.	NP4/11/399	Single storey extension	Bwthyn Pen-yr-Allt, Betws- y-Coed. LL24 0DG	08/12/21	Mr Richard Thomas
7.	NP4/12/92E	Discharge Condition 5 (Highway signage) of Planning Permission NP4/12/92D dated 02/06/2021	Land adjoining Y Bedol Inn, Tal-y-Bont. LL32 8QF	22/11/21	Mr Richard Thomas
8.	NP4/16/LB104A	Listed Building Consent for interim works to strengthen the bridge structure to provide continued vehicular access.	Pont Sarn Ddu, Dolwyddelan. LL25 0JG	08/12/21	Mr Richard Thomas



		To include the removal of backfill and replacement with concrete above piers and abutments; isolation of concrete backfill with impervious membrane; insertion of concrete sleeper and elastomeric bearing strip and addition of steel road plates			
9.	NP4/26/334A	Part demolition of outbuilding and erection of extension	Moel yr Iwrch Uchaf, Nebo, Llanrwst. LL26 0TF	30/11/21	Mr Richard Thomas
10.	NP4/26/40M	Erection of cattle shed and dry manure store	Cilcennus Farm, Capel Garmon. LL26 0RB	23/11/21	Mr Richard Thomas
11.	NP4/29/500B	Discharge Condition 6 (Construction Environmental Management Plan) attached to Planning Approval Notice NP4/29/500 dated 21/10/2020	Land at Moel Llechwedd Hafod, Cwm Penmachno. LL24 0RG	09/12/21	Mr Richard Thomas
12.	NP4/30/166	Alterations to access	Treflys, Conway Old Road, Penmaenmawr. LL34 6RD	08/12/21	Mr Richard Thomas
13.	NP4/31/107C	Slurry lagoon	Cerrigellcwm Isaf, Ysbyty Ifan. LL24 0PB	23/11/21	Mr Richard Thomas
14.	NP4/31/113F	Siting of 6 self-contained short term visitor accommodation pods, creation of access track, parking and turning areas, installation of drainage and sewage treatment plant	Gwern Hywell Isaf, Pentrefoelas, Betws-y-Coed. LL24 0HS	06/12/21	Mr Richard Thomas
15.	NP4/31/116A	Cattle and slurry store	Pant Glas, Padog, Betws y Coed. LL24 0PG	08/12/21	Mr Richard Thomas
16.	NP4/31/122	Roof over existing slurry pit and erection of stock shed	Bryniau Defaid, Ysbyty Ifan. LL24 0PF	23/11/21	Mr Richard Thomas
17.	NP4/31/40G	Proposed agricultural building to house sheep and slurry store	Hafod Ifan, Ysbyty Ifan. LL24 0NY	08/12/21	Mr Richard Thomas
18.	NP5/50/404	Alterations	Bodwen, 25 Church Street, Aberdyfi, LL35 0ES	02/12/21	Mrs. Iona Roberts
19.	NP5/50/578B	Erection of balcony on side elevation	4 Treflan, Aberdyfi. LL35 0PN	02/12/21	Mrs. Iona Roberts

20.	NP5/51/201F	Demolition of existing attached flat roofed extension and erection of a new larger glass extension	Glandwr Hall, Barmouth. LL42 1TG	25/11/21	Mr Aled Lloyd
21.	NP5/51/324G	Installation of 3 no. antennas and supporting steelwork, installation of 2 no. dishes, relocation of 1 no. dish and associated apparatus and ancillary works	Llwyn Onn, Bwlch y Llan, Barmouth. LL42 1DX	25/11/21	Mr Aled Lloyd
22.	NP5/57/1065H	Retrospective application for erection of woodstore, oil tank and biomass boiler including concrete bases and footpath	Bryn y Gwin Farm, Dolgellau. LL40 1TF	09/12/21	Mrs. Iona Roberts
23.	NP5/57/232M	Installation of 3 no. antennas and 1 no. dish on existing mast and associated apparatus and ancillary works	Pen-y-Cefn Uchaf, Dolgellau. LL40 2EW	22/11/21	Mrs. Sara Thomas
24.	NP5/58/129N	Non-material amendment (Alterations to height of extension and omission of rear window) to planning approval NP5/58/129M dated 20/03/2017	Bryntirion, Dyffryn Ardudwy. LL44 2HX	24/11/21	Mr Aled Lloyd
25.	NP5/58/640	Erection of two storey side and single storey rear extension	Caerffynon, Dyffryn Ardudwy. LL44 2HZ	19/11/21	Mr Aled Lloyd
26.	NP5/58/645	Structural refurbishment including installation of external cladding	14-25 Pentre Uchaf, Dyffryn Ardudwy. LL44 2HF	07/12/21	Mr Aled Lloyd
27.	NP5/61/L315A	Installation of an air source heat pump	Rhiwlas, 4 Bronwen Terrace, Harlech. LL46 2YS	29/11/21	Mr Aled Lloyd
28.	NP5/62/107B	Retrospective application for the retention of a raised decking area and erection of summer house	Bron Meini, Llanbedr. LL45 2HL	08/12/21	Mr Aled Lloyd
29.	NP5/62/235D	Erection of single storey extension to provide annexe accommodation, together with formation of terrace and ramp	Llwyn-y-Pin, Llanbedr. LL45 2LP	29/11/21	Mr Aled Lloyd
30.	NP5/62/429	Alterations to design and size of previously approved lodge	Plot 16 Maes Artro, Llanbedr. LL45 2PZ	09/12/21	Mr Aled Lloyd

31.	NP5/63/227A	Demolish flat roofed garage and erection of two storey side extension	Ty'n y Golau, Frongoch. LL23 7NU	25/11/21	Mrs. Sara Thomas
32.	NP5/65/39C	Siting of office building within car park	Yr Hen Ysgol, Llanelltyd. LL40 2SU	24/11/21	Mrs. Sara Thomas
33.	NP5/66/280	Alterations to existing attached garage to incorporate a pitched slate roof, installation of dormer and alterations to fenestration	Mayfield, Llandanwg. LL46 2SB	09/12/21	Mr Aled Lloyd
34.	NP5/67/337	Construction of one detached dwelling	Land adjacent to 1 Tan y Fedw, Abergynolwyn. LL36 9YU	30/11/21	Mrs. Iona Roberts
35.	NP5/68/186A	Erection of first floor extension over existing store and alterations to existing dormers to incorporate a pitched roof and additional dormers and rooflights	Anwylfan, Croesor. LL48 6SS	07/12/21	Mr Aled Lloyd
36.	NP5/68/6D	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	Rhiw Goch, Penrhyndeudraeth. LL48 6DR	08/12/21	Mr Aled Lloyd
37.	NP5/69/409A	Discharge Condition 3 (Biodiversity enhancement scheme) of Planning Permission NP5/69/409 dated 19/04/2021	Heddwch, Llwyngwrl. LL37 2JD	02/12/21	Mrs. Iona Roberts
38.	NP5/69/LB54G	Listed Building Consent to replace signage and external lighting	Garthangharad Hotel, Llwyngwrl. LL37 2UZ	09/12/21	Mrs. Iona Roberts
39.	NP5/69/LBAD54F	Application for advertisement consent to replace externally illuminated and non-illuminated signs	Garthangharad Hotel, Llwyngwrl. LL37 2UZ	08/12/21	Mrs. Iona Roberts
40.	NP5/71/262D	Construction of agricultural building for sheep and to provide roof over existing underground manure store	Ty Nant, Cynllwyd Uchaf, Llanuwchllyn. LL23 7DF	02/12/21	Mrs. Sara Thomas

41.	NP5/74/410A	Erection of one dwelling (including submission of remaining details pursuant to extant planning consent NP5/74/410 dated 20/07/2007 and NP5/74/PIAW410 dated 08/12/2010)	Land adjoining Llwyn, Dinas Mawddwy. SY20 9JD	16/12/21	Mrs. Sara Thomas
42.	NP5/74/L171C	Discharge of Condition No. 10 (Specification for Archaeological Works) and Condition No. 11 (Submission of Archaeological Fieldwork Report) of Planning Consent NP5/74/L171B dated 25/05/2021	Penrhyn, Cwm Cywarch, Dinas Mawddwy, SY20 9JG	15/12/21	Mrs. Sara Thomas
43.	NP5/74/L199E	Erection of dwellinghouse (Revised design of dwelling approved under reference NP5/74/L199C dated 15/12/2015)	The Old Smithy, Dinas Mawddwy, Machynlleth, SY20 9LL	25/11/21	Mrs. Sara Thomas
44.	NP5/74/LB268D	Application for approval of details reserved by Conditions 3, 10 & 12 of Listed Building Consent Application NP5/74/LB268B dated 16/08/2016 to restore and convert disused byre [listed building curtilage structure] to form self-contained holiday let unit, panel of repointing, roof details, rain water goods and mitigation measures as Protected Species Survey 20/07/2016	Ty'n Twll, Abercywarch, Dinas Mawddwy. SY20 9JG	07/12/21	Mrs. Sara Thomas
45.	NP5/77/350	Alterations to existing lean-to roof extension by the insertion of a door in lieu of a window, insertion of a rooflight and rooflight on the rear elevation	Glan Meirion, Ynys, Talsarnau. LL47 6TH	19/11/21	Mr Aled Lloyd
46.	NP5/78/19D	Construction of replacement slurry pit	Hendre Bryn Clogwydd, Cwm Prysor, Trawsfynydd. LL41 4TR	06/12/21	Mrs. Sara Thomas
47.	NP5/78/540C	Demolish section of existing dwelling and construction of a two and single storey side extension	Coed y Rhygen, Trawsfynydd. LL41 4TS	06/12/21	Mrs. Sara Thomas

### Applications Refused

	<b>App No.</b>	<b>Proposed</b>	<b>Location</b>	<b>Reason for Refusal</b>	<b>Case Officer</b>
1.	NP3/15/LB80H	Listed Building Consent for internal alterations, erection of single storey side extension and insertion of rooflight windows to rear elevation	Glandwr, Llanberis. LL55 4UD	<p>01/12/21</p> <p>By reason of this application proposing an extension of incongruous and wholly inappropriate design, form and finish that would harm and detract from the character of the dwelling and its surroundings it is in conflict with ELDP policies 1, Ff, 6, 7 and 24.</p> <p>By reason of this application failing to submit a Heritage Impact Assessment of sufficient quality this application presents insufficient information upon a fully informed decision can be made and is therefore in conflict with ELDP policies 1, Ff, 6, 7 and 15 and TAN 24.</p>	Mr Richard Thomas
2.	NP3/15/LB80J	Erection of single storey side extension and insertion of rooflight windows to rear elevation	Glandwr, Llanberis. LL55 4UD	<p>01/12/21</p> <p>By reason of this application proposing an extension of incongruous and wholly inappropriate design, form and finish that would harm and detract from the character of the dwelling and its surroundings it is in conflict with ELDP policies 1, Ff, 6, 7 and 24.</p> <p>By reason of this application failing to submit a Heritage Impact Assessment of sufficient quality this application presents insufficient information upon a fully informed decision can be made and is therefore in conflict with ELDP policies 1, Ff, 6, 7 and 15 and TAN 24.</p>	Mr Richard Thomas

3.	NP4/30/167	Demolition of single storey rear outhouse, erection of flat roofed single storey rear extension with external access to roof terrace, installation of balustrades and erection of conservatory side extension	East Lodge, Dwygyfylchi. LL34 6UE	<p>26/11/21</p> <p>By reason of this application proposing extensions that would in combination create an additional footprint in excess of the footprint of the original dwelling this application is in conflict with Eryri Local Development Plan policy 15.</p> <p>By reason of this application proposing extensions of inappropriate design and materials that would harm and detract from the character of the dwelling this application is in conflict with Eryri Local Development Plan policies 1, 6 and 15.</p>	Mr Richard Thomas
4.	NP5/50/L442A	Construction of front and side extensions including extension to front balcony	Argoed, Aberdyfi. LL35 0LE	<p>23/11/21</p> <p>The front extension and enlarged balcony, by means of its form and massing protruding beyond the principal elevation on such a prominent elevation of the dwelling, would be an incongruous feature which would have a detrimental effect on the character of the traditional building and undermine the traditional features of the Victorian façade. The proposal would therefore be contrary to Development Policy 1, 7 and 15 as well as Strategic Policy Ff of the adopted Eryri Local Development Plan 2016-2031 which seeks to ensure that development does not detract from the character and form of the existing dwelling and there would be no significant harm to the special historic or architectural character and setting of the building.</p>	Mrs. Iona Roberts

				No biodiversity enhancement measures have been proposed as part of the application as required by paragraph 6.4.5 of Planning Policy Wales (Edition 11, February 2021).	
5.	NP5/65/285B	Construction of single storey front extension with glass roof and walls	Cae Coch, Llanelltyd. LL40 2SU	23/11/21 The form and design of the extension proposed and use of materials is considered wholly incompatible with and would not respond positively to the original character and appearance of the host dwelling. As such, the scheme conflicts with Development Policy 1, Development Policy 6, Development Policy 7 and Development Policy 15 of the adopted Eryri Local Development Plan 2016-2031.	Mrs. Sara Thomas
6.	NP5/73/LB62C	Alteration to existing flats creating 4 independent holiday units and conversion of curtilage outbuilding holiday unit 5, re-align constructing new 'bridge' steel supporting hardwood decking and galvanized balustrading either side, landing access to units 3, 4 and 5, height of North boundary wall raised by fixing handrail on top wall, fixing 4 no. conservation rooflight to rear roof slope East elevation	Penlan Flats, Maentwrog. LL41 4HN	22/11/21 By reason of the application failing to present a Heritage Impact Assessment of an adequate standard upon which a fully informed decision can be made this application is in conflict with Eryri Local Development Plan policy Ff, 7 and TAN 24. By reason of the application failing to submit a protected species survey report upon which a fully informed decision can be made this application is in conflict with Eryri Local Development Plan policy D.	Mr Richard Thomas

				<p>By reason of the application failing to present details of proposed car parking to serve the proposed holiday units this application is in conflict with Eryri Local Development Plan policy 1.</p> <p>By reason of the applicant showing no willingness or ability to enter into a section 106 agreement to secure the affordability and restrict the occupancy of one of the units proposed this application is in conflict with ELDP policies: G and 30 and SPG 4.</p>	
7.	NP5/75/LB156G	Construction of open porch on front elevation	Gwerniago, Pennal. SY20 9JX	<p>09/12/21</p> <p>The proposed porch on the front elevation of the listed building would cause harm to its significance by introducing a modern addition, projecting forward of the main elevation, and using modern design and details which are out of sympathy with the host building. The proposal is therefore in conflict with Strategic Policy Ff and Development Policy 7 of the Eryri Local Development Plan 2016 – 2031.</p>	Mrs. Iona Roberts
8.	NP5/75/LB156J	Listed Building Consent for construction of open porch on front elevation	Gwerniago, Pennal. SY20 9JX	<p>09/12/21</p> <p>The proposed porch on the front elevation of the listed building would cause harm to its significance by introducing a modern addition, projecting forward of the main elevation, and using modern design and details which are out of sympathy with the host building. The proposal is therefore in conflict with Strategic Policy Ff and Development Policy 7 of the Eryri Local Development Plan 2016 – 2031.</p>	Mrs. Iona Roberts





## Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 21 Medi 2021

gan I Stevens BA (Hons) MCD MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 17/12/2021

## Appeal Decision

Site visit made on 21 September 2021

by I Stevens BA (Hons) MCD MRTPI

an Inspector appointed by the Welsh Ministers

Date: 17/12/2021

**Appeal Ref: APP/H9504/A/21/3277282**

**Site address: Hen Ysgol Glanwnion, Ffordd yr Aran, Dolgellau, LL40 1HW**

**The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Cyngor Gwynedd Council against the decision of Snowdonia National Park Authority.
- The development proposed is the demolition of former school building, erection of five supported living units, one support unit/office and associated works.

### Decision

1. The appeal is allowed and planning permission is granted for demolition of former school building, erection of five supported living units, one support unit/office and associated works at Hen Ysgol Glanwnion, Ffordd yr Aran, Dolgellau, LL40 1HW in accordance with the terms of the application, Ref: NP5/57/867A dated 11 December 2020, subject to the conditions set out in the attached schedule.

### Procedural Matter

2. The site address on the planning application form was given as 'Former Ysgol Glan Wnion, Arran Road, Dolgellau'. The appeal form and statements from the appellant and local planning authority refer to 'Hen Ysgol Glanwnion, Ffordd yr Aran, Dolgellau'. I have used that address for the purpose of this appeal.

### Main Issues

3. The main issues are:
  - The effect of the proposed development on the character and appearance of the area; and,
  - Whether the proposal would comply with local planning policy designed to meet the housing needs of local communities.

### Reasons

#### *Character and appearance*

4. The site comprises Hen Ysgol Glanwnion, a traditional stone building with slate roof. The building is set back from adjacent dwellings which mitigates its prominence along Ffordd yr Aran. The site is in a residential area, characterised by rows of terraced dwellings of a height and massing that conceal the site from its wider surroundings. The terraces are mostly stone built with slate roofs but several rear elevations have been rendered, including those visible to the east from within the site. On the opposite side of Ffordd yr Aran the contemporary design of the apartment block is

characterised by its linear form and use of stone panels and render. While the patterns of buildings vary around the site, the use of stone materials contribute positively to the area's character.

5. Having been constructed in 1884 to provide education for infants, the historical value of Hen Ysgol Glanwnion to the town is acknowledged. During my site visit I observed the architectural detailing of the building from the outside. While it remains largely intact, the long period of vacancy and lack of maintenance and repairs in recent years have resulted in some external deterioration. I also observed that certain alterations and additions to the building, including the modern utilitarian extensions to the northern and eastern elevations, detract from its appearance.
6. Hen Ysgol Glanwnion is listed on the Snowdonia National Park Authority Register of Traditional Buildings (reference NP5/57/L867), under the category of an 'historic building that retains its original form and external features on all major elevations and/or have been sympathetically altered'. Cadw guidance<sup>1</sup> sets out how local planning authorities can identify historic assets of special local interest<sup>2</sup>. The Authority's Built Environment Officer provided an extract of the Register which lists Hen Ysgol Glanwnion as a traditional building. The Register does not evidence any selection criteria that would have been applied in support the building's inclusion on the Register, or whether the Register has been consulted, publicised or monitored and reviewed.
7. The appellant has submitted evidence which demonstrates that the reuse of the building could only accommodate four units; three of which would not meet space standards, which is a requirement for government funding to deliver this development. An asset plan showing other sites in the appellant's ownership in Dolgellau was also submitted, which concluded that Hen Ysgol Glanwnion is the only suitable site for the proposed development. I have not been presented with details of any possible or likely alternative uses that could come forward. The appellant has also identified funding sources upon which the submitted scheme is dependent. Overall, the submitted evidence provides assurances that the proposed scheme is deliverable.
8. Turning to the proposed building design, it would provide single-storey accommodation in a u-shape design with a landscaped internal courtyard. The proposal would reuse stone from the existing building to clad the front elevation and rear facing gables, with other elevations finished in grey render. The proposed building does not seek to replicate the overall design of Hen Ysgol Glanwnion; however, this is not to its detriment. The reduced height of the proposed building, its reuse of stone on principal elevations and natural slate roof would assimilate it in the local area. The u-shape layout extends further towards the eastern and western site boundaries than the existing building; however, principal openings face into the courtyard and concerns with overlooking have been addressed through the use of non-opening windows with obscured glazing on the eastern and western elevations of the building.
9. The introduction of a grassed area and planting in front of the building would soften the appearance from Ffordd Aran and would not appear out of place in the street scene considering the residential apartments at Maes Felin are also set back from Ffordd Aran with a grass area to its front. I am satisfied that the functional layout and use of materials would complement the residential character of the area and would not detract from the townscape.
10. In summary, I acknowledge the value placed by the Authority and the local community on the building. This is recognised through its inclusion on the Authority's Register of Traditional Buildings. Limited evidence has been provided of the asset's historic significance or the reasons for its inclusion on the Register. The Register lists assets but does not detail selection criteria against which assets were chosen; neither is there evidence that the Register has been consulted, publicised or evaluated, factors that would increase transparency in its use.
11. The building is on the Authority's Register; however, this does not have the same status as a statutorily listed building and the Committee Report<sup>3</sup> states that Cadw chose not to list it when they

<sup>1</sup> Managing Lists of Historic Assets of Special Local Interest in Wales, Welsh Government, Cadw, 2017

<sup>2</sup> Planning Policy Wales – Edition 11, paragraph 6.1.29

<sup>3</sup> Committee Report NP5/57/867A 14 April 2021 - paragraph 2.4

were given the opportunity to do so. The site is located outside of the Dolgellau Conservation Area. I recognise the proximity of the Conservation Area and listed buildings to the west of the site; however, from my visit I am satisfied that due to the intervening buildings nearby at Maes Talaran, the settings of those heritage assets are not affected by Hen Ysgol Glanwnion. A condition to require a photographic survey of the appeal property would also allow a permanent record of the structure so that an understanding of its local history can be retained for future reference.

12. The loss of a traditional building would be contrary to Strategic Policy Ff of the Eryri LDP; however, any adverse effects must consider the impact a proposal may have on the significance of an historic asset<sup>4</sup>. The building has been vacant for a long time. The combination of extensions and external alterations, together with deterioration during vacancy, limits its contribution to the historic character of the area. Accordingly, I consider the significance of Hen Ysgol Glanwnion as a heritage asset is low. The proposed building would be sympathetically designed through its form, layout within the plot and use of materials. On the evidence before me I consider the degree of harm to the character and appearance of the area would be low.

#### *Housing need*

13. The *Gwynedd Homelessness Review – Executive Summary 2018* states there are high numbers of households in temporary accommodation, and a high use of bed and breakfast accommodation. The evidence is provided at a county level; however, the appellant has submitted a separate letter as part of the application which states as of February 2021, 27 individuals, couples and families were placed in emergency accommodation in the Meirionnydd area. Eight of these cases were placed in bed and breakfast accommodation.
14. The proposed development of five supported living units would provide self-contained temporary accommodation for people facing homelessness in Gwynedd. The emergency accommodation is part of a county-wide approach to develop suitable self-contained supported accommodation, reducing the reliance on bed and breakfast accommodation. Each unit would include separate kitchen/living, bedroom and bathroom facilities. Support would be provided throughout the day and night by specialist support staff who would be employed by Gwynedd Council and occupy an on-site support unit/office.
15. The proposal would meet a specific housing need rather than general market housing needs, of which a need throughout Gwynedd has been demonstrated. It would be adequately serviced through an on-site support unit/office and is within reasonable walking distance of Dolgellau town centre, with access to several facilities and services that reflect its status as a Local Service Centre in the Eryri LDP. I am satisfied the proposal would promote development which meets the housing needs of local communities in accordance with Strategic Policies A and C and Development Policy 12 in the Eryri LDP.

#### **Other Matters**

16. I have considered local concerns on the nature and occupancy of the proposed development. These include loss of privacy, light, overlooking, anti-social behaviour and effects on property values. The matters have either been satisfactorily addressed in the Committee Report, including through the suggested use of appropriate planning conditions; or are not relevant planning issues. As the accommodation would be serving the needs of the residents of Gwynedd, I am also satisfied that the proposal would not cause significant harm to the character and linguistic balance of the community. Consequently, it would not conflict with Development Policy 18 of the Eryri LDP, which takes the needs and interests of the Welsh language into account.
17. I note the concerns regarding the impact of the proposal on existing residents parking arrangements along Maes Talaran and at the Maes Felin layby along Ffordd Aran. On my site visit I observed several cars parked along these streets. Two staff/visitor parking spaces would be provided on-site and accessed from Maes Talaran. Gwynedd Council Highways have raised no

<sup>4</sup> Planning Policy Wales – Edition 11, paragraph 6.1.5 and Technical Advice Note 24: The Historic Environment

objection to the highways impacts or parking arrangements. I am satisfied that the proposal would accord with Development Policy 1 of the Eryri LDP which seeks to ensure that the development will not create highway or safety problems on the local network, or significantly harm the landscape or amenity of local people.

### **Planning Balance**

18. The proposal would result in the complete loss of a building which is recognised as an historic asset of special local interest by the Authority. There is no clear evidence explaining the reasons for including Hen Ysgol Glanwnion on the Authority's Register of Traditional Buildings, and for the reasons given above, I give the Register little weight in the planning balance. The building has been vacant for a long time and the combination of alterations/extensions to parts of the building together with external deterioration limits its historical significance. Evidence has also been presented which considered alternative proposals both on-site and elsewhere in Dolgellau. On balance, as I have concluded that the historic significance of the building is low, the weight to be afforded to the harm resulting from its loss is also low. I have also considered the new development proposed and note that the building would be sympathetically designed through its form, layout and use of materials.
19. On the second main issue, there is a proven need for supported living accommodation for people facing homelessness in Meirionnydd and Gwynedd. The appellant has secured funding to deliver the proposal and to appoint specialist staff who will be based on-site throughout the day and night to support individuals. I am satisfied that the proposal would meet an urgent specialist housing need and the scheme accords with Strategic Policy C and Development Policy 12 of the Eryri LDP. I attach significant weight to this issue.
20. I consider that the benefits arising from the development outweigh the limited harm resulting from demolition of the existing building and the degree of conflict with Strategic Policy Ff of the Eryri LDP. Having considered the development plan as a whole, the proposal would satisfy the requirements of Strategic Policy A of the Eryri LDP which seeks to ensure that new development promotes the principles of sustainable development in ways which further National Park purposes and duty whilst conserving and enhancing the National Park's 'Special Qualities'.

### **Conditions**

21. I have considered the conditions recommended by the Authority in the light of advice in Welsh Government Circular 016/2014 'The Use of Planning Conditions for Development Management' ('the Circular'). I have amended the car parking condition from a pre-commencement to a pre-occupation requirement, as recommended in the Circular. The Authority has suggested a condition to restrict occupancy of the supported living accommodation to statutory homeless persons firstly living in Meirionnydd and then to residents in the County area of Gwynedd. The Circular advises that conditions restricting occupancy to a particular occupier should only be used when sound planning grounds can be demonstrated. In this case, given the evident need for housing of this nature in Gwynedd, an occupancy condition is necessary to ensure that the housing needs of the local population are met in compliance with Development Policy 12 of the LDP. It would also ensure that the linguistic character and social and cultural fabric of the local community is safeguarded. However, I find no justification for a cascaded approach as suggested by the Authority, as the condition would be compliant with the LDP by restricting occupancy to homeless persons in Gwynedd. I have therefore amended the condition to this effect, and I have adjusted the wording so that it is more precise. It is not necessary to require a formal application for the approval of a trial stonework panel which can simply be submitted to and agreed in writing by the Authority. I have also amended the reasons for several conditions to clarify relevant LDP policies.

### **Conclusions**

22. For the above reasons and having regard to all matters raised, I conclude that the appeal should be allowed.



23. In reaching my decision I have taken into account the requirements of sections 3 and 5 of the Well-being of Future Generations (Wales) Act 2015. I consider this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of making towns better places to live and work.

*I Stevens*

INSPECTOR

## Schedule of Conditions

- 1) The development hereby permitted shall be commenced before the expiration of five years from the date of this decision.

*Reason: To Comply with Section 91 of the Town and Country Planning Act 1990.*

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:

- Drawing no. AL01 (Existing)
- Drawing no. AL02 – Rev F (Proposed Plan & Elevations)
- Drawing no. AL02 – Rev D (Site cross-section)
- Drawing no. AL03 – Rev C (Proposed Site Layout)
- Drawing no. 620-STO-00-00-DR-L-0001 – Rev P00 (Soft Landscape Design)
- Drawing no. 620-STO-00-00-DR-L-0002 – Rev P00 (Soft Landscape Details)

*Reason: To define the permission and for the avoidance of doubt.*

- 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 Requirements for General Photographic Surveys of Buildings, and the survey submitted to and approved in writing by the Local Planning Authority.

*Reason: 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, in accordance with Eryri LDP Strategic Policy Ff.*

- 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.

*Reason: 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, in accordance with Eryri LDP Development Policy 1.*

- 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.

*Reason: To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri LDP Development Policies 1 and 6.*

- 6) Prior to any stonework commencing on the site, a trial stonework panel including pointing not less than 2.00 m<sup>2</sup> shall be constructed. No building operations in stone shall be carried out on the site unless and until the trial panel has been submitted to and approved in writing by the Local Planning Authority. The stonework of the building shall be built in accordance with the approved sample.

*Reason: To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri LDP Development Policy 1.*

- 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.

*Reason: To protect the character and appearance of the building and its setting in accordance with Eryri LDP Development Policy 1.*

- 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.

*Reason: To protect the amenity and privacy of neighbouring properties in accordance with Eryri LDP Development Policy 1.*

- 9) The development shall be carried out in accordance with the recommendations for mitigation as set out in the Ecology Survey Report (by Cambrian Ecology Ltd dated 20<sup>th</sup> October 2020).

*Reason: To ensure a satisfactory standard of development and to minimise the risk of unacceptable harm or disturbance to protected species in accordance with Eryri LDP Strategic Policy D.*

- 10) The car parking accommodation shall be completed in accordance with the approved details prior to the occupation of the development and the car parking spaces shall remain available for their designated use in perpetuity.

*Reason: In the interest of highway safety, in accordance with Eryri LDP Development Policy 1.*

- 11) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is sooner; and any trees or plants which within the period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

*Reason: To preserve and enhance the visual amenities of the area, in accordance with Eryri LDP Development Policy 1.*

- 12) The development shall only be used as supported living accommodation for the temporary accommodation of statutory homeless persons (as defined in section 55 of the Housing (Wales) Act 2014) from the County area of Gwynedd who are referred to the accommodation by the local housing authority for Gwynedd.

*Reason: To safeguard the supported living accommodation wholly for the benefit of local communities, in accordance with Eryri LDP Development Policy 12.*