

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 18 May 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***

A G E N D A

Page Nos.

1. **Apologies for absence and Chairman's Announcements**
To receive any apologies for absence and Chairman's announcements.
2. **Declaration of Interest**
To receive any declaration of interest by any members or officers in respect of any item of business.
3. **Minutes** **3 – 8**
The Chairman shall propose that the minutes of the meeting of this Committee held on the 02 March 2022 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** **9 – 34**
To submit the reports by the Director of Planning and Land Management on applications received. (Copies herewith)
5. **Update Reports** **35 – 61**
To submit update reports, for information. (Copies herewith)
6. **Delegated Decisions** **62 – 75**
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)
7. **Appeal Decision** **76 – 80**
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 conversion, change of use, demolition of lean-to and extension of storage building to create visitor accommodation annex, Tai Newyddion, Nant Ffrancon. LL57 3DQ.
Appeal by Ms Jill Hughes 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 2nd MARCH 2022**

Councillor Elwyn Edwards (Gwynedd) (Chairman)

PRESENT:

Members appointed by Gwynedd Council

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

Member appointed by Conwy County Borough Council

Councillor Ifor Glyn Lloyd;

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, Mrs. Jane Jones, Mr. Richard Thomas, 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 Philip Capper, Judith Humphreys, Wyn Ellis Jones, Mike Stevens.

2. **Declaration of Interest**

Ms. Jane Jones declared an interest in item 4 (3) on the Agenda and withdrew from the meeting when the item was under discussion.

3. **Minutes**

Subject to correcting the minutes to record that:-

Item 6 (2) – Section 106 Agreements

The Member was referring to application NP5/65/2B, Beudy Uchaf Hirgwm, Maes y Clawdd, Bontddu and not NP5/74/482A, Land by The Cemetery, Dinas Mawddwy. The minutes of the Authority meeting held on 19th January 2022 were accepted and the Chairman signed them as a true record.

Matters for Information arising from the minutes

Item 6 (4) – Local Government (Access to Information) Act 1985 – List of Background Papers

The Director of Planning and Land Management confirmed that the Act was no longer applicable.

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

Please see the Schedule of Planning Decisions attached.

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

Please see the Schedule of Planning Decisions attached.

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

RESOLVED to note the report.

The meeting ended at 12.00

SCHEDULE OF PLANNING DECISIONS – 2nd MARCH 2022

Item No.

4. Report by the Director of Planning and Land Management

- (1) NP4/13/61B – Proposed erection of 11kv electric substation, Car Park, Capel Curig.
Reported – Case Officer presented the report and background. Members were asked to note a correction to para. 1.9 of the report which should refer to the “west and southern boundaries” and not the ‘northern’ boundary as stated.

Members considered the report in detail and asked the case officer to raise the following issues with the applicant:-

- to seek to retain two sessile oak trees on the western boundary of the car park by moving the substation building back (northwards) and possibly incorporating the stone boundary wall into the gable of the proposed building.
- to improve biodiversity and provide new additional trees of a native and appropriate species either along the southern boundary within the proposed hedge line and/or elsewhere within the site boundary to allow winter foraging species in hedge.
- discussion on vents and possible noise implications.
- to provide a simplified plan to show the proposed undergrounding of the existing powerline and the number and location of the ‘H’ poles being removed.
- to ask for timber cladding as opposed to stone on the building.
- to seek confirmation that the floor levels of the proposed building would be at the same level as the existing ground level of the car park.
- to ask for the substation to be constructed outside of the tourist season.
- to seek assurance that access to the building will be sufficient.

RESOLVED to **defer** consideration to await further information.

- (2) NP5/50/L134E – Removal of Condition 2 of Planning Consent NP5/50/134A dated 23/11/1992 to allow the sale of hot food takeaway, Coast to Go, 9 Glandyfi Terrace, Aberdyfi. LL35 0EB
Reported – In the absence of the case officer, the Director of Planning and Land Management presented the report and background. One letter of concern was reported. The Director of Planning and Land Management agreed to request bi-lingual signage.

Public Speaking

Ceri Thomas, on behalf of the agent, addressed the Planning and Access Committee and asked Members to consider the following:-

- Ms. Thomas thanked Members for the opportunity to address the meeting.
- the information was in addition to what Members had heard from the planning officer.
- Ms. Thomas apologised for the genuine error in serving hot food to take away on acquiring the lease. When they were made aware of the breach in November, they ceased immediately.
- it was always their intention to open year-round in order to provide an off-peak service to the community, as well as to visitors.
- in diversifying and extending the offering to fit with their commitment to use freshly sourced and freshly prepared food, they were able to offer further opportunities for employment, increasing the permanent staff from three to fifteen – all of whom live in Aberdyfi or Tywyn.

- year-round rather than seasonal contracts were issued which provided stability for local employees and the local economy. They have retained the staff while waiting for the outcome of the planning application in order to secure their continued employment.
- they were committed to ongoing training and life-long learning and five team members were currently undergoing fully funded NVQ training.
- as residents of the village, they were acutely aware of their responsibility to the village and the local community. As much as possible, their produce was sourced locally.
- all packaging was compostable and can be fully recycled. A reminder to dispose of packaging in this way was permanently on display at the premises.
- they had upgraded and replaced the extraction system at the property on acquiring the lease, in order to ensure any potential cooking odours did not impact on neighbouring amenities.
- they operate to the highest standards, receiving a 5-star hygiene rating at the latest onsite inspection by Gwynedd Council in October 2021.
- they purchased and operated an online ordering app for orders placed after 4pm. This was configured to allow a maximum of three collections every 15 minutes to avoid queues and neighbourhood disturbance.
- the premises is located opposite the car park in the village. Double yellow lines run along the roadway immediately outside preventing parking and ensuring access to all residential and business properties remains clear.
- they use Gwynedd Council for all their recycling and refuse collection. There were two bins located out of public sight behind the property. They also have two customer bins at the front of the premises which are managed by the staff during the day to ensure they are emptied in a timely manner.
- they deeply regret being in breach of the planning restriction but noted that during their period of serving hot food to take away (March - November 2021), much of which was in high season, there were no complaints either directly to the business or to the Authority.
- they also noted that when the breach was reported to the Authority no concerns were raised as to the effect of the breach by the complainant. In addition, during the period of planning consultation, no concerns or objections were noted by the Community Council, local residents or the statutory consultees.
- they very much hoped that their application to lift the restriction to enable them to serve hot food to take away would be lifted and they would be able to return to offering a hot food to take away option to residents and visitors alike.

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

- (3) NP5/57/1090C – Erection of two storey side extension, front porch, and installation of rooflights to the rear of the existing dwelling, Clychau'r Gog, Coed y Fronallt, Dolgellau. LL40 2YG

Reported – The Director of Planning and Land Management presented the report and planning considerations in the absence of the case officer.

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

- (4) NP5/64/109B – Siting of 3 camping pods for short term holiday use and new sewerage treatment system, Nant Madyn, Llanegryn. LL36 9SU

Reported – The Director of Planning and Land Management presented the report and planning considerations in the absence of the case officer. Members asked for any signage to be bilingual.

Public Speaking

Emma Jones, the applicant, addressed the Planning and Access Committee and asked Members to consider the following:-

- Mrs. Jones thanked Members for the opportunity to address the meeting.
- the family have farmed at Nant Madyn since 1936 when grandparents took on the tenancy of the farm. The farm was purchased by the family in 2009 and they were now the third generation of the Jones family farming the land.
- they have two young children, who attend the local school, Ysgol Craig y Deryn, and they actively participate in the local community. The applicant was currently the vice chairman of Neuadd Egryn in the local village of Llanegryn and was the treasurer of the local Cylch Meithrin for several years. Mr. Jones is a past chairman of the local FUW branch and the local young farmer's club.
- the farming industry is going through a significant period of change, and the applicants were fully aware that their business must adapt accordingly. They continuously monitor and develop the business to enable them to remain profitable and ensure that the farm can be passed on to the next generation. They believe it is vitally important that they maintain and develop their farming business, to support the Welsh rural community. Ensuring that they have a viable business will enable the next generation to carry on and maintain an active role in the rural community.
- to develop their business, they have carefully considered diversification opportunities which would complement their existing farming enterprises. They have been enabled by positive planning policies such as development policy 29 – alternative holiday accommodation, with the support of Bailey and Partners, to consider developing a glamping pod enterprise that would provide valuable additional income to the farm.
- they have applied for planning permission to erect 3 pods in a small field (named Cae Blaidd) a short distance from the main farm buildings and adjacent to the council road. They deliberated very carefully about the location of the glamping pods and this field provides the best fit for the farm in terms of access to the site from the council road, complementing the farming enterprises, health and safety and screening of the site.
- they have taken the planning officer's recommendations into consideration regarding the size and number of pods, and their application reflects this. Furthermore, they will maintain the existing screening along the south-eastern and west boundaries of the field, as well as planting an additional native species hedge along the north side of the field, adjacent to the council road. They will also plant standard native trees between the pods and on the south-eastern boundary. This will provide significant biodiversity enhancement to the farm.
- in relation to NRW comments, they will ensure that all sewerage requirements are incorporated, and will erect a short section of dry-stone wall at the entrance of the field to complement other sections of dry-stone wall at the entrance to the farm and the adjacent field.

RESOLVED subject to including a requirement to remove all associated infrastructure under condition 6, to **grant** permission in accordance with the recommendation.

5. **Update Reports**

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

Arising thereon, a Member noted the number of breaches in Aberdyfi, and the Acting Planning Manager agreed to contact Aberdyfi Community Council to discuss this general issue.

NP5/61/ENF329B – Hafod Wen, Harlech
NP4/16/ENF227C – Gwalia Stores Dolwyddelan
NP4/26/ENF26W – Zip World Forest, Betws y Coed
NP5/51/ENF446E – Coedwig Cae Gwian, Bontddu.
NP5/62/ENF430 – Llwyn Onn, Llanbedr.
Members were provided with oral updates.

NP5/50/ENF152A – Bryn Awelon, Aberdyfi.
Members were advised that use of the two sheds as holiday accommodation had ceased. Members asked officers to discuss further with Gwynedd Council and in future, such breaches should be referred to North Wales Fire Authority.

NP5/65/ENF115A – Land at Hengwrt, Llanelltyd
The Acting Planning Manager to contact Natural Resources Wales to request an update on the current position and forward details to Councillor Gethin Glyn Williams.

NP5/55ENFL142A – 3 Glandwr, Brynchrug.
Members were advised upon the latest position and that the matter was being progressed.

NP5/54/ENFLB33M – Nannau Hall, Llanfachreth
Members were provided with an oral update.

NP5/69/ENFLB326A – Ty Gwyn, Llwyngwriil
The Acting Planning Manager will provide an update to the next meeting of the Planning and Access Committee.

RESOLVED to note the report.

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

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

Arising thereon,

- the Acting Planning Manager confirmed that officers continually review the outstanding applications.
- NP5/61/T558D – Former Tabernacl Chapel, High Street, Harlech.
the Acting Planning Manager would ask the case officer to provide an 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	NP5/57/1058B	Adeiladu estyniad i ddarparu gweithdy ac ystafell ddosbarth ychwanegol, a maes parcio ychwanegol, Uned 1, Parc Menter Marian Mawr, Dolgellau. LL40 1UU / Erection of extension to provide additional workshop and classroom space, and additional car parking, Unit 1, Marian Mawr Enterprise Park, Dolgellau. LL40 1UU	Ms. Emma Watkins
2	NP5/74/498	Gosod trac mynediad lifawndiroedd mewn perthynas a cynllun adfer mawndiroedd, Pennant, Llanymawddwy. SY20 9AJ / Construction of track to provide access to peatlands in association with peatlands restoration project, Pennant, Llanymawddwy. SY20 9AJ	Mr. Dafydd Thomas

Snowdonia National Park Authority **Date: 18-May-2022**
– Planning & Access Committee

Application Number: NP5/57/1058B

Date Application Registered: 15/03/21

Community: Dolgellau

Grid Reference: 272620 317811

Case Officer: Ms. Emma Watkins

Location:

Unit 1, Marian Mawr Enterprise Park,
Dolgellau. LL40 1UU

Applicant:

Mr. Sam Faire,
Grŵp Llandrillo-Menai
Llandudno Road
Rhos-on-Sea
Colwyn Bay
Conwy,
LL28 4HZ

Description:

Erection of extension to provide additional workshop and classroom space, and additional car parking

Application Description: Erection of extension to provide additional workshop and classroom space, and additional car parking

Location: Unit 1, Marian Mawr Enterprise Park, Dolgellau. LL40 1UU

Summary of the Recommendation:

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

- Flooding Consequence Assessment (FCA) not adequate to demonstrate that the risk and consequences of flooding can be adequately managed.

Reason(s) Application Reported to Committee:

Supported by Community Council

Land Designations / Constraints:

- Employment Site
- Within Flood Zone C1

Site description and background:

The site is an existing college, Coleg Meirion Dwyfor, and is bounded by Marian Mawr Enterprise Park to the north, Lombard Street to the south,

the remainder of the college to the west and Conolfan Dolfeurig to the east. The college is part of the Grwp Llandrillo Menai, which provides further education.

Previous planning applications at the site include:

NP5/57/1058 – change of use from B1(B), B1(C) and B8 to B1(B), B1(C), B8 plus D1 – approved 4 September 2012. This application approved the educational element on the site (use class D1).

NP5/57/1058A – External alteration including re-cladding, re-roofing and construction of rear storeroom – approved 26 June 2014. This application was accompanied by an FCA.

Relevant Planning Policies:

Eryri Local Development Plan 2016-2031

- SP A: National Park Purposes and Sustainable Development
- SP Ng: Community Services and Facilities
- DP 1: General Development Principles
- DP 6: Sustainable Design and Materials
- DP19: New Employment and Training Development

National Policies

- Future Wales: The National Plan 2040
- Planning Policy Wales (Edition 11) 2021
- Technical Advice Note 15: Development and Flood Risk

Statutory Consultations:

Dolgellau Town Council	Support on the grounds of improving the facilities available on the site
NRW	Objection, recommend refusal
DCWW	No objection, subject to conditions and notes regarding DCWW assets which cross the site
Ecology	No request for surveys
Public Protection	No comments
Highways	No objection, level of parking acceptable
Flood Risk & Land Drainage	Seek advice from NRW re flood risk, note re SAB

Response to Publicity:

The application was advertised by way of letter to nearby neighbours.

No comments have been received.

Assessment

- 1.1 The planning application proposes highly vulnerable development associated with an existing college for the erection of an extension, providing additional workshop and classroom space as well additional car parking. The Development Advice Map (DAM) contained in TAN15 confirms the site to be within Flood Zone C1.
- 1.2 Flood Zone C1 defines areas of the floodplain which are developed and served by significant infrastructure, including flood defences, and it is used to indicate that development can take place subject to application of justification test, including acceptability of consequences.
- 1.3 Section 6 of TAN15 requires the Local Planning Authority to determine whether development at this location is justified following the tests set out in section 6.2 of TAN15.
- 1.4 Tests (i) – (iii) section 6.2 of TAN15 are considered to be met due to this being part of a proposal to improve facilities at the existing college. The final test (iv) is for the applicant to demonstrate through the submission of a Flood Consequence Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.
- 1.5 Originally NRW objected to the planning application because it was not accompanied by an FCA. NRW were clear in their response (March 2021) the level of information that was required.
- 1.6 Subsequently, an FCA was submitted and reviewed by NRW (May 2021) who raised an objection to the application on the basis that the FCA failed to demonstrate that the risks and consequences of flooding can be managed to an acceptable level. This consultation response was forwarded to the applicants, and they were given the opportunity to address the concerns raised.
- 1.7 A revised FCA was submitted in February 2022, and NRW were asked to comment further. NRW confirmed in their latest consultation response (March 2022) that the FCA still fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level. The application cannot be supported in the absence of a robust FCA.
- 1.8 With regards to all other material planning considerations, the proposal to extend the college is considered acceptable. Considering the location, design and form of the extension and car parking it is considered that it would not harm the character of the area or be unduly prominent in the landscape.
- 1.9 The community council have expressed support for the proposal because it will improve the facilities that are available on site.

There have been no objections from consultees other than NRW.

2. Conclusions

- 2.1 Whilst it is considered that the location, design and form of the proposed extension and car parking conform to policy and can be looked on favourably, there is a conflict with policy in terms of flooding and the adequacy of the submitted information to confirm that all the relevant tests of TAN15 for highly vulnerable development in Flood Zone C1 have been met. Consequently, a recommendation of refusal must be made.

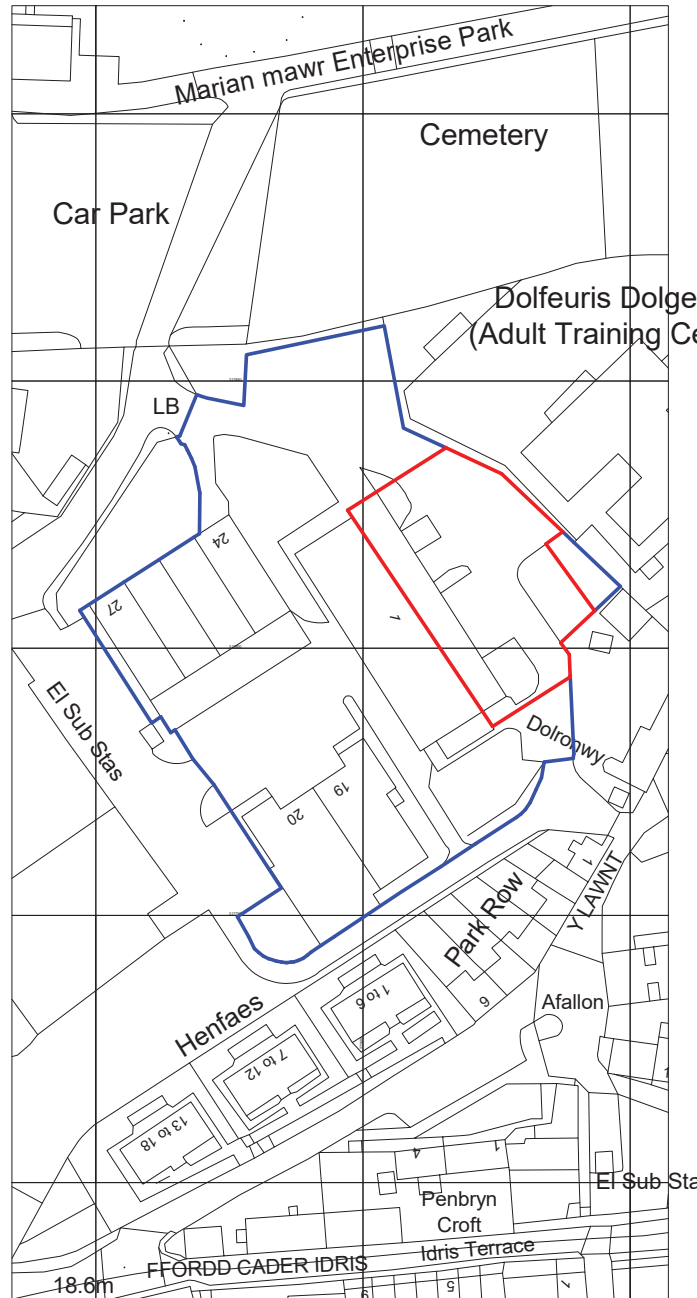
3. Recommendation

3.1 To **REFUSE** this application for the following reason:

1. The proposed development is highly vulnerable development within zone C1 of the Development Advice Map contained within Technical Advice Note (TAN) 15 'Development and Flood Risk'. The submitted Flood Consequences Assessment (Waterco, dated 15/02/2022, reference 14062-FCA-01) fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level. The proposal is therefore contrary to Planning Policy Wales (PPW) Edition 11, TAN 15 'Development and Flood Risk', Strategic Policy A 'National Park Purposes and Sustainable Development' and Development Policy 1: 'General Development Principles' of the Adopted Eryri Local Development Plan (February 2019).

Background Papers in Document Bundle No.1: No

CAIS RHIF / APPLICATION NO. NP5/57/1058B



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Revisions				
Rev	Date	Description	By	Check
A	08/03/2021	Ownership boundary updated in line with client details	MR	MG
B	09/03/2021	Drawing issued for Planning	MR	MG

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Client
Coleg Meirion Dwyfor

Project Title
Marian Mawr, Dolgellau

Drawing Title
Location Plan

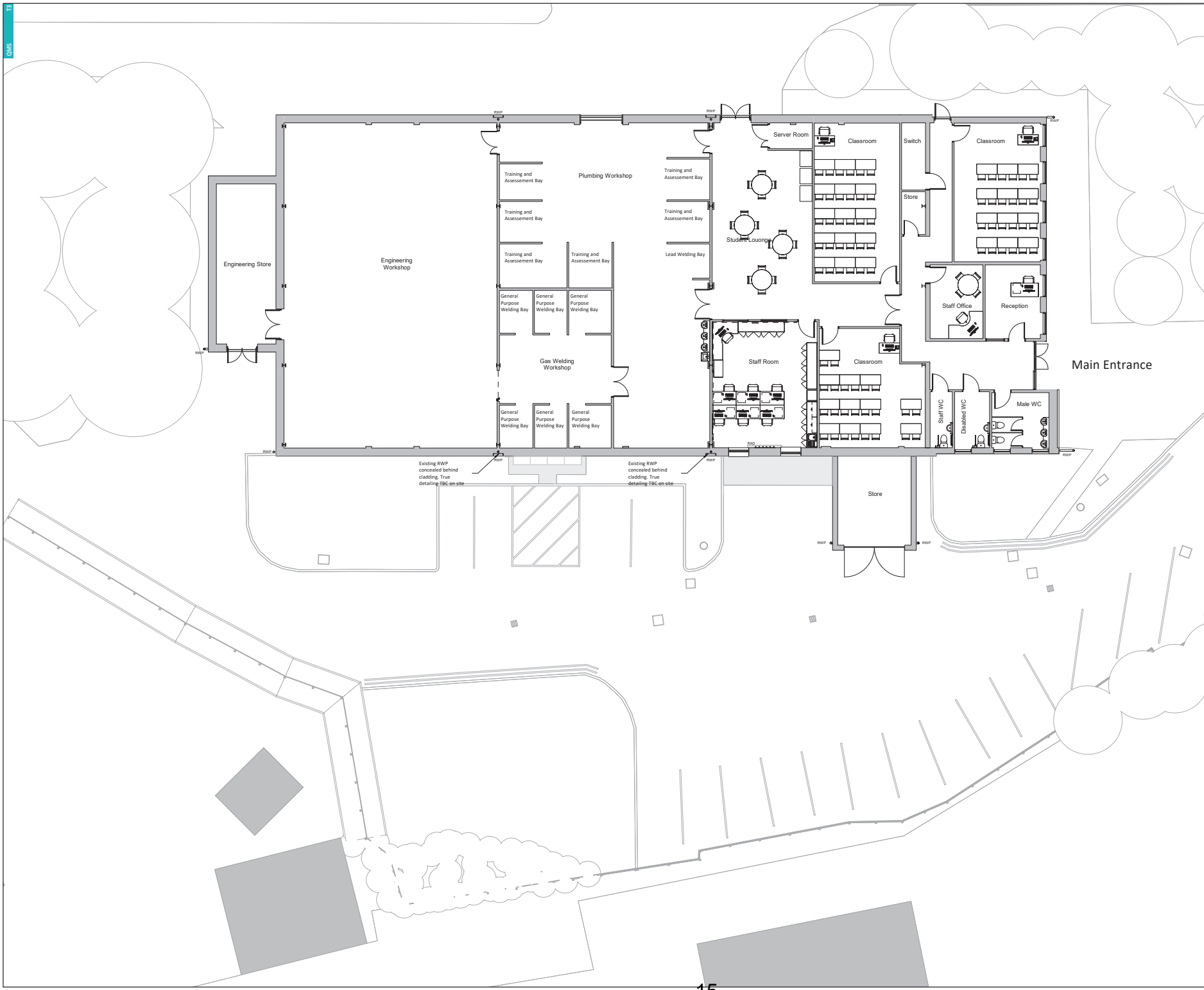
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Job Number: 20065 Project/Originator/Zone/Level/Type/Role/Number: MW-TACP-XX-XX-DR-A-000 Revision: B

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Rev	Date	Description	By	Check
A	09/03/2021	Drawing issued for Planning	MR	MG

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Client

Coleg Meirion Dwyfor

Project Title
Marian Mawr, Dolgellau

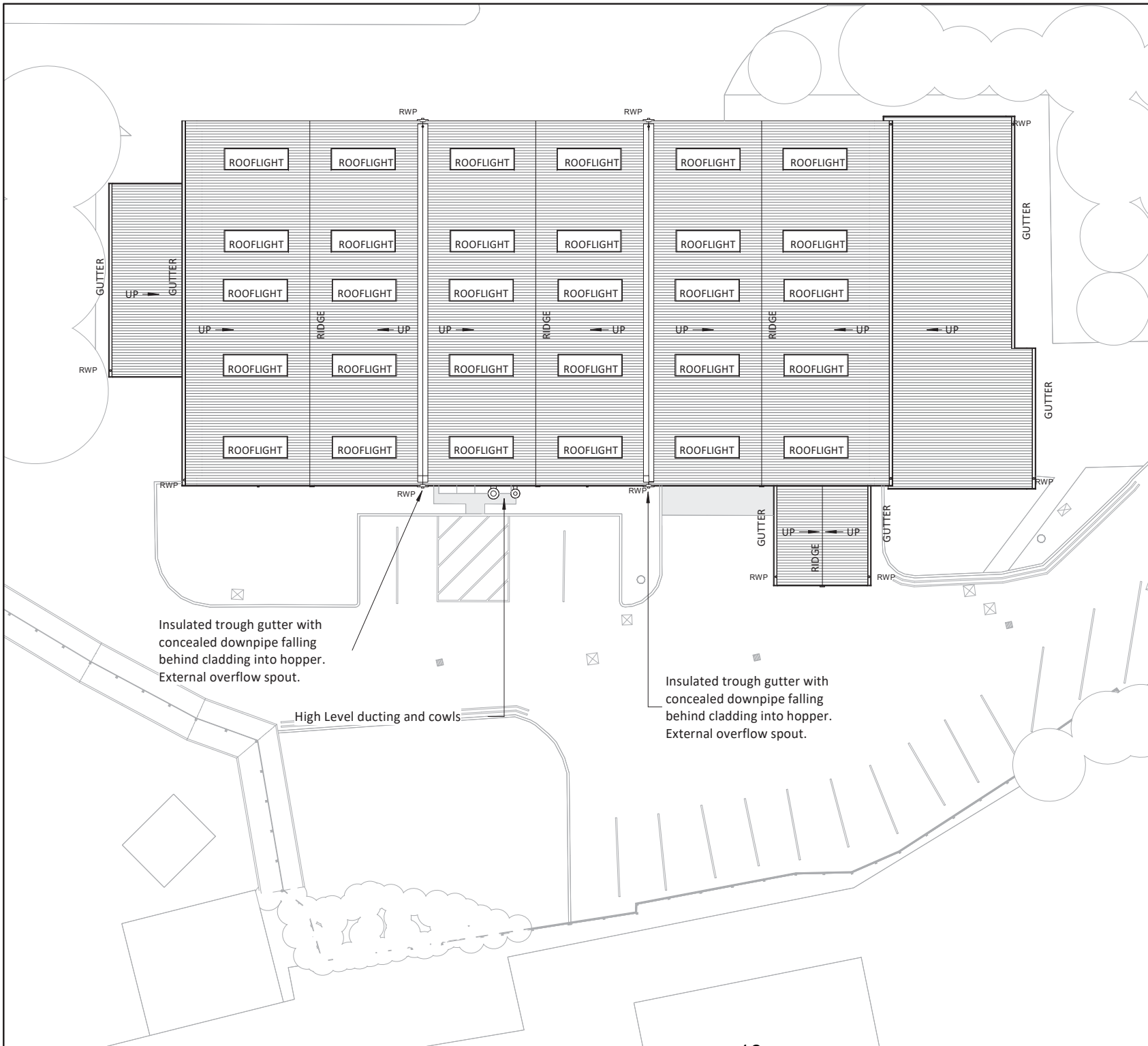
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Revisions

Rev	Date	Description	By	Check
A	09/03/2021	Drawing issued for Planning	MR	MG

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Client

Coleg Meirion Dwyfor

Project Title

Marian Mawr, Dolgellau

Drawing Title

Existing Roof Plan

Scale Date Drawn By Checked By Office

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Job Number Project•Originator•Zone•Level•Type•Role•Number Revision

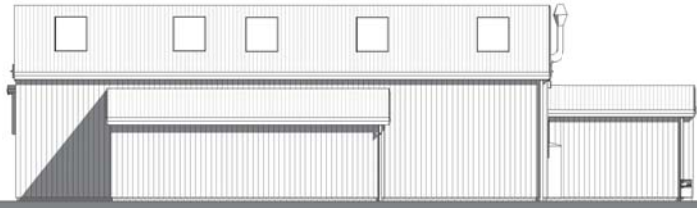
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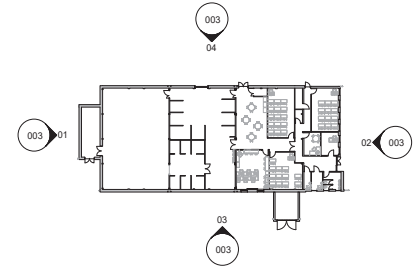
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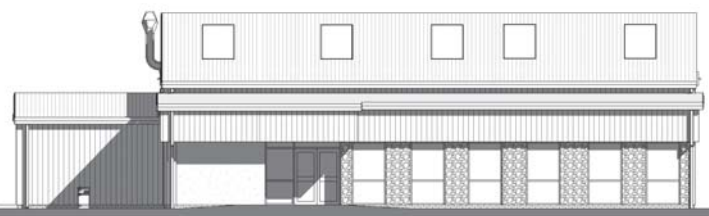


01 Existing South East Elevation
1:100

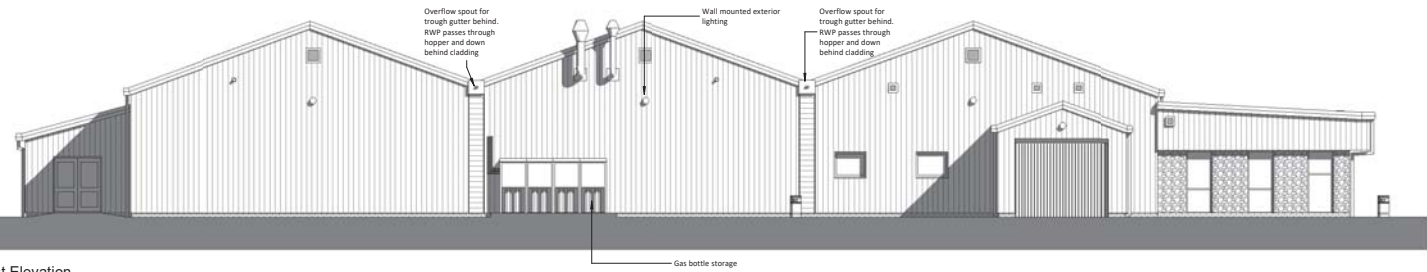


5 Existing Elevations - Location Diagram
1:500

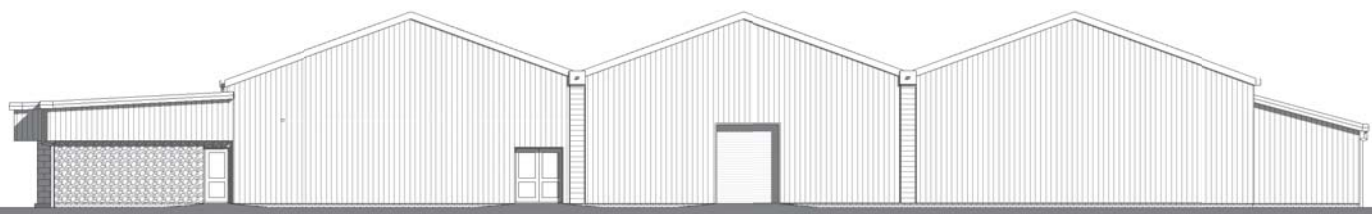
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02 Existing North West Elevation
1:100



03 Existing North East Elevation
1:100



04 Existing South West Elevation
1:100

Revisions					
Rev	Date	Description	By	Check	
A	09/03/2021	Drawing issued for Planning	MR	MG	

Consultants

Client
Coleg Meirion Dwyfor

Project Title
Marian Mawr, Dolgellau

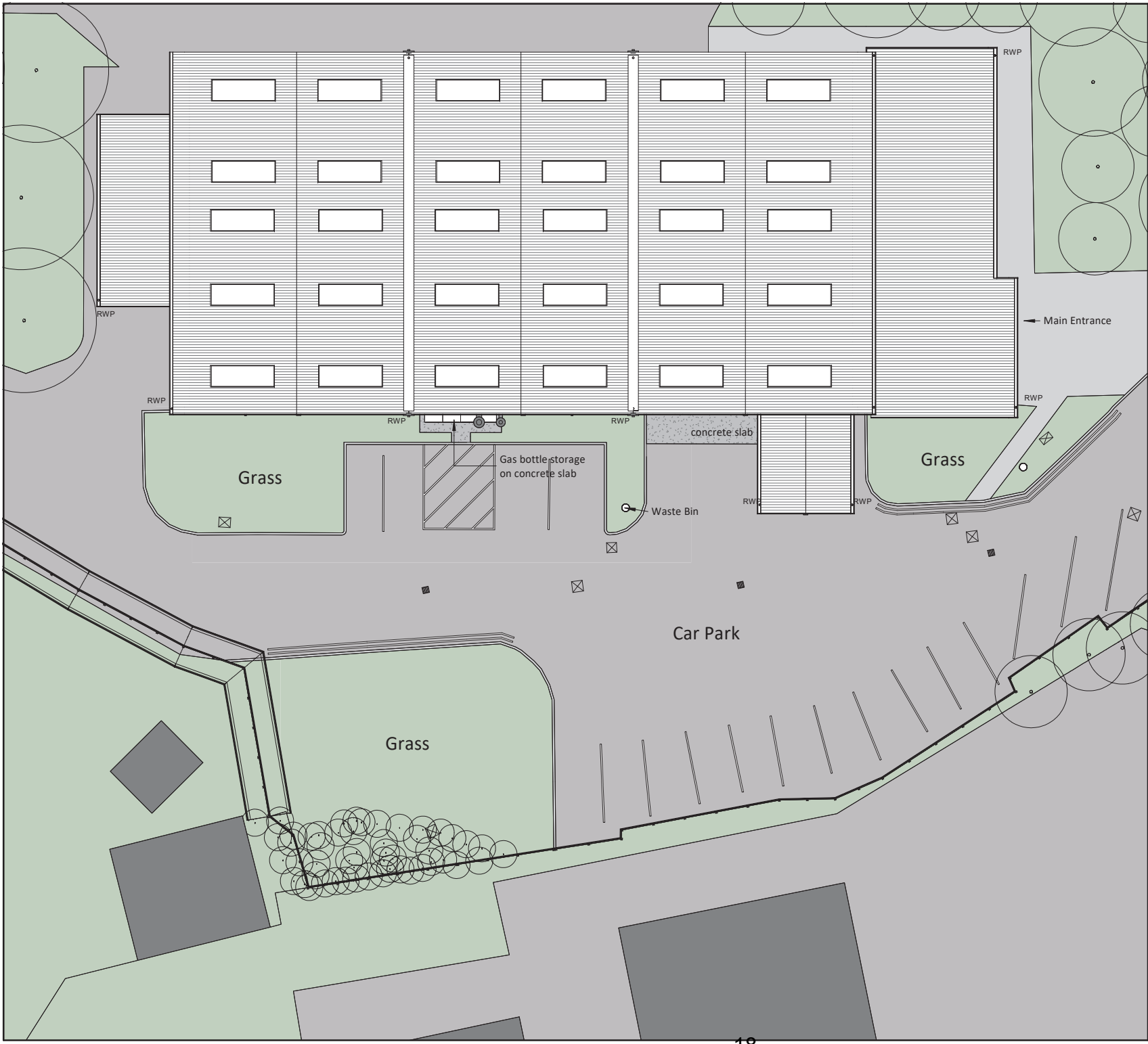
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Existing Elevations

Scale Date Drawn By Checked By Office
As indicated@A1 22/02/2021 MR MG Wrexham

Job Number Project*Originator*Zone*Level*Type*Role*Number Revision
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Revisions

Rev	Date	Description	By	Check
A	09/03/2021	Drawing issued for Planning	MR	MG

Consultants

Client

Colleg Meirion Dwyfor

Project Title

Marian Mawr, Dolgellau

Drawing Title

Existing Site Plan

Scale Date Drawn By Checked By Office

1 : 200@A3 22/02/2021 MR MG Wrexham

Job Number Project•Originator•Zone•Level•Type•Role•Number Revision

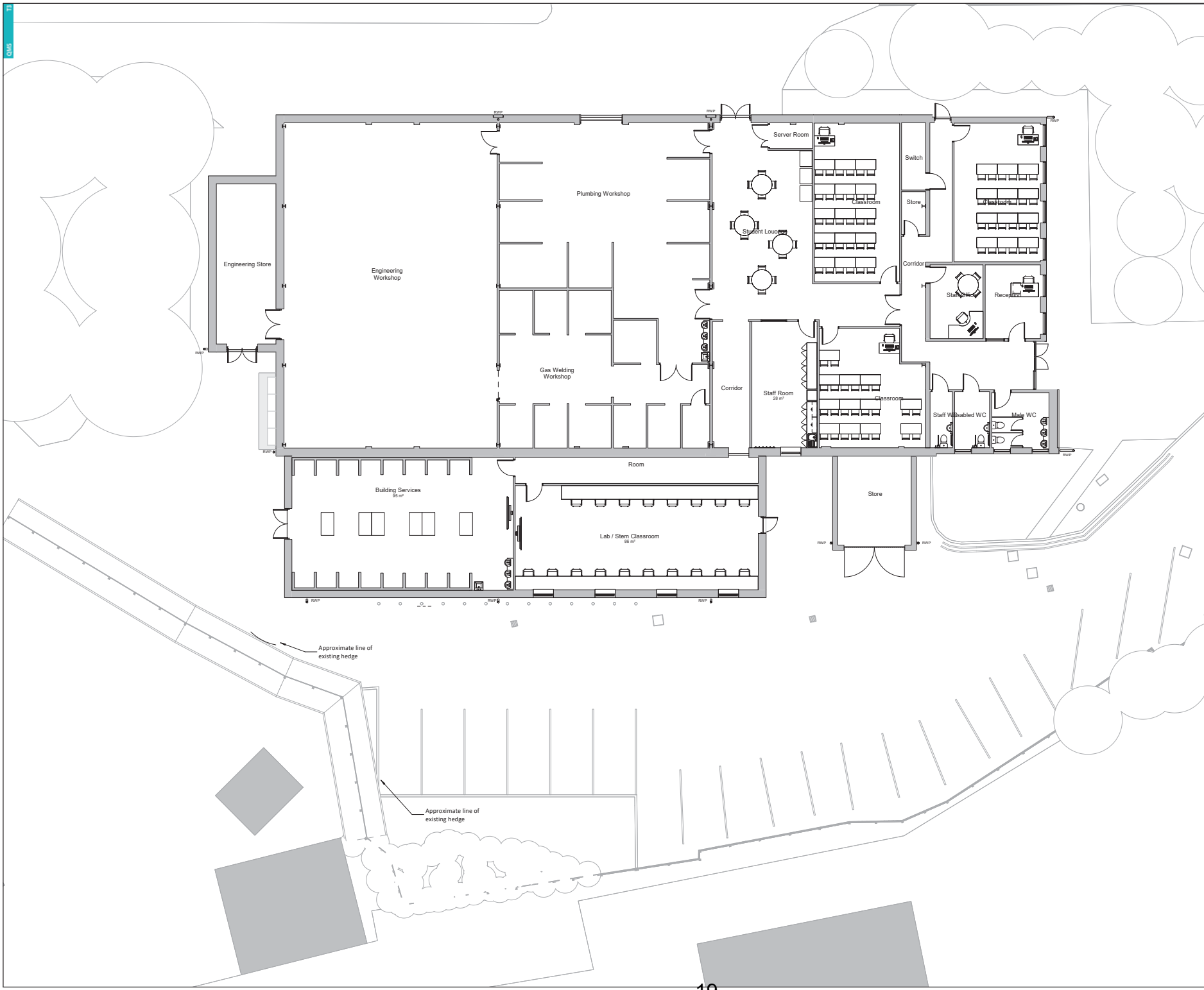
20065 MW-TACP-XX-XX-DR-A-005 A

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Revisions					
Rev	Date	Description	By	Check	
A	03/02/2021	Extension footprint increased as requested	MR	MG	
B	09/03/2021	Drawing issued for Planning	MR	MG	

Consultants

Client
Coleg Meirion Dwyfor

Project Title
Marian Mawr, Dolgellau

Drawing Title
Proposed Plan

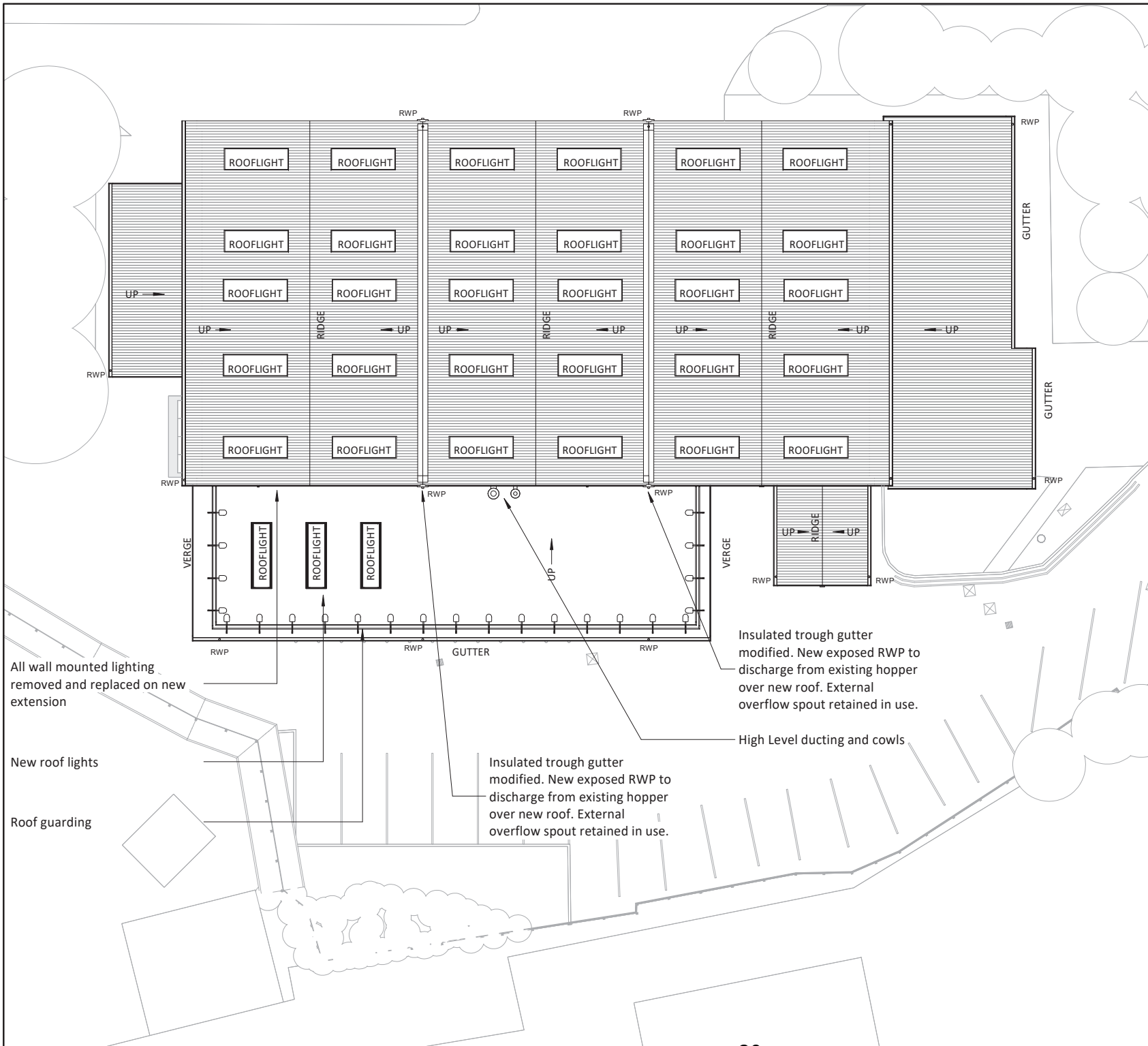
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Job Number	Project+Originator+Zone+Level+Type+Role+Number	Revision
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Revisions

Rev	Date	Description	By	Check
A	03/03/2021	Extension footprint increased as requested	MR	MG
B	09/03/2021	Drawing issued for Planning	MR	MG

Consultants

Client

Colleg Meirion Dwyfor

Project Title

Marian Mawr, Dolgellau

Drawing Title

Proposed Roof Plan

Scale Date Drawn By Checked By Office

1 : 200@A3 22/02/2021 MR MG Wrexham

Job Number Project•Originator•Zone•Level•Type•Role•Number Revision

20065 MW-TACP-XX-XX-DR-A-102 B

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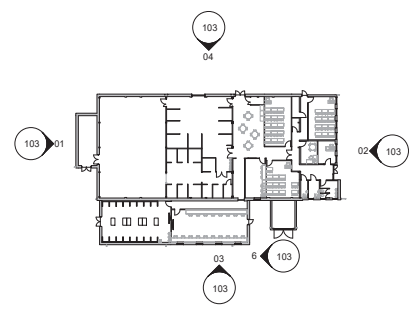


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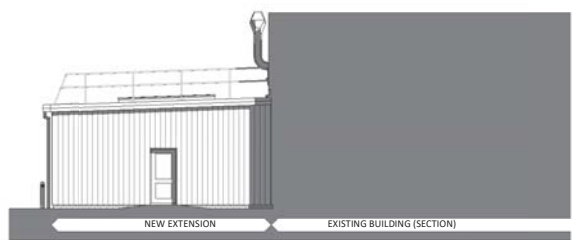
01 Proposed South East Elevation
1:100



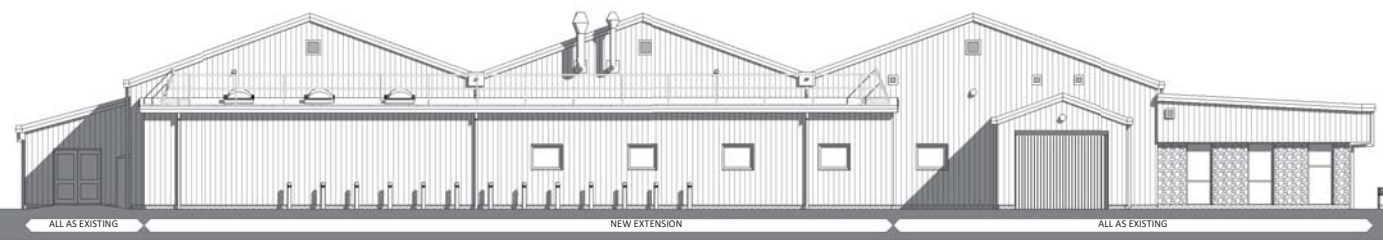
5 Proposed Elevations - Location Diagram
1:500



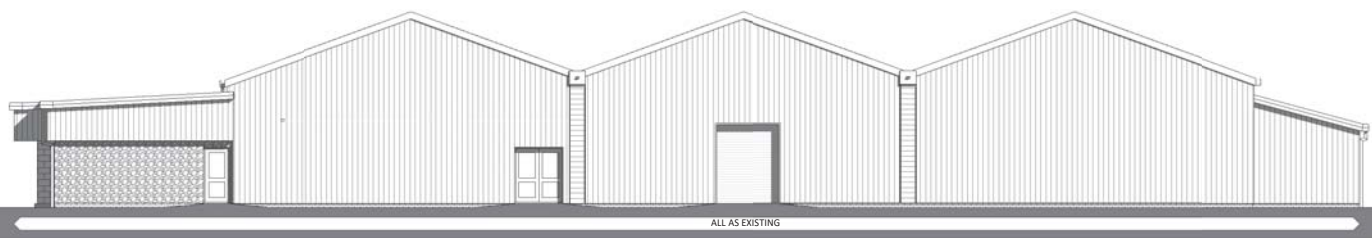
02 Proposed North West Elevation
1:100



6 Proposed North West Elevation (Extension Elevation)
1:100



03 Proposed North East Elevation
1:100



04 Proposed South West Elevation
1:100

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Revisions					
Rev	Date	Description	By	Check	
A	03/02/2021	Extension footprint increased as requested	MR	MG	
B	09/03/2021	Drawing issued for Planning	MR	MG	

Consultants

Client
Coleg Meirion Dwyfor

Project Title
Marian Mawr, Dolgellau

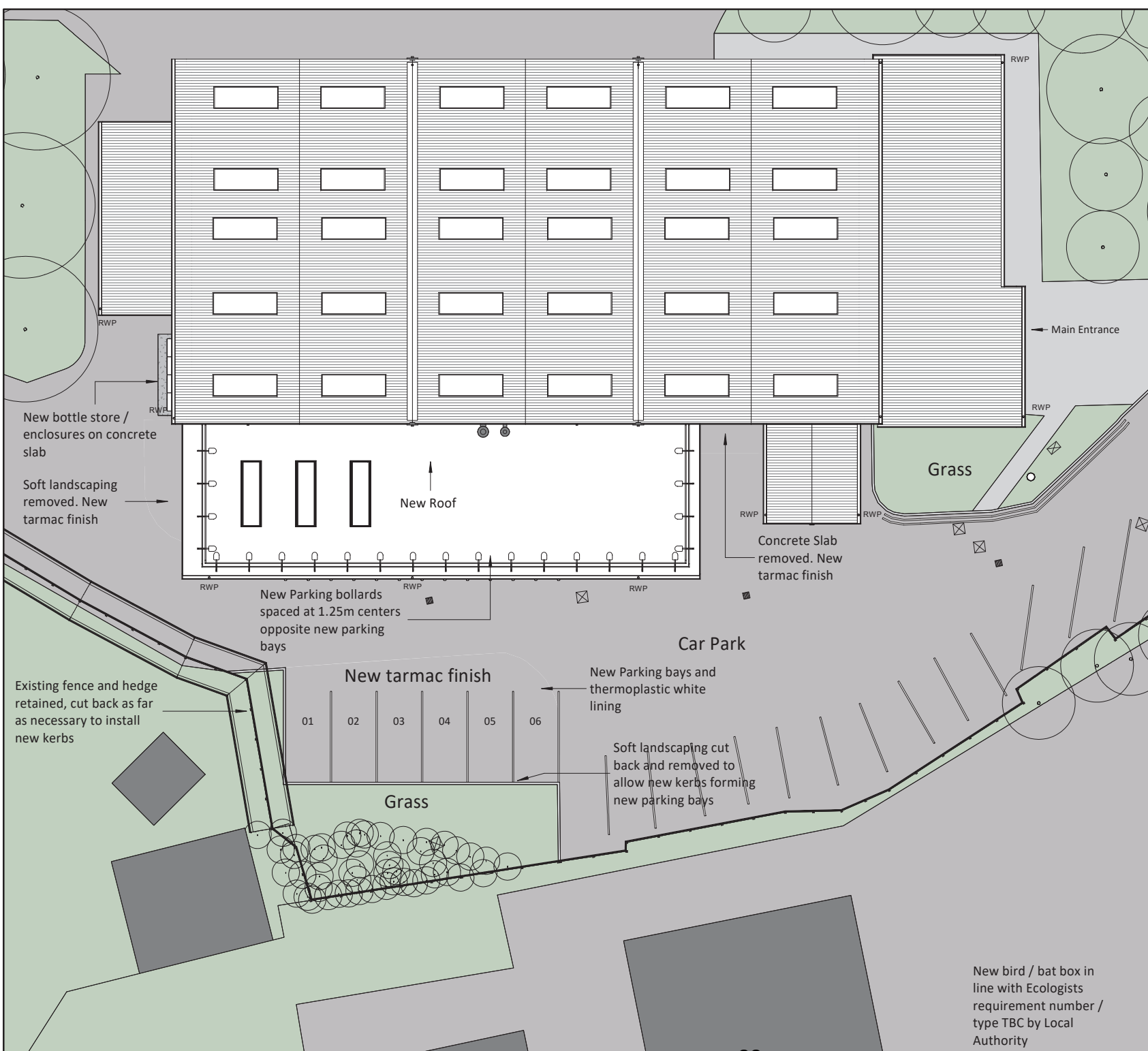
Drawing Title
Proposed Elevations

Scale Date Drawn By Checked By Office
As indicated@A1 22/02/2021 MR MG Wrexham

Job Number Project*Originator*Zone*Level*Type*Role*Number Revision
20065 MW-TACP-XX-XX-DR-A-103 B

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Rev	Date	Description	By	Check
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Consultants

Client

Colleg Meirion Dwyfor

Project Title

Marian Mawr, Dolgellau

Drawing Title

Proposed Site Plan

Scale Date Drawn By Checked By Office

1 : 200@A3 22/02/2021 MR MG Wrexham

Job Number Project•Originator•Zone•Level•Type•Role•Number Revision

20065 MW-TACP-XX-XX-DR-A-105 B

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Snowdonia National Park Authority Date: 18-May-2022
– Planning & Access Committee

Application Number: NP5/74/498

Date Application Registered: 10/01/22

Community: Mawddwy

Grid Reference: 289856 320209

Case Officer: Mr. Dafydd Thomas

Location:

Pennant, Llanymawddwy. SY20 9AJ

Applicant:

Mr. Siôn Alun Roberts,
 R. A. Roberts a'i Fab
 Pennant
 Llanymawddwy
 Machynlleth
 Powys
 SY20 9AJ

Description:

Construction of track to provide access to peatlands in association with peatlands restoration project

Summary of the Recommendation:

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

- Start work within 5 years.
- Accordance with approved plans and documents.
- No development of any phase shall take place until an Ecological Survey, taking into account key features and habitats within that phase of development has been submitted to and approved by formal means of an application to the Local Planning Authority.
- The width of the access track hereby approved is to be reduced from 3.2m to 1.6m within 12 months from completion of Phase 1 of the development as detail within the submitted Landscape Remediation and Management Plan.

Reason(s) Application Reported to Committee:

Application by Snowdonia National Park Authority.

This application is presented by the Sustainable Management Scheme (SMS) Dinas Mawddwy Project Officer on behalf of the owner of Pennant Farm.

The proposed access track is to be used as part of the Peatlands Restoration Project.

Land Designations / Constraints:

- Open Countryside
- Snowdonia Landscape Character Area (LCA) 21 - Pen Dyffryn Dyfi.

Site Description:

The application site is located to the north of Llanymawddwy and to the immediate north of Pennant Farm which is accessible via an unnamed road from the A470 at its junction in Dinas Mawddwy. The proposed access track is to be located on the slopes of Foel Clochydd.

The site resides in a predominantly rural area with a number of farms located in the vicinity. The proposed access track will be accessible from Pennant Farm and the site is currently grazed from April to October.

Proposed Development:

The construction of a track to provide access to peatlands in association with the Peatlands Restoration project. The proposed track is to service access to Blaencywarch, Bryn Uchaf, Hengwm and Pennant peatland and the purpose of the track is to maintain access to the peat in order to undertake restoration work with machinery and specialist contractors.

The proposed track commences at Grid Reference SH 289921,320080 and ends at Grid Reference SH 289581,320261.

The proposed track is to be a total length of 713 metres and will initially have an average width of 3.20 metres in order to allow for large machinery, used for this type of work. As set out within the submitted "Landscape Remediation and Management Plan", the proposed development of the access track has three phases. The applicant has provided details on each phase, which are;

- Phase 1 – Track Initial creation to width of 3.2m for machine access.

Subject to planning approval, construction of the track is to begin on site between July and August. The Restoration Project is to begin in September and Phase 1 will be in operation until works associated with the Restoration project have been completed. As above, the track at this phase, is to be developed to a width of 3.2m to allow for large machine access.

- Phase 2 – Remediate the track from a width of 3.2m to 1.6m.

Phase 2 will begin following completion of the Peatland Restoration project, with works to remediate the track to be completed by the end of October to mid-November. Access to the Peatlands will still need to be maintained, in order to rectify any future problems, however, as above, the width of the track is to be reduced from 3.2m to 1.6m, to allow access for quad bikes. This to be reduced 4 - 6 weeks from completion of Phase 1.

- Phase 3 – Future Management.

Following the end of the project in 2023, the applicant has advised that the landowner will take responsibility for the track and for rectifying any future problems.

Relevant Planning Policies:

Eryri Local Development Plan 2016-2031

- Strategic Policy A: National Park Purposes and Sustainable Development
- Strategic Policy C: Spatial Development Strategy.
- Strategic Policy D: Natural Environment.
- Strategic Policy Dd: Climate Change.
- Development Policy 1: General Development Principles.
- Development Policy 2: Development and the Landscape.
- Development Policy 6: Sustainable Design and Materials.

Supplementary Planning Guidance

- SPG 2: General Development Considerations.
- SPG 7: Landscape and Seascapes of Eryri.
- SPG 13: Landscape Sensitivity and Capacity Assessment.

National Policy/Guidance:

- Planning Policy Wales (PPW), Edition 11, February 2021.
- Future Wales 2040:
 - Policy 4: Supporting Rural Communities;
 - Policy 9: Resilient Ecological Networks and Green Infrastructure

Consultations:

Mawddwy Community Council	Support
Gwynedd Council – Archaeological Planning Service	No comments.
Gwynedd Council – Drainage (SAB)	No comments received.

Natural Resource Wales	<p>Comments provided - NRW initially raised concerns (response ref CAS-179174-K1T0 dated 11/02/2022) relating to the timing of works, mitigation and restoration detail.</p> <p>Following on from the submission of additional information (Roberts, D (2022) Landscape Remediation and Management Plan), NRW advised that their concerns had been addressed. However, NRW advised that the report be included in the approved list of documents for this planning application.</p>
National Park – Conservation	No comments received.
National Park - Ecology:	No comments received at time of writing.

Response to Publicity:

The application has been publicised by way of a site notice.

At the time of writing, no letters of objection or support have been received.

Assessment:

1. Principle of Development

- 1.1 It is appropriate to consider the proposal against Strategic Policy A, C, D and Dd and Development Policies 1, 2 and 6. Proposals of this type will only be permitted provided that they do not significantly harm the visual appearance and character of the immediate area or the wider landscape, or adversely affect the 'Special Qualities' of the National Park and the amenity of those living close by.
- 1.2 The principle policies to consider are Development Policy 2: Development and the Landscape, Strategic Policy Dd: Climate Change and Development Policy 6: Sustainable Design and Materials.
- 1.3 Development Policy 2 states that the scale and design of new development, including its setting, landscaping and integration should respect and conserve the character, qualities and views of the landscape.

- 1.4 Strategic Policy Dd sets out the importance of climate change and states that the impacts of climate change on the National Park will be addressed by conserving and enhancing areas of woodland, upland soils and peatland areas to assist in carbon retention, water storage and flood prevention.
- 1.5 Development Policy 6 provides an opportunity for new development subject to taking the following into consideration;
- i) Inclusive design;
 - i) Landscape Protection and enhancement;
 - ii) Biodiversity protection and enhancement;
 - iii) The Historic Environment;
 - iv) Environmental sustainability;
 - v) Cultural Identity; and;
 - vi) An integrated energy statement.
- 1.6 An assessment of these policies against the proposal will be undertaken later within this report.

2. Background

- 2.1 The site has no planning history and the existing site is open grassland on the slopes of Foel Clochydd.

The application requests planning permission to create an access track up to the peatland which forms part of the mountain habitat at Pennant Farm, in association with the Peatlands Restoration Project.

- 2.2 The Peatlands Restoration Project is jointly administered by Snowdonia National Park Authority and 5 other land owners within the Dinas Mawddwy Area. The project, funded by the European Agricultural Fund for Rural Developments, is worth £499,641 and involves the restoration of the Peatlands.
- 2.3 The type of works associated with the project include re-profiling peat hags, re-vegetating bare peat and felling conifers. This restoration works ensures that the peat is kept in good condition and are therefore able to store high quantities of carbon.
- 2.4 The applicant is one of the first farmers in Wales to sign up for to the Peatland Code, an innovative way to restore peat for carbon storage and also to sell carbon credits to other companies to offset their carbon emissions. It is the Peatlands Code that peatland is kept in good condition and therefore this track will provide access to enable work to achieve this.

3. Planning Assessment

3.1 As previously stated, the main policy considerations are Development Policy 2, Strategic Policy Dd and Development Policy 6.

Development Policy 2: Development and the Landscape.

3.2 As mentioned, Development Policy 2 gives significant notice to impact of new development on the landscape. Specifically, the policy states that unacceptable impacts on the landscape will be resisted and particular regard will be had for the protection of;

- I. The Snowdonia Dark Skies Reserve, in particular Core Areas;
- I. The Dyfi Biosphere Reserve;
- II. Section 3 areas of natural beauty;
- III. Undeveloped coast;
- IV. Panoramas visible from significant viewpoints.
- V. Sensitive Landscape Character Areas.

3.3 Since the proposed development lies within Snowdonia Landscape Character Area (LCA) 21 – Pen Dyffryn Dyfi, and the mountain (Foel Clochydd) and provides panoramas visible from other viewpoints, particular attention and consideration has been given to the proposal and it is appropriate to consider any negative impact on the landscape as a result for the new access track.

3.4 The proposed access track is to be located on the slopes of Foel Clochydd. However, the track is to be constructed behind Foel Clochydd's most prominent face in order to reduce its visibility from nearby roads and areas, therefore reducing its overall visual impact on the wider landscape.

3.5 The applicant has stated that it is proposed to undertake the Restoration project in three stages. The access track will be initially developed at a width of 3.2m, however, once the Restoration project has been completed, this will be reduced to 1.6m, thus only allowing access for smaller vehicles such as quad bikes.

3.6 The applicant has also provided timings on when the track will be reduced to 1.6m. The applicant has stated that the width of the track will be reduced after 4-6 weeks from completion of Phase 1 of the project (which is to take 4-6 weeks), therefore within a time period of 12 weeks. It is considered necessary that a timeframe be conditioned in order for the Authority to ensure that the track is reduced and impact on the wider landscape is kept to a minimum. Further details on each Phase of the development have been provided by the applicant through the submission of a 'Landscape Remediation and Management Plan'.

- 3.7 The applicant has provided details on the construction method of the track, with this being a 'cut and fill' technique. Excess earth from this process is to be set aside until intended works are completed, and after which will be used to reinstate mountain side. In addition, excess track surface is to be loosened and reseeded with original grass species to encourage re-vegetation and following completion, no use of the track will be made for some months to avoid disturbing the ground.
- 3.8 Natural Resources Wales initially raised concerns relating to the proposal (response ref CAS-179174-K1T0 dated 11/02/2022) stating that inadequate information had been provided in relation to remedial measures to protect the landscape. In response to this, the applicant submitted a Landscape Remediation and Management Plan, in which set out mitigation measures to protect the landscape. This includes measures such as the phasing of development, timeframe for development and remedial works to narrow the width of the access track and re-use material for the cut and fill operation of the construction of the access track.
- 3.9 In an attempt to consider all means of access to the peatlands in order to determine the access with the minimal impact on the surrounding landscape, the applicant investigated two other nearby potential routes to the site. However, findings from this investigation demonstrated these routes to be unsuitable due to factors including rough terrain, steep gradients and terrain unsuitable for machinery.
- 3.10 Therefore, whilst it is considered that the construction of the track will inevitably cause an adverse impact on the visual amenity of the wider landscape for a period of time, the applicant has explored other routes up to the site and this is considered the only practical option that can be used to undertake the work. Considering the above therefore and with the remedial measures imposed to reduce the track and along with the wider benefits of the Restoration project, it is deemed that the proposal can be supported.

Strategic Policy Dd: Climate Change

- 3.11 Strategic Policy Dd highlights the importance of combating climate change. The policy states that one of the ways to challenge the threats of climate change is the management of natural resources in a sustainable manner, not least the conservation and management of soils and peatland areas.
- 3.12 A third of Wales' peatland areas lie within Snowdonia National Park with these holding 52% of Snowdonia's soil carbon. Based on the context of Strategic Policy Dd, the proposed development should therefore be encouraged in order to ensure important restoration works on the peatlands are undertaken in an effort to combat the challenges of climate change.

Development Policy 6: Sustainable Design and Materials

- 3.12 Based on the context of Development Policy 6: Sustainable Design and Materials, the proposed development is required to take into account a number of considerations, with those most relevant to the development being;
- ii. Landscape protection and enhancement;
 - iii. Biodiversity protection and enhancement; and
 - v. Environmental sustainability.
- 3.12 In relation to Biodiversity protection and enhancement, the applicant has submitted a Construction Environment Management plan, which sets out measures to ensure landscaping and biodiversity protection. The document states that *“No development of any phase shall take place until an Ecological Survey, taking into account key features and habitats within that phase of development has been submitted to and approved in writing by the Local Planning Authority.”* In addition, the applicant has stated that the development of that phase is to be completed thereafter in accordance with any mitigation measures required by the submitted survey. It is considered appropriate that this be conditioned as part of any successful planning application.
- 3.13 Notwithstanding the above, under Chapter 6 of Planning Policy Wales, (Edition 11, February 2021), planning authorities must seek to maintain and enhance biodiversity. Whilst no biodiversity enhancement measures have been incorporated into the development, as set out within the Preliminary Ecological Assessment (dated 27th of September 2021), it is considered that the peat-land restoration project that the new track will facilitate, will deliver an overall significant biodiversity gain to the area.

4. Conclusion

- 4.1 It is evident that the proposed development will have an inevitable adverse impact on the landscape, however, with the remedial works outlined, overall it is considered that the development can be supported.
- 4.1 The track is to be constructed behind Foel Clochydd’s most prominent face in order to reduce its visibility from nearby roads and areas, therefore reducing its overall visual impact on the wider landscape.
- 4.2 Remedial works are proposed to mitigate any adverse impact on the landscape, not least including reducing the width of the track from 3.2m to 1.6m.

- 4.3 Importantly, the purpose of the proposed access track is to serve the Peatland Restoration Project, which is a material consideration that needs to be given considerable weight when consideration this application as it will deliver a wider overall significant biodiversity gain to the area and combat the challenges of climate change in line with Development Policy 2, 6 and Strategic Policy Dd of the Eryri Local Development Plan.
- 4.4 Therefore, on balance, it is recommended that the application is conditionally approved.

Background Papers in Document Bundle No.1: Yes/No

RECOMMENDATION: To GRANT permission subject to the following conditions:

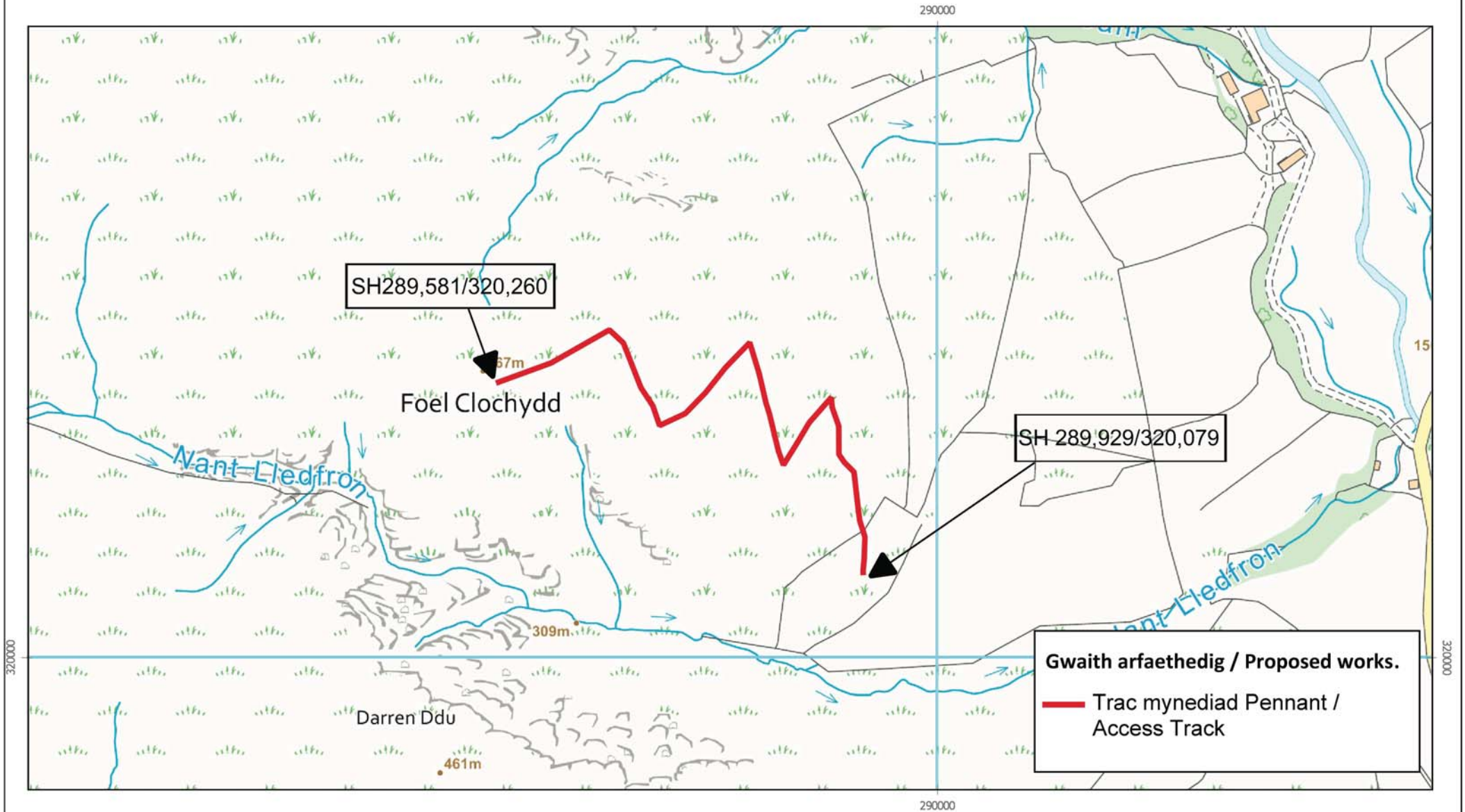
- 1) The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - Location Plan: Trac Mynediad Pennant OS (11th of Jan 2022)
 - Drawing Number: 7891/XS/01 (Typical Cross Section) (11th of Jan 2022).
 - Dogfen Cefnogol Trac Mynediad Mawndir Pennant Final (11th of Jan 2022).
 - Construction Environment Management Plan (CEMP_Asesment 1 - 11th of Jan 2022).
 - Landscape Remediation and Management Plan (10th of March 2022).
- 3) No development of any phase shall take place until an Ecological Survey, taking into account key features and habitats within that phase of development has been submitted to and approved by formal means of an application to the Local Planning Authority.
- 4) The width of the access track hereby approved is to be reduced from 3.2m to 1.6m within 12 months from completion of Phase 1 of the development, as detailed within the submitted Landscape Remediation and Management Plan (10th of March 2022).

Reasons:

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

- 3) To secure biodiversity enhancement, in accordance with Eryri Local Development Plan policies and paragraph 6.4.5 of Planning Policy Wales.
- 4) To preserve and enhance the visual amenities of the area and the wider landscape.

Trac mynediad tir mynydd Pennant



Graddfa / Scale: 1:5000

Creawdwr / Creator: Dion Rh. Roberts
 Dyddiad / Date: 17/5/2021



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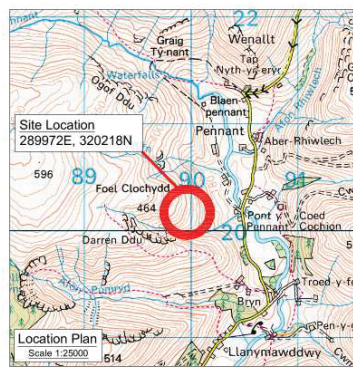
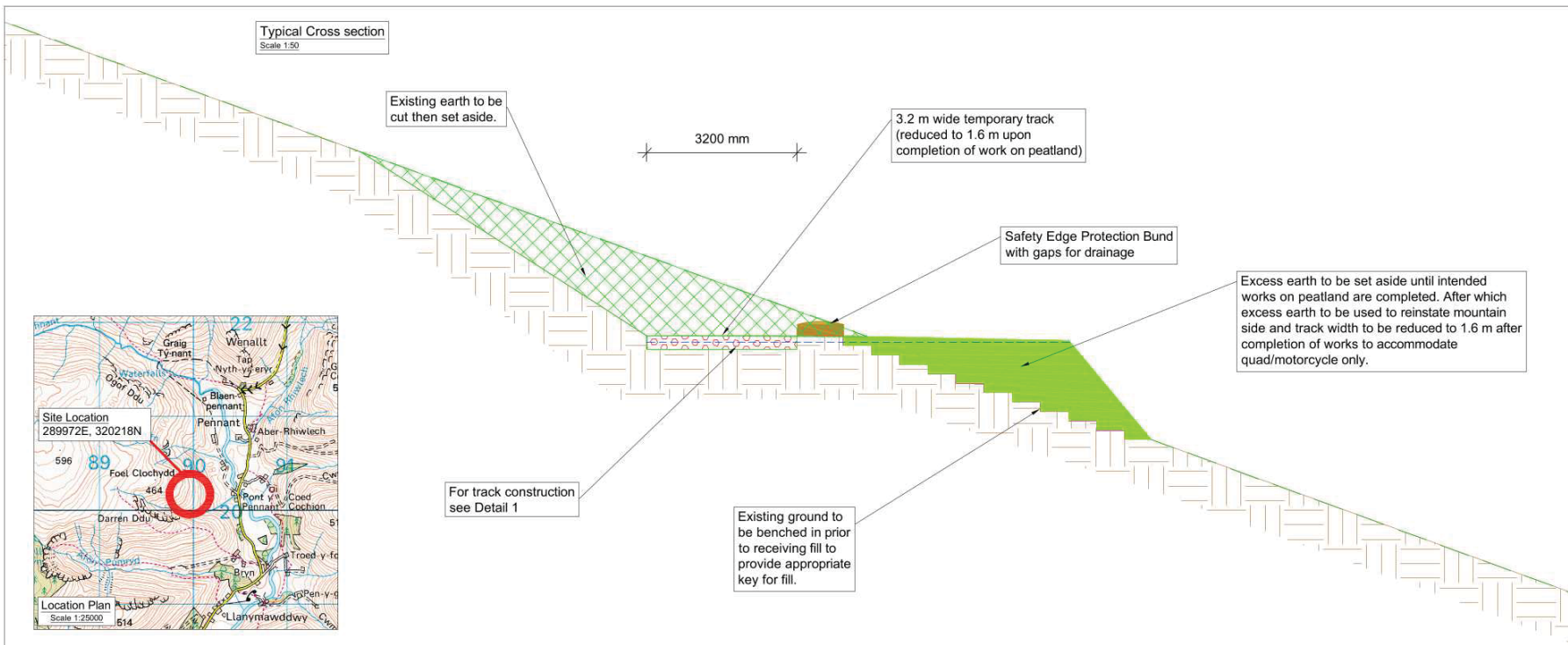


NODIADAU/NOTES

- Dimensions in mm unless otherwise stated.

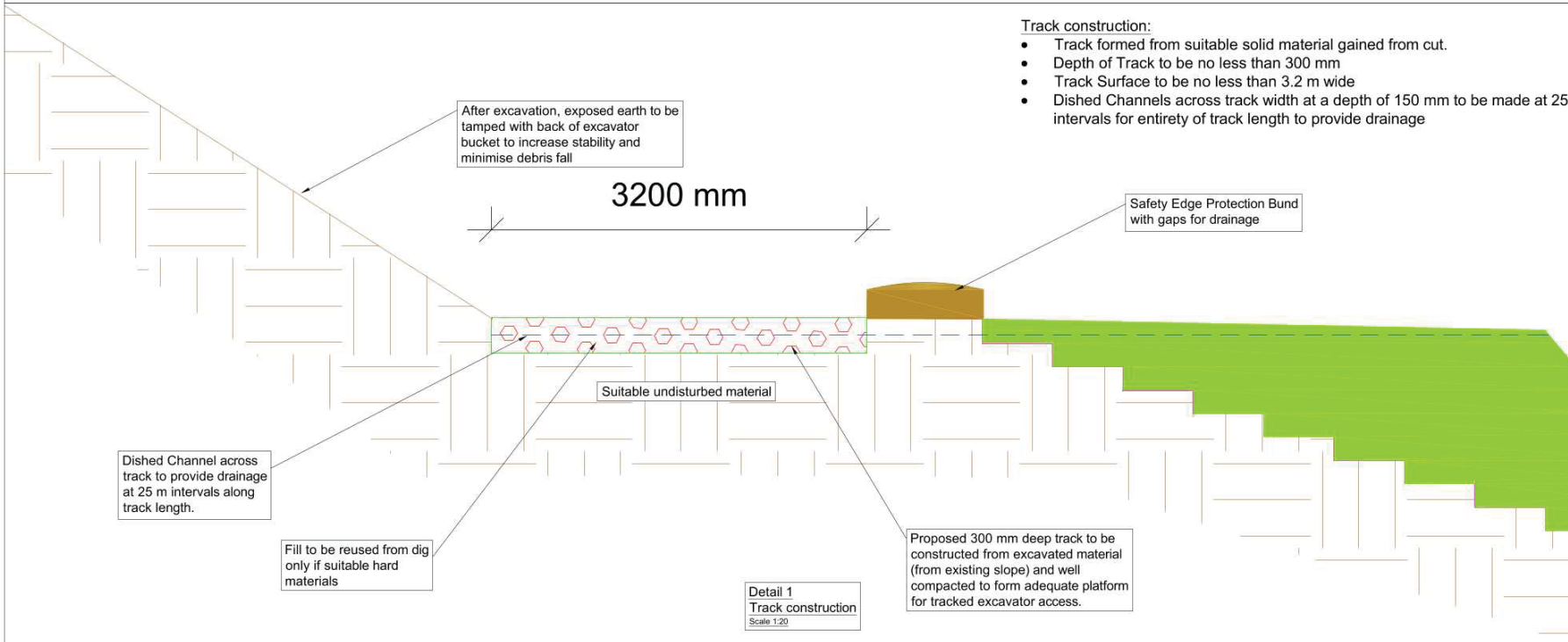
Key:

	Cut
	Fill
	Existing Ground Level
	Benched ground
	Existing Earth
	Compacted Fill
	Safety Edge Protection Bund
	Dished Channel



Track construction:

- Track formed from suitable solid material gained from cut.
- Depth of Track to be no less than 300 mm
- Track Surface to be no less than 3.2 m wide
- Dished Channels across track width at a depth of 150 mm to be made at 25 m intervals for entirety of track length to provide drainage



Rhif No.	NODIADAU/NOTIFICATION	YMA	YMA
		YMA	YMA



CYLLUN / SCHEME:
Trac Mynediad Pennant

TEITL LLUNIAD / DRAWING TITLE:
Typical Cross Section

DARLLIANYDD GAN: BW	DYDDIAD DARLLIANYDD: 17/08/2021
GWIRIANYDD GAN: GTJ	DYDDIAD GWIRIANYDD: 01/09/2021
Tfwm: 1 of 1	GRADDIYDD: Not to scale

Rhif Lluniad Drawing No. **7891/XS/01**



PLANNING AND ACCESS COMMITTEE

18 MAY 2022

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

SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE, 18 MAY 2022
LIST OF COMPLIANCE CASES

New cases

	Reference	Date of initial complaint or Date observed by Compliance Officer	Location of Site	Details of Alleged Planning Breach	Current Position
1	NP5/53/ENFLB75Q	10-Mar-2022	Barclays Bank, 68-70 High Street, Bala. LL23 7AD	Renovation works to create ground floor office space and upstairs flats	Site visit undertaken and no breach has been identified. Listed Building application and planning application submitted for the change of use of the property.
2	NP4/29/ENFA505	07-Jan-2022	Cae Llwyd, Penmachno. LL24 0YR	Agricultural access track not in accordance with plans	Site visit undertaken. Correspondence issued and awaiting response. Site meeting to be arranged to determine if any breach occurred.
3	NP4/29/ENF10G	07-Jan-2022	The Machno Inn, Penmachno. LL24 0UU	Untidy nature of land and unauthorised development of out-building	Site visit undertaken. Correspondence issued and awaiting response.
4	NP4/29/ENF209F	07-Jan-2022	Plasglasgwm, Penmachno, Betws-y-coed, LL240PU	Unauthorised construction of agricultural access track	Correspondence issued and response received. Site visit to be undertaken to determine any breaches.

5	NP5/70/ENF15N	11-Mar-2022	Pant yr Onnen Campsite, Llangower, Bala, LL237BT	Stationing of shepherds hut and use of catamaran club building as holiday accommodation	Correspondence issued to owner. Planning agent has been appointed and response received. In dialogue with owners of the campsite regarding potential breaches.
6	NP4/32/ENF97B	22-Mar-2022	Land adjoining Dyffryn, Crafanat Road, Trefriw. LL27 0JY	Use of land as campsite	In dialogue with owners regarding potential breach. Owner advised that the site is to be used for only 28 days, in line with permitted development rights. Site being monitored.
7	NP5/61/TENF2H	14-Mar-2022	Llew Glas, High Street, Harlech, LL462YA	Breach of planning condition (NP5/61/T2E), changing café menu to serve hot food and meals.	Site visit undertaken and in dialogue with owner. No breach found, site to be monitored.

Awaiting Retrospective Application/Listed Building Consent Application/CLEUD Application

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
8	NP2/11/ENF709A	February 2021	Gelli'r Ynn Uchaf, Nantmor	Engineering works to create new access and driveway including removal of trees.	Further site visit undertaken in February 2022. Considering expediency of breach.	No further update for this committee.
9	NP4/16/ENF227C	July 2020	Gwalia Stores, Dolwyddelan	Change of use from retail to dwelling	In dialogue with applicant. Further contact made in relation to a submission of a planning application at the end of January 2021. No response received.	Planning Contravention Notice issued to owner w/c 25 th of April. Awaiting response.
10	NP4/26/ENF266W	January 2020	Zip World Fforest, Betws y Coed	Erection of building & creation of footpaths	In contact with the owner/agent. Further site visit undertaken in February 2022. Investigation ongoing.	Site meeting undertaken between Zip World, Planning agent and SNP in March 2022. Awaiting submission of an application following discussions.

11	NP4/29/ENF514	October 2021	Llys Meddyg, Penmachno	Creation of New Access	Liaising with the highways department at Conwy County Borough on the suitability of the access. Awaiting response.	Further contact made with Conwy County Borough Council. Highways department advised of road safety concerns relating to the new access. Further correspondence issued to owner in early May 2022. Awaiting response.
12	NP5/50/ENFLB59B	20-Jan-2022	14 Glandyfi Terrace, Aberdyfi. LL35 0EB.	Replacement windows to front dormer	Contact made with the owner and currently advising them of their options to resolve this matter.	No further update to report for this committee.
13	NP5/58/ENF144K	December 2018	Land at Tan y Coed, Talybont	Siting of Static Caravan used for Residential Purposes	Contact made with the owner of the land. Site meeting taken place where the siting and use of the caravan was discussed. Owner currently considering their options to regularise the situation. A Planning Contravention Notice has been served to ascertain further details about the use of the caravan. Replies have been received and currently being assessed.	Owner has advised a Certificate of Lawful Use application is currently being prepared. No update to report at present.

14	NP5/61/ENF329B	10-Jan-2022	Hafod Wen, Harlech. LL46 2RA.	Unauthorised engineering works	Site visit undertaken and contact made with the owner. Awaiting response.	Site meeting undertaken in March 2022. Awaiting submission of a retrospective application.
15	NP5/62/ENF171D	October 2021	The Mill Caravan Park, Llanbedr	Alleged engineering works and siting of 3 Pod Units	In conversation with the owners in relation to removing the pods from the site.	In dialogue with owner. Site meeting to be arranged in order to discuss next steps.
16	NP5/77/ENF345	February 2021	Bryn Mair, 21 High Street, Talsarnau	Chimney removed	In dialogue with the owner who has advised of their intention to submit a retrospective application for the removal of the chimney.	In dialogue with owner. Latest correspondence issued beginning of May. 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
17	NP2/16/ENF2E	14-Jan-2022	Bryn Awelon, Garndolbenmaen, LL51 9UJ.	Unauthorised engineering works including new track/access road. Untidy nature of land/works.	Contact made with the owner and site visit undertaken. Owner has advised that breach has now ceased, and owner advised on intention to submit a planning application. Awaiting confirmation and submission.	Application received for an agricultural shed, however in dialogue with owner regarding new access/track which is not covered in application. Awaiting response.
18	NP4/11/ENF100F	March 2021	Tan y Bryn, Pentre Felin, Betws y Coed	Development not built in accordance with approved plans (NP4/11/100F)	Full planning application submitted on the 19th of November 2021 and is currently being processed.	Application refused. Correspondence issued to owner in May 2022 to address outstanding issues. Awaiting response.
19	NP4/26/ENF195C	April 2021	Llwynau, Capel Garmon	Siting of Pod	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.	In dialogue with applicant, currently rectifying in-valid application.

20	NP4/26/ENF261B	January 2020	Y Felin, Plas yn Rhos, Rhydlanfair	New Structure	Application validated and currently being processed.	No further update for this committee.
21	NP5/50/ENF562P	July 2020	62 Plas Panteidal, Aberdyfi	Extension to decking Area	A retrospective planning application has been received on the 30th of June 2021 and currently being considered.	No further update for this committee.
22	NP5/53/ENF590	23-Nov-2021	4 Yr Hafan, Bala. LL23 7AU	Erection of new structure at front of property	Retrospective application received. Currently being processed.	No further update for this committee.
23	NP5/58/ENF641	August 2021	Plas Bennar, Dyffryn Ardudwy	Possible change of use of dwelling to large scale holiday accommodation.	Meeting has taken place. Planning application now received on the 21st of September 2021 and pending consideration.	No further update for this committee.
24	NP5/62/ENF422	June 2021	Ty'r Graig, Llanbedr	New dormer window and erection of outbuilding.	No application received. Further contact made in relation to the submission of an application on the 14th of February 2022. Awaiting response.	Application being considered.
25	NP5/69/ENF301F	June 2021	Llwyn Du Caravan Park	Erection of children's climbing frame	Application received and is currently being processed.	Application being considered.

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

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
26	NP3/12/ENF191	June 2021	Castell Cidwm, Betws Garmon	Untidy condition of land.	In dialogue with owner. Owner has now appointed an agent to produce a strategy / plan for rectifying the condition of the land. Awaiting an update on strategy details and timeframe.	Owner/agent advised that strategy is being developed, and draft strategy will be submitted to the Authority by way of a pre-application enquiry. Awaiting submission and further details.
27	NP3/21/ENF46D	January 2020	2 Tai'r Cae, Carneddi, Bethesda	Dumping of Silt & Soil	Site meeting undertaken with owner on the 16th of February 2022. Considering expediency of breach.	No further update for this committee.
28	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	Further contact made with the owner in February 2022. Awaiting response.	Owner of the land has advised that the structures are to be removed from the site. Site visit required and further correspondence to owner following visit.
29	NP4/13/ENF247	February 2020	Land Near Deunant, Capel Curig	Engineering Works, Retaining Walls and Possible Encampment	No response received. Planning Contravention Notice issued to the owner in February 2022.	Response to the Planning Contravention Notice received and discussions are ongoing.

30	NP4/16/ENF405	March 2018	Land Opposite Tan y Castell, Dolwyddelan	Dumping of Building Material and Waste	Case being referred to the Authority's solicitor.	No further update for this committee.
31	NP4/26/ENF97J	December 2020	Maes Madog, Capel Garmon	Erection of hot tub structure, outbuilding and alterations to drive entrance.	No further update for this committee.	In dialogue with owner regarding discrepancies from original planning consent.
32	NP5/50/ENF144C	09-Dec-2021	Crychnant, Aberdyfi, LL35 0SG	Work not in accordance with approved plans NP5/50/144C	Contact made with the agent. Awaiting response. Site visit to be undertaken in February 2022.	Site visit undertaken and awaiting response from owner.
33	NP5/50/ENF152A	August 2021	Bryn Awelon, Aberdyfi	Two Sheds being used as Holiday Accommodation	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.	Further contact made with the owner in relation to the submission of an application in February 2022. Awaiting response.
34	NP5/50/ENF607A	August 2019	Garth, Aberdyfi	Extended Decking	Site meeting held with the owner of the property. Appears planning permission is required for what is currently being erected. The owner has been advised of this and the Authority continue to liaise with them. Requested an update January 2021.	With the lack of progress being made, the expediency of whether to initiate formal action is being considered.

					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.	
35	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 contact has been made with the owner and further enquiries continue. Site is monitored and no further works have taken place.
36	NP5/57/ENF1071E	March 2021	Bryn y Gwin Farm, Dolgellau	Engineering works	Further contact made with the owner in January 2022.	No further update to report for this committee.
37	NP5/58/ENF19L	April 2021	Sarnfaen Farm Campsite, Talybont	Stationing of pods without planning permission	Further contact made with the owners in late January 2022. Awaiting response.	No further update to report for this committee.
38	NP5/58/ENF58G	November 2019	Bryn y Bwyd, Talybont	Engineering Works and Possible Siting of Caravan/Chalet	Application received and has been refused. A recent site visit has taken place which indicates a static caravan has also been brought on to the site (and the toilet block remains). Contact made with the owners in February 2022 to rectify the matter.	Response received from owners and discussions are ongoing.

39	NP5/58/ENF434D	February 2021	Ty'n y Pant, Dyffryn Ardudwy	Stationing of touring caravans and untidy condition of land	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.	Planning Contravention Notice served March 2022. An agent has been appointed and replies to the Notice expected by the 9th May 2022.
40	NP5/58/ENF616	December 2018	Land adjacent Coed y Bachau, Dyffryn Ardudwy	Siting of Static Caravan used for Residential Purposes	Formal action will be initiated to seek its removal and a Requisition for Information under Section 330 is currently being prepared.	Requisition for Information under Section 330 served May 2022. Awaiting replies.
41	NP5/62/ENF426	April 2021	Land near Plas Gwynfryn, Llanbedr	Stationing of static caravan	Further contact made with the owner with a deadline provided for the removal of the static caravan. Awaiting response.	Planning Contravention Notice has been served to applicant and response received. Applicant has also submitted an appeal. Discussions on-going.
42	NP5/62/ENF430	October 2021	Llwyn Onn, Llanbedr	Engineering Works at Access and Creation of Retaining Wall	Further site visit undertaken in February 2022. Considering expediency of breach.	Correspondence issued to owner and response received. Works undertaken to new fence by owner whereby it now falls within permitted development. Case closed.
43	NP5/65/ENF115A	October 2019	Land at Hengwrt, Llanelltyd	Dumping/Storage of Mattresses and Carpets	Contact is being made with the owner. Awaiting a response. The trail scheduled for October 2021 has now been postponed until the 6th June 2022.	A Planning Contravention Notice has been served. Replies received and currently being considered.

					However NRW have reported the defendant has suggested the site will be cleared by/in January 2022.	
44	NP5/67/ENF335	September 2020	Tarren Y Gesail, Pantperthog	New mountain bike tracks	Site meeting to be undertaken end of February subject to postponement due to adverse weather.	Site meeting undertaken in March 2022 with owner and agent. Strategy to submit application discussed and awaiting submission.

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
45	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.

46	NP4/11/ENF337	May 2020	Hendre Rhys Gethin, Pentre Du, Betws y Coed	Permanent Residential Use of Touring Caravan	<p>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>	<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. This adjournment has been extended to the end of April 2022.</p> <p>A planning application for a Rural Enterprise Dwelling at this location has been submitted in February 2022 and currently being processed.</p>
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47	NP5/55/ENFL142A	June 2017	3 Glandwr, Bryncrug	Untidy Condition of Property	<p>Section 215 Notice served on the 18th 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>Following further investigations, a possible contact address has been found.</p> <p>A letter has been hand delivered to this address and although no one was present at delivery, it was confirmed the owner of 3 Glandwr does reside at the address provided.</p> <p>Awaiting a response to the communication.</p>
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48	NP5/58/ENF205K	May 2021	Fronolau Hotel, Dolgellau	External Alterations and Creation of Six Self-Contained Residential Units	<p data-bbox="1240 154 1700 284">Retrospective planning application submitted for the external alterations to the hotel which has been refused.</p> <p data-bbox="1240 363 1700 587">It has become apparent the hotel building has been sub-divided into 6 separate units. Contact made with the owner and their agent and a Planning Contravention Notice has been served and responses received.</p> <p data-bbox="1240 635 1700 1066">An Enforcement Notice was served on the 26th January 2022 for the material change in use of the land from a C1 use as a hotel to a C3 use, and operational development consisting of external alterations to create six individual self-contained residential units comprising two 3 bedroom cottages and four 3 bedroom flats. The requirements to comply with the Notice state to revert the use of the Land to C1 – hotel use.</p>	An Enforcement Notice Appeal has been lodged and currently await a start date from PEDW.
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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
49	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.</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>They propose to undertake temporary repair work until they are able to visit and assess the extent of the work required to the building.</p> <p>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>Following intervention from legal in relation to seeking a warrant and making contact with the owner, they have agreed the Authority can carry out an internal inspection and it is anticipated this will take place during the week commencing the 21st February 2022.</p> <p>Internal inspection undertaken.</p> <p>To liaise with a roofing specialist to ascertain the type of work which may be undertaken to safeguard the integrity of the building.</p>
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50	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.
51	NP5/69/ENFLB326A	September 2018	Ty Gwyn, Llwyngwrl	External and internal Alterations to a Listed Building	A site meeting has taken place. Advised to submit a listed building consent application in respect to the unauthorised works that have taken place.	Contact being made with the agent to ascertain whether a listed building consent application will be forthcoming.



PLANNING AND ACCESS COMMITTEE
18 MAY 2022

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE, 18 MAY 2022**

SECTION 106 AGREEMENTS

Rhif	Application No.	Date application was received	Location	Development	Present Position
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 sent to applicant's 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 02 March 2022 = 5

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE
PLANNING & ACCESS COMMITTEE
02 MARCH 2022**

Application No.	Location	Development

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT WHICH HAVE BEEN REFUSED, WITHDRAWN, OR
DISPOSED, OR WHERE AN AGREEMENT IS NO LONGER NECESSARY SINCE PLANNING & ACCESS
COMMITTEE 02 MARCH 2022**

Application No.	Location	Development



PLANNING AND ACCESS COMMITTEE

18 MAY 2022

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

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 18 MAY 2022 OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

Awaiting revised Flood Consequence Assessment

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.
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In Discussion with Agent / Applicant

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

Awaiting Amended Plans

NP4/11/20D	03/12/21	Abbasi's Restaurant, Holyhead Road, Betws y Coed. LL24 0AY	Demolition of gable extension, erection of two storey extensions to both gable ends, installation of external staircase and new signage
NP4/13/61B	17/11/21	Car Park, Capel Curig.	Proposed erection of 11kv electric substation,
NP4/32/78C	26/01/22	Llyn Geirionnydd, Llanrhychwyn. LL27 0YX	Water access ramp and associated infrastructure
NP5/57/1177	04/01/22	1 Maes yr Odyn, Dolgellau. LL40 1UT	Demolition of single storey extension and erection of new two storey extension and single storey rear lobby/porch,
NP5/58/637	18/10/21	Garages, land off A496, Dyffryn Ardudwy. LL44 2ET	Demolition of existing garages and erection of a two-storey dwelling with associated parking and landscaping provision,
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.
NP5/75/68B	15/09/21	Land opposite Maesteg, Pennal. SY20 9DL	Erection of five affordable dwellings together with associated access, parking and landscaping,

Awaiting Bat Survey

NP5/58/363H	04/10/21	Nant Eos, Dyffryn Ardudwy. LL44 2HX	Conversion to Open Market Dwelling unit and installation of sewage treatment plant (Repeat application),
NP5/62/397	19/01/22	Dolwreiddiog, Llanbedr. LL45 2PH	Demolition of rear extension and erection of new 2 storey rear extension, alterations to two window openings and relocation of rear door position,

Awaiting Amended Ecology Survey

NP5/73/197N	22/12/21	Bryn Arms, Gellilydan. LL41 4EN	Retrospective application to retain storage area, marquee, smoking shelter garden canopy and bridge. Erection of extension to existing restaurant, alterations to perimeter walls, erection of porch, re-siting of staff static caravan
NP5/73/PIAW197M	08/12/21	Bryn Arms, Gellilydan. LL41 4EN	Application for approval of reserved matters for the erection of a two-storey detached building to provide 15 guest rooms as serviced holiday accommodation in relation to Bryn Arms

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
NP5/53/576	29/11/21	Land at Bala.	Proposed extension of Llyn Tegid narrow gauge railway comprising of 1200m of railway track, installation of level crossing, erection of new station building, ancillary engine and carriage building, signal box and associated development,
NP5/54/8C	17/12/21	Gelfachreth, Llanfachreth. LL40 2EH	Erection of building to store machinery 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.
NP5/65/125D	29/10/21	Beudy Gelli-Rhydd, Bontddu. LL40 2UA	Conversion and alteration of barn to holiday accommodation,
NP5/69/301F	04/01/22	Llwyn Du Caravan Park, Llwyngwrl, LL37 2JH	Retrospective application for the installation of children's play equipment,
NP5/70/163	08/10/21	Craig yr Allt Ddu, Cwm Hirnant, Rhosygwaliau.	Installation of 40m high lattice telecommunication mast with associated antennae, dishes, foul weather enclosure and equipment cabinets within fenced compound. Stone infill area between forestry track and compound.
NP5/72/40F	21/12/21	Tyddyn Du, Parc. LL23 7YS	Erection of two agricultural sheds (Roof over existing covered slurry pit and feeding shed),

Re-Consultation

NP5/57/34C	31/01/22	Auction Mart Yard, Dolgellau. LL40 1AB	Partial demolition of existing livestock market buildings and rebuilding of replacement livestock market building together with additional external animal penning and associated works,
NP5/72/143M		Mary Jones World, Eglwys Beuno Sant, Llanycil. LL23 7YF	Installation of a timber outdoor classroom with extendable cover, a new timber deck, pathways and retaining wall,
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,

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

NP5/55/L140E	03/06/21	Capel Bethlehem, Brynchrug. LL36 9PW	Change of use of chapel to form one 1 bed roomed and one 6 bed roomed dwelling,
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Further details from applicant under consideration

NP4/26/28B	11/11/21	Bryn Rhug, Nebo, Llanrwst. LL26 0RT	Siting of 6 'Pods' for short term visitor accommodation purposes, access track and associated works
NP5/57/1174	27/10/21	Land adjoining Penmaen Ucha, Penmaenpool. LL40 1YD	Construction of rural enterprise dwelling, garage, new driveway and vehicle access,
NP5/75/73D	21/10/19	Ynys, Cwrt, Pennal. SY20 9LD	Conversion and alterations to existing BCF Hut to form holiday let accommodation and installation of septic tank (Re-submission)

Objections from neighbours under consideration

NP4/11/398	07/07/21	Land to rear of Medical Surgery, Betws-y-Coed. LL24 0BP	Erection of 5 two storey affordable dwellings with associated landscaping, access and carparking.
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Awaiting HRA Appropriate Assessment

NP2/11/710A		Wernlas Deg, Beddgelert. LL55 4UU	Proposed extension to agricultural shed and erection of new agricultural shed,
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Awaiting response from Welsh Government Highways

NP4/11/160W	26/11/21	The Waterloo Hotel, Betws-y-Coed. LL24 0AR	Variation of Conditions 2 (Approved Plans), 20 (Parking) and 25 (Access) attached to Planning Approval Notice NP4/11/160V dated 21/10/2021.
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Total applications on list = 33

Total applications on list Committee 02 March 2022 = 19



PLANNING AND ACCESS COMMITTEE
18 MAY 2022

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 18 MAY 2022

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP2/11/31N	Proposed demolition of existing facilities block and erection of replacement shower and toilets block and erection of two new facilities buildings, GRP electrical enclosure and creation of new motorhome service point.	Forest Holidays, Beddgelert. LL55 4UU	10/03/22	Mr Richard Thomas
2.	NP2/11/LB352T	Listed Building Consent for the replacement of telecommunications antenna and ground-based apparatus	Royal Goat Hotel, Beddgelert. LL55 4YE	24/03/22	Mr Richard Thomas
3.	NP2/11/LB352U	Replacement of telecommunications antenna and ground-based apparatus	Royal Goat Hotel, Beddgelert. LL55 4YE	24/03/22	Mr Richard Thomas
4.	NP2/16/108J	Erection of 3 bay timber horse field shelter	Plas-y-Pennant, Cwm Pennant, Gardolbenmaen. LL51 9AX	15/03/22	Mr Richard Thomas
5.	NP3/10/LB70B	Demolition of road side stone wall and formation of driveway	Ty'n-y-Buarth, Abergwyngregyn. LL33 0LH	06/04/22	Mr Richard Thomas
6.	NP3/15/231A	Non-material amendment to approved plans attached to decision notice NP3/15/231 dated 09/08/2021	3 Bryniau Gerddi, Llanberis, LL55 4TU	15/02/22	Mr Richard Thomas
7.	NP3/15/LB80L	Non-Material Amendment to approved plans attached to planning consent NP3/15/LB80C dated 19/11/2020	Glandwr, Llanberis. LL55 4UD	15/03/22	Mr Richard Thomas
8.	NP3/21/28E	Erection of agricultural building to include buried slurry store	Bronydd Uchaf, Llanllechid. LL57 3LL	08/03/22	Mr Richard Thomas
9.	NP4/12/87F	Proposed single storey rear extension	Gwynfa, Rowen. LL32 8YT	15/03/22	Mr Richard Thomas
10.	NP4/16/14M	Discharge Condition No.3 (disposal of foul and surface water) attached to Planning Approval Notice NP4/16/14L dated 31/08/2017	Cambrian Garage, Dolwyddelan. LL25 0DX	04/03/22	Mr Richard Thomas

11.	NP4/16/222E	Extension to existing agricultural shed and creation of slurry pits, demolish existing zinc shed and erect covered slurry pit in its place and extend existing slurry pit within existing agricultural shed.	Ty'n Afallon, Pont y Pant, Dolwyddelan. LL25 0PQ	08/03/22	Mr Richard Thomas
12.	NP4/16/341E	Erection of two storey side extension, erection of garden shed and greenhouse	Bodygroes, Dolwyddelan. LL25 0JD	15/03/22	Mr Richard Thomas
13.	NP4/16/423	Installation of 3 rooflights (1 on front elevation and 2 on rear elevation)	Haulfryn, Dolwyddelan. LL25 0DZ	07/04/22	Mr Richard Thomas
14.	NP4/19/109	Proposed erection of agricultural building	Maes Y Bryn, Henryd, Conwy, LL32 8EZ	23/02/22	Mr Richard Thomas
15.	NP4/26/249G	Siting of two visitor accommodation pods, decking to front, creation of vehicular access track, parking and turning area	Ty'n Twll, Nant-y-Rhiw, Llanrwst. LL26 0TH	02/03/22	Mr Richard Thomas
16.	NP4/30/167A	Demolition of single storey rear outhouse, erection of pitched roof single storey rear extension, and erection of conservatory side extension	East Lodge, Dwygyfylchi. LL34 6UE	15/03/22	Mr Richard Thomas
17.	NP4/31/121A	Demolition of rural outbuilding and erection of replacement outbuilding	Groesffordd, Ysbyty Ifan. LL24 0NT	15/03/22	Mr Richard Thomas
18.	NP4/32/368A	Addition of bay window to front elevation	Coed Bach, Trefriw, LL27 0NX	28/02/22	Mr Richard Thomas
19.	NP4/32/370	Single storey side extension	Melin Blwm, Llanrwst, LL26 0PW	15/03/22	Mr Richard Thomas
20.	NP4/32/LB112B	Discharge Condition Number 5 on Listed Building Consent NP4/32/LB112A dated 12/05/2021 (Re-Pointing)	Gwydyr Uchaf, Llanrwst, LL26 0PN	14/02/22	Mr Richard Thomas
21.	NP5/50/363F	Construction of two chalets on site in lieu of unconstructed chalets Nos. 14 & 33 approved under reference TYW.U/1686/P dated 08/06/1971	Aberdyfi Lodge Park, Aberdyfi. LL35 0RG	10/02/22	Mrs. Iona Roberts
22.	NP5/50/740	Alterations and additions to dwelling, including removal of rear chimney stack, installation of rooflights and dormers and construction of outbuilding with terrace above	Morwel, Aberdyfi. LL35 0NT	23/03/22	Ms. Emma Watkins
23.	NP5/50/L450C	Discharge of Condition 4 (trial stonework panel) of Planning Permission NP5/50/L450B dated 23/01/2019	Froneithyn, Aberdyfi, LL35 0NH	23/03/22	Ms. Emma Watkins

24.	NP5/53/570A	Construction of pitched roof over garage, insertion of full width rear roof dormer extension	25 Cae Gadlas, Bala. LL23 7AT	09/03/22	Mr. Dafydd Thomas
25.	NP5/53/580E	Discharge part of Condition No. 8 (Hard landscaping) of Planning Consent NP5/53/580 dated 25/05/2021	Llyn Tegid, Bala.	23/03/22	Mrs Jane Jones
26.	NP5/54/89A	Erection of raised decking	40 Bryniau, Brithdir, LL40 2TY	04/03/22	Mr. Dafydd Thomas
27.	NP5/54/LB194	Change of use from agriculture building to holiday unit and replacement of the corrugated iron roof covering with a traditional slate roof, 3 conservation rooflights to East elevation, cast iron rain water goods, existing door openings to enclose timber and glazed doors, high level openings to be infilled with metal glazing system timer framed on slate cills and conversion of barn to 2 bed holiday accommodation, Pigsties lean-to, to be renovated to accommodate bat mitigation measures	Ysgubor Cae'r March, Llanfachreth. LL40 2DS	03/03/22	Mrs. Sara Thomas
28.	NP5/54/LB194A	Listed Building Consent to replace the corrugated iron roof covering with a traditional slate roof, 3 conservation rooflights to East elevation, cast iron rain water goods, existing door openings to enclose timber and glazed doors, high level openings to be infilled with metal glazing system timer framed on slate cills and conversion of barn to domestic annexe, excavation of floor for underfloor heating system with limecrete with oak and slate slabs finish in part. Forming plant management room for ground heat source system and workshop. Pigsties lean to, to be renovated to accommodate bat mitigation measures including associated repair work	Ysgubor Cae'r March, Llanfachreth. LL40 2DS	03/03/22	Mrs. Sara Thomas
29.	NP5/56/5E	Erection of first floor extension above existing single storey addition and associated alterations	Ffridd Mill House, Machynlleth. SY20 8QG	23/03/22	Ms. Emma Watkins

30.	NP5/58/161J	Extension of occupancy period on 22 replacement lodges granted on 25/06/2021 under reference NP5/58/161G for occupancy between 1st March and 31st January the following year. Use of Lodge No. 18 instead of lodge No. 13 for occupation on a permanent basis as staff accommodation	Rhinog Caravan Park, Station Road, Dyffryn Ardudwy. LL44 2HA	04/02/22	Mr Aled Lloyd
31.	NP5/58/642A	Erection of two storey side extension	Tal Afon, Talybont. LL43 2AS	06/04/22	Mr Aled Lloyd
32.	NP5/58/81Y	Extension to touring caravan site to accommodate additional 11 units, re-site 3 static caravans, erection of new toilet block and additional landscaping	Dyffryn Seaside Estate, Dyffryn Ardudwy. LL44 2HD	23/03/22	Mr Aled Lloyd
33.	NP5/61/175J	Erection of side extension and new building to existing bin area enclosure	Morfa Stores, Beach Road, Harlech. LL46 2UG	06/04/22	Mr Aled Lloyd
34.	NP5/61/599D	Erection of single storey side extension and insertion of rooflights	Hiraethog, High Street, Harlech. LL46 2YE	07/02/22	Mr Aled Lloyd
35.	NP5/61/68G	Change of use from registered care home (C2) into two dwellings (C3), together with minor external alterations and the demolition of flat roofed extension	Plas Amherst, Harlech. LL46 2RA	15/02/22	Mr Aled Lloyd
36.	NP5/62/372G	Telecommunication development for the installation of 3 no. antennas together with the installation of 2 no. 300mm transmission dishes and 3 no. equipment cabinets at ground level and ancillary development thereto	Llanbedr Airfield, Llanbedr. LL45 2PX	18/02/22	Mr Aled Lloyd
37.	NP5/63/274A	Erection of garage/ storage building and installation of external cladding on the dwelling	Sŵn y Dŵr, Glan Tryweryn, Frongoch. LL23 7NT	08/04/22	Mr Aled Lloyd
38.	NP5/63/274B	Construction of shed	Sŵn y Dŵr, Glan Tryweryn, Frongoch. LL23 7NT	07/03/22	Mr Aled Lloyd
39.	NP5/65/368	Replacement dwelling	Allt Meirion, Llanelltyd. LL40 2TB	05/04/22	Ms. Sophie Berry
40.	NP5/66/282	Structural refurbishment including installation of external cladding	6, 7, 8, 9, 10 & 11 Derlwyn, Llanfair. LL46 2RT	07/03/22	Mr Aled Lloyd

41.	NP5/66/283	Replacement of front balcony and external cladding	West Ridge, 11 Fronhill Estate, Llanfair. LL46 2TD	04/04/22	Mr Aled Lloyd
42.	NP5/68/186B	Non-material amendment to Planning Consent NP5/68/186A dated 07/12/2021 to alter rear elevation	Anwylfan, Croesor. LL48 6SS	29/03/22	Mr Aled Lloyd
43.	NP5/68/234	Installation of slate cladding on gable together with slate ornament on the upper part	Garreg Wen, Llanfrothen. LL48 6AX	08/04/22	Mr Aled Lloyd
44.	NP5/68/L178	Erection of two storey side extension and installation of rooflights on rear elevation	Bron Garnedd, Llanfrothen, LL48 6SW	16/03/22	Mr Aled Lloyd
45.	NP5/69/60B	Extension and conversion of outbuilding to form annexe accommodation	The Old Mill, Llwyngwrl. LL37 2JY	06/04/22	Ms. Emma Watkins
46.	NP5/70/LB7V	Re-surface existing crushed slate car park within permeable asphalt	Fach Ddeiliog (Bala Lake Hotel), Bala. LL23 7BS	14/03/22	Mrs. Sara Thomas
47.	NP5/71/2G	Erection of garage and change of use of land to extend domestic curtilage	Penrhiw Dwrch, Llanuwchllyn. LL23 7DE	02/02/22	Mrs. Sara Thomas
48.	NP5/71/487	Demolition of existing building and construction of a new building on the same footprint	Community Hut, Llanuwchllyn. LL23 7TY	04/03/22	Mrs. Sara Thomas
49.	NP5/73/287H	Siting of single-story temporary site offices and toilet block for 18 months as a base for the initial construction stages of National Grid's Snowdonia Visual Impact Provision (VIP)	Decommissioning Site, Trawsfynydd. LL41 4DT	14/02/22	Mr Aled Lloyd
50.	NP5/73/LB74Q	Installation of a battery storage unit within fenced compound to provide zero emission back up power to Plas Plas Dol-y-Moch	Plas Plas Dol-y-Moch, Maentwrog. LL41 3YT	15/02/22	Mr Aled Lloyd
51.	NP5/74/333K	Timber framed corrugated roof shelter to cover the existing external seating area for the cafe including installation of two log burners and timber framed corrugated roofed shelter to the front of the existing farm shop.	Camlan Garden Centre, Dinas Mawddwy. SY20 9JB	29/03/22	Mrs. Sara Thomas
52.	NP5/74/466B	Construction of roof over existing manure store	Pennant, Llanymawddwy. SY20 9AJ	02/02/22	Mrs. Sara Thomas
53.	NP5/75/259	Alterations and extension to dwelling, including removing chimney stacks, re-roof garage and store, single storey rear extension and installation of rooflight and dormer windows at the rear	Arddol, Pennal. SY20 9JU	15/02/22	Mrs. Iona Roberts

54.	NP5/78/55B	Erection of agricultural building including underground slurry store	Tyddyn Mawr, Bronaber, Trawsfynydd. LL41 4YE	10/02/22	Mrs. Sara Thomas
55.	NP5/78/562	Refurbishment and extension of front decking	Cabin 168, Trawsfynydd Holiday Village, Bronaber. LL41 4YB	31/03/22	Mr. Dafydd Thomas
56.	NP5/78/564	Enlarge front decking and installation of additional access steps	Cabin 324, Trawsfynydd Holiday Village, Bronaber. LL41 4YB	03/02/22	Mrs. Sara Thomas

Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP2/11/191F	Conversion and change of use of workshop to short-term self-catering holiday letting unit as part of farm diversification scheme	Y Wenllys, Nantmor. LL55 4YL	07/03/22 By reason of this application failing to demonstrate that this proposal for a change of use to short-term self-catering visitor accommodation forms a part of a farm diversification scheme it falls in conflict with ELDP policies 9 and 20 and SPG 8.	
2.	NP2/14/LU15A	Certificate of Lawful Use for development as dwelling	Ty'n y Ffridd, Nasareth. LL54 6DS	07/03/22 From the evidence submitted and from information held by this Authority it would appear, based upon the balance of probability, that the building known as Tŷ'n y Ffridd, Nasareth has not been in continuous use as a dwelling for more than four years before the date of this application.	Mr Richard Thomas
3.	NP3/12/126B	Proposed conversion and change of use of rural outbuildings to 4 holiday letting units, erection of bat barn, alterations to existing vehicular access and associated works.	Bron y Fedw Uchaf, Rhyd Ddu. LL54 7YS	04/03/22 By reason of this rural outbuilding being of a semi-ruinous state with significant	Mr Richard Thomas

				sections of the building lacking any roof structure or covering and significant areas of the building requiring rebuilding this application is in conflict with ELDP Policy 9.	
4.	NP4/11/100H	Variation of Condition No.2 (accordance with approved plans) attached to planning decision notice NP4/11/100F dated 19/06/2014 to enable the retention of unauthorised works to part built extension	Tan y Bryn, Pentre Felin, Betws y Coed. LL24 0BB	08/03/22 By reason of the proposed extension as now erected neither preserving nor enhancing the character of the Conservation Area this application if approved will be in conflict with ELDP policy Ff and TAN 24 and contrary to Design Guidance Note E11. By reason of the form and location of the proposed dormers there would be a loss of amenity leading to a harm to neighbouring property. As a consequence, this application is in conflict with ELDP policy DP1.	Mr Richard Thomas
5.	NP4/19/LB56F	Conversion of a group of agriculture buildings including barn and cartshed, with stables in the form of 'U' to a 3 bedroom dwelling including games room and sunroom on the North-West elevation	Llechen Uchaf, Llechwedd, Conwy. LL32 8LX	07/03/22 By reason of the applicants being unwilling or unable to enter into a section 106 agreement to secure the affordability of the dwelling and restricting the occupancy of the dwelling to a person satisfying the local persons criteria in need of housing or agreeing to the payment of a commuted sum to provide affordable local occupancy housing elsewhere this application is in conflict with ELDP policies C, 9, G and 30 and Supplementary Planning Guidance 4.	Mr Richard Thomas

6.	NP4/32/29G	Removal of Condition No.3 (Local occupancy) attached to planning decision notice NP4/32/29A dated 14/01/1981	Cysgod Y Mynydd, Jubilee Road, Trefriw, LL27 0SQ	<p>24/03/22</p> <p>By reason of the condition having been correctly placed on the property at the time of granting planning permission, it is not obsolete and still capable of fulfilling its original purpose as it continues to secure a practical benefit of advantage and serves a useful purpose in forwarding the policy objectives of the housing policies of the Eryri Local Development Plan. This application is therefore in conflict with ELDP policies G and 30 and SPG 4.</p> <p>By reason of the applicant being unwilling or unable to enter into a section 106 agreement to restrict the occupation of the dwelling to a person satisfying the local persons criteria this application is in conflict with ELDP policies C, 9, G and 30 and SPG 4.</p> <p>By reason of this dwelling continuing to provide a family home for qualifying local persons the maintaining of a condition restricting occupation protects and enhances the Special Qualities and the Welsh language of the National Park and advances the policy objectives of ELDP policies A and 18, SPG 3, PPW and TAN 20.</p>	Mr Richard Thomas
7.	NP5/51/456A	Erection of a sunroom on the South elevation of the existing dwelling, demolition of outbuilding and the erection of a new building and link extension to provide annex accommodation	Cae Mur Hywel, Caerdeon, Barmouth. LL42 1DZ	<p>18/02/22</p> <p>The proposed sunroom, because of its size and design, would have an adverse effect on the character of the traditional dwelling.</p>	Mr Aled Lloyd

				<p>The proposal is therefore contrary to Development Policy 7 of the adopted Eryri Local Plan which seeks to ensure that development proposals are sympathetic to the character of the building and its setting and would preserve its traditional form and design.</p> <p>By reason of the proposed annexe not being ancillary to the main dwelling in terms of its location, scale, usage and design this application is in conflict with Eryri Local Development Plan Development Policy 14: Annexe Accommodation and Supplementary Guidance 11: Annexe Accommodation.</p>	
8.	NP5/57/1092B	Conversion of ground floor to flat	Moelwyn Merbuildings, Eldon Square, Dolgellau, LL40 1PY	<p>30/03/22</p> <p>The proposed development is highly vulnerable development within zone C1 of the Development Advice Map contained within Technical Advice Note (TAN) 15 'Development and Flood Risk'. In the absence of a Flood Consequences Assessment (FCA) to demonstrate that the consequences of flooding can be adequately managed over the lifetime of the development the proposal is contrary to Planning Policy Wales (PPW) Edition 11, TAN 15 'Development and Flood Risk', Strategic Policy A 'National Park Purposes and Sustainable Development' and Development Policy 1: 'General Development Principles' of the Adopted Eryri Local Development Plan (February 2019).</p>	Ms. Emma Watkins

				By reason of the applicant being unwilling to enter into a section 106 agreement to either secure the affordability of the proposed dwelling, restricting its occupancy to a qualifying person in need of housing in the local community or make a commuted sum contribution, the proposal is contrary to Development Policy 30 'Affordable Housing of the adopted Eryri Local Development Plan (February 2019).	
9.	NP5/57/1165A	Construction of single storey dwelling	Land at Penarlag, Pencefn Road, Dolgellau. LL40 2YY	<p>06/04/22</p> <p>The proposed dwelling, by virtue of its size, siting and design would not be compatible with the capacity and character of the site and locality within which it is located and would fail to preserve or enhance the setting of the adjacent listed building (Ysgol Gynradd Dolgellau). As such, the proposal is contrary to Development Policy 1 (General Development Principles), Development Policy 6 (Sustainable Design and Materials), Development Policy 7 (Listed and Traditional Buildings) and Strategic Policy Ff (Historic Environment) of the adopted Eryri Local Development Plan (February 2019).</p> <p>This site is crossed by a public sewer and a public storm overflow with their approximate position</p>	Ms. Emma Watkins

				<p>being marked on the Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. The proposed dwelling and soakaway would be situated within the protection zone of the public storm overflow measured 3 metres either side of the centreline. DCWW advise that all buildings, structures and SuDS features should be located outside of the protection zone of the public storm overflow. As such the proposal is contrary to Development Plan Policy 1 (General Development Principles) of the adopted Eryri Local Development Plan (February 2019).</p> <p>Inadequate biodiversity enhancement measures have been included with the proposal. The proposal is therefore in conflict with Strategic Policy D (Natural Environment) and Development Policy 6 Sustainable Design and Materials of the adopted Eryri Local Development Plan (February 2019) and Planning Policy Wales – Chapter 6 Distinctive and Natural Places (Edition 11 – February 2021).</p>	
10.	NP5/57/1172	Removal of Condition 5 (Agricultural occupancy condition) attached to Planning Consent NP5/12/96 dated 16/11/1982	Gors y Gader, Islawr'dref, Dolgellau. LL40 1TL	01/02/22 The applicant has failed to agree to replace the existing agricultural occupancy condition with a rural enterprise dwelling	Mrs. Iona Roberts

				condition or enter into a Section 106 legal agreement for payment of a commuted sum towards affordable housing for local needs elsewhere within the National Park. The application is therefore contrary to the requirements of Development Policy 17 of the Eryri Local Development Plan 2016 – 2031 and the Welsh Government's Technical Advice Note 6: Planning for Sustainable Rural Communities which seeks to ensure that the dwelling is kept available to meet the housing needs of rural workers and local people in need of affordable housing.	
11.	NP5/57/L533A	Replace existing timber single-glazed windows with uPVC double glazed units to first, second and third floor	Arran House, Smithfield Street, Dolgellau. LL40 1BW	17/02/22 The replacement windows, by means of the use of materials and fenestration pattern, would be an inappropriate addition to the traditional building that would adversely affect the special historic and architectural character and setting of the building as well as the wider Conservation Area. The proposal would therefore be contrary to Development Policy 1 and 7 and Strategic Policy A and Ff which seek to ensure that the historic environment is respected and enhanced.	Mrs. Iona Roberts
12.	NP5/58/199T	Erection of first floor and side extension to provide office and Warden's accommodation	Murmur-yr-Afon, Dyffryn Ardudwy. LL44 2BE	18/03/22 The proposal fails to justify that the proposed warden's accommodation is essential for the proper functioning of the enterprise during the 10½ month season. As such, it conflicts with Planning Policy Wales, TAN 6:	Mr Aled Lloyd

				Planning for Sustainable Rural Communities, Strategic Policies A and C and Development Policy 1 of the adopted Eryri Local Development Plan 2016-2031.	
13.	NP5/59/802	Erection of agricultural building for maintenance and storage of tools and equipment used on the smallholding	Pen-y-Brisgyll, Llan Ffestiniog. LL41 4NE	<p>03/02/22</p> <p>By reason of lack of justification being provided in relation to the agricultural need for a building of the size proposed, this proposal would represent an unwarranted intrusion presenting a visually excessive and discordant feature to the detriment of the special qualities of this part of the National Park. Therefore, this application is in conflict with Eryri Local Development Plan Strategic Policies A, C, and Development Policies 1 and 2.</p> <p>By reason of the building incorporating double glazed windows and a large garage type door, the design and materials are not compatible to use for agricultural purposes. The proposal is therefore contrary to the Eryri Local Development Plan, in particular policies A and 1.</p>	Mr Aled Lloyd



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 02/03/22

gan Siân Worden BA DipLH MCD MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 06.04.22

Appeal Decision

Site visit made on 02/03/22

by Siân Worden BA DipLH MCD MRTPI

an Inspector appointed by the Welsh Ministers

Date: 06.04.22

Appeal Ref: APP/H954/A/21/3280822

Site address: Snowdonia Mountain Hostel, Tai Newyddion, Nant Ffrancon, Bethesda LL57 3DQ

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 Ms Jill Hughes of Snowdonia Mountain Hostel against the decision of Snowdonia National Park Authority.
- The development proposed is the conversion of the former annex store / bunkhouse into a one bedroom annex accommodation to the main hostel building.

Decision

1. The appeal is allowed and planning permission is granted for the conversion of the former annex store / bunkhouse into a one bedroom annex accommodation to the main hostel building at Snowdonia Mountain Hostel, Tai Newyddion, Nant Ffrancon, Bethesda LL57 3DQ, in accordance with the terms of the application, Ref NP3/16/L3F, dated 26 March 2021, subject to the conditions set out in the schedule to this decision letter.

Procedural Matter

2. On the application form the property name is the Tai Newyddion Naval Air Command Mountain Centre. As it is no longer in this ownership or use I have used the current name, which is the Snowdonia Mountain Hostel, in the heading and decision above.
3. In the heading and decision I have also used the description of development from the planning application form. I have noted the evidence provided by the appellant showing that the building was previously used as accommodation, and also the Authority's comment in respect of the current lawful use. Nonetheless, it is not necessary to describe the proposal as a change of use as well as a conversion.
4. Whilst the planning application was in the name of Ms H Hughes, the appeal form refers to the appellant as Ms Jill Hughes. I have therefore used the latter in the heading above.

Main Issues

5. I consider that the main issues in this case are:

- The effect of the proposed development on the special qualities and purposes of the National Park with particular regard to its character and appearance;
- Whether the measures for the disposal of foul effluent would be appropriate and effective.

Reasons

Character and appearance

6. The appeal site is in a spectacularly scenic, mountainous and sparsely populated area. It is a small stone outbuilding to the rear of the building now occupied by the Snowdonia Mountain Hostel. The complex is located on a narrow, single track road which runs parallel to the A5 but on the opposite side of the Nant Ffrancon valley from it. The development proposed is a first floor extension which would house a bedroom and allow the refurbished building to be used as additional hostel accommodation for two guests.
7. The existing outbuilding has a single-storey and a small room to the side. This latter is partially collapsed and would be rebuilt to form a shower room. The substantive part of the proposal would be the extension which, with its shallow pitched roof, overhanging eaves and substantial set back from the existing elevations, would appear to be stacked on top of the existing building. It is a somewhat idiosyncratic design reflecting the constraints of the site. There is not much room around the building and the immediate topography, it seems to me, would make a side extension of the required size a more complicated prospect.
8. The existing building is simple and plain with few features and is of little interest either architecturally or historically. Its form and character would still be perceptible, however, in the refurbished building. In addition, the two parts of the building would be married by their generally rectangular shape; the use of some of the same materials, such as glazing and larch cladding, on the upper and lower parts; and the fenestration bridging the two levels on side elevation 2. The gabled roof, cladding, proportions, modest scale and simple form of the extension itself are reminiscent of the small agricultural buildings or field shelters sometimes seen in rural areas such as this.
9. With regard to materials, the zinc roofing would be a natural material of a similar colour to mineral slate and with the seams providing some texture. The appellant advises that the pitch of the new roof would be too shallow for the use of slates. Larch cladding, which would remain unstained and not painted, would also be a natural material, its colour being complementary to the other colours present in the building, for example in the existing stone.
10. The existing roof is approximately 2.5m high; the addition on top would take the overall height of the converted building to just over 4.1m. As such, it would probably be a similar height to the rear wing of the main building. Even if it were to be slightly higher it would not be visible from the front of the hostel or from the passing road. The hostel and its grounds can also be seen from further afield including from the A5 and the head of the valley. By reason of its small scale, the proposed extension would be imperceptible from such viewpoints.
11. All in all the proposed development would appear as modern, innovative and well designed. Although it would have a slightly unusual appearance, its small scale, well chosen, natural materials, and other characteristics would prevent it from being incongruous or over dominant.

12. The nature, location and siting, height, form and scale of the proposed development would be compatible with the capacity and character of the site and locality. It would not detract from the character and form of the existing building or its setting and would not be unduly prominent in the landscape. As such it would comply with Development Policy 1 of the adopted Eryri Local Development Plan 2016 – 2031 (LDP) which conserves and enhances the 'Special Qualities' of the National Park.
13. The roofing material proposed would be an appropriately coloured and textured natural alternative, and would be compatible in all respects with those of the original structure, consistent with LDP Development Policies 6 and 7.
14. The appeal building would be capable of conversion without the need for significant rebuilding or extension which would harm its character. In addition, it is my view that all external works would be sympathetic to the character of the building, the local building style and materials and would not harm the character of the adjacent building. In these respects the proposed development would comply with LDP Development Policy 9 which permits the conversion of redundant rural buildings subject to criteria. I do not agree with the Authority that very little of the original building would remain or be recognisable, or that the proposal is more of a new build scheme.
15. The Authority states that the main building is on its list of traditional buildings, although it has not provided me with any record of this, and that, consequently, the appeal building should be subject to the same level of protection. This is conferred on listed and traditional buildings by Development Policy 7. In my opinion it is not reasonable to apply the same tests to the minor outbuilding of a much altered, traditional building as would be applied to a listed building. Nonetheless, the proposed development would comply with the policy criteria, particularly with regard to the compatibility of its materials and conformity with Policy 9, and thus would be in line with Policy 7.
16. It is worth noting that, whilst Policies 7 and 9 refer to proposals needing to be compatible with and sympathetic to the character of the existing building, there is no explicit requirement in either for development to be carried out in a traditional manner or design. I observed during my visit that changes made previously to the main building, such as the entrance, side dormer and sky lights in the front plane of the roof, are not traditional and more visible than the proposed development would be. It is possible that these were implemented prior to the current development plan policies being adopted and they should not be considered as setting a precedent for similar alterations if such would not be acceptable. They do, however, contribute to the existing character of the main building.

Disposal of effluent

17. The planning application form stated that sewage disposal would be through a package treatment plant but at that time it was not known whether it would be connected to the existing drainage system. The appellant has since provided a permit and documentation on the matter to Natural Resources Wales (NRW) and received confirmation that NRW has no objection to the proposal on foul drainage grounds. I am thus confident that the measures for the disposal of foul effluent would be appropriate and effective.

Other Considerations

18. The benefits of the scheme, which include adapting the hostel to Covid restrictions and thus helping the business to return to previous levels of activity, and providing additional tourism accommodation, are not decisive but lend support to my decision.

Conditions

19. I have imposed the conditions provided by the Authority which will prevent the creation of an unjustified dwelling in an inappropriate location; protect the character and appearance of the existing buildings and surrounding area; and protect biodiversity interests. I have

reworded condition 4 to remove 'local', which is not a policy requirement, and condition 5 to exclude any other treatments, such as varnishing, which would prevent weathering. The location of nesting boxes does not appear to be shown on the plans and elevations drawing and so this reference is deleted from condition 6. In addition a reference to suitable external lighting is added to reduce the potential impact on foraging bats.

Conclusion

20. I have found that the character and appearance of the proposed development would not have an adverse effect on the special qualities and purposes of the National Park. In addition, as the Authority now agrees, the measures for the disposal of foul effluent would be appropriate and effective.
21. 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 that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.
22. For the reasons set out above I allow the appeal. I have taken all the matters raised into consideration and not found any good reason to refuse the appeal.

Sian Worden

Inspector

SCHEDULE OF CONDITIONS

- 1) The development shall begin not later than 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 shall be carried out in accordance with the following approved plans and documents:
- SH1872 A-00-01: Site OS Plan
 - SH1872 A-00-02: Site Block Plan
 - SH1872 A-03-01: Proposed Plans & Elevations
- Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application.
- 3) The occupation of the annex hereby approved shall be for short term holiday use only in association with and ancillary to the main use of the residence as a Hostel and shall not be used as a second home or for the sole or main residence of the occupiers. No person shall occupy the holiday accommodation hereby permitted for a continuous period of more than 28 days in any calendar year.
- An up-to-date register of the names of all occupiers, including their main home addresses shall be maintained and the information made available upon request for inspection by the Local Planning Authority.
- Reason: To prevent the creation of an unjustified dwelling in the open countryside in accordance with the Eryri Local Development Plan and in particular Strategic Policies C and G.

- 4) All new infill stonework to the exterior of the building shall be constructed of natural stone matching that of the existing building. It shall be constructed and pointed to match the existing building.

Reason: To ensure a satisfactory standard of appearance of the development and the use of appropriate building materials, in accordance with Eryri Local Development Plan Policies and in particular policies A, 1, 6 and 7.

- 5) The external timber cladding to the dwelling shall not be stained or painted or otherwise treated in a manner which would prevent it from weathering.

Reason: To allow the external timber to weather naturally and to safeguard the character and appearance of the immediate locality in accordance with Eryri Local Development Plan Policies and in particular Policies A, 1, 6.

- 6) The biodiversity mitigation and enhancement measures detailed in Section 6 of the Bat and Nesting Bird Assessment by Eco-Scope (15 March 2021) shall take place within 3 months of the substantial completion of the development hereby permitted and retained thereafter. Any external lighting must be of the types detailed in paragraph 6.3.2 of the Assessment and oriented and installed to minimise light spill.

Reason: To ensure a satisfactory standard of development, to minimise the risk of unacceptable harm or disturbance to protected species and to secure biodiversity enhancement in accordance with Strategic Policy D of the adopted Eryri Local Development Plan and paragraph 6.4.5 of Planning Policy Wales.
