

NOTICE OF MEETING



Snowdonia National Park Authority

Emyr Williams

Chief Executive

Snowdonia National Park Authority

Penrhyndeudraeth

Gwynedd LL48 6LF

Phone: (01766) 770274

E.mail: parc@eryri.llyw.cymru

Meeting: Planning & Access Committee

Date: Wednesday 7th September 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, Annwen Hughes, Louise Hughes
June Jones, Kim Jones, Edgar Wyn Owen, Elfed Powell Roberts,
John Pughe Roberts, Meryl Roberts;*

Members appointed by Conwy County Borough Council

Councillor: Ifor Glyn Lloyd, Jo Nuttall, Dilwyn Owain Roberts;

Members appointed by The Welsh Government

*Mr. Brian Angell, Ms. Tracey Evans, Mrs. Sarah Hattle,
Mr. Tim Jones, Ms. Naomi Luhde – Thompson, Ms. Delyth Lloyd.*

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

A G E N D A

	Page Nos.
1. Apologies for absence and Chairman's Announcements To receive any apologies for absence and Chairman's announcements.	
2. Declaration of Interest To receive any declaration of interest by any members or officers in respect of any item of business.	
3. Minutes The Chairman shall propose that the minutes of the meeting of this Committee held on the 29 June 2022 be signed as a true record (copy herewith) and to receive matters arising, for information.	3 - 8
4. Reports by the Director of Planning and Land Management To submit the reports by the Director of Planning and Land Management on applications received. (Copies herewith)	9 - 42
5. Conservation Area Report Submit a report	43 - 46
6. Update Reports To submit update reports, for information. (Copies herewith)	47 - 73
7. Delegated Decisions To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)	74 - 84
8. Appeal Decision To submit an oral report by the Director of Planning and Land Management on the Inspector's decision to refuse appeals to (i) erect rural enterprise dwelling, Robin's Nest Campsite, Aberdyfi, Appellant Mr Grant Scott, and (ii) demolish existing front porch and side lean-to, and construction of new single storey extensions to front and side, Hen Gaerffynnon, Ffordd Isaf, Harlech. Appellant Mr R Mathias (A copy of the Inspector's decision is enclosed – Copy herewith)	85 - 94

**SNOWDONIA NATIONAL PARK PLANNING AND ACCESS COMMITTEE
WEDNESDAY 29th JUNE 2022**

PRESENT:**Members appointed by Gwynedd Council**

Councillors Elwyn Edwards, Annwen Hughes, Louise Hughes, June Jones, Kim Jones, Edgar Wyn Owen, Elfed Powell Roberts, John Pughe Roberts;

Member appointed by Conwy County Borough Council

Councillors Ifor Glyn Lloyd, Jo Nuttall, Dilwyn Owain Roberts;

Members appointed by the Welsh Government

Mr. Brian Angell, Ms. Tracey Evans, Ms. Sarah Hattle, Ms. Naomi Luhde-Thompson, Mr. Owain Wyn;

Officers

Mr. G. Iwan Jones, Mr. Jonathan Cawley, Mrs. Jane Jones, Mr. Richard Thomas, Ms. Elen Hughes, Ms. Sophie Berry, Mr. Dafydd Thomas, Mrs. Sarah Roberts.

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

- that a Notice of the Meeting had been published and the Agenda and reports were available on the Authority's website.
- the meeting was not open to the public.
- the meeting was being recorded to assist in verifying the minutes and will be available on the Authority's website at a later date.

1. **Chairman**

Councillor Elwyn Edwards was elected Chairman of the Planning and Access Committee.

The Chairman thanked Members for their support.

2. **Vice-Chairman**

Councillor Ifor Glyn Lloyd was elected Vice-Chairman of the Planning and Access Committee.

The Vice-Chairman thanked Members for their support.

3. **Apologies**

Councillor Meryl Roberts; Mr. Tim Jones.

4. **Declaration of Interest**

Ms. Tracey Evans declared a personal interest in item 10 on the agenda under paragraphs 10 (2) (c) (i) of the Code of Conduct for Members.

5. **Minutes**

The minutes of the Planning and Access Committee meeting held on 18th May 2022 were accepted and the Chairman signed them as a true record.

6. **Appointment of Members to serve on the Planning and Access Committee Inspection Panels**

Submitted - A report by the Director of Planning and Land Management to appoint Members onto the Authority's Inspection Panels.

RESOLVED to appoint Members as follows:-

Northern Area Inspection Panel
(9 Members)

- 1) Cllr. June Jones
- 2) Cllr. Kim Jones
- 3) Cllr. Ifor Glyn Lloyd
- 4) Cllr. Jo Nuttall
- 5) Cllr. Edgar Wyn Owen
- 6) Cllr. Dilwyn Owain Roberts
- 7) Ms. Tracey Evans
- 8) Mr. Tim Jones
- 9) Ms. Naomi Luhde-Thompson

Southern Area Inspection Panel
(9 Members)

- 1) Cllr. Elwyn Edwards
- 2) Cllr. Annwen Hughes
- 3) Cllr. Louise Hughes
- 4) Cllr. Elfed Powell Roberts
- 5) Cllr. John Pughe Roberts
- 6) Cllr. Meryl Roberts
- 7) Mr. Brian Angell
- 8) Mrs. Sarah Hattle
- 9) Ms. Delyth Lloyd

7. **Supplementary Planning Guidance: The Slate Landscapes of Northwest Wales World Heritage Site.**

Submitted - A joint report by Anglesey and Gwynedd Council Planning Policy Manager and the Authority's Historic Environment Planning Officer to approve the Supplementary Planning Guidance: The Slate Landscapes of Northwest Wales World Heritage Site for adoption.

Reported – The Historic Environment Planning Officer presented the report and the draft Supplementary Planning Guidance and confirmed that Gwynedd Council's Cabinet had adopted the SPG the previous day without amendments.

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

- In response to a question, the Historic Environment Planning Officer confirmed how many areas of the National Park were included in the SPG and referred to the map on page thirty-two of the agenda.
- a member welcomed the document, and in response to a question, the Environment Planning Officer advised that the document would normally be published on the Authority's website, but it was also possible to circulate an email shot or a post on social media to make people aware that the document had been adopted.
- A Member felt it was important that Community Councils in the relevant areas should be informed. The Environment Planning Officer agreed that a brief note could be included in the email shot informing the relevant Community Councils of the changes made. The Director of Planning and Land Management felt it would also be beneficial to inform Planning Agents and Developers.
- In response to a question, the Environment Planning Officer advised that although Blaenau Ffestiniog area was not in the National Park, the Authority would be informed as a consultee on any applications submitted.

- The Environment Planning Officer informed members on the process of reviewing both the SPG and Local Development Plan. In response to a question, she also confirmed that the document was as future proof as possible.
- A Member noted a typographical error on page 42 in the Welsh report which should read “cydran” instead of “di cydran”.
- In response to a request from a member, the Environment Planning Officer informed Members on the process of reviewing the SPG.
- In response to a question, the Environment Planning Officer advised that any contribution to the local community would depend on the scale of any development. The Director of Planning and Land Management stated that although the nomination of World Heritage Site Status did not come with any financial benefit there would potentially be opportunities to apply for grant funding and any other available sources of funding.

RESOLVED

1. **to note the contents of the consultation report.**
2. **to formally adopt the Slate Landscapes of Northwest Wales World Heritage Sites SPG to be used as material planning consideration in decision making within the Snowdonia National Park.**
3. **to delegate the right for the Director of Planning and Land Management to make any nonmaterial modifications, which may be required to the draft SPG before it is published on the website.**

8. **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.

9. **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.

10. **Appointment of a Casual Vacancy for Southern Snowdonia Local Access Forum**

Submitted – A report by the Access & Well Being Manager and Local Access Forums Secretary to approve the appointment of one casual vacancy for the Southern Local Access Forum.

Reported – The Access & Well Being Manager presented the report and background and welcomed new members to the meeting.

RESOLVED to approve the proposed casual vacancy appointment to the Southern Local Access Forum.

11. **Delegated Decisions**

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

RESOLVED to note the report.

12. **Planning Appeal**

Submitted and Received – copy of the following appeal decision:-

An appeal by Mr. George Borthwick in relation to a planning refusal issued by the Authority “for the storage of one touring caravan which has planning permission to be used as living accommodation for twenty-eight days in any one year”, Land opposite Quaker Burial Ground, Llwyngwriil. (Appeal dismissed)

The meeting ended at 11.20

SCHEDULE OF PLANNING DECISIONS – 29th JUNE 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 and provided new members with a summary of the application. The Case Officer advised that the application dealt with amendments to the original application. In response to a question, the Case Officer confirmed that access to the building was not a huge problem as it could be accessed without using car park spaces and once the building was up and running it was rarely required to visit the building.

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

- (2) NP5/50/346E – External alterations and alter and extend the existing balcony, 9 Terrace Road, Aberdyfi. LL35 0LP.

Reported – The Director of Planning and Land Management and Chair both welcomed Ms. Sophie Berry to the meeting, who was currently assisting the Planning and Land Management Section due to staff capacity within the section. The Case officer presented the report and background. In response to a question, the Case Officer advised that losing the recess on the doorway would improve access to the dwelling and would not affect the appearance of the building. The Case Officer confirmed that the condition of installing a bird box complied with Planning Policy Wales which supported the enhancement of Biodiversity. In response to a question, Officers confirmed that although the property was in a Conservation Area there were no restrictions and therefore the applicant could remove the porch on the doorway under Permitted Development Rights.

RESOLVED 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, the Acting Planning Manager advised Members that the list was not as current as anticipated due to stretched resources but was positive that Members would be provided with more significant updates in due course.

NP3/12/ENF191 – Castell Cidwm, Betws Garmon

A Member was concerned that a significant amount of water was entering the road and the matter needed to be addressed.

NP4/29/ENF10G – The Machno Inn, Penmachno.

In response to a question, the Director of Planning and Land Management advised that a list of planning applications was circulated to Members, but an e-mail could also be circulated to members on individual applications relevant to their ward if required. He also advised that the Enforcement list was only presented at the Planning and Access Committee.

The Case Officer provided an oral update to Members and the Acting Planning Manager reported that the matter was still ongoing and advised that to date there had been no reason to initiate further action.

NP5/58/ENF616 – Land near Coed y Bachau, Dyffryn Ardudwy.

The Acting Planning Manager provided Members with an oral update on the matter.

NP5/65/ENF115A – Land at Hengwrt, Llanelltyd.

Members were provided with an oral update.

NP5/55/ENFL142A – 3 Glandŵr, Bryncrug.

Members were provided with an oral update. The Acting Planning Manager advised that both Glandŵr and Nannau Hall would be placed on the Gwynedd Council's Empty Property Management Group priority list to ensure progress was made regarding the situation.

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**

NP5/74/496 – Gwastadgoed, Aberangell.

Members were provided with an oral update.

NP5/57/34C – Marchnad Ffermwyr, Dolgellau.

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	NP5/74/500	Tynnu llwybr 'boardwalk' bresennol ac ail-wynebu gyda arwyneb agreg newydd, Tir yn Waun Camddwr, Dinas Mawddwy / Removal and surfacing of existing boardwalk path with new aggregate materials, Land at Waun Camddwr, Dinas Mawddwy.	Dafydd Thomas

Snowdonia National Park Authority Date: 07-Sep-2022
– Planning & Access Committee

Application Number: NP5/74/500

Date Application Registered: 16/05/22

Community: Brithdir and Llanfachreth,
Mawddwy

Grid Reference: 284616 320498

Case Officer: Mr. Dafydd Thomas

Location:

Land at Waun Camddwr, Dinas Mawddwy.

Applicant:

Mr. E. H. & S. Pugh
Blaen Cowarch
Dinas Mawddwy
Gwynedd
SY20 9JG

Description:

Removal and surfacing of existing
boardwalk path with new aggregate
materials

Summary of the Recommendation:

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

- Start work within 5 years.
- Accordance with approved plans and documents.
- Accordance with approved Method Statement and Construction Phase Plan.
- Installation of temporary signage.

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 Mr. E. H & S Pugh of Blaencywarch, Dinas Mawddwy, Gwynedd, SY20 9JG.

Land Designations / Constraints:

- Open Countryside.
- Site of Special Scientific Interest (SSSI): Tyllau Mwn.
- Located within the Dyfi Biosphere Reserve.
- Area of Natural Beauty.

Site Description:

The application site is located to the north of Glasgwm and Cwm Cywarch. The existing path, subject to this planning application, is located on the slopes of Waun Camddwr, a mountain summit between the summits of Aran Fawddwy and Glasgwm.

Proposed Development:

Development proposals relate to the restoration of an existing walking path up the slopes of Waun Camddwr. Proposals specifically include the removal of existing old and rotten boardwalks and its replacement with a new sustainable crushed aggregate surface.

The path in question is situated from grid reference SH842203 to SH854209 and access points to the path will remain the same. The new path will follow its existing route, with some minor deviations, with these resulting in a more meandering and less linear path.

As set out within the "Specification of Works" document submitted (and included within the Background Paper bundle), the works will be undertaken over 15 sections (labelled A-O), with the sections varying between 7 metres and 41 metres in length. Specific details on each of these sections are included within the package of documents submitted.

All sections bar section H (which is described below) includes constructing a foundation layer with a 200-250mm depth sub base of Minffordd / Arthog quarry (or similar) basalt aggregate. On each of these sections the excavated material including turf is to be used on site and landscaped to form a small bund at side of path.

The width of each section will be 1.2 metres, sections A to D will include an underlay of wool. This comprises of sheep fleece to a depth of 400 mm and width of 1200 mm. This will follow with a larger aggregate base and surface with finer material to be a minimum depth of 200mm. No wool is to be exposed above the path surface. The remaining sections (Bar H which is detailed below) will include a geotextile underlayer as detailed within the 'Specification of works' document.

Section H of the proposed works include building a timber bridge. This involves building 5 sections of 3 metres long x 1.2 metres wide of timber boardwalk.

In summary, the scope of works associated with the restoration works include the following primary activities;

- Airlift materials to the site (aggregate, geotextile, timber) in preparation of contract.
- Airlift of machinery to site prior to commencement of contract;
- Perform a CAT scan before commencement of any excavation works;

- Lay aggregate surfaced path along whole length of section including integrated drainage;
- Install all required furniture (bridging); and
- Clear site of all debris and construction materials / machinery.

The works will be undertaken by an outsourced contractor under management and supervision of the Contract Manager (the Sustainable Management Scheme (SMS) Dinas Mawddwy Project Officer) and the Head of Conservation, Forestry and Farming at Snowdonia National Park Authority.

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 I: Tourism
- Strategic Policy L: Accessibility and Transport.
- Development Policy 1: General Development Principles.
- Development Policy 2: Development and the Landscape.
- Development Policy 6: Sustainable Design and Materials.
- Development Policy 21: Tourism and Recreation.

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.
Brithdir & Llanfachreth Community Council	Support.
Gwynedd Archaeological Planning Service	No objection, comments provided.
Natural Resource Wales	No objection, comments provided.

National Park – Conservation	No comments received.
National Park – Access Partnership	No comments received.
National Park – Forestry Officer	No comments received.
Ecology (Temples)	No objection, recommendations and additional information requests received.

Response to Publicity:

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

The applicant also held an ‘open evening’ in order to publicise the application. The ‘open evening’ was held between 4pm and 7pm on the 28th of July 2022 at Llew Coch, Dinas Mawddwy and was advertised by way of posters in Dinas Mawddwy and through social media. It was open to all members of the public and Mawddwy Community Council expressed their support for the application during this event.

At the time of writing, three letters of support have been received.

The Authority have received letters of support for the proposed development from the British Mountaineering Council (BMC), from the Ramblers charity organisation and from Brithdir and Llanfachreth Community Council.

Assessment:

1. Principle of Development

- 1.1 It is appropriate to consider the proposal against Strategic Policy A, C, D, I and L and Development Policies 1, 2, 6 and 21. 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. In addition, proposals such as this will only be permitted if it is designed or modified to improve accessibility for all, whilst not have a negative impact on the wider landscape.
- 1.2 The principal policies to consider are Development Policy 2: Development and the Landscape, Strategic Policy I: Tourism, Strategic Policy L: Accessibility and Transport, Development Policy 6:

Sustainable Design and Materials and Development Policy 21: Tourism and Recreation.

- 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 I states in order to create and retain sustainable tourism within the National Park whilst protecting and enhancing the landscape and special qualities of the National Park, the Authority will;
 - Support tourism and recreation development that is based on the principles of sustainable tourism;
 - Identify and promote areas of the National Park that attract visitors whilst ensuring that the 'Special Qualities of the National Park are not affected;
 - Promote sustainable modes of transport for visitors to and from the National Park;
 - Support the accommodation industry by encouraging the improvement of the sustainability and quality of existing visitor accommodation;
 - Encourage proposals which will promote the opportunity for the public understanding and enjoyment of the 'Special Qualities' of the National Park including proposals that will assist disabled people.
- 1.5 Strategic Policy L sets out the importance of improving accessibility. In particular relevance to this application, the policy states that developments will be supported where there is an improvement in accessibility for all, in particular disabled people and where the natural environment of the park is not adversely affected.
- 1.6 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.
- 1.7 Development Policy 21 states that within the National Park existing tourist attractions will be protected and enhanced through adopting the principles of sustainable or eco-tourism.
- 1.8 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 countryside on the slopes of Waun Camddwr.
- 2.2 This application requests planning permission to undertake restoration works to an existing walking path up the slopes of Waun Camddwr, a mountain peak between the summit of Aran Fawddwy and Glasgwm. The purposes of the proposed works is to replace the existing boardwalk and replace it with a sustainable crushed aggregate surface. As set out within the submitted 'Specification of works' document, the works include laying down an even aggregate path over 15 sections with a width of 1.2 metres.

3. Planning Assessment

- 3.1 The main policy considerations are Development Policy 2, Development Policy 6, Development Policy 21 as well as Strategic Policy I and Strategic Policy L.

Development Policy 2: Development and the Landscape.

- 3.2 Development Policy 2: Development and the Landscape 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 The proposed works are to be undertaken to an existing path on the slopes of Waun Camddwr, which is located within an area of Natural Beauty, within the Dyfi Biosphere Reserve and provides panoramas visible from other viewpoints. As such, careful 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 restoration works undertaken.
- 3.4 The new walking path is to be located on the slopes of Waun Camddwr. However, it is important to note that the path will follow the

current path line (with some slight minor deviations), meaning no other parts of the landscape will be affected. This will therefore minimise the overall impact to the mountain slope and reduce its overall visual impact on the wider landscape.

- 3.5 The applicant has stated that for the most part (14 of 15 sections) the existing path will be replaced with a new aggregate path. This has been chosen for many reasons, important of which, is its ability to blend in with the landscape and that it will require minimal future maintenance. Whilst this project may have some minor impact during its construction phase, in the long term, this new path is considered to be a sustainable and eco-friendly solution as it will not require further interference with the landscape. As it will be discussed later in this report, the applicant has introduced a number of remedial and mitigation measures to ensure that impact on the landscape during the construction phase of the proposed development is kept to a minimum.
- 3.6 The new path is to be constructed to a width of 1.2 metres and includes excavating trenches 0.350/0.400m deep. As set out within the submitted 'Specification of works' document, a CAT scan of each section will be undertaken prior to any excavation work, in order to ensure no existing pipework, cables and other utilities are damaged in this process. Excess earth from this excavation process is to be used on site and landscaped to form a small bund at the side of the path. This is to assist with the drainage of the site and stop any potential future overflow. Any leftover materials or debris will be taken away from the site following completion of the works.
- 3.7 In order to minimise the overall impact on the surrounding landscape, the applicant has proposed to airlift all the machinery, equipment and materials to and from the site. Whilst the construction phase of the development would naturally have some minor visual impact to the landscape, airlifting the above to the site will also prevent any negative impact to the wider landscape.
- 3.8 Therefore, whilst it is considered that the construction period of the walking path may cause some minor adverse impact on the visual amenity of the wider landscape for a short period of time, the applicant has incorporated remedial measures into the project that will assist in mitigating any negative impacts, not least including, airlifting machinery to the site and using sustainable materials that will blend into the environment.
- 3.9 Considering the above and the wider benefits of the new path to improve overall accessibility for all (in line with Development Policy 21 and Strategic Policy I and L as to be discussed later in this report), it is deemed that the proposal can be supported.

Development Policy 6: Sustainable Design and Materials

- 3.10 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;
 - iv. The Historic Environment; and
 - v. Environmental sustainability.
- 3.11 In relation to criteria ii, iii and iv outlined above, the applicant has submitted a 'Specification of Works' document, which includes a method statement (Appendix B) and a Construction Phase Plan (Appendix C) that sets out measures to ensure landscape protection. These include for example;
- Site induction and familiarisation for contractors;
 - Machinery and materials airlifted to the site;
 - Aggregate sections constructed with associated drainage when needed;
 - Machinery to be immobilised when not in use and drip trays positioned underneath.
 - 'Wet ground treads / mats' to be used on adjacent land if machinery is required to leave aggregate path and if damage to land is likely;
 - As mentioned previously, a CAT scan will be conducted prior to commencement of any excavation works.
- 3.12 Chapter 6 of Planning Policy Wales, (Edition 11, February 2021), planning authorities must seek to maintain and enhance biodiversity. The Authority's Ecology Consultee (Temples) raised no objection to the application, however provided the following recommendations;
- That a Preliminary Ecological Appraisal (PEA) following BS 42020:2013 and CIEEM guidelines be undertaken on the area of works, site access and likely location of any site compounds...;
 - That Natural Resources Wales be consulted with regards to the work at the site;
 - To ensure that areas currently eroded by foot traffic returns to a more natural state, signage could be placed along the newly created path to advise walkers to stay on the walking route.
- 3.13 Natural Resources Wales were consulted on the planning application and did not raise concerns relating to the proposal (response ref CAS-189763-P9H8 dated 10/06/2022) stating that they consider that the proposed development would not likely damage the features for which Tyllau Mwn SSSI is of special interest and that there are no issues with the proposed works as they would be undertaken upslope

and away from the geological feature of interest. Notwithstanding this, on request of the Authority's Ecology Consultee, the applicant has since commissioned a Preliminary Ecological Appraisal of the site which will provide a summary of the site as well as mitigation measures to ensure biodiversity protection and enhancement. This is being undertaken in August 2022 and the findings of this report will be shared with members at the September committee. This committee report is written on the presumption that there will not be any adverse impacts identified in the report. However, the survey results will be presented in full at the committee, along with any implications upon the committee report's conclusion. Furthermore, should the Preliminary Ecological Appraisal outline any mitigation measures for biodiversity enhancement and protection, these will be conditioned as part of any planning approval and presented at the committee.

- 3.14 Similarly, Gwynedd Archaeological Planning Service were also consulted on the planning application and did not object to the proposals. It was stated that the site comprises a series of features identified on the National Monuments Record (referring largely to trial pits and discrete adits (an entrance to an underground mine) on the upland) and as such advised that a programme of avoidance and due care be undertaken when the works are being conducted and that works should be as limited as possible in order to ensure that no ancillary features are disturbed. As mentioned, Appendix B and Appendix C of the 'Specification of works' documents (Method Statement and Construction Phase Plan latterly) sets out a number of mitigation measures to ensure the impact on the site surroundings is kept to a minimum, some of which have been listed above.
- 3.15 In relation to environmental sustainability (criteria iv) the applicant has advised that, the works involve utilising Minffordd / Arthog quarry (or similar) basalt aggregate. The applicant is therefore not only using local resources for the project but also as previously adhered to, is using materials that blend in with the landscape and requires minimal future maintenance, thus demonstrating the sustainability of the new path.
- 3.16 In addition, and in line with the recommendation from the Authority's ecology consultee, in order to ensure that areas currently eroded by foot traffic returns to a more natural state, a condition will be implemented that will require temporary signage to be installed on the new path directing walkers. This will assist walkers to stay on the right path, ensuring the new path is well trodden, as well as assisting in returning eroded areas of the mountain to a more natural state.

Development Policy 21: Tourism and Recreation.

- 3.17 Based on Development Policy 21: Tourism and Recreation, the proposed development is required to take into account the following criteria;
- iii. The development would not have an adverse impact on the 'Special Qualities of the National Park';
 - iii. It promotes opportunities for the understanding and enjoyment of the 'Special Qualities of the National Park, while not detracting from the quiet enjoyment, experience of visitors and the quality of life of the local residents; and
 - iv. The facility is designed or modified to improve accessibility for all, in particular disabled people.
- 3.18 Based on the information provided by the applicant, it is considered that the proposed development does not conflict with Policy Development Policy 21, in particular criteria iii to iv (as above) which is deemed most relevant to this proposal.

Strategic Policy I: Tourism.

- 3.19 Strategic Policy I highlights the importance of sustainable or eco-tourism within the National Park and the balance between protecting and enhancing the landscape of the National Park and supporting tourism. The policy states that the Authority should encourage proposals which will promote the opportunity for public understanding and enjoyment of the 'Special Qualities' of the National Park including proposals that will assist disabled people.
- 3.20 This planning application relates to restoration works to an existing walking path up the slopes of a mountain within the National Park. Based on the context of Strategic Policy I, the proposed development should therefore be encouraged as the new path will drastically improve the current state of the path therefore improving the enjoyment of the route for all, improve accessibility and assist disabled people who want to walk the route whilst also importantly doing so in a manner that protects and enhances the landscape of the National Park. The applicant has also provided details on how members of the public / walkers will be safeguarded in the short term, particularly during the construction period (details including within the 'Specification of works' document). This includes mitigation measures such as erecting 'men at work' signs around the work area (each section of the project), the work area to be cordoned off with high visibility barrier tape and the presence of banksmen when heavy pedestrian traffic is present. In addition, it is important to note that the path will continue to be open to the public during the construction period, however, as above, there will be signage and barrier tape for the public, advising of the work being undertaken.

Strategic Policy L: Accessibility and Transport.

3.21 Strategic Policy Dd highlights the Authority's commitment to improving accessibility for all and encouraging and promoting active travel.

3.22 Based on the context of Strategic Policy L, particularly criteria iii and vi, the proposed development should therefore be encouraged as it improves accessibility for all and does not adversely affect the natural environment of the Park.

4. Conclusion

4.1 It is considered that the construction phase of the proposed development will have an inevitable short term adverse impact on the landscape, however, with the mitigation measures outlined, such as airlifting machinery, the mitigation measures outlined within the Method Statement and Construction Phase Plan, and the long term advantages of the new path, it is considered that the development can be supported.

4.2 The planning application relates to restoration works of an existing route, meaning that no new routes are created therefore reducing its overall visual impact on the wider landscape. Proposals specifically include the removal of existing old and rotten boardwalks and its replacement with a new sustainable crushed aggregate surface. This will allow for greater enjoyment for future walkers of the path whilst also importantly blending in with the natural environment, minimising its visual impact to its surroundings.

4.3 Importantly, the purpose of proposed works is to restore the walking path in order to improve the accessibility for all, which is an important consideration for this this application as it will deliver and promote opportunities for enjoyment within the National Park whilst doing so in a manner that will not detract from the 'Special Qualities' of the Park in line with Development Policy 2, 6, 21 and Strategic Policy I and L 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

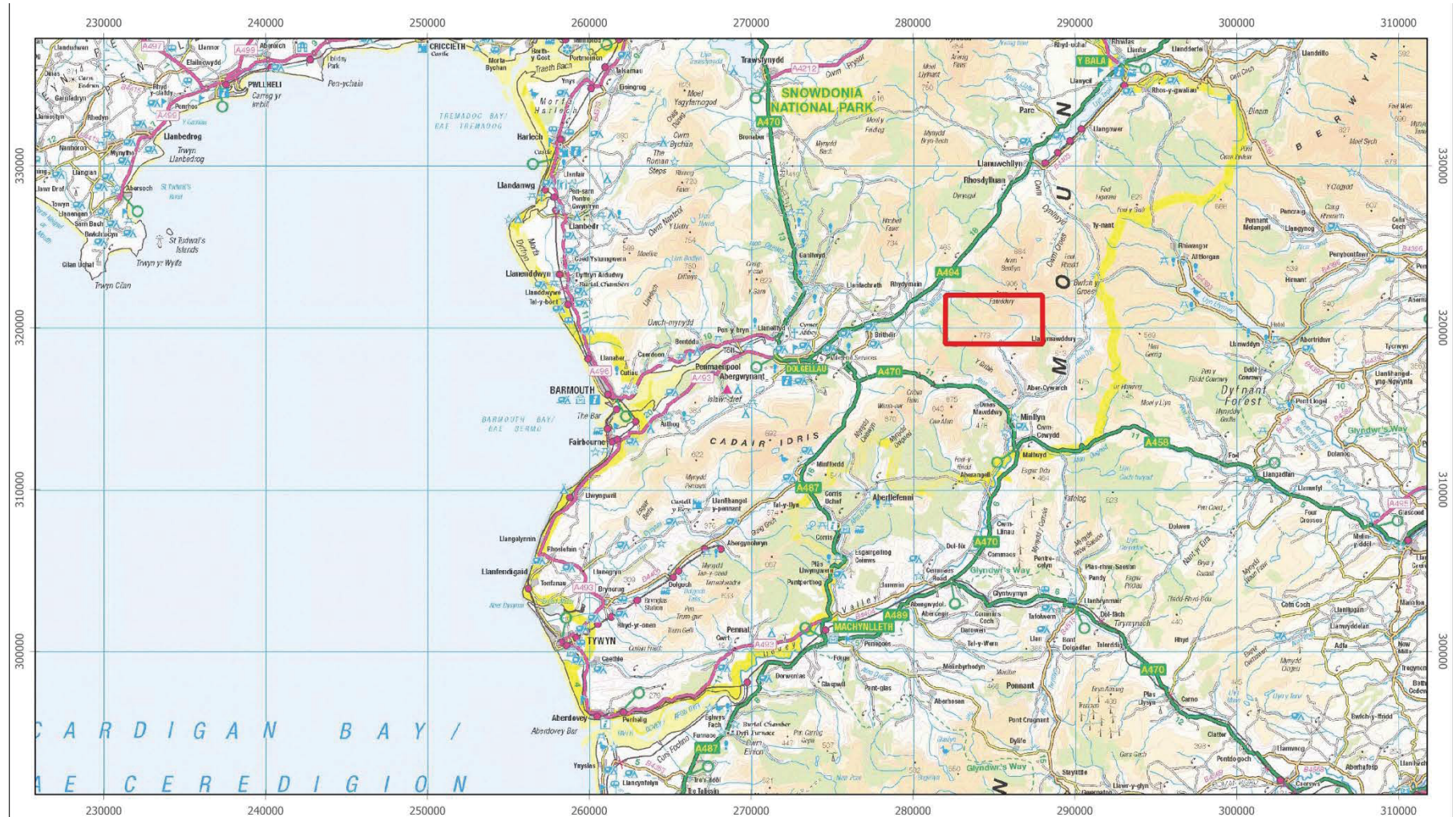
RECOMMENDATION: To GRANT permission subject to the following conditions:

- 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: Waun Camddwr OS (31/03/2022)
 - Specification of Works document V4 (17/08/2022)
 - Dogfen Manyleb y Gwaith V4 (17/08/2022)
 - Photo Specification – Waun Camddwr Footpath Restoration Document (17/08/2022)
 - Dogfen Manyleb lluniau – Adfer Llwybr Troed Waun Camddwr (17/08/2022)
- 3) The development hereby permitted shall be carried out in accordance with the submitted 'Method Statement' and the 'Construction Phase Plan' (contained within the approved 'Specification of Works' V4 document). The measures contained within shall be adhered to throughout the construction period of the development.
- 4) Following completion of the development hereby permitted, temporary signage is to be placed along the newly created path to advise walkers to stay on the walking route for a period of 3 months.

Reasons:

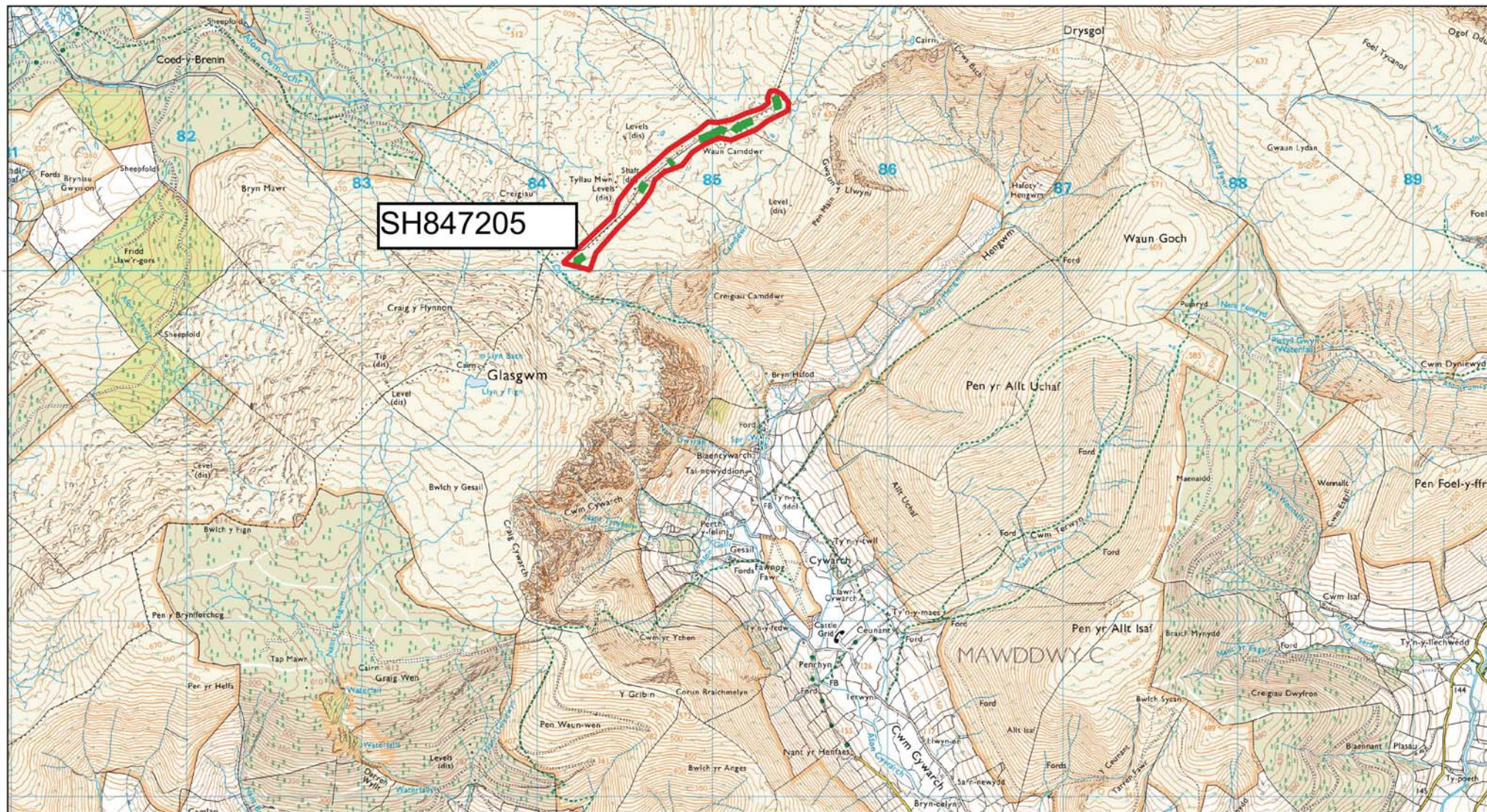
- 1) To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
- 1) To define the permission and for the avoidance of doubt.
- 2) To define the permission and for the avoidance of doubt.
- 3) To secure biodiversity enhancement, in accordance with Eryri Local Development Plan policies and paragraph 6.4.5 of Planning Policy Wales and to preserve and enhance the visual amenities of the area and the wider landscape.



Proiect Cynnalwedd
Cwmwlwyn Amgylchedd
MAWDDWY
Water Management Scheme



Location Plan - Waun Camddwr.



Graddfa / Scale: 1:31,810

Creawdwr / Creator: Dion Rh. Roberts
Dyddiad / Date: 5/1/2022



© Hawlfraint y Goron a hawliau cronfa ddata 2022 OS 100022403
© Crown copyright and database rights 2022 OS 100022403

Hawlfraint Awdurdod Parc Cenedlaethol Eryri.
Copyright Snowdonia National Park.

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

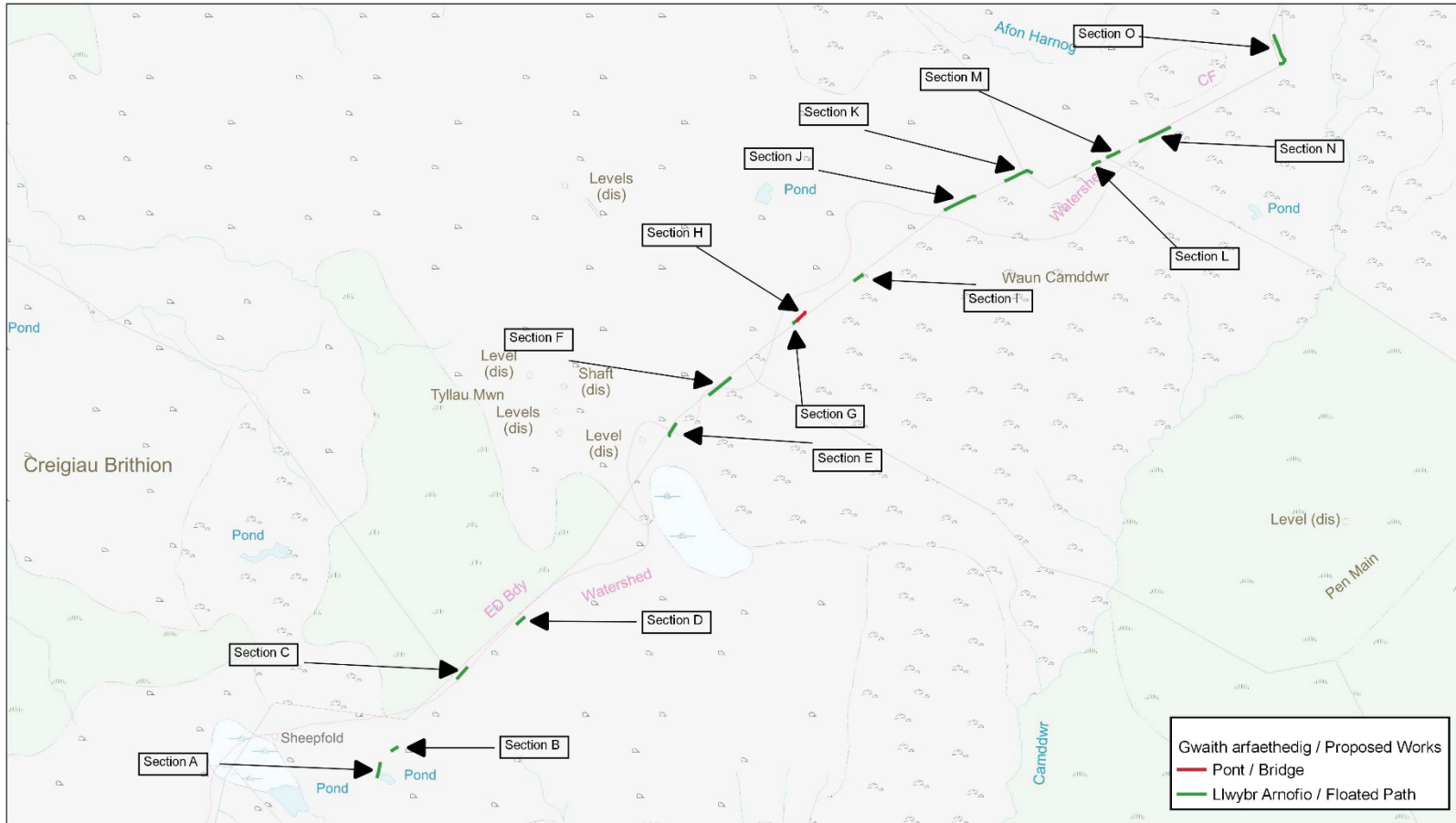
Penrhyndeudraeth
Gwynedd
LL48 6LF

01766 770274





Appendix A - Work Map / Map or gwaith.



Graddfa / Scale: 1:4,800

Creawdwr / Creator: Dion Rh. Roberts
 Dyddiad / Date: 21/3/2022



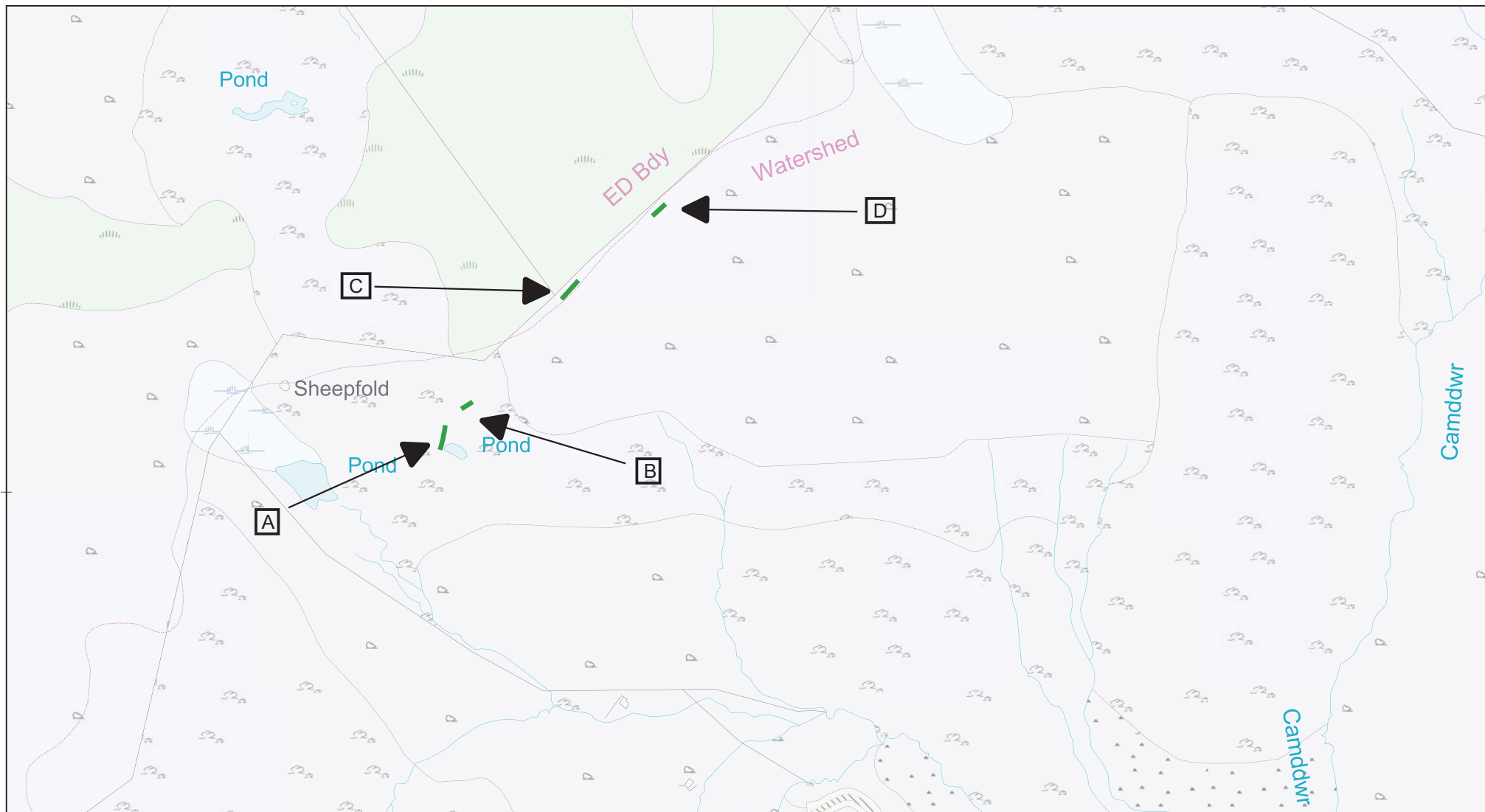
Yn Hwffrwynt y Goron a hawliau cronfa ddata 2022 AO 100022403. Rhoddir trwydded ddrymiadwy, anghyfyngedig a heb freindal i chi i weld y data trwyddedig at ddibenion arfasnachol am y cyfnod y mae ar gael gan Awdurdod Parc Cenedlaethol Eryri. Ni chechwch gopïo, is-drywyddedu, dosbarthu na gwerthu unrhyw ran o'r data hwn i drydydd partion mewn unrhyw ffurf. Yr Arolwg Ordnans fydd yn cadw'r hawlio trwydded parti i orfodi amodau'r drywydded hon.

© Crown copyright and database rights 2022 OS 100022403. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Snowdonia National Park Authority makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

Awdurdod Parc Cenedlaethol Eryri ~ Snowdonia National Park Authority
 Swyddfa'r Parc Cenedlaethol ~ National Park Office
 Penrhynudeudraeth
 Gwynedd
 LL48 6LF
 ☎ 01766 770274



Cymalau i'w adeiladu gyda gwlan / Sections constructed with wool



Graddfa / Scale: 1:4,645

Creawdwr / Creator: Dion Rh. Roberts

Dyddiad / Date: 9/8/2022



© Hawlfraint y Goron a hawliau cronfa ddata 2022 OS 100022403
© Crown copyright and database rights 2022 OS 100022403

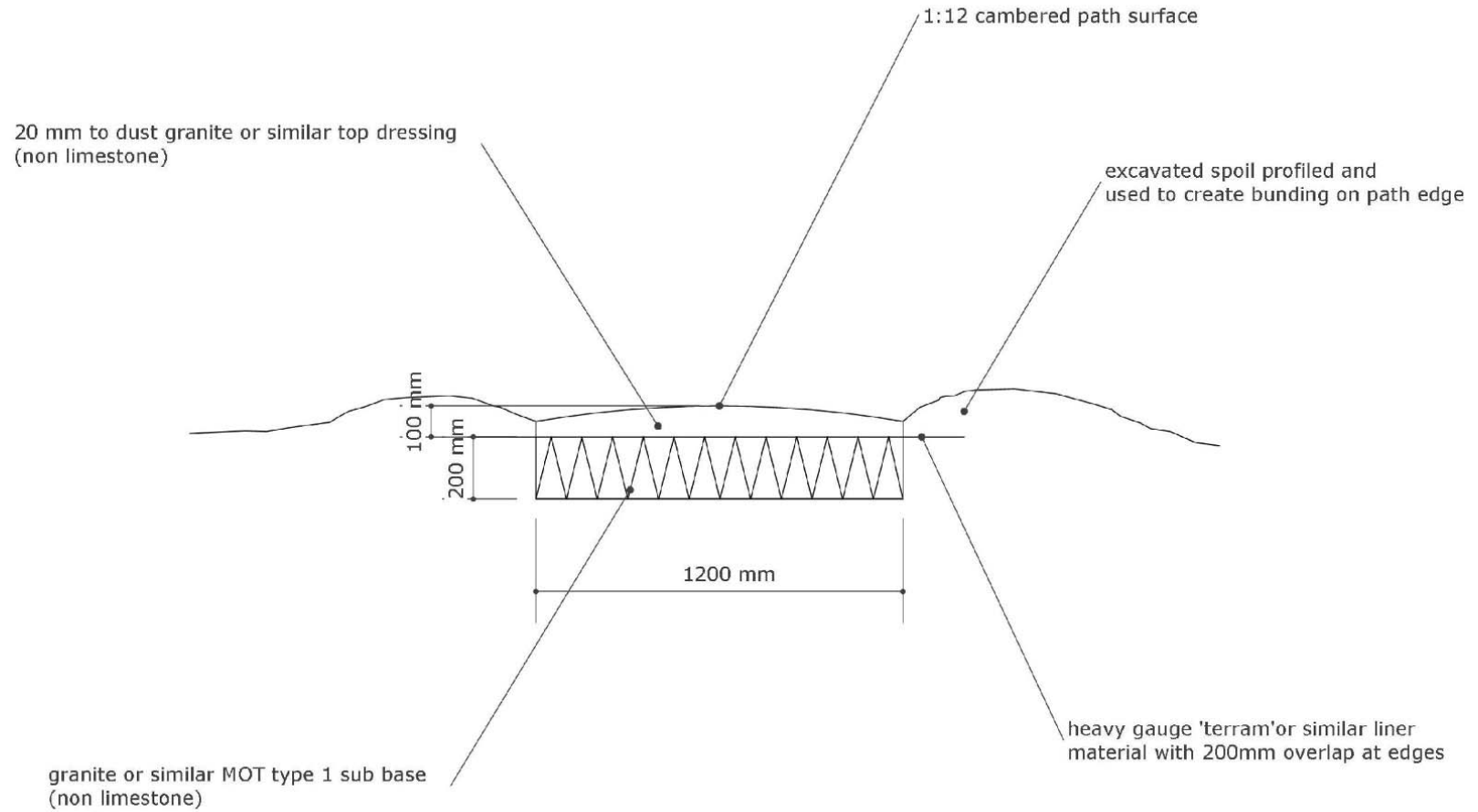
Hawlfraint Awdurdod Parc Cenedlaethol Eryri.
Copyright Snowdonia National Park.

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

☎ 01766 770274

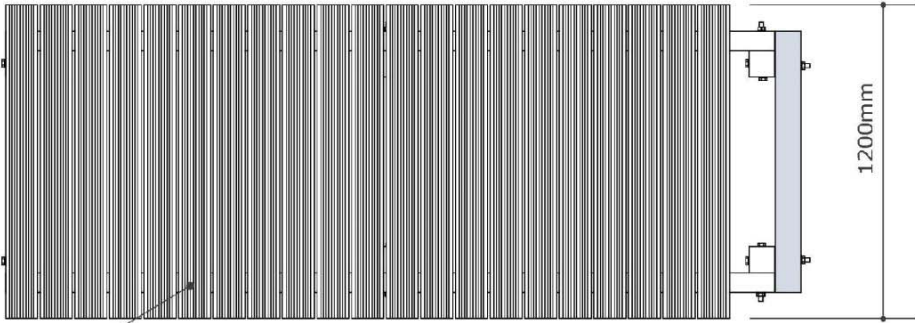
Gwynedd
LL48 6LF



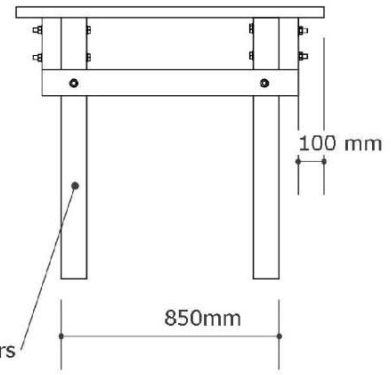


SCALE 1:20

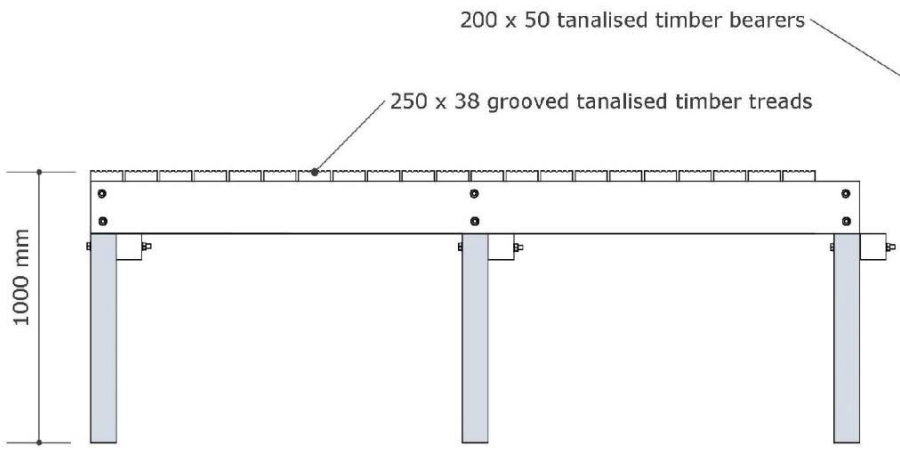
NOTE: 250mm wide spoon profiled runoffs to be integrated into bunding at every 10m to alleviate surface water accumulation



decking to be secured to bearers with 100 x 6 decking screws



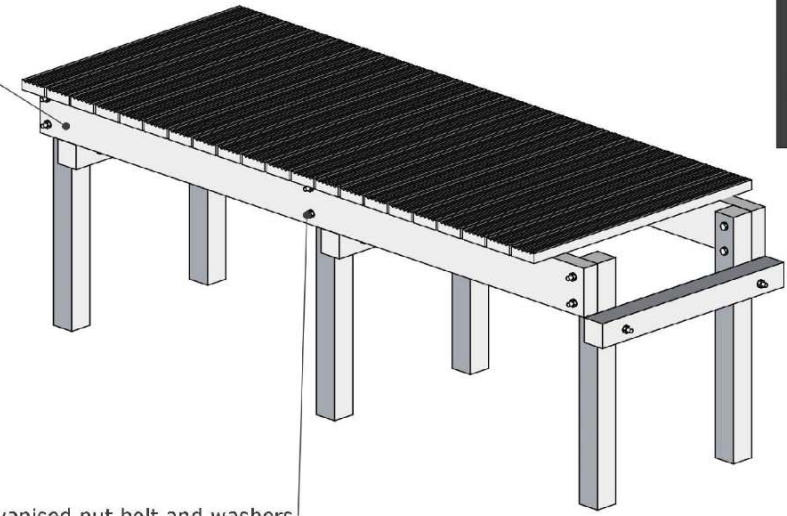
100 x 100 tanalised timber piers



200 x 50 tanalised timber bearers

250 x 38 grooved tanalised timber treads

1000 mm



200 x M12 galvanised nut bolt and washers

NOTE: all cut ends to be treated with preservative
all dimensions in mm

SCALE 1:25



Section B:

- Section length 7m
- Section width 1.2m

Excavate trench 1.2m wide x 0.250/0.300m deep x 7m long.

Lay down Type 1 non-woven geotextile to 1.5m width.

Construct foundation layer with 200mm depth sub base Minffordd/Arthog quarry (or similar) basalt aggregate. Finished path surface to incorporate 40mm camber, be slightly above surrounding ground, be graded and compacted.

Excavated material including turf to be used on site and landscaped to form small bund at side of path.





Section C:

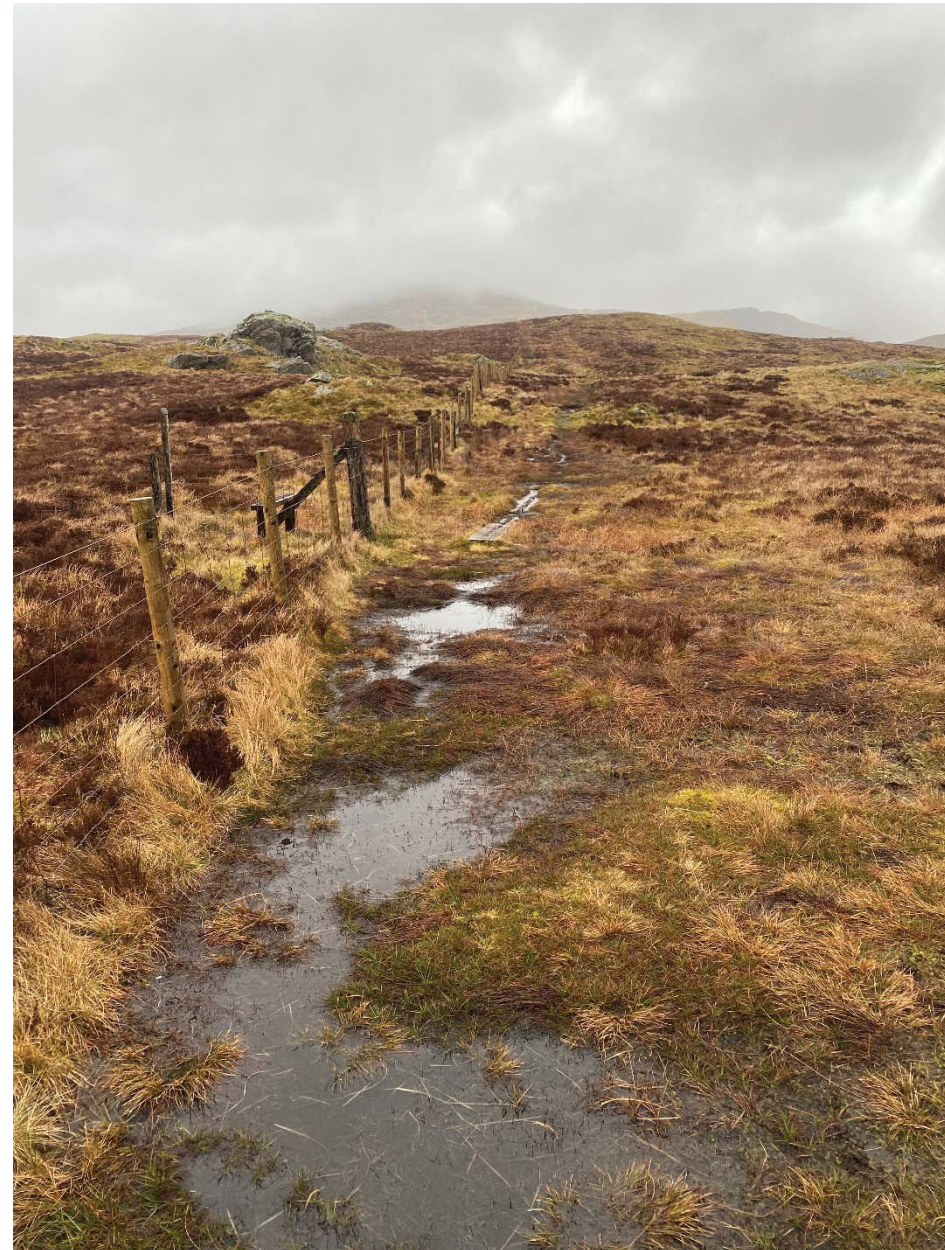
- Section length 17m
- Section width 1.2m

Excavate trench 1.2m wide x 0.250/0.300m deep x 17m long.

Lay down Type 1 non-woven geotextile to 1.5m width.

Construct foundation layer with 200mm depth sub base Minffordd/Arthog quarry (or similar) basalt aggregate. Finished path surface to incorporate 40mm camber, be slightly above surrounding ground, be graded and compacted.

Excavated material including turf to be used on site and landscaped to form small bund at side of path.





Section D:

- Section length 11m
- Section width 1.2m

Excavate trench 1.2m wide x 0.250/0.300m deep x 11m long.

Lay down Type 1 non-woven geotextile to 1.5m width.

Construct foundation layer with 200mm depth sub base Minffordd/Arthog quarry (or similar) basalt aggregate. Finished path surface to incorporate 40mm camber, be slightly above surrounding ground, be graded and compacted.

Excavated material including turf to be used on site and landscaped to form small bund at side of path.





Section E:

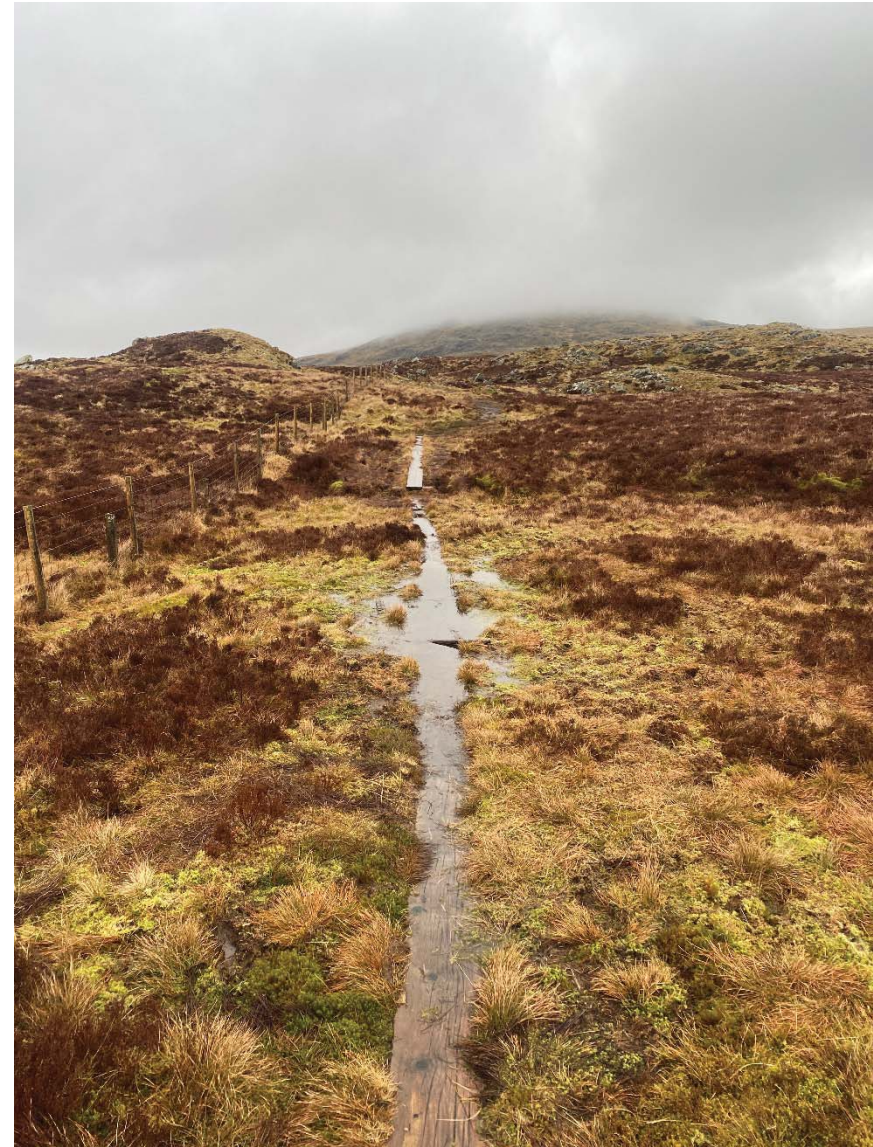
- Section length 16m
- Section width 1.2m

Excavate trench 1.2m wide x 0.250/0.300m deep x 16m long.

Lay down Type 1 non-woven geotextile to 1.5m width.

Construct foundation layer with 200mm depth sub base Minffordd/Arthog quarry (or similar) basalt aggregate. Finished path surface to incorporate 40mm camber, be slightly above surrounding ground, be graded and compacted.

Excavated material including turf to be used on site and landscaped to form small bund at side of path.



Proiect Cynffwrdd
Comitau Amgwydd
MAWDDWY
Sectiwr
Mawddwy
Management Scheme



Llywodraeth Cymru
Welsh Government



Section F:

- Section length 32m
- Section width 1.2m

Excavate trench 1.2m wide x 0.250/0.300m deep x 32m long.

Lay down Type 1 non-woven geotextile to 1.5m width.

Construct foundation layer with 200mm depth sub base Minffordd/Arthog quarry (or similar) basalt aggregate. Finished path surface to incorporate 40mm camber, be slightly above surrounding ground, be graded and compacted.

Excavated material including turf to be used on site and landscaped to form small bund at side of path.





Section G:

- Section length 8m
- Section width 1.2m

Excavate trench 1.2m wide x 0.250/0.300m deep x 8m long.

Lay down Type 1 non-woven geotextile to 1.5m width.

Construct foundation layer with 200mm depth sub base Minffordd/Arthog quarry (or similar) basalt aggregate. Finished path surface to incorporate 40mm camber, be slightly above surrounding ground, be graded and compacted.

Excavated material including turf to be used on site and landscaped to form small bund at side of path.





Section J:

- Section length 41m
- Section width 1.2m

Excavate trench 1.2m wide x 0.250/0.300m deep x 41m long.

Lay down Type 1 non-woven geotextile to 1.5m width.

Construct foundation layer with 200mm depth sub base Minffordd/Arthog quarry (or similar) basalt aggregate. Finished path surface to incorporate 40mm camber, be slightly above surrounding ground, be graded and compacted.

Excavated material including turf to be used on site and landscaped to form small bund at side of path.





Section L:

- Section length 9m
- Section width 1.2m

Excavate trench 1.2m wide x 0.250/0.300m deep x 9m long.

Lay down Type 1 non-woven geotextile to 1.5m width.

Construct foundation layer with 200mm depth sub base Minffordd/Arthog quarry (or similar) basalt aggregate. Finished path surface to incorporate 40mm camber, be slightly above surrounding ground, be graded and compacted.

Excavated material including turf to be used on site and landscaped to form small bund at side of path.





Section M:

- Section length 16m
- Section width 1.2m

Excavate trench 1.2m wide x 0.250/0.300m deep x 16m long.

Lay down Type 1 non-woven geotextile to 1.5m width.

Construct foundation layer with 200mm depth sub base Minffordd/Arthog quarry (or similar) basalt aggregate. Finished path surface to incorporate 40mm camber, be slightly above surrounding ground, be graded and compacted.

Excavated material including turf to be used on site and landscaped to form small bund at side of path.





Section N:

- Section length 30m
- Section width 1.2m

Excavate trench 1.2m wide x 0.250/0.300m deep x 30m long.

Lay down Type 1 non-woven geotextile to 1.5m width.

Construct foundation layer with 200mm depth sub base Minffordd/Arthog quarry (or similar) basalt aggregate. Finished path surface to incorporate 40mm camber, be slightly above surrounding ground, be graded and compacted.

Excavated material including turf to be used on site and landscaped to form small bund at side of path.



Proiect Cynffwrdd
Comitau Amgylch
MAWDDWY
Sectiadau
Mangyltarian Scheme



Credyd Arian Affwrddio Ewrop
o'r Ffyniant Ewropeaidd
Ymgyddiaeth Agorfaol Ffyniant
Ffyniant Ewropeaidd
Sectiadau Mangyltarian

Uywodraeth Cymru
Welsh Government



Section O:

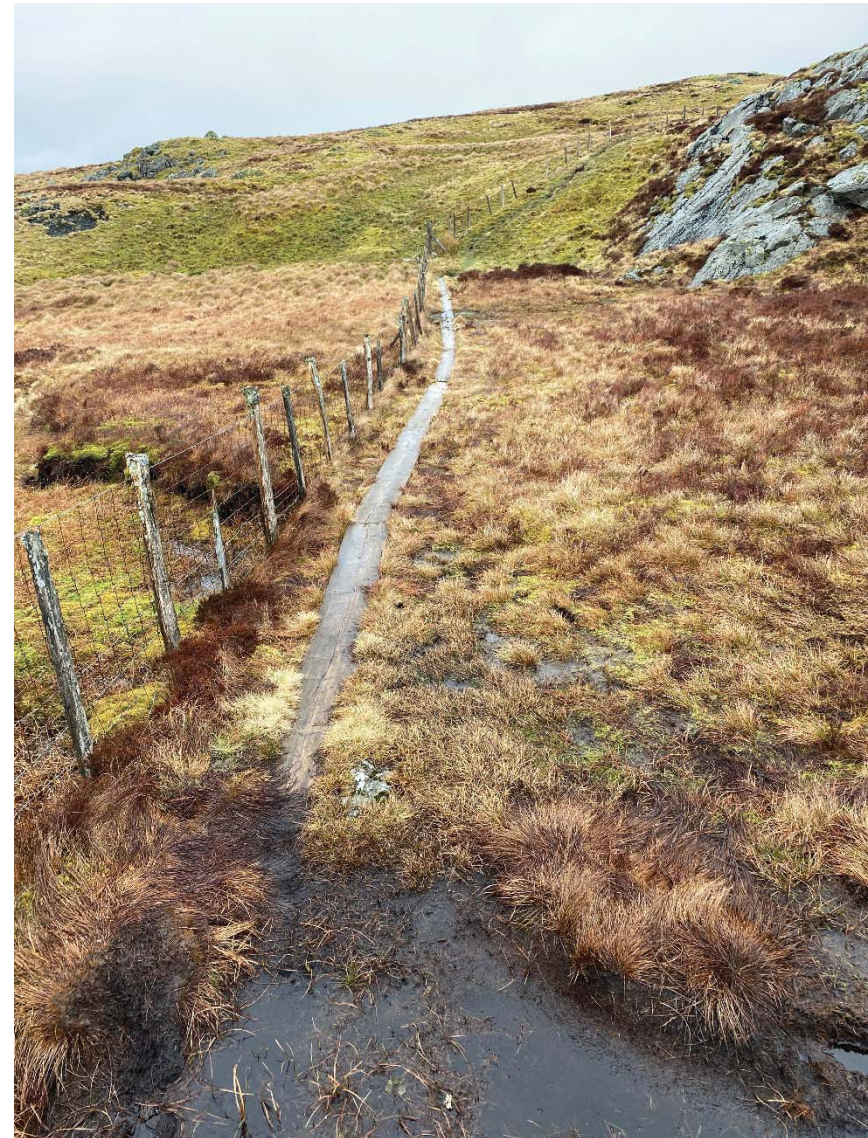
- Section length 42m
- Section width 1.2m

Excavate trench 1.2m wide x 0.250/0.300m deep x 42m long.

Lay down Type 1 non-woven geotextile to 1.5m width.

Construct foundation layer with 200mm depth sub base Minffordd/Arthog quarry (or similar) basalt aggregate. Finished path surface to incorporate 40mm camber, be slightly above surrounding ground, be graded and compacted.

Excavated material including turf to be used on site and landscaped to form small bund at side of path.



MEETING	Planning and Access Committee
DATE	7 th September 2022
TITLE	Conservation Areas fit for the Twenty-First Century Project (Year 1)
REPORT BY	Elen Hughes (Historic Environment Planning Officer)
PURPOSE	To approve the drafted documents, with any necessary changes for public consultation.

1. BACKGROUND

Snowdonia has 14 Conservation Areas, designated for their special architectural or historic interest and home to a large proportion of the National Park's 1900 listed buildings.

Conservation Areas	Year of Designation
Aberdyfi	1979
Abergwyngregyn	1978
Bala	1971
Beddgelert	1974
Betws y Coed	1974
Cymmer Abbey (near Llanelltyd)	1992
Dolbenmaen	1989
Dolgellau	1978
Harlech	1979
Llanllechid	1977
Maentwrog	1975
Nantmor	1974
Nant Peris	1974
Pandy'r Odyn	1974

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities, to identify 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and designate them as conservation areas. As part of this duty, they must also

formulate and publish proposals for the preservation and enhancement of these conservation areas from time to time. However, these proposals have not been formulated and published since the designation of the Conservation Areas due to lack of resources.

The Authority is committed to ensuring that Conservation Areas are protected from inappropriate development and that where possible the area and setting are enhanced. However, two of the major challenges facing our Conservation Areas today are the Climate Change Agenda and the lack of understanding the function and significance of the buildings within these designated areas due to no contemporary proposals for their preservation and enhancement.

Regarding the Climate Change agenda, much of the building stock in these Conservation Areas are traditional buildings which are identified as not very energy efficient. Energy efficiency may be further constrained by the additional planning regulatory requirements relating to home improvements such as solar panels and double-glazing. These additional constraints can lead to confusion among property owners regarding improving the efficiency of properties, which can lead to no action or inappropriate action being taken. It can also lead to inconsistent advice from officers. Local builders may occasionally also make inappropriate home improvements that can have an adverse effect on the Conservation Areas but can also make a building more inefficient.

A conservation area appraisal is the foundation for positive management of these areas to ensure appropriate as well as sustainable development.

2. PURPOSE

The purpose of the Conservation Areas fit for the Twenty-First Century Project, funded by the Welsh Government's *Sustainable Landscapes, Sustainable Places* fund, and working with specialists *Chambers Conservation* in consultation with the relevant local communities and interest groups, is to develop Appraisals and Management Plans for each Conservation Area. These plans will serve as a statement of significance and action plan to sustainably conserve and enhance the Areas, with a particular emphasis on making them more energy efficient.

Specifically, the Appraisals will define what is important about the areas but also, through analysis, start to identify where issues, opportunities, and other factors lie. The subsequent Management Plans will provide a framework to effectively manage the Conservation Areas, enhancing and protecting their special character in a positive and pro-active way, and providing those who live, work, invest in and manage the areas with effective guidance.

The intention of this project is to provide the local communities as well as the Authority with the necessary tools to sustainably conserve and develop the designated Conservation Areas. It should:

- enable more appropriate and energy efficient development.

- provide a foundation for future grant and training schemes which could involve providing grant funding support for local communities to make improvements to their communities.
- Raise awareness of traditional building techniques and materials to assist with appropriate repair and building maintenance.
- Raise awareness of appropriate methods of enhancing the energy performance of traditional and historic buildings

3. CURRENT POSITION

The project output to date is therefore 16 documents structured into 3 parts.

Firstly, there is the document that introduces the Project as well as relevant Planning guidance.

- (1) Conservation Areas fit for the 21st Century: Introduction and Planning Policy Overview

Secondly, the individual Conservation Area Appraisal and Management Plan for each Conservation Area.

- (2) Conservation Area Appraisal and Management Plan: Aberdyfi
- (3) Conservation Area Appraisal and Management Plan: Abergwyngregyn
- (4) Conservation Area Appraisal and Management Plan: Bala
- (5) Conservation Area Appraisal and Management Plan: Beddgelert
- (6) Conservation Area Appraisal and Management Plan: Betws Y Coed
- (7) Conservation Area Appraisal and Management Plan: Cymmer Abbey
- (8) Conservation Area Appraisal and Management Plan: Dolbenmaen
- (9) Conservation Area Appraisal and Management Plan: Dolgellau
- (10) Conservation Area Appraisal and Management Plan: Harlech
- (11) Conservation Area Appraisal and Management Plan: Llanllechid
- (12) Conservation Area Appraisal and Management Plan: Maentwrog
- (13) Conservation Area Appraisal and Management Plan: Nantmor
- (14) Conservation Area Appraisal and Management Plan: Nant Peris
- (15) Conservation Area Appraisal and Management Plan: Pandy'r Odyn

Thirdly, the more specific guidance on improving the energy efficiency of traditional and listed buildings within Conservation Areas.

(16) Advice on Energy Efficiency Measures in Conservation Areas – A Planning and Practical Guide

Please see these documents following the link below:

https://eryrillywcymru-my.sharepoint.com/:f/g/person/elen_hughes_eryri_llyw_cymru/EqG80hOwqMtMrINCwgNk6LoBzOD3WLneEA55bdRaJ0ZYwQ?e=4xFUP4

or (with @eryri.llyw.cymru email address):

https://eryrillywcymru-my.sharepoint.com/:f/g/person/elen_hughes_eryri_llyw_cymru/EqG80hOwqMtMrINCwgNk6LoBj9Xc1luX6ZGHjgH41OnrWg?e=RkF2CJ

The information contained within these documents includes *Chambers Conservation's* expertise as an architectural practice specialising in design, the specification of building repairs and professional advice on historic structures, sites and areas. They have done extensive research into the individual areas and conducted site surveys of the areas, with guidance produced in consultation with the relevant Officers of the Authority and Cadw. In addition, the information contained within the documents also includes the vital input of the relevant communities who invited *Chambers Conservation* and Authority Officers to attend their Community Council meetings (in person and/or virtual), as well as questionnaire findings filled in by local residents of the areas.

The content of these documents is therefore based on professional and local expertise which has informed the recommendations for improvement of the specific areas within their Management Plan. Please note these recommendations as they include an action plan of establishing an Article 4 designation on some areas, as well as making amendments to the Conservation Area designation boundary of some areas, among others.

4. NEXT STEPS

The next steps for this Project (Year 1) will therefore be, following the drafted documents being subject to public consultation and making any necessary amendments, it is intended for the documents to be adopted by the Authority as a material planning consideration and as an action plan for Year 2+ (subject to funding) to sustainably enhance the National Park's Conservation Areas for the future.

5. RECOMMENDATION

For Members to discuss and approve the drafted documents, with any necessary changes for public consultation.



PLANNING AND ACCESS COMMITTEE

07 SEPTEMBER 2022

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

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE, 7th of September 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	NP4/29/ENF191A	09-May-2022	Swch, Cwm Penmachno. LL24 0RS	Stationing of caravan to the rear of property	Correspondence issued and in dialogue with owner. Discussions on-going.
2	NP5/57/ENFLB158D	09-May-2022	Stag Inn, Bridge Street, Dolgellau. LL40 1AU	External flue	Site visit undertaken. Correspondence issued to owner in relation to the removal of the external flue. Awaiting response.
3	NP5/50/ENFL262C	20-Jul-2022	8 Sea View Terrace, Aberdyfi, LL35 0EF	Building painted a different colour	Site visit undertaken.

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
4	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.
5	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.
6	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.

7	NP5/62/ENF171D	October 2021	The Mill Caravan Park, Llanbedr	Alleged engineering works and siting of 3 Pod Units	Site meeting with owner and agent undertaken. Strategy to remove pods from the site agreed. Site to be monitored.	Pods removed from the site – breach ceased, and case closed.
8	NP5/67/ENF335	September 2020	Tarren Y Gesail, Pantperthog	New mountain bike tracks	In dialogue with owner. Owner advised that planning agent has been appointed. Awaiting submission of a retrospective planning application.	In dialogue with owner and agent. Awaiting submission of an application, expected end of August.

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
9	NP2/16/ENF2E	14-Jan-2022	Bryn Awelon, Garndolbenmaen, LL51 9UJ.	Unauthorised engineering works including new track/access road. Untidy nature of land/works.	Application received for an agricultural shed, however in dialogue with owner regarding new access/track which is not covered in application. Awaiting response.	Site meeting undertaken with owner to discuss discrepancies with application. Relevant case officer of original planning application in dialogue with applicant.
10	NP4/11/ENF100F	March 2021	Tan y Bryn, Pentre Felin, Betws y Coed	Development not built in accordance with approved plans (NP4/11/100F)	Application refused. Correspondence issued to owner in May 2022 to address outstanding issues. Awaiting response.	Remedial works currently being undertaken to accord with the original approved plans. Site visit required.
11	NP4/16/ENF227C	July 2020	Gwalia Stores, Dolwyddelan	Change of use from retail to dwelling	Planning agent appointed by owner. Response to Planning Contravention Notice received. Awaiting submission of a retrospective planning application.	Application received and is currently being validated.
12	NP4/26/ENF195C	April 2021	Llwynau, Capel Garmon	Siting of Pod	In dialogue with applicant. Awaiting additional information (Farm Business Plan) in order to validate application.	In dialogue with applicant – awaiting further information.

13	NP4/26/ENF266W	January 2020	Zip World Fforest, Betws y Coed	Erection of building & creation of footpaths	Site meeting undertaken between Zip World, Planning agent and SNP in March 2022. Awaiting submission of an application following discussions.	Application currently under consideration.
14	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.	Application refused. Site visit to be undertaken to determine if unauthorised decking has been removed. Next steps to be discussed following visit.
15	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.	Application under consideration.
16	NP5/61/ENF329B	10-Jan-2022	Hafod Wen, Harlech. LL46 2RA.	Unauthorised engineering works	Application received and currently being validated.	Application under consideration.
17	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 under consideration.

18	NP5/77/ENF345	February 2021	Bryn Mair, 21 High Street, Talsarnau	Chimney removed	Application being considered.	Application under consideration. Awaiting further drawings from applicant.
----	---------------	---------------	--------------------------------------	-----------------	-------------------------------	--

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
19	NP3/12/ENF191	June 2021	Castell Cidwm, Betws Garmon	Untidy condition of land.	In dialogue with owner / agent. Awaiting submission and further details.	No further update for this committee.
20	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.
21	NP4/11/ENF397	April 2021	Land to West of A470(T) junction with A5 near Waterloo Cottage, Betws y Coed	Use of land for camping with associated structures	Owner 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.	Further site visit undertaken. Further correspondence issued to owner following site visit. Awaiting response.
22	NP4/11/ENF401	26-May-2022	Land at Craiglan Road, Betws y Coed. LL24 0SH	Erection of toilet/shower/washing facilities and associated groundworks to connect services.	The toilet/shower/washing facilities, along with one of the hardstanding areas have been removed from the land. In communication with the developer to discuss the removal/remediation of the groundworks and service connections.	Communication continues with the developer to discuss the removal/remediation of the groundworks and service connections. Site visit to be undertaken to review progress.

23	NP4/13/ENF247	February 2020	Land Near Deunant, Capel Curig	Engineering Works, Retaining Walls and Possible Encampment	Response to the Planning Contravention Notice received and discussions are ongoing.	Response to Planning Contravention Notice being considered. No further update at present.
24	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.
25	NP4/26/ENF97J	December 2020	Maes Madog, Capel Garmon	Erection of hot tub structure, outbuilding and alterations to drive entrance.	In dialogue with owner. Discussions on-going.	No further update for this committee.
26	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.	Site meeting arranged with owner to discuss on-going issues. Discussions on-going.
27	NP4/29/ENF209F	07-Jan-2022	Plasglasgwm, Penmachno, Betws-y-coed, LL240PU	Unauthorised construction of agricultural access and track	Further correspondence issued. Site meeting undertaken with owner. Discussions ongoing. Expediency of breach being considered.	Further correspondence issued to owner with deadline for response. No response provided, Authority considering the expediency of breach.
28	NP4/29/ENFA505	07-Jan-2022	Cae Llwyd, Penmachno. LL24 0YR	Agricultural access track not in accordance with plans	Further correspondence issued to owner. Awaiting response.	Site meeting undertaken with owner. No breach found - case closed.

29	NP4/29/ENF514	October 2021	Llys Meddyg, Penmachno	Creation of New Access	Further site visit undertaken. In dialogue with the owner of the property. Site meeting to be arranged.	Site meeting arranged with owner to discuss on- going issues. Discussions on-going.
30	NP4/32/ENF97B	22-Mar-2022	Land adjoining Dyffryn, Crafnant Road, Trefriw. LL27 0JY	Use of land as campsite	It is evident engineering works have taken place to widen an access to the land and to create an access track into the field. A further visit is scheduled to take place to ascertain the extent of the works currently being undertaken.	Requisition for Information under Section 330 served July 2022. Response received and under consideration. Discussions on-going.
31	NP5/50/ENF144C	09-Dec-2021	Crychnant, Aberdyfi, LL35 0SG	Work not in accordance with approved plans NP5/50/144C	Site visit undertaken and awaiting response from owner.	Further correspondence issued to owner. Awaiting response.
32	NP5/50/ENF152A	August 2021	Bryn Awelon, Aberdyfi	Two Sheds being used as Holiday Accommodation	Further contact made with the owner in relation to the submission of an application in February 2022. Awaiting response.	No further update to this committee.

33	NP5/54/ENFL246	06-Apr-2022	Capel Siloh, Bryn Coed Ifor, Rhydymain. LL40 2AN	Breach of Condition 5 attached to Planning Permission NP5/54/L246.	Site visit undertaken. Correspondences issued to owner. No response received to date.	No further update to this committee.
34	NP5/56/ENF165	October 2020	Land to west of A487, Pantperthog, SY20 9AT	Engineering works	No further contact has been made with the owner and further enquiries continue. Site is monitored and no further works have taken place.	No further update to this committee. Site continues to be monitored.
35	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.
36	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.	Correspondence issued to owner. Awaiting response.
37	NP5/58/ENF58G	November 2019	Bryn y Bwyd, Talybont	Engineering Works and Possible Siting of Caravan/Chalet	Response received from owners and discussions are ongoing	No further update to report for this committee.
38	NP5/58/ENF434D	February 2021	Ty'n y Pant, Dyffryn Ardudwy	Stationing of touring caravans and untidy condition of land	Planning Contravention Notice served March 2022. An agent has been appointed and replies to the Notice expected by the 9th May 2022.	Replies to the Planning Contravention Notice have been received and reviewed. To discuss replies and intended action with the Authority's Solicitor. Correspondence continues with the owner and a further site visit/meeting is being arranged.

39	NP5/58/ENF616	December 2018	Land adjacent Coed y Bachau, Dyffryn Ardudwy	Siting of Static Caravan used for Residential Purposes	Requisition for Information under Section 330 served May 2022. Awaiting replies.	Correspondence has been received and currently being assessed.
40	NP5/62/ENF426	April 2021	Land near Plas Gwynfryn, Llanbedr	Stationing of static caravan	Planning Contravention Notice has been served to applicant and response received. Applicant has also submitted an appeal. Discussions on-going.	Appeal being validated by PEDW – awaiting further information.
41	NP5/65/ENF115A	October 2019	Land at Hengwrt, Llanelltyd	Dumping/Storage of Mattresses and Carpets	A Planning Contravention Notice has been served. Replies received and currently being considered. NRW have initiated prosecution proceedings and a trial was due to take place in Cardiff on the 6 th June 2022.	Discussing replies to the PCN with legal. NRW prosecution proceedings have been delayed further, with the trial now due to be heard in February 2023.
42	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	In dialogue with owner and agent. Discussions on-going.	Further correspondence issued to agent and owner in relation to the removal of the Shepherds Hut from the site. Awaiting response.

43	NP5/70/ENF81H	19-Apr-2022	Cefn-y-Meirch, Rhosygwaliau. LL23 7EY	Agricultural shed being converted into habitable accommodation and static caravan being used as residential accommodation.	Site visit undertaken. Correspondence issued to owner. No response received to date.	Further correspondence issued to owner. Awaiting response.
----	---------------	-------------	---	---	--	--

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
44	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.

45	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>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 and now proceedings have been halted while the planning application process has been exhausted.</p> <p>A planning application for a Rural Enterprise Dwelling was submitted in February 2022. However following concerns the applicant did not fully meet the tests prescribed under Technical Advice Note 6, the applicant has withdrawn the application.</p> <p>Subsequently at the end of July 2022 a further application has been submitted for an affordable dwelling and this is now under consideration.</p>
----	---------------	----------	---	--	---	--

46	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>No response has been received. Therefore a further letter has been hand delivered to the address in question, with a response required within 21 days.</p> <p>3 Glandwr has been placed on Gwynedd Council's Empty Property Management group priority list.</p>
----	-----------------	-----------	------------------------	---------------------------------	---	--

47	NP5/58/ENF205K	May 2021	Fronolau Hotel, Dolgellau	External Alterations and Creation of Six Self-Contained Residential Units	<p>Retrospective planning application submitted for the external alterations to the hotel which has been refused.</p> <p>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>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>	<p>An Enforcement Notice Appeal has been lodged and the process has commenced with PEDW (Planning and Environment Decisions Wales). The Authority's statement of case has been submitted and final comments received.</p> <p>Awaiting a formal decision from PEDW.</p>
----	----------------	----------	---------------------------	---	---	--

Listed Building Cases

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
48	NP5/54/ENFLB33M	January 2020	Nannau Hall, Llanfachreth	Poor Condition of Building	<p>It has been brought to the Authority's attention that the lead from the roof of the building has been removed and that the overall condition of the building is deteriorating rapidly.</p> <p>A site visit has confirmed this.</p> <p>Contact has been made with the owner who is aware of the condition of the building. They propose to undertake a temporary repair to the roof until at such time they can visit the property and ascertain the damage for themselves.</p> <p>To date no temporary repairs have been undertaken. The owner has been contacted again to emphasise the urgency of the situation. They</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>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>External and internal inspections have now been undertaken. Currently in discussion with conservation consultants/roofing specialists in relation to the type of works required which will safeguard the integrity of the building.</p> <p>Plas Nannau has been placed on Gwynedd Council's Empty Property Management group priority list.</p>
--	--	--	--	---	--

49	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.	In dialogue with agent/applicant with regards to submitted invalid application.
50	NP5/69/ENFLB326A	September 2018	Ty Gwyn, Llwyngwrl	External and internal Alterations to a Listed Building	Contact being made with the agent to ascertain whether a listed building consent application will be forthcoming.	No further update to this committee.



PLANNING AND ACCESS COMMITTEE
07 SEPTEMBER 2022

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE, 07 SEPTEMBER 2022**

SECTION 106 AGREEMENTS

Rhif	Application No.	Date application was received	Location	Development	Present Position
1.	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.
2.	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.
3.	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.
4.	NP5/74/482A	08.10.2021	Land by The Cemetery, Dinas Mawddwy. SY20 9LL	Construction of affordable dwelling (Repeat application)	Details sent to solicitor to draft agreement

Number of applications on committee list 29 June 2022 = 5

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

Application No.	Location	Development
NP3/21/40D	2 Green Cottage, Llanllechid. LL57 3LE	Proposed extension to annex and change of use to dwelling.

**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 29 JUNE 2022**

Application No.	Location	Development



**PLANNING AND ACCESS COMMITTEE
07 SEPTEMBER 2022**

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

SNOWDONIA NATIONAL PARK AUTHORITY

**PLANNING AND ACCESS COMMITTEE 07 SEPTEMBER 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.
-------------	----------	---------------------------------------	---

In Discussion with Agent / Applicant

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.
NP5/65/L302D	04/03/22	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.
NP5/66/8H	03/05/22	Pensarn Wharf, Llanbedr. LL45 2HP	Demolish existing kayak store, storage sheds, and temporary changing rooms, rationalizing the site and erection of new outdoor activities building. Conversion of the existing offices building to a kayak and equipment store
NP5/70/83D	15/04/22	Ffynnon Gower, Llangower. LL23 7DA	Construction of a timber framed cabin as holiday accommodation for disabled people.
NP5/70/83E	03/05/22	Ffynnon Gower, Llangower. LL23	Construction of a agricultural shed.
NP5/78/91B	04/01/22	Wern Gron, Trawsfynydd. LL41 4UN	Conversion and change of use of barn to form an affordable dwelling and a short term holiday letting unit including installation of septic tank and associated works.

Awaiting Amended Plans

NP4/32/78C	26/01/22	Llyn Geirionnydd, Llanrhychwyn. LL27 0YX	Water access ramp and associated infrastructure
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 (and or Tree) 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,
NP5/66/156B	28/02/22	Hafod, Llandanwg. LL46 2SD	Demolition of existing bungalow and garage and construction of new two storey dormer bungalow and detached garage

Awaiting Amended Ecology Survey

NP5/65/367A	22/03/22	Dolfawr, Llanelltyd. LL40 2HD	Construction of single storey building for use as commercial cattery.
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

NP5/52/29B	28/02/22	Ty Nant, Islaw'r Dref, Dolgellau. LL40 1TL	Siting of 2 shepherds hut for use holiday accommodation.
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,
NP5/54/456A	07/06/21	Penarddwnion Fach, Pen y Main, Dolgellau. LL40 2DH	Erection of cabin to be used as rural enterprise dwelling and associated decking area, parking, access track and septic tank.
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.
NP5/69/411	15/02/22	Land adjoining The Nook, Llwyngwrl. LL37 2JQ	Erection of dwelling including installation of septic tank,
NP5/73/423B	29/04/22	Y Felin Lifio, Tan y Bwlch, Maentwrog. LL41 3YU	Conversion of outbuilding into annex accommodation

Re-Consultation

NP5/65/125D	29/10/21	Beudy Gelli-Rhydd, Bontddu. LL40 2UA	Conversion and alteration of barn to holiday accommodation.
NP5/67/280C	28/04/22	Dôl-Ffanog Fach, Talyllyn. LL36 9AJ	Construction of detached garage and formation of new vehicular/pedestrian access
NP5/69/16G	27/04/22	Land near Castell Mawr, Llanegryn. LL36 9NH	Construction of rural enterprise dwelling and installation of septic tank.
NP5/70/166	25/02/22	Ysgubor Esgeiriau, Rhosygwaliau. LL23 7ET	Conversion and change of use of redundant farm building, access track and installation of package treatment plant for use as short term holiday accommodation as part of farm diversification project,

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.
--------------	----------	--------------------------------------	---

Further details from applicant under consideration

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)

Awaiting HRA Appropriate Assessment

NP2/11/108C	04/03/22	Caffi Colwyn, 1 Church Street, Beddgelert. LL55 4YA	Temporary siting of catering cabin (until 31st December 2023).
NP2/11/710A	20/12/21	Wernlas Deg, Beddgelert. LL55 4UU	Proposed extension to agricultural shed and erection of new agricultural shed.
NP3/12/12G	04/04/22	Plas-y-Nant, Betws Garmon. LL54 7YR	Change of use from hotel (Use Class C1) to residential (Use Class C3) and erection of two storey side extension.
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
NP5/72/25H	25/02/22	Gwern-y-Genau, Arenig, Bala. LL23 7PB	Conversion of outdoor pursuits centre into dwelling.
NP5/74/28A	23/11/21	Pant, Llanymawddwy. SY20 9AJ	Conversion of barn to holiday accommodation,

Awaiting response from Welsh Government Highways

NP4/11/ADL116K	27/04/22	Pont y Pair Hotel, Betws y Coed. LL24 0BN	Advertisement Consent for various replacement signs to front elevation.
----------------	----------	---	---

Awaiting Concultee Responses

NP4/23/46B	27/04/22	Cae Haidd, Gwyllt Road, Llanfairfechan. LL33 0EB	Demolition of substandard dwelling and erection of replacement dwelling and associated works
NP5/57/1167A	08/03/22	Ty'n-y-Bryn, Dolgellau. LL40 1TD	Construction of two storey extension, retention of alterations to existing access, and retention of outbuilding

Awaiting Ecology

NP5/71/488	08/03/22	Penaran Forestry Block, Llanuwchllyn. LL23 7UL	Construction of bridge over a ford on the Afon Dyfrdwy.
------------	----------	--	---

Total applications on list = 39

Total applications on list Committee 29 June 2022 = 47



PLANNING AND ACCESS COMMITTEE
07 SEPTEMBER 2022

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 07 SEPTEMBER 2022

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP2/11/681A	Installation of car parking pay and display machine	Canolfan Deilen Las, Craflwyn, Beddgelert. LL55 4NG	27/07/22	Mr Richard Thomas
2.	NP2/16/6D	Demolition of single storey front extension, erection of replacement front extension, re-roofing of existing shed with addition of roof window, installation of glazed balustrade to raised terrace, erection of greenhouse and creation of biodiversity compensation pond on adjoining land.'	Tan-y-Bryn, Garndolbenmaen. LL51 9UQ	05/07/22	Mr Richard Thomas
3.	NP2/16/T413F	Discharge Condition No.8 (stonework panel) attached to Planning Consent Notice NP2/16/T413E dated 08/12/2021	Beudy Mawr, Erw Suran, Cwm Ystradllyn, Garndolbenmaen, LL51 9BQ	07/06/22	Mr Richard Thomas
4.	NP3/15/LB80M	Single storey side extension, replacement rooflight windows, and engineering works to rear	Glandwr, Llanberis. LL55 4UD	27/07/22	Mr Richard Thomas
5.	NP3/15/LB80N	Listed Building Consent for single storey side extension, rooflight windows, internal alterations (removal of partitions and relocation of stairs) and engineering works to rear	Glandwr, Llanberis. LL55 4UD	22/07/22	Mr Richard Thomas
6.	NP3/16/28B	Prior notification under Part 24 of The Town & Country Planning (General Permitted Development) Order 1995 for erection of 15m high timber clad monopole supporting 3 no. antennas and 2 no. dish antennas together with ground based equipment cabinets and ancillary development	Land adjacent to Ogwen Car Park, Nant Ffrancon, Bethesda.	01/07/22	Mr Richard Thomas

7.	NP3/21/40D	Proposed extension to annex and change of use to dwelling	2 Green Cottage, Llanllechid. LL57 3LE	13/06/22	Mr Richard Thomas
8.	NP4/11/160W	Variation of Conditions 2 (Approved Plans), 20 (Parking) and 25 (Access) attached to Planning Approval Notice NP4/11/160V dated 21/10/2021	The Waterloo Hotel, Betws-y-Coed. LL24 0AR	27/06/22	Mr Richard Thomas
9.	NP4/11/161B	Demolition of outbuildings, reroofing of existing garage, construction of two storey side and single storey rear extensions to dwelling.	8 Gethin Terrace, Betws-y-Coed. LL24 0BS	05/07/22	Mr Richard Thomas
10.	NP4/11/38R	Extension to rear and side of existing café building	Caffi Madlen, Betws y Coed. LL24 0AE	07/06/22	Mr Richard Thomas
11.	NP4/12/233	Construction of single storey side and rear extensions, formation of first floor balcony to rear, erection of dormer window to east elevation and insertion of roof window to west elevation.	Trem-y-Mynydd, Rowen. LL32 8YR	07/06/22	Mr Richard Thomas
12.	NP4/13/104C	Demolition of existing stone toilet block and installation of children's adventure playground equipment	Community Centre, Capel Curig. LL24 0EE	05/07/22	Mr Richard Thomas
13.	NP4/13/125Y	Installation of floating, tethered pontoon and on shore concrete anchor block	Southern shore of Llynnau Mymbyr, near Plas y Brenin, Capel Curig.	05/07/22	Mr Richard Thomas
14.	NP4/13/58G	Single storey extension to South and East elevations	The Towers Education Centre, Capel Curig. LL24 0DR	15/06/22	Mr Richard Thomas
15.	NP4/13/T134C	Construction of side extension and balcony and install new timber canopy	Drws Y Coed, Capel Curig, LL24 0EE	15/08/22	Mr Richard Thomas
16.	NP4/16/188B	Installation of external wall insulation to front, rear and side elevations.	Caldy Villa, Pont y Pant, Dolwyddelan, LL25 0PJ	16/08/22	Mr Richard Thomas
17.	NP4/16/8A	Construction of single storey side extension	3 Bron Llan, Dolwyddelan, LL25 0NZ	07/06/22	Mr Richard Thomas
18.	NP4/26/261B	Retrospective application for a shed to be used for the storage of large gardening equipment.	Y Felin, Rhydlanfair, Betws y Coed. LL24 0SS	21/06/22	Mr. Dafydd Thomas
19.	NP4/26/28B	Siting of 6 'Pods' for short term visitor accommodation purposes, access track and associated works	Bryn Rhug, Nebo, Llanrwst. LL26 0RT	30/06/22	Mr Richard Thomas

20.	NP4/29/169B	Installation of an array of 12 ground mounted solar panels	Bron-y-Foel, Penmachno. LL24 0YU	27/07/22	Mr Richard Thomas
21.	NP5/50/351A	Replacement external windows and doors	12 Glandyfi Terrace, Aberdyfi. LL35 0EB	30/05/22	Ms. Emma Watkins
22.	NP5/50/589B	Widen existing vehicular access to south east corner of site and create parking area	Ael-y-Don, Gwelfor Road, Aberdyfi. LL35 0NY	25/07/22	Ms. Emma Watkins
23.	NP5/50/676A	Reclad existing dwelling, erection of pergola and replacement workshop	Mynydd Bychan, Aberdyfi. LL35 0PF	26/07/22	Ms. Sophie Berry
24.	NP5/50/734	Retention of external stairs, rear facing dormer window and self contained holiday apartment within the building	Cartref, Aberdyfi. LL35 0NR	28/06/22	Ms. Sophie Berry
25.	NP5/50/ADL262B	Advertisement Consent for externally lit projecting advertisement, 2no. externally lit fascia signs, and 1no. advertisement to side elevation of building with external lighting	8 Seaview Terrace, Aberdyfi. LL35 0EF	01/07/22	Ms. Emma Watkins
26.	NP5/50/LU346D	Certificate of Lawful Use (Proposed Use) to form new raised platform and hardstanding within the curtilage	9 Terrace Road, Aberdyfi. LL35 0LP	29/07/22	Ms. Sophie Berry
27.	NP5/52/92A	Construction of polytunnel	Bryn Hyfryd, Arthog. LL39 1YP	07/06/22	Ms. Emma Watkins
28.	NP5/53/497B	Change of use of part of agricultural field to form extension to curtilage of property	Home Lea, 26 Ffrydan Road, Bala. LL23 7RY	07/06/22	Mr Aled Lloyd
29.	NP5/53/527B	Construction of single storey side extension	Doldderwen, 8 Cae Gadlas, Bala. LL23 7AT	15/06/22	Ms. Emma Watkins
30.	NP5/53/590	Retrospective planning application to retain shed in front garden	4 Yr Hafan, Bala. LL23 7AU	02/08/22	Mr. Dafydd Thomas
31.	NP5/53/591	Construction of two storey rear extension	Cil y Bryn, 9 Cae Gadlas, Bala. LL23 7AT	07/07/22	Ms. Emma Watkins
32.	NP5/53/593	Construction of front and rear extensions	21 Cae Gadlas, Bala. LL23 7AT	13/07/22	Ms. Sophie Berry
33.	NP5/53/594	Construction of rear extension and new porch	Awel Y Llyn, 11 Trem Y Ffridd, Bala. LL23 7DG	14/07/22	Ms. Emma Watkins
34.	NP5/55/11L	Vary Condition No.5 attached to Planning Consent NP5/55/11K dated 05/11/2020 to relocate bat roost	Cynfal Farm, Brynchrug. LL36 9RB	30/05/22	Ms. Emma Watkins
35.	NP5/55/126E	Construction of new shelter over existing slurry pit	Dolau Gwyn, Brynchrug. LL36 9UL	11/08/22	Ms. Sophie Berry

36.	NP5/56/145A	Retrospective planning application to retain a steel frame agricultural storage shed	Land near Nursery Cottage, Pantperthog, SY20 9AT	20/06/22	Mr. Dafydd Thomas
37.	NP5/57/1010A	Installation of dormer windows	Gwel y Garn, 6 Maesbrith, Dolgellau. LL40 1LF	30/06/22	Ms. Sophie Berry
38.	NP5/57/34C	Partial demolition of existing livestock market buildings and rebuilding of replacement livestock market building together with additional external animal penning and associated works	Auction Mart Yard, Dolgellau. LL40 1AB	29/07/22	Ms. Sophie Berry
39.	NP5/57/867B	Discharge Condition Nos. 3 (Photographic survey of the building) & 4 (Foul water drainage scheme) attached to Appeal Decision APP/H9504/A/21/3277282 dated 17/12/2021 in relation to planning application NP5/57/867A	Hen Ysgol Glanwnion, Pont yr Aran, Dolgellau. LL40 1HW	15/06/22	Mrs Jane Jones
40.	NP5/57/LB445E	Discharge Condition Nos. 4 & 7 attached to Planning Consent NP5/57/LB445C dated 12/08/2019 (Stonework panel and details of rainwater goods)	Fron Arran, South Street, Dolgellau, LL40 1NW	30/05/22	Mrs. Iona Roberts
41.	NP5/57/LB445F	Discharge Condition Nos. 4 & 7 attached to Listed Building Consent NP5/57/LB445D dated 12/08/2019 (Stonework panel and details of rainwater goods)	Fron Arran, South Street, Dolgellau, LL401NW	30/05/22	Mrs. Iona Roberts
42.	NP5/57/LUT680A	Certificate of Lawfulness (Proposed Use) for construction of a single storey rear extension	Pan Teg, Meyrick Square, Dolgellau. LL40 1LT	13/06/22	Ms. Emma Watkins
43.	NP5/58/641A	Retentio of the change of use from dwellinghouse (Use Class C3) to a whole house holiday let and conversion of attached workshop to kitchen including new rooflights	Bennar Fawr, Dyffryn Ardudwy. LL44 2RX	27/05/22	Mr Aled Lloyd
44.	NP5/58/649	Erection of first floor balcony to front of dwelling	Llinon, Ffordd Glan-Mor, Talybont. LL43 2AR	05/07/22	Mr Aled Lloyd
45.	NP5/61/434B	Demolish existing training tower and construction of replacement steel framed training tower with associated lighting	Fire Station, Harlech. LL46 2UE	09/08/22	Mr Aled Lloyd

46.	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	30/06/22	Mr Aled Lloyd
47.	NP5/61/LB446B	Application to Discharge Condition 7a (Details of tanking system) & 7b (Details of kitchen and bathroom fixtures) of Listed Building Consent NP5/61/LB446A dated 28/09/2018	Pencerrig Pella, Ffordd Uchaf, Harlech. LL46 2SS	20/06/22	Mr Aled Lloyd
48.	NP5/61/LB446C	Application to discharge Condition 9 (include a photographic survey in accordance with Gwynedd Archaeological Planning Service Requirement) of NP5/61/LB446A dated 29/09/2018	Pencerrig Pella, Ffordd Uchaf, Harlech. LL46 2SS	09/06/22	Mr Aled Lloyd
49.	NP5/66/162B	Erection of agricultural shed	Fron Oleu, Fron Hill, Llanfair. LL46 2TD	30/05/22	Mr Aled Lloyd
50.	NP5/66/229A	Erection of rear extension and removal of chimney	3 Llwyn y Gadair, Llanfair. LL46 2RS	06/07/22	Mr Aled Lloyd
51.	NP5/67/266A	Construction of a new glazed extension to the front of the property	Ty Trydan, Swyn-yr-Afon, Abergynolwyn. LL36 9UU	15/06/22	Ms. Sophie Berry
52.	NP5/67/337A	Discharge Conditions 3 (Landscaping and biodiversity enhancement) & 5 (Roofing slate) attached to Planning Consent NP5/67/337 dated 30/11/2021	Land adjacent to 1 Tan y Fedw, Abergynolwyn. LL36 9YU	08/07/22	Ms. Emma Watkins
53.	NP5/67/340	Installation of two rooflights	Crud yr Awel, Abergynolwyn. LL36 9UT	30/05/22	Ms. Emma Watkins
54.	NP5/70/163	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	Craig yr Allt Ddu, Cwm Hirnant, Rhosygwaliau.	21/06/22	Mrs Jane Jones
55.	NP5/71/477C	Construction of timber framed store	Gwersyll Yr Urdd, Glanllyn, Llanuwchllyn. LL23 7ST	13/07/22	Ms. Sophie Berry
56.	NP5/72/134M	Discharge Condition No.3 (roofing slate) attached to Planning Consent NP5/72/134L dated 17/03/2021	Plot 2, Maes Gwyn, Rhyduchaf.	08/07/22	Ms. Emma Watkins

57.	NP5/72/134N	Discharge Condition No.4 (Stonework panel) attached to Planning Consent NP5/72/134L dated 17/03/2021	Plot 2, Maes Gwyn, Rhyduchaf.	22/07/22	Ms. Emma Watkins
58.	NP5/72/143M	Installation of a timber outdoor classroom with extendable cover, a new timber deck, pathways and retaining wall	Mary Jones World, Eglwys Beuno Sant, Llanycil. LL23 7YF	18/07/22	Ms. Sophie Berry
59.	NP5/72/40F	Erection of two agricultural sheds (Roof over existing covered slurry pit and feeding shed)	Tyddyn Du, Parc. LL23 7YS	20/07/22	Mrs Jane Jones
60.	NP5/73/141A	Erection of single storey extension and erection of detached garage	Cae Pabi, Gellilydan. LL41 4DY	09/08/22	Mr Aled Lloyd
61.	NP5/73/197N	Retrospective application to retain storage area, marquee, beer garden canopy, outside catering building and bridge, re-sting of LPG tank, play area and permitter fence. Erection of extension to existing restaurant and erection of porch.	Bryn Arms, Gellilydan. LL41 4EN	10/08/22	Mr Aled Lloyd
62.	NP5/73/418B	Change of use from garage / workshop & therapy room to a one-bedroomed disabled annexe accommodation	Ty Nant, Gellilydan. LL41 4RD	27/06/22	Mr Aled Lloyd
63.	NP5/73/436	Erection of garage/store with studio, separate log store and installation of new sewage treatment plant	Pen y Bryn Uchaf, Tan-y-Bwlch. LL41 3AQ	02/08/22	Mr Aled Lloyd
64.	NP5/74/496	Conversion of traditional agricultural building to rural enterprise dwelling and holiday accommodation, and associated work	Gwastadgoed, Aberangell. SY20 9NF	28/06/22	Ms. Sophie Berry
65.	NP5/77/31K	Construction of garden shed and woodstore	Caerffynnon Hall, Talsarnau. LL47 6TA	13/07/22	Mr Aled Lloyd
66.	NP5/77/336D	Discharge Condition No. 16 (Programme of archaeological work) attached to Planning Consent NP5/77/336B dated 24/09/2021	Land at Cilfor, Llandecwyn. LL47 6YH	20/06/22	Mr Aled Lloyd
67.	NP5/77/336E	Discharge of part of Condition Nos. 5 (Reptile Method Statement) and 8 (Appointment of Ecological Clerk of Works) attached to Planning Consent NP5/77/336B dated 24/09/2021.	Land at Cilfor, Llandecwyn. LL47 6YH	29/06/22	Mr Aled Lloyd
68.	NP5/77/LB230A	Listed Building Consent to demolish lean-to	Estate Yard Range, Glyn Cywarch, Talsarnau. LL47 6TE	27/05/22	Mr Aled Lloyd

69.	NP5/78/45D	Discharge of Condition No. 4 (Construction Traffic Management Plan) attached to Planning Consent NP5/78/45C dated 09/11/2021	Bwthyn Jerusalem, Trawsfynydd. LL41 4YE	31/05/22	Mrs. Sara Thomas
70.	NP5/78/478A	Demolish existing single storey structure and conservatory and construct new single storey extension. Enlarge existing rooflight on North West elevation of main dwelling	Ty'n-y-Bryn, Trawsfynydd. LL41 4UU	17/06/22	Ms. Emma Watkins
71.	NP5/78/478B	Discharge Condition No.3 (Roofing materials) attached to Planning Consent NP5/78/478A dated 17/06/2022	Ty'n-y-Bryn, Trawsfynydd. LL41 4UU	22/07/22	Ms. Emma Watkins
72.	NP5/78/519B	Retrospective application to amend plans approved under NP5/78/519A for the change of use of the Manager's accommodation (Use Class C3) to café / bar (Use Class A3), to include external alterations to access and decking area, installation of flue, external lighting and new patio area; and the use of Cabin 97 as new Manager's accommodation (12 month occupancy)	Trawsfynydd Holiday Village, Bronaber. LL41 4YB	28/06/22	Mr. Dafydd Thomas

Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP5/50/562P	Retrospective application to extend decking	Chalet 62, Plas Panteidal, Aberdyfi. LL35 0RF	19/07/22 Owing to its size, form and location the decked area has an adverse impact upon the residential amenity of neighbouring properties through means of overlooking and loss of privacy and therefore conflicts with Development Policy 1 of the Eryri Local Development Plan.	Ms. Sophie Berry

				No biodiversity enhancement has been proposed as part of the application and it therefore conflicts with Strategic Policy D and the obligation to incorporate biodiversity enhancement as required by paragraph 6.4.5 of Planning Policy Wales (Edition 11, February 2021).	
2.	NP5/50/LU739	Application for Certificate of Lawful Use (Proposed Use) to replace existing residential caravan with another caravan	The Beech Trees, Panteidal, Aberdyfi. LL35 0RF	29/07/22 The applicant has not provided sufficient evidence to demonstrate that the development would be lawful under S.192 of the Town and Country Planning Act since it has not been shown that the proposed new unit would fall within the definition of a caravan as defined under the Caravan Sites Act 1968.	Ms. Sophie Berry
3.	NP5/54/8C	Erection of building to store machinery and associated works	Gellfachreth, Llanfachreth. LL40 2EH	07/07/22 Owing to its siting, design, materials, scale and massing the proposed building would appear as an unwelcome and unsympathetic incursion within the open countryside and curtilage of the associated dwelling and fails to integrate with the character and appearance of the dwelling, site or wider area. As such it would conflict with Development policies 1, 2 and 6 and Strategic Policy C of the Eryri local Development Plan.	Ms. Sophie Berry
4.	NP5/62/63H	Outline application for the demolition of two outbuildings and the siting of 10 glamping pods and associated hard standing parking together with the redevelopment of the remaining building as	Kennels, Pentre Gwynfryn, Llanbedr. LL45 2PB	29/06/22 By reason of this application proposing new accommodation units in the open countryside the proposal fails to meet the requirement of Development Policy 22.	Mr Aled Lloyd

		a service block		<p>The proposal is not part of an agricultural diversification scheme or is ancillary to a new or existing tourist attraction and consequently is contrary to Development Policy 29 of the adopted Eryri Local Development Plan (2016-2031) and the SPG 8 – Visitor Accommodation</p> <p>By way of the proposal introducing a new large-scale development within the open countryside, it is considered to be an inappropriate form of development which fails to enhance or conserve the ‘Special Qualities’ of the National Park and will have a detrimental impact on the character of the wider landscape. Therefore the proposal conflicts with Development Policy 1: General Development Principles and Development Policy 2: Development and the Landscape.</p>	
5.	NP5/64/LU113A	Certificate of Lawful Use (Existing Use) for use of building as annex accommodation	Ty'r Gawen, Llanegryn. LL36 9UG	<p>25/07/22</p> <p>The applicant has not provided sufficient evidence to demonstrate that the use is lawful under S.191 of the Town and Country Planning Act 1990 through being exempt from enforcement action since it has not been shown that the barn has been used as an annexe for the requisite continuous period.</p>	Ms. Sophie Berry
6.	NP5/78/47N	Siting of ‘Portacabin’ to be used as catering facility	Prysor Filling Station, Trawsfynydd. LL41 4TW	<p>01/07/22</p> <p>The proposed portacabin catering facility is located in the open countryside with no justification, contrary to the hierarchy of development in the National Park. The proposal is therefore contrary to Strategic Policy C (Spatial Development Strategy) of the adopted Eryri Local Development Plan (February 2019).</p>	Ms. Emma Watkins

				<p>Notwithstanding the in principle objection to the proposed portacabin catering facility, due to its size, siting, design and appearance it results in a development which does not reflect a good sustainable design standard and does not enhance the appearance or special qualities of this part of the National Park. The proposal is therefore contrary to Strategic Policy A (National Park Purposes and Sustainable Development), Development Policy 1 (General Development Principles) and Development Policy 6 (Sustainable Design and Materials) of the adopted Eryri Local Development Plan (February 2019).</p> <p>Insufficient information has been provided to demonstrate that the development will not be detrimental to highway safety, particularly with regards to the potential impacts on the A470 trunk road. The proposal is therefore contrary to Development Policy 1 (General Development Principles) of the adopted Eryri Local development Plan (February 2019)</p> <p>No biodiversity enhancement measures have been included with the proposal. The proposal is therefore in conflict with Strategic Policy D of the adopted Eryri Local Development Plan and paragraph 6.4.5 of Planning Policy Wales (Edition 11, February 2021)</p>	
--	--	--	--	---	--



Penderfyniad ar yr Apêl

Gwrandawriad a gynhaliwyd ar 10/05/22

Ymweliad â safle a wnaed ar 11/05/22

gan **C MacFarlane BSc(Hons) MSc MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 21/07/2022

Appeal Decision

Hearing held on 10/05/22

Site visit made on 11/05/22

by **C MacFarlane BSc(Hons) MSc MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 21/07/2022

Appeal Ref: APP/H9504/A/21/3281431

Site address: Nyth Robin Campsite, Aberdyfi LL35 0RG

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 Mr & Mrs Grant Stott against the decision of Snowdonia National Park Authority.
- The development proposed is erection of two-bedroom rural enterprise dwelling on existing campsite.

Decision

1. The appeal is dismissed.

Procedural Matter

2. The appellant name differs between the application and appeal forms. Following confirmation, the appeal has proceeded under the names given in the application form, which are used in the banner heading above.

Main Issue

3. The main issue is whether the proposal satisfies local and national planning policy requirements in relation to the provision of a rural enterprise dwelling.

Reasons

4. The appeal site is a plot of land within, and close to the entrance of, Nyth Robin Campsite. The site adjoins a large shed used in connection with the business and includes the existing campsite reception and office building. An authorised caravan currently used by the appellants as living accommodation would be removed in order to accommodate the proposed dwelling. The campsite is located within open countryside, as defined by the Eryri Local Development Plan 2016-2031 (LDP), and accessed via a track from the A493 highway.

5. In its decision notice, the Authority refers to Strategic Policies A and C, and Development Policy 1. Development Policy 1 sets out a list of general requirements for all development and it was clarified at the hearing that this reference is made in relation to criterion i. However, this criterion relates to matters of character and capacity, which have not been substantively argued by the Authority or referred to in its reason for refusal. Based on the information before me, I consider the relevant LDP policies in this case to be Strategic Policies A and C.
6. Strategic Policy A provides an overarching framework towards ensuring sustainable development within the National Park. This is supported by a hierarchy of development set out in Strategic Policy C, which restricts development in the open countryside to a limited number of exceptions, including housing relating to an essential need to live in the countryside in line with national planning policy. In applying this criterion, the Authority has assessed the proposal against Planning Policy Wales 11 (PPW) and Technical Advice Note 6 'Planning for Sustainable Rural Communities' (TAN 6), with specific reference to the five justification tests for rural enterprise dwellings set out in TAN 6. Further guidance in applying the tests is provided in the supporting Practice Guidance 'Rural Enterprise Dwellings'.
7. With regard to the functional test, TAN 6 states this "is necessary to establish whether it is essential, for the proper functioning of the enterprise, for one or more workers to be readily available at most times. It should relate to unexpected situations that might arise, for which workers are needed to be on hand outside of normal working hours for the particular enterprise". Based upon the evidence before me, the unexpected situations that might arise appear to relate to matters of security, health and safety, and campsite management and maintenance.
8. Security concerns arise partially from the need to prevent visitors that have not pre-booked and paid, using the campsite and facilities. I note the entrance gate remains open to allow guests easy access, however, notwithstanding the appellants' comments regarding the potential reliability of internet and power supply, there is little before me to demonstrate that methods of restricting access only to pre-booked guests, and collecting payment in advance or on arrival, have been fully considered and would not be achievable. No previous incidences of theft, or attempted theft, from the campsite have been recorded. Whilst it may be that the appellants' current on-site presence acts as a deterrent, I do not consider that such general concerns are sufficient to justify a permanent dwelling on the site, particularly given the lack of evidence to demonstrate that any incidents would result in a such a loss of value or interruption to the campsite's activities as to represent a threat to the viability and existence of the business, or that a dwelling is the minimum means necessary to prevent such incidents.
9. Given the small scale of the campsite business, the number of injuries and accidents would be expected to be similarly small, even more so when considering only those which may occur outside of normal working hours for the business, and this is reflected in the submitted incident logs. The incident logs also demonstrate that most accidents and injuries are relatively minor in nature and many could therefore reasonably be attended to by visitors themselves. I acknowledge the concerns raised regarding fire risk, given the wooded location of the campsite and the use of fire pits, barbeques and wood burners. However, fire pits and barbeques are optional items and I see no reason why their use could not be restricted in order to address any risk. With regard to wood burners within a small number of units, there is little to indicate that adequate guidance on their operation could not be provided either in written form or via telephone during out of hours periods. I also acknowledge the importance of the preventative action taken by the appellants in

carrying out evening checks, however, this is a regular and planned activity that could occur even if the appellants lived off-site.

10. References have been made to the potential for serious incidents and medical emergencies to occur. Whilst such extreme events may be theoretically possible, there is little to indicate the likelihood of their occurrence, particularly given the relatively small number of visitors that may be accommodated on the site, or that a permanent dwelling is necessary to avoid or respond to such scenarios.
11. Various tasks are referred to in relation to the management and maintenance of the business, such as cleaning, supervising the campsite, overseeing arrivals and providing guidance on facilities. Whilst this may be carried out across a long working day, these are routine tasks that occur mostly on a daily basis and are not unexpected situations. Although it may not be possible to accurately predict the time at which visitors will arrive to check-in at the site, there is little before me to suggest that arrangements could not be made in advance to accommodate the relatively small number of pre-booked out-of-hours arrivals which occur.
12. Whilst addressing maintenance issues, for example power failures, blocked toilets, fallen trees/branches and other incidents of that nature, in a timely fashion is important to ensure the comfort and safety of guests, I am unconvinced that these are matters of sufficient urgency in respect of the viability of the business as to require an immediacy of action that could only be provided by living on-site. Although a permanent dwelling on the site would undoubtedly be more convenient for the appellants, by avoiding any travelling time, there is a lack of convincing argument presented to explain why such incidents could not be responded to whilst living off-site, albeit at a reasonable distance from the campsite. In addition, TAN 6 paragraph 4.3.1 is clear that any essential requirement to live on-site will depend on the needs of the enterprise and not on the personal preference or circumstances of any individuals. The practical issues identified by the appellants in living elsewhere and travelling daily to the site therefore attract little weight in my determination of this appeal. I note that the appellants are contactable by telephone for guests to report any incidents out-of-hours and there is little to suggest this arrangement could not continue in the event the appellants live off-site. Furthermore, the incident logs show that while maintenance incidents occur fairly regularly, they are relatively small in number across the year. Similarly, incidents relating to anti-social behaviour have been limited in number, with the majority of noise issues dealt with during the appellants' routine evening site check.
13. I have taken account of the concerns raised regarding the potential for increased numbers and severity of incidents, and also reduced appeal of the campsite to potential guests, in the absence of a full-time on-site presence by the appellants and the effect this may have on the viability of the business. However, there is little before me to substantiate such speculative concerns and, along with the nature of the accommodation provided where guests may reasonably expect to be largely self-reliant, I am not persuaded this is sufficient to justify the proposed dwelling. Comments relating to insurance cover and premiums are similarly general in nature and, whilst there may be implications in this respect, information on the likelihood and scale of any negative effect on the business has not been provided, nor does this matter constitute a functional need.
14. I have also taken account of the information provided by the previous owner of the campsite and the difficulties encountered when living off-site. However, it is apparent that the business was run on a very informal basis and with less supervision at that time, when compared to the appellants' approach, and this is therefore not a reliable indicator of the likelihood of the same difficulties occurring in the future. In any event, the majority of the

problems highlighted by the previous owner are similar in nature to those identified by the appellants, and which I have already addressed.

15. Drawing together all of the above, I find that sufficient justification has not been provided in order to demonstrate that a permanent dwelling on the site is essential to ensure the on-going functioning of the business, and the functional test has therefore not been met.
16. TAN 6 paragraph 4.9.1 states that "If a functional requirement is established, it will then be necessary to consider the number of workers needed to meet it". Based upon the daily work schedules and other information provided, it is clear that the campsite generates sufficient labour requirement for at least one full-time worker, as referred to in TAN 6. However, as I have found that a functional need has not been established, it follows that the time test cannot be fulfilled.
17. Turning to the financial test, TAN 6 states that evidence of actual or potential economic performance will be required, in order to demonstrate that the business is financially sound and has good prospects of remaining economically sustainable for a reasonable period of time. Paragraph 4.10.2 further states that the financial test is also necessary to assess the size of dwelling which the enterprise can afford to build and maintain.
18. Financial information relating to previous years has been submitted and indicates the business is financially sound and, alongside the improvements and investment the appellants have made, I consider there are good prospects of this remaining the case in the future. However, although general assurances have been given regarding the ability of the business to build and maintain the proposed dwelling, no financial information has been provided to substantiate these comments. I therefore do not consider that the financial test has been met.
19. Regarding the other dwelling test, there are no other dwellings or buildings on the site and, due to its construction and active use within the business, the adjoining storage shed would not be suitable for conversion to residential use. Paragraph 6.2 of the Practice Guidance states that, amongst other things, applicants will need to demonstrate "why existing housing in the locality is unsuitable or unavailable to meet the functional need of the enterprise; for example, through the remoteness of the enterprise base, the high cost of open market housing, or the general lack of availability of appropriate house types". Given my finding that the functional test has not been met in this instance, I consider that any labour requirements relating to the campsite could potentially be met by a dwelling that is located away from the site.
20. I note the comments regarding the high cost of housing in the Aberdyfi area and this is reflected in the information provided by the appellants relating to available properties. However, the appellants' Statement of Case indicates that there are other settlements in the wider area where housing would be affordable. Comments made at the hearing regarding the cost of living off-site appear to contradict this but have not been supported in any detail or with quantified information. It is therefore not possible to ascertain with any confidence whether there is a lack of affordable accommodation within other settlements. Whilst these other settlements are further from the site, I consider the distances involved to be sufficiently close as to be reasonable for daily commuting. Concerns raised regarding potential road closures and their impact on travelling times are general in nature and unsupported by detail, meaning I cannot determine whether such events would occur so frequently, and for such duration, as to represent a realistic threat to the viability of the business. Due to the lack of information provided, I do not consider the other dwelling test has been met.

21. Lastly, the other planning requirements test requires rural enterprise dwellings to “satisfy the usual planning requirements in terms of design, sustainability and access” (TAN 6, paragraph 4.12.1). The Authority considers the size and appearance of the proposal to be acceptable and, given the scale and relatively simple form of the dwelling, along with the information provided regarding affordable housing requirements, I concur with this assessment. However, although the siting of the dwelling would be close to existing buildings, I have some concern regarding its potential future occupation as generally available affordable housing after the appellants’ need has ceased to exist. Given the position of the dwelling between two key operational buildings, and in close proximity to both, there would be the potential for negative effects on the living conditions of future occupiers in respect of noise and privacy such that it may prejudice the use of the dwelling, contrary to paragraph 7.4 of the Practice Guidance. On this basis, I consider that the other planning requirements test has not been met.
22. In conclusion, I find that the proposal does not meet the tests set out and therefore insufficient justification has been provided to satisfy local and national planning policy requirements in relation to the provision of a rural enterprise dwelling, specifically LDP Strategic Policies A and C, and TAN 6.

Other Matters

23. Reference has been made to examples of rural enterprise dwellings being granted planning permission based upon TAN 6 requirements on other campsites. However, in addition to being located outside of the Authority area, I have not been provided with full details of these developments and am therefore unable to be certain these examples are directly comparable with the appeal proposal. In any event, I must determine the appeal on its own merits.
24. I acknowledge the support received for the proposal by Aberdyfi Community Council, and other residents and businesses in the local area. However, this does not, in itself, render the proposal acceptable and does not outweigh the clear conflict with the adopted development plan and national policy in this case. This fundamental conflict would also not be outweighed by the relatively limited benefits of providing a single affordable home. Similarly, any benefits resulting from reduced vehicle journeys and emissions would be limited in scale and localised in nature and are therefore afforded little weight.
25. Comments have been made regarding benefits to the rural economy, tourism, sustainable transport and the proposal’s acceptability in relation to the relevant national and local planning policies. However, such matters relate to the campsite business and, as I have found, it has not been demonstrated that the proposed dwelling is necessary to ensure the ongoing functioning of the enterprise and, by extension, the aforementioned benefits.
26. I note the appellants’ concerns regarding the guidance provided by the Authority during the application stage, however, this does not alter my assessment of the planning merits of the proposal. I am unable to provide additional guidance to the appellants as this is outside my jurisdiction in determining this appeal and would fetter future decision-making by the Authority.
27. In reaching my decision, I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (WCFG Act). I have taken into account the ways of working set out at section 5 of the WCFG Act and consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives, as required by section 8 of the WCFG Act.

Conclusion

28. For the reasons given above, the appeal is dismissed.

Claire MacFarlane

INSPECTOR

APPEARANCES

FOR THE APPELLANTS:

Mr Grant Stott	Appellant
Mrs Sadie Porter	Appellant

FOR THE LOCAL PLANNING AUTHORITY:

Ms Sophie Berry	Acting Principal Planning Officer
-----------------	-----------------------------------

INTERESTED PARTIES:

Cllr Catrin O'Neill	Aberdyfi Community Council
Cllr Brian Kelly	Aberdyfi Community Council

DOCUMENTS SUBMITTED AT THE HEARING

1. Strategic Policy G, Eryri Local Development Plan 2016-2031



Penderfyniad ar yr Apêl	Appeal Decision
Ymweliad â safle a wnaed ar 14 Mehefin 2022	Site visit made on 14 June 2022
gan I Stevens BA (Hons) MCD MRTPI	by I Stevens BA (Hons) MCD MRTPI
Arolygydd a benodir gan Weinidogion Cymru	an Inspector appointed by the Welsh Ministers
Dyddiad: 23/08/2022	Date: 23/08/2022

Appeal Ref: CAS-01719-N0J6K1

Site address: Hen Gaerffynnon, Ffordd Isaf, Harlech, LL46 2RA

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 Mr R Mathias against the decision of Snowdonia National Park Authority.
- The development proposed is demolition of existing front porch and side lean-to, erection of new single storey extensions to front and side.

Decision

1. The appeal is dismissed.

Procedural Matters

2. I have taken the site address from the Application Form as it is more precise than that stated on the Decision Notice and Appeal Form. The description of development also differs between forms and while I am satisfied that they all refer to the same proposal, I have taken the description from the Decision Notice as it is more concise.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of Hen Gaerffynnon and the surrounding area, having particular regard to its location in the National Park.

Reasons

4. The appeal site comprises a detached dwelling and garden located on the hillside between Old Llanfair Road and the A496. A steep footpath runs along the side of the appeal site and provides access to the property. The rural hillside is pleasant and characterised by dense vegetation, open views towards the nearby coastline and limited development adjacent to the appeal site. The topography and vegetation obscures views

of the dwelling from Old Llanfair Road, while it can be seen in glimpses from along the A496. It is located outside the village of Llanfair.

5. The appeal dwelling has a simple and traditional appearance, being a two-storey building with stone walls and slate roofs, a chimney and timber-framed windows and doors. It has a front porch and a separately accessed side lean-to. The property faces towards the coastline on its principal elevation and is cut into the hillside due to the steep slope.
6. The proposal would replace the existing porch and lean-to structures with single-storey extensions to the front and side. They would be connected on the front elevation to provide access into the side extension. The Authority has not objected to the proposed side extension, which would introduce timber cladding to its side and rear elevations and be lower in height than the appeal dwelling, and I see no reason to reach a different conclusion.
7. The proposed front extension would be slightly offset from the appeal dwelling, leaving a section of the existing front elevation visible. The structure would be considerably larger than the front porch that it is replacing and would occupy most of the front elevation below the existing roof. While the front extension would be smaller in footprint and lower in height than the appeal dwelling, the front elevation would be significantly altered, such that it would visually overwhelm the existing dwelling and its original form would no longer be apparent. Its traditional appearance with its composition of smaller window openings and stone wall cover would be subsumed by the extension which would introduce significant glazing of a different form to existing windows. The roof form would also disrupt the simple appearance of the front elevation by retaining the two first-floor slit windows and placing the roof around these openings. Its arrangement would fail to integrate sympathetically with the appeal dwelling.
8. While views of the appeal dwelling are largely confined to the adjacent footpath and from a lower hillside position along the A406, when viewed at close range the proposed front extension would, due to its form, siting and appearance, detract from the character and appearance of the appeal dwelling. In terms of its wider area impact, it would be seen in the context of other dwellings along the hillside roads, which collectively have a traditional appearance. I note the submitted evidence which refers to other dwelling extensions in the immediate area. They include examples of single-storey timber and glazing extensions nearby. However, while I do not have details of each scheme before me, they would appear to differ in their detail. In the case of Groes Las and Tyn y Mynydd, they appear to be converted agricultural buildings, whereas Hen Gaerffynnon is a dwelling with an existing frontage. It has retained its traditional appearance through subsequent alterations. There are differences between these types of development and nevertheless, I have considered the appeal proposal on its own merits.
9. I appreciate that the proposed extensions would provide additional living accommodation for occupiers of the property, and that the existing layout means that connecting extensions could be challenging. However, these factors do not outweigh the harm that I have identified.
10. For these reasons, the proposed front extension would conflict with Development Policy 1 of the Eryri Local Development Plan (LDP), adopted in February 2019, which requires proposals to conserve and enhance the 'Special Qualities' of the National Park. The front extension would also conflict with Development Policy 15 of the LDP, which among other things requires that extensions to existing dwellings do not detract from the dwelling or the character of the surroundings in which it is located.

11. I have not been provided with any evidence to show that the appeal dwelling is included on the Authority's Traditional Buildings Register. Nevertheless, the property has features of a traditional dwelling with its modest front elevation and simple appearance in the arrangement of openings and roof form. The proposal would not conserve the contribution made by the building to the character of the National Park. Notwithstanding that the proposal would incorporate natural slate roofs and details could be secured by condition to comply with Development Policy 6 of the LDP, the proposal would be contrary to Development Policy 7 of the Eryri LDP, which supports proposals to alter or extend a traditional building only where it can be shown that there will be no significant harm to the special historic or architectural character and setting of the building or historic features.

Other Matter

12. The appeal site is in a green wedge. Development Policy 5 of the LDP states that inappropriate development will not be permitted within areas designated as green wedges in order to retain openness and prevent the coalescence of settlements. The supporting text to Development Policy 5 states that development within green wedges would be inappropriate unless it can be justified for one of several reasons, including limited extensions or alterations to existing buildings. This approach is consistent with paragraph 3.75 of Planning Policy Wales (Edition 11, February 2021), which lists exceptions to inappropriate development in the green wedge.

13. The LDP supporting text adds that along the Arduwy coast, which includes the appeal site location, the spread of development into areas between settlements has gradually eroded the open nature of these areas and is threatening the merging of one settlement with the other. The proposed extensions would be contained within the appeal site and given my observations on the open views and limited development in the immediate surroundings of the appeal site, at the proposed scale they would not lead to or result in the coalescence of Harlech and Llanfair. The scale of the proposed extensions would not be excessive relative to the existing dwelling and its plot and would not significantly reduce the site's openness.

14. I am therefore satisfied that the proposal would comprise limited extensions to Hen Gaerffynnon, in compliance with local and national policies designed to protect the green wedge. The proposal would not therefore comprise inappropriate development in the green wedge. However, while the proposal would satisfy green wedge policy, the front extension would be harmful to the character and appearance of the appeal dwelling and surrounding area.

Conclusion

15. For the reasons set out above, and taking account of all matters raised, I conclude that the appeal should be dismissed.

16. 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 the Welsh Ministers' well-being objective of making our cities, towns and villages even better places in which to live and work.

I Stevens

Inspector