

NOTICE OF MEETING



Snowdonia National Park Authority

Emyr Williams

Chief Executive

Snowdonia National Park Authority

Penrhyndeudraeth

Gwynedd LL48 6LF

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Meeting: Planning & Access Committee

Date: Wednesday 25th January 2023

Time: 10.00 a.m.

Location: The Library, Plas Tan y Bwlch,
Maentwrog and Via Zoom

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 No's

1. **Apologies for absence and Chairman's Announcements**
To receive any apologies for absence and Chairman's announcements.
2. **Declaration of Interest**
To receive any declaration of interest by any members or officers in respect of any item of business.
3. **Minutes** **3 - 6**
The Chairman shall propose that the minutes of the meeting of this Committee held on the 07 December 2022 be signed as a true record (copy herewith) and to receive matters arising, for information.
4. **Reports by the Director of Planning and Land Management** **7 - 24**
To submit the reports by the Director of Planning and Land Management on applications received. (Copies herewith)
5. **Update Reports** **25 - 52**
To submit update reports, for information. (Copies herewith)
6. **Delegated Decisions** **53 - 64**
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)
7. **Appeal Decision** **65 - 72**
To submit an oral report by the Director of Planning and Land Management on the Inspector's decision to refuse appeals (a) NP5/50/153B Alterations to front patio area including installation of bi-folding doors, and construction of new balconies and installation of bi-folding doors to 1st and 2nd floors on front elevation, The Exchange, 4 Terrace Road, Aberdyfi, Appeal by Mr Thomas Lee against the decision of the Snowdonia National Park Authority, and (b) NP5/61/335D Change of use of ground and lower ground floor restaurant (A3) to a dwellinghouse (C3), together with external alterations to fenestration and erection of rear ground floor balcony, Weary Walkers Café, High Street, Harlech. LL46 2YB. Appeal by Mr Sylvester against the decision of the Snowdonia National Park Authority.
(A copy of the Inspector's decisions are enclosed – Copies herewith)

**ERYRI NATIONAL PARK PLANNING AND ACCESS COMMITTEE
WEDNESDAY 7th DECEMBER 2022**

Councillor Elwyn Edwards (Gwynedd) (Chair)

PRESENT:

Members appointed by Gwynedd Council

Councillors Annwen Hughes, June Jones, Edgar Wyn Owen, Elfed Powell Roberts, John Pughe Roberts;

Members appointed by Conwy County Borough Council

Councillors Jo Nuttall, Dilwyn Owain Roberts;

Members appointed by the Welsh Government

Mr. Brian Angell, Ms. Sarah Hattle, Ms. Naomi Luhde-Thompson.

Officers

Mr. G. Iwan Jones, Mr. Jonathan Cawley, Ms. Jane Jones, Mr. Dafydd Thomas, Mr. Richard Thomas, Ms. Anwen Gaffey.

The Director of Corporate Services stated that the meeting was being recorded to assist in verifying the minutes and that the recording would also be posted online.

1. **Apologies**
Councillor Louise Hughes, Kim Jones, Ifor Glyn Lloyd, Meryl Roberts; Ms. Tracey Evans, Mr. Tim Jones, Ms. Delyth Lloyd.
2. **Declaration of Interest**
No declarations of Personal Interests were made in respect of any item.
3. **Minutes**
The minutes of the Planning and Access Committee meeting held on 19th October 2022 were accepted and the Chairman signed them as a true record.
4. **Reports by the Director of Planning and Land Management Submitted** – Reports by the Director of Planning and Land Management on planning applications and compliance matters.

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

Please see the Schedule of Planning Decisions attached.
6. **Delegated Decisions Submitted and Received** – List of applications determined in accordance with delegated authority.

RESOLVED to note the report.

7. **Report on Hillside Development, Aberdyfi**

Submitted – A report by the Director of Planning and Land Management on the recent Supreme Court decision. The Chair took the opportunity to thank the Director of Planning and Land Management and the Director of Corporate Services for their work.

Reported – The Director of Planning and Land Management thanked individual staff who had been involved in the case. He thanked Iwan Jones, Director of Corporate Services, Jane Jones, Acting Planning Manager, Siwan Lyall, Authority Solicitor, Liz Jenkins, GIS Co-ordinator and Rebecca Jones, the Authority's former Head of Policy. He also conveyed the Authority's gratitude to Geldards Solicitors, Cardiff, and Barrister, Gwion Lewis.

The Director of Planning and Land Management presented the report and provided detailed background for the benefit of the Members who had recently been appointed to the Authority. He advised there were no valid permissions remaining on the site and confirmed that the Aberdyfi development boundary comes right up to the houses already developed on the site. This determination will have an effect on future planning considerations and was mentioned in many of the national planning magazines.

Arising thereon, the Director of Corporate Services confirmed that a reasonable offer for the Authority's Supreme Court costs has been made by the claimant which has been accepted. Further claims for costs for the High Court and the Court of Appeal will follow.

In response to a question, the Director of Planning and Land Management advised that he could provide information on other live applications, if required.

RESOLVED to note the report, for information.

The meeting ended at 10.55

SCHEDULE OF PLANNING DECISIONS – 7th DECEMBER 2022

Item No.

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

- (1) NP5/73/LBAD425C – Advertisement Consent to display interpretation panel in car park, Plas Tan y Bwlch, Maentwrog. LL41 3YU

Reported – The Acting Planning Manager presented the report and planning considerations. In response to a question, the Acting Planning Manager confirmed that the frame material would be in wood.

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**

In response to a general concern raised by a Member and a request for officers to be more specific, and to include timescales in the ‘comments’ column so that Members know they are progressing, the Acting Planning Manager stated that it was difficult to provide accurate timescales as the nature of the compliance process was complicated and the reduction in staffing levels in the compliance section was also a factor.

NP5/77/ENFLB60H – Maes y Neuadd Hotel, Talsarnau

The Acting Planning Manager will provide Councillor Annwen Hughes with an update and details of proposed future use.

NP2/16/ENF448 - Hendre Ddu Quarry, Cwm Pennant

The Acting Planning Manager will seek confirmation from the Case Officer that the works on site have now ceased and that a Stop Notice will be served if any work resumes on site.

NP5/55/ENFL142A – 3 Glandwr, Brynchrug

Members noted that the Acting Planning Manager was still trying to locate the owner to progress this matter further. A Member offered to provide the case officer with further details.

Arising thereon, a Member suggested that a project board be established to assist staff with old enforcement cases. The Member also raised concerns that staff in the Planning Service may be under a lot of stress due to reduced staffing levels. The Director of Planning and Land Management stated that the Authority was no different to other Planning Authorities and that the enforcement process itself was complicated. The Director of Planning and Land Management reassured Members that once the recruitment freeze is lifted, the Authority would hopefully be able to appoint, although compliance staff recruitment problems are experienced throughout Wales.

In response to a concern that staff were having to deal with disgruntled applicants, the Director of Planning and Land Management reassured members that this was not a significant concern at the moment.

NP5/54/ENFLB33M – Nannau Hall, Llanfachreth

The Acting Planning Manager apologised to Members that the report did not include the update as agreed at the last meeting. A meeting with the roofing specialists, held this week, had provided various options to protect the roof. Officers were now looking at various funding options and were considering registering an expression of interest for a new Cadw funded grant which may be available.

In response to a question, the Director of Planning and Land Management advised that currently there were other “at risk” buildings in the National Park where the Authority could step in and that the newly appointed Historic Environment Officer will be presenting a report for Members to prioritise options early in the new year.

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**

NP5/75/73D – Ynys, Cwrt, Pennal

Case Officer provided an update report and confirmed that the application would not be on the list by the next meeting of the Planning and Access Committee in January 2023.

NP3/12/12G – Plas-y-Nant, Betws Garmon

The Acting Planning Manager agreed to provide Councillor Edgar Owen with a detailed 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>
NP5/62/63J		Cais amlinellol i ddymchwel dau adeilad allanol a gosod 10 pod glampio ynghyd a chreu llecynnau caled i'w ddefnyddio fel llefydd parcio a defnyddio'r adeilad sydd ar ôl fel bloc gwasanaethu (Ail-gyflwyniad), Cymru Lan, Nantcol Kennels, Pentre Gwynfryn, Llanbedr / 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 a service block (Re-submission), Cymru Lan, Nantcol Kennels, Pentre Gwynfryn, Llanbedr	Aled Lloyd

Snowdonia National Park Authority Date: 25-Jan-2023
– Planning & Access Committee

Application Number: NP5/62/63J

Date Application Registered: 08/11/22

Community: Llanbedr

Grid Reference: 260380 327388

Case Officer: Mr Aled Lloyd

Location:

Cymru Lan, Nantcol Kennels, Pentre Gwynfryn, Llanbedr, LL45 2PB

Applicant:

Chris Bennett,
 Cymru Lan Cyf.
 Cymru Lan
 Nantcol Kennels
 Pentre Gwynfryn
 Llanbedr
 LL45 2PB

Description:

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 a service block (Re-submission)

Summary of the Recommendation:

To **REFUSE** for the following reasons:

- **Application proposing new accommodation units in the open countryside which fails to meet the requirement of Development Policy 22.**
- **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 SPG 8 – Visitor Accommodation.**
- **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.**
- **Insufficient details to assess ecology implications.**
- **No information has been submitted with respect to the location of the septic tank and proposed drainage field.**
- **No Community and Linguistic Statement submitted.**

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

Community Council support, officer recommendation of Refusal

Environmental Impact Assessment (EIA):

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

Habitats Regulations Assessment (HRA):

As the 'Competent Authority' for the purposes of the Conservation of Habitats and Species Regulations 2017 this Authority is required to undertake a Habitats Regulations Assessment.

The Authority is required to undertake a Habitat Regulations Assessment (HRA) for this planning application on account of the presence of a night roost(s) for Lesser horseshoe bats in the existing building(s) on the site that are to be demolished to facilitate the construction of the proposed new development. Lesser horseshoe bats are Annex II species that are a primary reason for selection of the Meirionnydd Oakwoods and Bat Sites SAC, the 2 closest component parts (i.e. Coed Aber Artro SSSI and Coed Lletywalter SSSI) of which are located at c.160m and c. 270m respectively from the proposed development site.

Whilst the applicant has submitted an ecological report identifying the presence of bats on the site, NRW have noted in their response that further information is required to assess the extent of adverse effects on bats and otters and any avoidance or mitigation measures required. This must demonstrate that the proposed development would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Land Designations / Constraints:

Open Countryside

Meirionnydd Oakwoods and Bat sites SAC

Pen Llyn a'r Sarnau SAC

Close proximity c160m Coed Artro SSSI

Close proximity c270m to Coed Lletywalter SSSI

Ancient Woodland adjacent to the site

Public Footpath runs through the site (Public Right of Way Llanbedr No 23)

Close proximity to a Listed Building (Capel Salem)

Site Description:

The site is situated within open countryside on a levelled area of agricultural land. It is situated on the eastern edge of two adjoining blocks of woodland, approximately 700m north-east of the small village of Pentre Gwynfryn and almost 1.2 miles from the village of Llanbedr. The site is partially visible from the road that leads from the village of Llanbedr to Cwm Nantcol. Capel Salem and Chapel house (Grade II Listed Building) is within 60 metres of the site. The site is currently occupied by kennel buildings and a small incinerator building comprising of low concrete and corrugated tin buildings and a hard standing area.

The site has not operated for the disposal of animal carcass for some time.

There is a small pond to the east and the site is bounded by a wire mesh fence on all sides. The current buildings are situated within a cleared area amongst the woodland, with trees forming the immediate boundaries to the north and west. The Afon Artro flows adjacent to the western boundary of the site, with its closest point being approx. 25 m from the north-western most corner of the site. The river is at the bottom of a valley from the site, with a steep drop in terrain between the site and the river.

Nantcol Waterfalls and Nantcol Falls campsite are within close proximity. The application site is accessed off the county road by a single track of approximately 40 metres in length. A public footpath runs along the track and through the site. From the county road the site is reasonably screened by native trees.

Proposed Development:

The proposed development is for outline planning permission for the -

- demolition of two outbuildings
- the siting of 10 glamping pods
- hard standing parking
- redevelopment of the remaining building as a service block.

A planning application was submitted in September 2020 for the continuation of the established use of the site as a fallen stock store by the demolition of existing outbuildings and erection of a new building measuring 13.5 x 9 metres (Repeat Application). The application was refused following consideration by the Authority's Planning and Access Committee on the 2nd^{of} December 2020.

An appeal was submitted to the then Planning Inspectorate now called Planning and Environment Decisions Wales (PEDW) following the refusal. The appeal was allowed subject to conditions by decision dated 28th^{of} June 2021.

In April 2022 an application under reference NP5/62/63H for outline planning permission for the demolition of two outbuildings and the construction of 10 glamping pods, adjacent hard standing parking and to redevelopment of the remaining building as a service block was submitted to this Authority. Subsequently this was refused under delegated powers on the 29th of June 2022. This latest application is for the same development.

Relevant Planning Policies:

Eryri Local Development Plan 2016-2031

- SP A: National Park Purposes and sustainable Development
- SP Ff: Historic Environment
- SP I: Tourism
- DP 1: General Development Principles
- DP 2: Development and the Landscape
- SP D: Natural Environment
- SP L: Accessibility and Transport
- DP 6: Sustainable Design and Materials
- DP 18: The Welsh Language and the Social and Cultural Fabric of Communities
- DP22: Chalet and Static Caravan sites
- DP 29: Alternative Holiday Accommodation

Supplementary Planning Guidance

- SPG 2: General Development Considerations
- SPG 6: Nature Conservation & Biodiversity
- SPG 7: Landscapes and Seascapes of Eryri
- SPG 8: Visitor Accommodation

National Policy

- Future Wales: The National Plan 2040
- Planning Policy Wales (Edition 11) 2021

Technical Advice Note 6: Planning for Sustainable Rural Communities.

Technical Advice Note 13: Tourism

Technical Advice Note 24: The Historic environment

Consultations:

Llanbedr Community Council	<p>Support - The Community Council is very supportive of the glamping project here in Cwm Nantcol.</p> <p>There are 2 sites already, without any problems. We are very confident that this request will be granted. This will be a worthwhile attraction.</p> <p>Much better than the previous plan, which has been approved already by appeal. The choice is pods or the place of dead animals. The choice is easy.</p> <p>One issue if the pods are allowed then it will be necessary to ensure that there is no noise from the site – disruption to local residents.</p> <p>The Chapel is closed for Sunday services and in the process of being introduced to Chapels Wales.</p> <p>With these comments the planning application will benefit the area visually and economically. (Job Creation in the area)</p>
Natural Resources Wales	<p>Concerns – insufficient information within the Bat Survey, lighting, issues with foul drainage. HRA implications.</p> <p>Recommend reduction in the number of pods to avoid over development and eroding the site’s rural tranquillity.</p> <p>Agent has responded to the concerns raised and a further response has now been received</p> <p>In their latest response NRW still maintain their concerns that insufficient information has been submitted to assess the ecological implications</p>
Gwynedd Highways	No Response
Gwynedd – Access	Public footpath 23 crosses the site
Environmental Health	No objection – Comments made
Dŵr Cymru	No objection since a septic tank is to be utilised.
GAPS	No objection
Ecology	<p>Concerns - There appears to be some ambiguity as to whether or not Building 1 is being used as a night roost or feeding perch, this will need to be clarified.</p> <p>The destruction of a Night Roost must only be done under licence.</p> <p>The report does not appear to relate to the</p>

Response to Publicity:

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

At the time of writing this report, 1 letter of objection and 1 letter of support has been received and a summary of the concerns raised are cited as follows:

Objection

- Traffic congestion
- Not an appropriate site
- Existing Camping Sites in the area

Support

- Better use of the site rather than the storage of dead animals

2.0 Principle of Development

2.1 It is appropriate to consider the proposal against Strategic Policy A and Development Policies 1, 2, 22 and 29.

2.2 Both LDP Policy 22 'Chalet & Static Caravan Sites' and Policy 29 'Alternative Holiday Accommodation' are the most relevant ones to be used in determining the principle of this development.

- Policy 22 does not allow new static or chalet sites within the National Park.
- Policy 29 only allows small scale development for alternative holiday accommodation where these form part of an agricultural diversification scheme or is ancillary to a tourist attraction. It is not considered that it meets this criteria, and the proposal falls short on other important criteria of this policy.

Therefore, there is no LDP policy which supports the principle of the development proposed.

2.3 The full assessment of these policies will be shown later on in this report.

3.0 Planning Assessment

3.1 Development Policy 22 states

Within the National Park new static caravan or chalet sites, or extensions to existing sites, which involve an increase in the number of static units will not be permitted.

The redevelopment of sites which may include improving or extending facilities within existing site boundaries, reducing densities or other beneficial environmental improvements will be supported, if there is an overall improvement to the site and its setting in the landscape.

Exceptionally, static and chalet site areas may be enlarged, but without increasing pitches, where this would achieve clear overall environmental improvement, both to the site and its setting in the surrounding landscape.

The replacement of static units with chalets or alternative accommodation units will be permitted where there is an overall improvement to the site and there is no unacceptable environmental or landscape impact.

Proposals for the change of use of a static caravan or chalet from tourist use to residential use will not be permitted.

3.2 As stated in the policy the establishment of new static caravan or chalet sites, or extensions to existing sites, which involve an increase in the number of static units will **not** be permitted. The proposal therefore clearly fails to meet the requirements of Development Policy 22.

3.3 The policy commentary within paragraph 6.39 of the ELDP states:

It is recognised that caravan and chalet sites provide important addition to the range of accommodation that is on offer to meet the varying needs of the visitors to the Park. A high number of large static caravan sites are located within the National Park, most of which are along the western coastal plain. Many of these sites would be considered unsuitable today due to their scale, openness and lack of screening. Given the existing numbers of static caravans and chalets in the National Park, the Authority does not consider that there is sufficient justification for any further static caravan and chalet sites due to their effect on the landscape and on the 'Special Qualities' of the National Park. Such proposals will therefore not be permitted.

3.4 The policy context is clear in that **no new sites should be granted** and granting this form of development would have an adverse effect on the 'Special Qualities' of the National Park.

Development Policy 29

Development Policy 29 states

Small scale developments for alternative accommodation will be permitted providing all of the following criteria are met

- i. The site is part of an agricultural diversification scheme or is ancillary to a new or existing tourist attraction and does not become the main attraction.*
- ii. The proposed development does not cause significant harm to landscape character, fits unobtrusively within the landscape and is well screened by existing landscape features.*
- iii. The proposal does not lead to the creation of a new vehicular access or parking areas that would adversely affect landscape character.*
- iv. Any ancillary facilities should be located within an existing building or as an extension to existing facilities.*
- v. The site is for short-term holiday accommodation only*

New sites which are not linked to an agricultural diversification scheme, or an existing visitor attraction will not be permitted.

DP 29, criterion (i):

“The site is part of an agricultural diversification scheme or is ancillary to a new or existing tourist attraction and does not become the main attraction.”

3.5 The land, which is the subject of this planning application is within the open countryside and does not form part of an agricultural holding and therefore cannot be regarded as a diversification scheme as required by Development Policy 29.

3.6 The proposal fails to meet the requirement of Criteria (i) of DP 29

3.7 DP 29, criterion (ii):

“The proposed development does not cause significant harm to landscape character, fits unobtrusively within the landscape and is well screened by existing landscape features.”

3.8 In reference to the impact on the wider landscape, Development Policy 2 Development and the Landscape states the scale of new development, including its setting and landscaping should respect and conserve the character of the landscape. In particular, the policy aims to protect landscape character areas based on LANDMAP. LANDMAP is an all-Wales geographic information system based on landscape resource. It is comprised of five ‘Evaluated Aspects’ which are Geological Landscape, Landscape Habitats, Visual and Sensory, Historic Landscape and the Cultural Landscape.

- 3.9 This proposal is incorporated within a larger defined area for the requirements of the LANDMAP assessment. This area incorporates the Afon Cwmnantcol and the upland areas of the Rhinogau. In terms of the visual and sensory and the geological landscape aspects, the whole area is classed as having a high and an outstanding value. The recommendation for this area is that it should be conserved in its existing state.
- 3.10 As Cwm Nantcol is a very high quality and sensitive landscape, particular attention and consideration has been given to this proposal. It is questionable whether elements of the proposal can be integrated within the existing landform and within existing trees. Although the proposal will not be visually apparent on distant higher ground, it will be highly visible to wider public views from the footpath which runs directly through the site. Due to the nature and design of the proposed development, it will fail to integrate and conserve the unique qualities of this wider area and ultimately have an unacceptable impact on the landscape.
- 3.11 The proposal fails to meet the requirement of Criteria (ii) of DP 29.

DP 29, criterion (iii)

The proposal does not lead to the creation of a new access or parking areas that would adversely affect landscape character.

- 3.12 Whilst no new access is proposed minimal works are required to provide parking for this proposed development.

DP 29, criterion (iv)

Any ancillary facilities should be located within an existing building or as an extension to existing facilities.

- 3.13 The application indicates that a service block will be provided within an existing building SPG 8: Visitor Accommodation states at paragraph 17.3:

The types of accommodation that would be considered under this policy are low impact and small scale in nature. They are generally less intrusive than the more traditional static and touring caravans as their purpose is to ensure the quiet enjoyment of the area by visitors, and to provide a kind of 'back to nature experience'. As a result, they can be considered as Alternative Low Impact Sustainable Holiday Accommodation.

- 3.14 The proposal as submitted is for the establishment of a new site to accommodate 10 pods. This is not regarded as low impact nor small scale in nature. The proposal is therefore contrary to the advice within both the Policy and the SPG.

DP 1 – General Development Principles & DP 2 – Development and the Landscape

- 3.15 The application fails to comply with criteria (i) and (ix) of Development Policy 1: General Development Principles in that the proposal would not conserve and enhance the “Special Qualities” and purposes of this part of the National Park.
- 3.16 In reference to the impact on the wider landscape, Development Policy 2: Development and the Landscape states the scale of new development, including its setting and landscaping should respect and conserve the character of the landscape. In particular, the policy aims to protect landscape character areas based on LANDMAP. LANDMAP is an all-Wales geographic information system based on landscape resource. It is comprised of five ‘Evaluated Aspects’ which are Geological Landscape, Landscape Habitats, Visual and Sensory, Historic Landscape and the Cultural Landscape.
- 3.17 This proposal is incorporated within a larger defined area for the requirements of the LANDMAP assessment. This area incorporates the Afon Cwmnantcol and the upland areas of the Rhinogau. In terms of the visual and sensory and the geological landscape aspects, the whole area is classed as having a high and an outstanding value. The recommendation for this area is that it should be conserved in its existing state.
- 3.18 As Cwm Nantcol is a very high quality and sensitive landscape, particular attention and consideration has been given to this proposal. It is questionable whether elements of the proposal can be integrated within the existing landform and within existing trees. Although the proposal will not be visually apparent on distant higher ground, it will be highly visible to wider public views from the footpath which runs directly through the site. Due to the nature and design of the proposed development, it will fail to integrate and conserve the unique qualities of this wider area and ultimately have an unacceptable impact on the landscape.
- 3.19 As such, officers do not consider the proposal to be compliant with Development Policy 1 or DP 2.

DP18 - The Welsh Language and the Social and Cultural Fabric of Communities

- 3.20 DP18 requires the submission of a 'Community and Linguistic Statement' for applications for tourism development creating ten or more holiday units.
- 3.21 No such statement has been submitted.
- 3.22 The proposal fails to meet the requirement of DP 18.

Natural Resources Wales and Ecology

- 3.23 The application site is within a Special Area of Conservation (SAC). The application includes the submission of a Preliminary Ecological Appraisal, which was commissioned in relation to the application for the use of the site as '*a fallen stock collection service*'.
- 3.24 Both Natural Resources Wales (NRW) and the Authority's Ecologist have raised significant concerns and have requested further information as the Ecological assessment and mitigation measures relate to a different proposal, and not to the current proposal, and the report is not therefore fit for purpose as details of mitigation measures are not included.
- 3.25 NRW also state that since no external lightings is proposed, they would expect any residual lighting impacts to be assessed in an updated ecological report.
- 3.26 The assessment of risks of pollution to the water environment arising from the installation of 10 pods and associated shower block also needs to be addressed.
- 3.27 No information has been submitted with respect to the location of the septic tank and proposed drainage field. The application does not, therefore, provide a sufficient basis for an assessment to be made of the risks of pollution to the water environment arising from the proposed development.
- 3.28 Whilst the proposal is for outline planning permission the application details the need for a cut and fill to accommodate the Pods. Such works could have an impact on the landscape of the area. Both NRW and the Authority are unable to assess this impact without further information.
- 3.29 It is clear from the response from both NRW and the Authority's Ecologist that on the information as submitted with the application, NRW and officers are unable to assess the full impacts of the proposal on the National Park.

- 3.30 The Agent has been made aware of the concerns raised by NRW. At the time of writing this report no further response has been received from the Agent.

Traffic and Transport

- 3.31 Access to the site is by a network of minor highways, many of which are narrow in places.
- 3.32 The proposal would result in additional vehicular movements through Pentre Gwynfryn. The highway at this particular point is narrow and exacerbated further by on-street parking.
- 3.33 Although the proposal would result in an increase in traffic through this section of Pentre Gwynfryn, on balance it is considered the traffic impact will be acceptable.

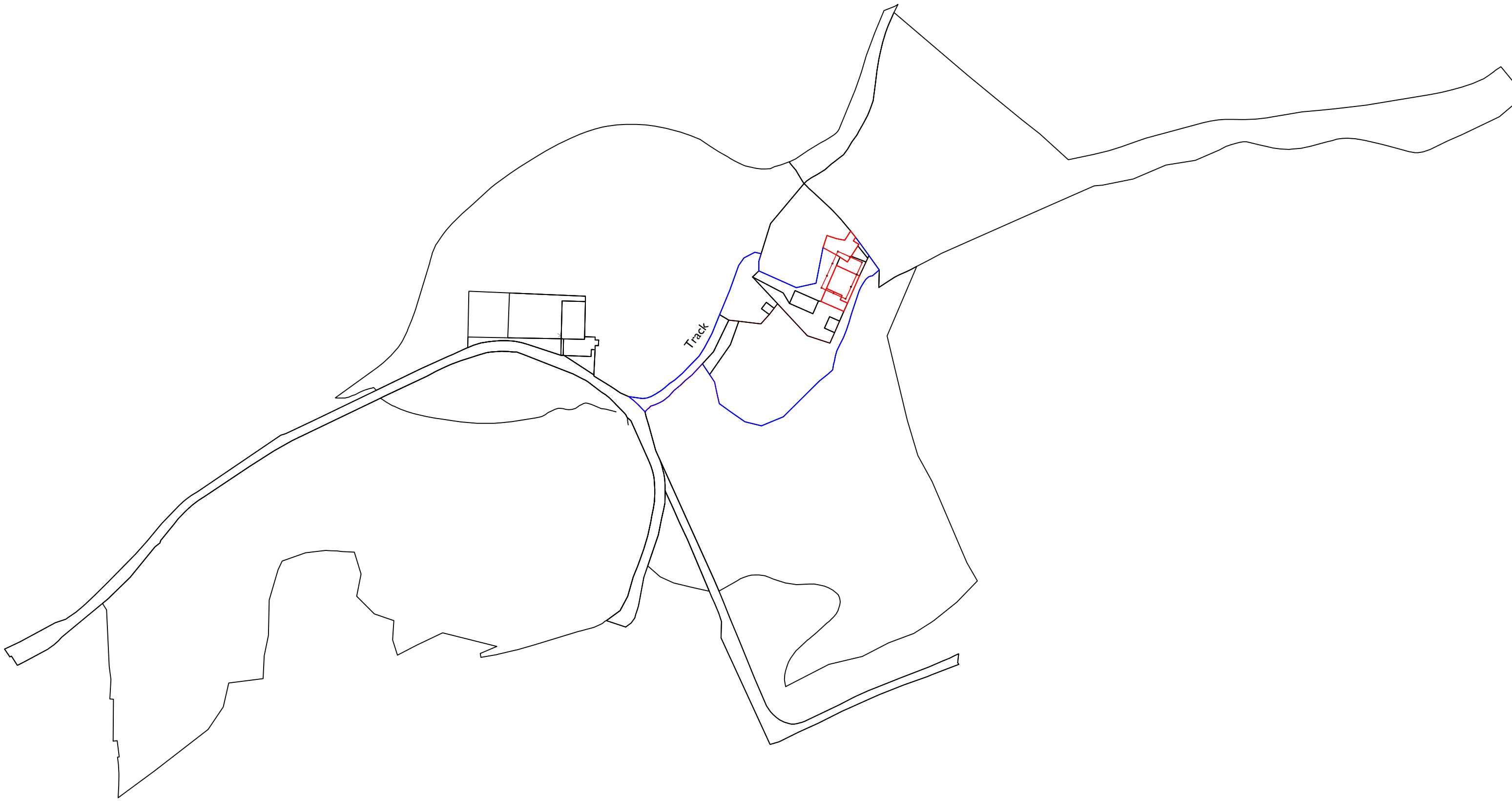
4.0 Conclusion

- 4.1 Planning decisions should ensure development is appropriate for its location.
- 4.2 There has been no change in policy since the consideration of application no NP5/62/63H and the stated policies remain in force.
- 4.3 It is acknowledged that there is support from Llanbedr Community Council. However, there are clear and fundamental policy objections to this proposal as detailed in the report. The application cannot therefore be supported.
- 4.4 There is also conflict with criteria (i) of Development Policy 1: General Development Principles in that the proposal would not conserve and enhance the "Special Qualities".
- 4.5 Having considered the above and the policy requirements, the proposal clearly fails to comply with adopted policies 1, 2, 18, 22 and 29 and therefore should be refused.

RECOMMENDATION: TO REFUSE PLANNING PERMISSION, for the following reasons:

- 1. By reason of this application proposing new accommodation units in the open countryside the proposal fails to meet the requirement of Development Policy 22.**
- 2. The proposal is not small scale and does not form part of an agricultural diversification scheme or is ancillary to a new or existing tourist attraction. Consequently, it is contrary to Development Policy 29 of the adopted Eryri Local Development Plan (2016-2031) and SPG 8 – Visitor Accommodation.**

- 3. 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.**
- 4. By reason of insufficient details of an ecological nature being provided, upon which a fully informed decision can be made this application is in conflict with Eryri Local Development Plan policies SP D and DP 6.**
- 5. By reason that no information has been submitted with respect to the location of the septic tank and proposed drainage field. The application does not, therefore, provide a sufficient basis for an assessment to be made of the risks of pollution to the water environment arising from the proposed development. This application is in conflict with Eryri Local Development Plan policy DP1, criteria xii.**
- 6. By reason that no 'Community and Linguistic Statement' has been submitted upon which a fully informed decision can be made this application is in conflict with Eryri Local Development Plan policy DP18.**



Peidiwch a chymryd mesuriadau graddfa oddi ar y dyluniad hwn
 Os yn amau - gofynnwch
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Cynllun - Job
**LAND KNOWN AS KENNELS,
 LLANBEDR**

Dyluniad - Drawing
LOCATION PLAN

Rhif Dyluniad - Drawing No.
2633:18:1

Graddfa - Scale
1:1250 A3

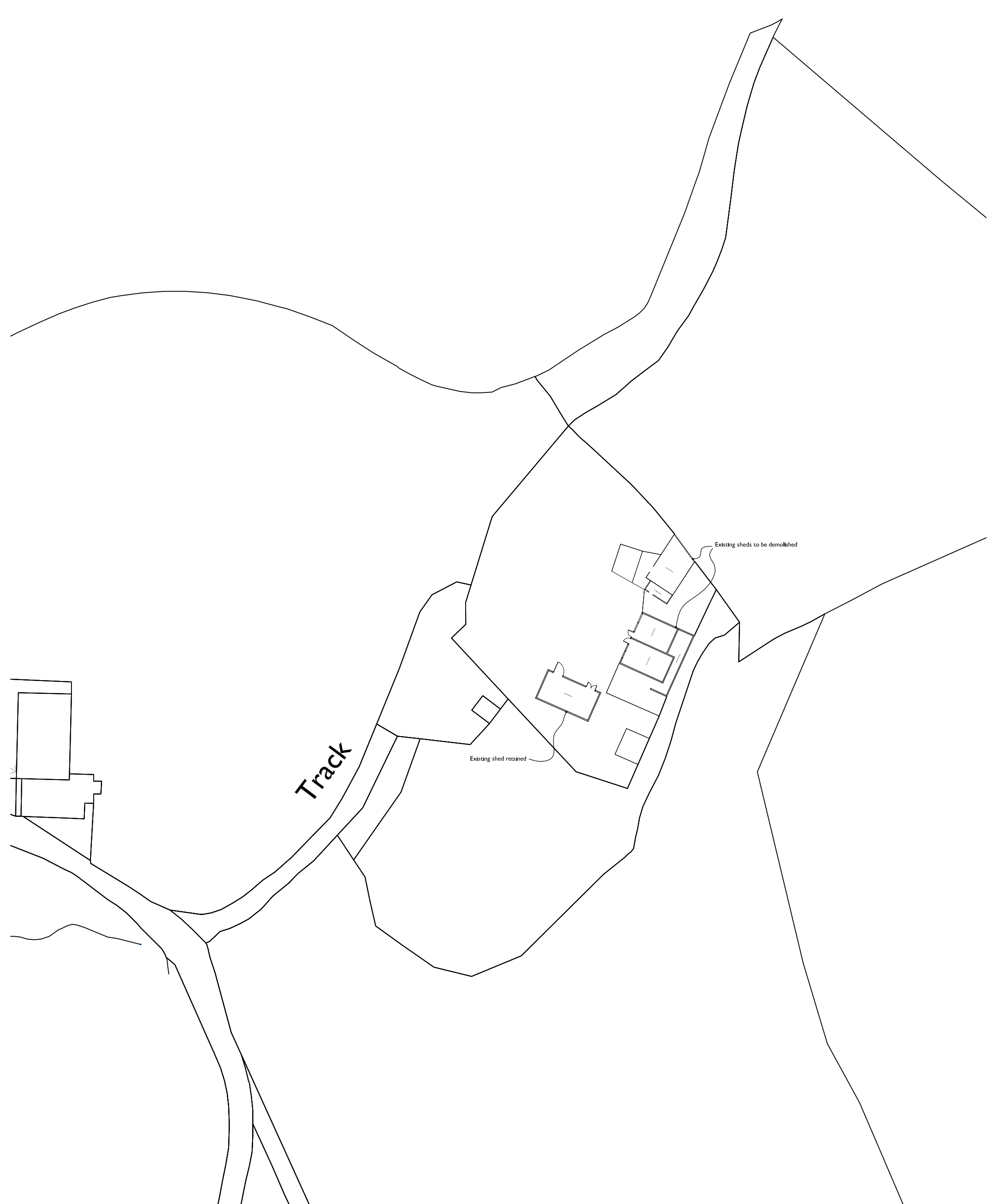
Dyddiad - Date
October 2018



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Cynllun - Job

**LAND KNOWN AS KENNELS,
 LLANBEDR**

Dyluniad - Drawing

EXISTING SITE PLAN.

Rhif Dyluniad - Drawing No.

2633:18:2

Graddfa - Scale

1:500@A3

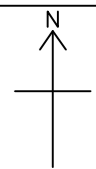
Dyddiad - Date

January 2019

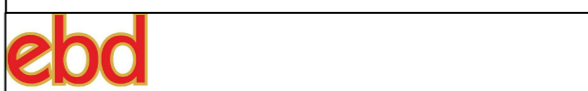
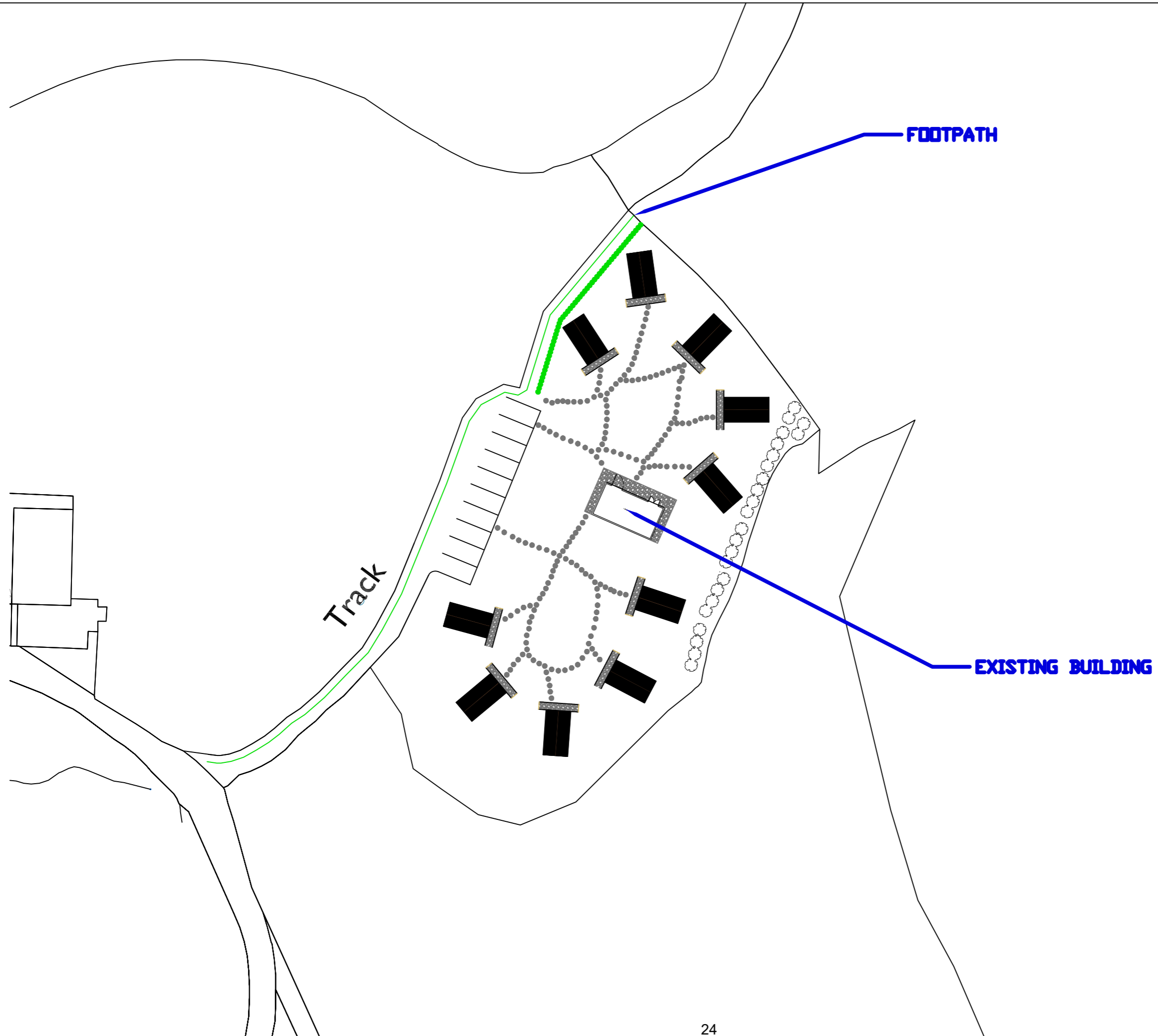
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NOTES:



environmental business development

PROJECT:
CYMRU LAN - GLAMPING PODS

TITLE:
OUTLINE DESIGN PROPOSAL

AUTHOR: Richard Carter	REVIEWED:
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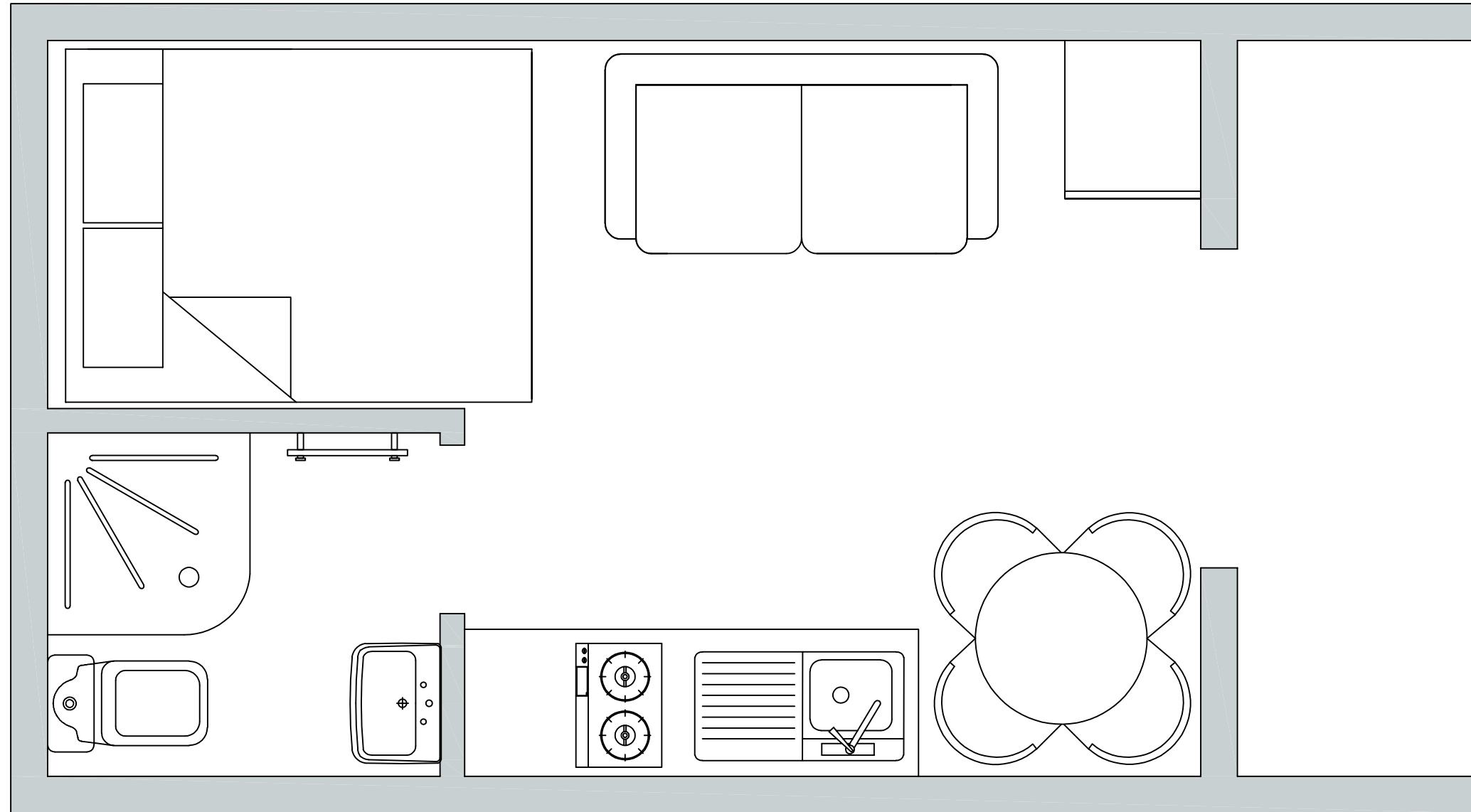
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FLOOR PLAN

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 All dimensions are to be checked onsite
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PROJECT:			
DRG TITLE XL Grande glamping pod			
DRG NO	REV	SCALE	DATE
I	A	NTS	Aug 2021



Cedar Tree Pods

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PLANNING AND ACCESS COMMITTEE

25 JANUARY 2023

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

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE, 25th of January 2023

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	Position at time of drafting this report
1	NP3/15/ENF4J	November 2022	2, Mur Mawr, Llanberis, Caernarfon, LL554TG	Use of outbuildings as holiday let without planning permission	Contact made with the owner. Case being discussed.
2	NP4/11/ENF396	October 2022	Oakdale, Betws y Coed, LL24 0AR	Extensions not built in accordance with approved plans	Contact made with the owner and a site visit carried out. Awaiting submission of planning application.
3	NP4/19/ENF62A	November 2022	Land near Tyrau Duon, Sychnant, Conwy. LL32 8BZ	Construction of barn-like structure without planning permission	Contact made with the owner and a site visit carried out.

4	NP5/54/ENFLB210D	December 2022	Caerynwch, Brithdir, Dolgellau LL40 2RF	Unauthorised works to curtilage buildings of Listed	Contact made with the owner and a site meeting has been arranged.
5	NP5/54/ENF445B	January 2023	Former Public Toilets, Rhydymain, LL40 2DE	Unauthorised change of use from public toilet to holiday let	Letter sent to the owner. Awaiting response.
6	NP5/57/ENFLB341A	December 2022	Bryn House, Cader Road, Dolgellau LL40 1RS	Alterations to windows of listed building	Contact made with the owner and a site meeting has been arranged.
7	NP5/61/ENF637B	November 2022	Beaumont, Old Llanfair Road, Harlech. LL46 2SS	Engineering works being carried out without planning permission	Contact made with the owner. Awaiting submission of planning application.
8	NP5/61/ENF151D	December 2022	Land at rear of Morfa Garage, Harlech. LL46 2UW	Untidy condition of land being used as scrapyard	Letter sent to the owner. Awaiting response.
9	NP5/64/ENF92F	November 2022	Llain y Pistyll, Llanegryn. LL36 9LN	Static caravan located on site without permission	Contact made with the owner who has confirmed that a planning application will be submitted for the stationing of the caravan on site.

10	NP5/68/ENF195B	October 2022	13 Garreg Frech, Llanfrothen, LL48 6BZ	Untidy condition of the property	Letter sent to the owner. Awaiting response.
11	NP5/77/ENF31L	November 2022	Caerffynnon Hall, Talsarnau, LL476TA	Glass extension built without planning permission	Contact made with the owner. Retrospective application received.

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
12	NP4/13/ENF247	February 2020	Land Near Deunant, Capel Curig	Engineering Works, Retaining Walls and Possible Encampment	Discussions on-going with owner. Owner advised on intention to submit retrospective application.	In dialogue with owner/agent. Awaiting submission of an application.
13	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.

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
14	NP2/16/ENF2E	14-Jan-2022	Bryn Awelon, Garndolbenmaen, LL51 9UJ.	Unauthorised engineering works including new track/access road. Untidy nature of land/works.	Site meeting undertaken with owner to discuss discrepancies with application. Relevant case officer of original planning application in dialogue with applicant.	Correspondence issued to owner to rectify outstanding matters. Awaiting response.
15	NP3/15/ENFT202B	14-Sep-2022	Blaen-y-Nant, Nant Peris. LL55 4UL	Unauthorised development of an outbuilding adjacent to existing property	Application submitted. Currently being validated.	Application currently under consideration.
16	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.
17	NP4/12/ENF231A	15-Sep-2022	Cae Tacnal, Llanbedr y Cennin, Conwy, LL32 8UR	Extension and possible change of use	Site meeting undertaken on 24/11 with owner to discuss alleged breaches of planning control. Discussions on-going.	Application submitted to cover unauthorised work undertaken. Application currently being validated.

18	NP4/16/ENF227C	July 2020	Gwalia Stores, Dolwyddelan	Change of use from retail to dwelling	Application currently under consideration.	Application approved – case closed.
19	NP4/26/ENF195C	April 2021	Llwynau, Capel Garmon	Siting of Pod	Further information received. Application currently being validated.	Application currently under consideration.
20	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.
21	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	Application under consideration.	Application refused – correspondence to be issued to owner to advise that no renovation work is to be undertaken.
22	NP5/61/ENF329B	10-Jan-2022	Hafod Wen, Harlech. LL46 2RA.	Unauthorised engineering works	Application received and currently being validated.	Application under consideration.
23	NP5/62/ENF422	June 2021	Ty'r Graig, Llanbedr	New dormer window and erection of outbuilding.	Discussions on-going with owner regarding relocation of outbuilding.	In dialogue with owner on relocating outbuilding.
24	NP5/67/ENF335	September 2020	Tarren Y Gesail, Pantperthog	New mountain bike tracks	Application submitted. Currently being validated.	Application currently invalid.

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

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
25	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.
26	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. No further update for this committee.
27	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.	Site visit carried out whereby it was noted the service connections remain in the ground. Not expedient to pursue – file closed.
28	NP4/12/ENF26H	24-Aug-2022	Cae Fadog Farm, Rowen, LL32 8YP	Unauthorised work	Correspondence issued to owner. Awaiting response.	Site meeting held on the 12/01/2023 with owner – No breach found - case closed.

29	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.
30	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.
31	NP4/26/ENF343A	October 2022	Hafodty Gwyn, Pentrefoelas, Betws y Coed	Use of Static Caravan on Site	Letter sent to owner/occupier. No response received as yet.	No further update for this committee
32	NP4/29/ENF10G	07-Jan-2022	The Machno Inn, Penmachno. LL24 0UU	Untidy nature of land and unauthorised development of out-building	A Section 215 Notice, as to land that adversely affects the amenity of the area is currently being drafted.	Community council have advised of correspondence with owner on the matter. Owner advised of intention to improve condition of the land. Site to be monitored.
33	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.	Conwy Council have advised of the serving of an Emergency Prohibition Order on the caravan in November 2022 – to prohibit the use of the caravan for human habitation.

34	NP4/29/ENF514	October 2021	Llys Meddyg, Penmachno	Creation of New Access	Correspondence issued to owner outlining options to rectify issues. Response received and discussions on-going.	Height of the access/gate reduced in line with the Authority's request. Discussions on-going.
35	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.
36	NP5/50/ENF144C	09-Dec-2021	Crychnant, Aberdyfi, LL35 0SG	Work not in accordance with approved plans NP5/50/144C	Further correspondence issued to owner. Awaiting response.	Response received from owner. Discussions on-going.
37	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.
38	NP5/50/ENFL443C	October 2022	Balkan Hill House, Aberdyfi	Construction of swimming pool.	Email sent to the owner.	Works constitute permitted development. No planning breach. Case closed.

39	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.	Correspondence issued to owner beginning of October 2022.	Correspondence issued to owner January 2023. Awaiting response.
40	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.
41	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.
42	NP5/57/ENFLB158D	09-May-2022	Stag Inn, Bridge Street, Dolgellau. LL40 1AU	External flue	Further correspondence issued to owner. Awaiting response.	Deadline for response by owner passed. Next steps to be discussed.
43	NP5/58/ENF19L	April 2021	Sarnfaen Farm Campsite, Talybont	Stationing of pods without planning permission	Response to correspondence received. Owner advised on intent to co-operate and remove pods from site. Site to be monitored.	No further update, site to be monitored.
44	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	Correspondence issued to agent. Awaiting response. No further update for this committee.

45	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. Correspondence continues with the owner. A further site visit was undertaken at the beginning of November to assess the current situation on the land and further discussions are scheduled to take place with the Authority's Solicitor.
46	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.
47	NP5/62/ENF426	April 2021	Land near Plas Gwynfryn, Llanbedr	Stationing of static caravan	Appeal being validated by PEDW – awaiting further information.	No further update for this committee.
48	NP5/63/ENF281	October 2022	Gorseddau, Cwmtirmynach, Y Bala	Building and Engineering Works being Carried out	Letter sent to owner/occupier. No response received as yet.	No further update for this committee.

49	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.
50	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	Owner confirmed removal of Hut from the site. Site visit to be undertaken.	Site visit to be undertaken in late January 2023 to confirm if large hut has been removed from the site.
51	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.	Further correspondence issued to owner. Awaiting response.	Correspondence issued to owner in January 2023. 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
52	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.

53	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>
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54	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.
55	NP5/55/ENFL142A	June 2017	3 Glandwr, Brynchrug	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>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>

56	NP5/57/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>
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57	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 confirmed a CLEUD application will be submitted by the end of January 2023.
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Listed Building Cases

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
58	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>Despite contacting the owner about the deteriorating condition, no repair works have been undertaken and the condition of the building continues to deteriorate.</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>	<p>In December 2022 a site meeting took place with a conservation roofing contractor to provide an assessment of what immediate works are required to prevent further water ingress into the building and to provide guidance in respect to how much this work may cost.</p> <p>In the Autumn CADW announced an Historic Buildings Grant for urgent works to listed buildings at risk, with the grant being available to LPAs to assist with:</p> <ul style="list-style-type: none"> • Costs associated with preparing relevant Urgent Works Notices.

						<ul style="list-style-type: none"> • Works carried out in default. • Possible funding to meet the costs of serving other statutory notices such as Section 215 Notices <p>Whilst there are other listed buildings at risk within the National Park, given Nannau's grade II* status and that its within a Registered Historic Park & Garden, its prominence in the landscape and the significant and rapid decline due to the loss of the lead from the roof, the Authority have made an expression of Interest application to CADW in relation to this grant. The deadline to submit any interest was on the 23rd December 2022 and the Authority currently await a response to this.</p>
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						If the Authority are successful in the initial assessment, then further details will need to be submitted to CADW before any decision on whether funding will be provided is announced.
59	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.
60	NP5/69/ENFLB326A	September 2018	Ty Gwyn, Llwyngwrlil	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.
61	NP5/77/ENFLB60H	October 2022	Maes y Neuadd Hotel, Talsarnau	Works being carried out	Site visit carried out and discussions had with the owner.	Awaiting submission of a Listed Building consent application.



PLANNING AND ACCESS COMMITTEE
25 JANUARY 2023

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE, 25 JANUARY 2023**

SECTION 106 AGREEMENTS

Rhif	Application No.	Date application was received	Location	Development	Present Position
1.	NP4/11/398	07/07/2021	Land to rear of Medical Surgery, Betws-y-Coed.	Erection of 5 two storey affordable dwellings with associated landscaping, access and carparking	With Solicitors for signing
2.	NP5/55/L140E	03/06/2021	Capel Bethlehem, Brynchrug. LL36 9PW	Change of use of chapel to form one 1 bedroomed and one 5 bedroomed dwelling	Draft sent to applicant.
3.	NP5/61/632	12/03/2021	Merthyr Isaf, Hwylfa'r Nant, Harlech. LL46 2UE.	Residential development of seven units, 2 affordable and 5 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.
4.	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. Requested update 11.01.2023
5.	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. Reminder sent 11.01.2023
6.	NP5/69/16G	27/04/2022	Land near Castell Mawr, Llanegryn. LL36 9NH.	Construction of rural enterprise dwelling and installation of septic tank.	With Solicitors

7.	NP5/70/146A	18/08/2022	Moel-y-Ddinas, Rhosygwaliau.	Conversion and rebuilding of former dwelling to affordable local needs dwelling together with formalising vehicular access	Draft sent to applicant December 2022.
8.	NP5/72/25H	22/02/22	Gwern-y-Genau, Arenig, Bala.	Conversion of outdoor pursuits centre into dwelling	Waiting Land Registry details from applicant

Number of applications on committee list 07 December = 7

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

Application No.	Location	Development

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT WHICH HAVE BEEN REFUSED, WITHDRAWN, OR
DISPOSED, OR WHERE AN AGREEMENT IS NO LONGER NECESSARY SINCE PLANNING & ACCESS
COMMITTEE 07 DECEMBER 2022**

Application No.	Location	Development



PLANNING AND ACCESS COMMITTEE

25 JANUARY 2023

OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 23 JANUARY 2023 OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

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.
NP5/78/91B	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

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,
NP5/78/540D	27/07/22	Coed y Rhygen, Trawsfynydd. LL41 4TS	Demolish existing shed and construct new agricultural building.

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),
NP5/66/156B	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
NP5/77/31J	04/07/22	Caerffynnon Hall, Talsarnau. LL47 6TA	Formation of new access road,

Awaiting Details from Agent / Applicant

NP4/13/155F	31/08/22	Bryn Tyrch, Capel Curig. LL24 0EL	Conversion and change of use of outbuilding, bunkhouse and toilet/shower block into 6 short term self-contained holiday accommodation units together with formation of parking area and associated outdoor facilities.
NP4/16/407B	01/08/22	Tanrallt Farm, Dolwyddelan. LL25 0PZ	Change of use of land to form domestic curtilage and construction of timber/corrugated shed.
NP4/26/266Y	12/07/22	Zip World Fforest, Llanrwst Road, Betws y Coed. LL24 0HX	Creation of hardstanding for the siting of seasonal containers, proposed siting of tepee for group activities, and retrospective application to retain forest coaster pathway, forest coaster bridge, tree hopper shelter, camera kiosk, booking kiosk, snack shack, tree safari kit-up store and shelter, tree top nets-tree houses, water tank shed, staff rest shelter, forest slide, forest nets kit-up building, plummet kit-up building.
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,
NP5/58/629	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.
NP5/61/329B	29/06/22	Hafod Wen, Harlech. LL46 2RA	Erection of new single storey garden room on existing concrete slab and associated landscape works
NP5/65/246B	04/07/22	Pen y Dalar, Llanelltyd. LL40 2HB	Change of use of land to extend domestic curtilage, construction of garage and formation of new vehicular access (Re-submission).
NP5/65/367A	22/03/22	Dolfawr, Llanelltyd. LL40 2HD	Construction of single storey building for use as commercial cattery
NP5/71/269L	22/06/22	Bwch yn Uchaf, Llanuwchllyn. LL23 7DD	Restructuring and upgrading of 15 existing touring unit pitches into a lower density landscaped layout,
NP5/72/65H	01/07/22	Plas Moel y Garnedd Caravan Park, Llanycil. LL23 7YG	Change of use of improvement grassland and redundant buildings to extend area of existing caravan park, relocation of nine pitches including associated roads, paths and landscaping,
NP5/73/423B	29/04/22	Y Felin Lifio, Tan y Bwlch, Maentwrog. LL41 3YU	Conversion of outbuilding into annex accommodation
NP5/74/181A	05/10/22	Barn at Bryn Cleifion Hall, Mallwyd, SY20 9HW	Conversion of barn to residential and installation of septic tank
NP5/74/499	06/07/22	Land at Mynogau Plantation, Dinas Mawddwy. SY20 9LX	Installation of a 25m lattice tower supporting 6 no. antennas, 6 no. transmission dishes, 5 no. equipment cabinets, 1 no. meter cabinet, siting of a generator and fuel tank, formation of a hardstanding area, formation of a 2.4m fenced compound, construction of a gabion wall, and a GPS module.
NP5/78/572	06/07/22	Land at Mynydd Bach, Trawsfynydd. LL41 4TR	Installation of 30m high lattice tower supporting 9 no. antennas, 6 no. transmission dishes, 6 no. equipment cabinets, 1 no. meter cabinet, together the siting of a generator and associated fuel tank, formation of a hardstanding area, construction of a gabion wall, and formation of a fenced compound.

Re-Consultation

NP4/11/337D	29/07/22	Hendre Farm, Betws y Coed, LL24 0BN	51	Construction of new affordable dwelling and installation of associated foul water disposal
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NP5/54/562A	11/08/22	Heddwch, Brithdir. LL40 2SF	Construction of side extension to dwelling, raise roof level of existing integral garage by addition of pitched roof, installation of photovoltaic panels on roof of dwelling, proposed new detached garage and installation of insulated render cladding to external walls of dwelling and proposed garage.
NP5/57/485C	19/08/22	Cilfryn, 15 Fron Wnion, Dolgellau. LL40 1SL	Removal of existing concrete stairs, rebuilding in revised location, and construction of new garage and kitchen extension.
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 Farm Enterprise Details from Applicant/Agent

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)
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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.
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Awaiting HRA Appropriate Assessment

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.
NP3/12/126C	20/09/22	Bron Fedw Uchaf, Rhyd Ddu. LL54 7YS	Conversion and change of use of rural outbuildings to 3 holiday letting units, erection of bat barn, alterations to existing vehicular access and associated works.
NP4/11/58H	05/07/22	Royal Oak Farmhouse, Betws-y-Coed. LL24 0AH	Change of use from domestic outbuildings into a café (Use class A3) and associated children's soft play area,
NP5/57/558D	07/07/22	Plas y Brithdir, Dolgellau. LL40 2PW	Amendment to NP5/57/558B to include alterations to roof including minor increase in height, installation of 4 rooflights and bat house (mitigation)., Frongoch Old Power House.
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
NP5/58/18Z	09/05/22	Barmouth Bay Holiday Park, Ffordd Glan-Môr, Talybont. LL43 2BJ	Erection of a flood defence wall to a height of 1.1 metres extending along the North/North-Eastern boundary of Barmouth Bay Holiday Park adjacent to the River Ysgethin
NP5/62/423	13/07/22	Coed Hafod y Bryn, Llanbedr	Alterations to existing access to Coed Hafyd y Bryn to include widening the access from 3.3m to 4.2m,
NP5/65/274H	24/03/22	Maes Hyfryd, Llanelltyd. LL40 2HF	Construction of a steel framed building on existing hardstanding for the purpose of housing agricultural machinery, animal feed and fertiliser

NP5/65/330C	24/06/22	Hafod Fach, Llanelltyd. LL40 2HB	Demolish existing dwelling and construction of new dwelling, and replace septic tank with new package treatment plant.
NP5/72/248	05/04/22	Land near Boch y Rhaidr, Arenig, Bala. LL23 7PB	Two holiday units and installation of package treatment plant
NP5/78/482B	27/06/22	Y Goppa, Trawsfynydd. LL41 4TN.	Erection of steel framed shed for agricultural storage purposes,

Awaiting Highways

NP5/50/743	06/04/22	Braich Gwyn, Aberdyfi. LL35 0RD	Conversion of barn to dwelling including construction of a extension, and installation of package treatment plant
NP5/52/258B	26/05/22	Car Park adjacent to Llyn Gregennan, Arthog.	Installation of pay & display machine.
NP5/68/100F	08/08/22	Creua, Llanfrothen. LL48 6SH	Erection of single storey extension to barn, installation of 2 rooflights on existing barn roof, construction of 4 sleeping cabins and formation of access paths, and installation of underground sewage package treatment plant.

Total applications on list = 46

Total applications on list Committee 07 December 2022 = 47



PLANNING AND ACCESS COMMITTEE
25 JANUARY 2023

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 25 JANUARY 2023

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP2/11/117C	Construction of single storey rear extension and attached garage, external stone cladding, and alterations to front porch	Can y Glaslyn, Beddgelert. LL55 4NB	23/11/22	Mr Richard Thomas
2.	NP2/11/149G	Change of use of outbuilding to washroom and toilets, and the installation of underground sewage treatment plant	Hafod y Llyn Isaf, Nantmor. LL55 4YN	23/11/22	Mr Richard Thomas
3.	NP2/11/73F	Demolition of existing single storey rear additions and front porch, and erection of two storey rear extension and front porch	Hafod Wydr, Beddgelert. LL55 4UU	30/11/22	Mr Richard Thomas
4.	NP2/11/L465	Construction of single storey rear extension	Beudy Newydd, Nantmor. LL55 4YL	30/11/22	Mr Richard Thomas
5.	NP2/16/2F	Erection of agricultural building	Bryn Awelon, Garndolbenmaen. LL51 9UJ	29/11/22	Mr Richard Thomas
6.	NP3/10/LB79D	Discharge Condition Nos. 4 (Details of rooflights) & 6 (Details of hard and soft landscaping works) attached to Planning Consent Notice NP3/10/LB79B dated 26/01/2018	Ty'n Ffridd, Abergwyngregyn. LL33 0LH	23/11/22	Mr Richard Thomas
7.	NP3/15/T75H	Vary Condition No.1 (5 years commencement date) of Planning Consent NP3/15/75C dated 31/07/2017 to extend commencement date for another 5 years	Ynys Ettws, Nant Peris. LL55 4UL	12/12/22	Mr Richard Thomas
8.	NP3/21/46F	Conversion and change of use of rural outbuilding to short-term self-catering holiday unit, installation of sewage treatment plant, and creation of vehicular parking area	2 Tai'r Cae, Carneddi, Bethesda. LL57 3UF	23/11/22	Mr Richard Thomas

9.	NP4/11/51E	Change of use and extension of dwelling to owner's apartment and 13 staff accommodation units, and communal staff hub together with associated parking	The Acorns, Betws y Coed. LL24 0AR	19/12/22	Mr Richard Thomas
10.	NP4/11/73F	Demolition of existing roofed entrance terrace and construction of canopy to form covered seating area to front of hotel	Gwydyr Hotel, Holyhead Road, Betws-y-Coed. LL24 0AB	15/12/22	Mr Richard Thomas
11.	NP4/12/225D	Construction of a detached garage	Ty Pandy, Rowen, LL32 8YR	23/11/22	Mr Richard Thomas
12.	NP4/13/182F	Discharge of Condition No.4 (Stone Panel) attached to planning approval notice NP4/13/182E dated 16/10/2019	Swn-y-Gog, Capel Curig. LL24 0DH	30/11/22	Mr Richard Thomas
13.	NP4/16/227E	Retrospective application to retain change of use from retail unit (Use Class A1) to holiday letting unit (Use Class C3)	Gwalia Stores, Dolwyddelan. LL25 0EJ	05/12/22	Mr. Dafydd Thomas
14.	NP4/29/510A	Change of use, and alterations to rural outbuilding to create accommodation annex, commercial kitchen and craft workshop and with attached workshop and store, and installation of underground septic tank	Foel, Penmachno. LL24 0AJ	16/12/22	Mr Richard Thomas
15.	NP4/32/78D	Removal of Condition No.3 (Landscaping Scheme) attached to planning approval notice NP4/32/78C dated 11/11/22	Llyn Geirionnydd, Llanrhychwyn. LL27 0YX	14/12/22	Mr Richard Thomas
16.	NP4/32/LU372A	Certificate Lawful Use (Proposed) for installation of photovoltaic panels on roof, installation of air source heat pump.	Pant y Carw Cottage, Llanrwst. LL26 0PW	16/12/22	Mr Richard Thomas
17.	NP5/54/L310	Conversion of outbuilding to form additional living accommodation to main dwelling, and retrospective application to retain existing rooflights	Dol Feili, Rhydymain, LL40 2BB	16/12/22	Mrs. Alys Tatum

18.	NP5/54/LB194C	Removal of Condition Nos. 3 (Door schedule), 4 (Repair schedule), 6 (Details of proposed new internal staircase), 7 (Details of junctions of any new partitions with the existing roof structure), and vary Condition Nos. 5 (Details of proposed dry lining), 8 (Sample of slate for proposed re-roofing), & 9 (External details of extraction units or equipment) attached to Listed Building Consent NP5/54/LB194A dated 03/03/2022	Ysgubor Cae'r March, Llanfachreth. LL40 2DS	01/12/22	Ms Eleanor Carpenter
19.	NP5/57/LB336C	Vary Conditions 4 (Internal work details), 5 (Details of existing doors) & 6 (Details of existing windows) of Listed Building Consent NP5/57/LB336B dated 19/01/2022	W.D. Wilkins, Glyndwr Buildings, Bridge Street, Dolgellau. LL40 1AS	23/11/22	Ms Eleanor Carpenter
20.	NP5/58/587B	Retrospective application for a raised decking area	Glasfor, Dyffryn Ardudwy. LL44 2EH	28/11/22	Mr. Dafydd Thomas
21.	NP5/58/62E	Siting of air source heat pump	Hen Ty Cerbyd, Dyffryn Ardudwy. LL44 2RX	23/11/22	Mr Aled Lloyd
22.	NP5/61/T2H	Vary Condition Nos. 3 & 4 attached to Planning Consent Notice NP5/61/T2E dated 16/06/2008 to extend outside seating area to cover whole courtyard and change courtyard opening hours to 09:30 to 21:00	Llew Glas, High Street, Harlech, LL46 2YA	13/12/22	Mr. Dafydd Thomas
23.	NP5/65/83A	Installation of ground mounted 21 solar array panels within curtilage of the property	Pandy Bach, Llanelltyd. LL40 2EY	08/12/22	Ms. Emma Watkins
24.	NP5/66/224A	Non-material amendment to Reserved Matters Consent NP5/66/PIAW224 dated 21/03/2012 for installation of air heat source pump, enlargement to one rear rooflight, re-siting other rooflight.	Land near Tyddyn Llwyn, Llandanwg. LL46 2SD	25/11/22	Mr Aled Lloyd
25.	NP5/66/281A	Construction of a new storage barn	Pen y Garth Isaf, Llanbedr. LL45 2HT	24/11/22	Mr. Dafydd Thomas

26.	NP5/66/285	Erection of extensions to form porch and extended lounge, garage roof terrace and form pitched roof over existing flat roof garage	Swyn y Grug 8 Pant Yr Onnen, Llanfair. LL46 2SE	24/11/22	Mr Aled Lloyd
27.	NP5/66/LB12H	Variation of Condition No.2 of Planning Permission NP5/66/LB12G for internal alterations & reinstatement of 3 No rooflights on front elevation	Ty'n Llan, Llanfair, Harlech, LL46 2SA	21/12/22	Ms Eleanor Carpenter
28.	NP5/68/L122A	Installation of French double doors to ground floor flat	Ramoth Isaf, Llanfrothen. LL48 6SW	23/11/22	Mr Aled Lloyd
29.	NP5/69/301G	Discharge Condition No.2 (tree planting scheme) of Planning Consent NP5/69/301F dated 06/05/2022	Llwyn Du Caravan Park, Llwyngwriil, LL37 2JH	28/11/22	Ms. Sophie Berry
30.	NP5/69/413	Retrospective application to retain ground source heat pump system	Field near Hendre Hall Farm, Llwyngwriil. LL37 2JF	23/11/22	Mrs. Alys Tatum
31.	NP5/78/478C	Amendment to planning permission NP5/78/478A which consists of an increase in height of mono pitch roof to allow for use of slate as materials along with inclusion of roof-lights.	Ty'n-y-Bryn, Trawsfynydd. LL41 4UU	28/11/22	Mrs. Alys Tatum

Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP4/23/46C	Construction of general purpose agricultural building	Cae Haidd, Llanfairfechan. LL33 0EE	<p>23/11/22</p> <p>By reason of insufficient detail of archaeological nature provided upon which a fully informed decision can be made this application is in conflict with ELDP policies SP Ff and DP 6.</p> <p>By reason of insufficient detail of ecological nature provided upon which a fully informed decision can be made this application is in conflict with ELDP policies SP D and DP 6.</p>	Mr Richard Thomas

2.	NP4/26/329B	Demolition of existing conservatory, erection of single storey side and rear extension, erection of extension to front porch, erection of single storey side extension to garage, and erection of flat roofed dormer infill	Nant Canol, Nebo, Llanrwst. LL26 ORD	14/12/22 By reason of this application proposing extensions considered, in combination with other previous extensions, to be of excessive size which would adversely affect the character and appearance of the original traditional dwellinghouse. This application is therefore in conflict with ELDP policy 15. By reason of this application proposing extensions that are considered to present a form, design and use of materials that would harm the character and appearance of a traditional dwellinghouse this application is in conflict with ELDP policy 6, 7 and 15 and with design guidance note E11. By reason of insufficient information of an ecological and biodiversity nature being presented upon which fully informed consideration of this application can be made this application is in conflict with ELDP policy D.	Mr Richard Thomas
3.	NP4/29/177A	Construction of detached cattle shed and associated manure/hay store	Carrog Farm, Cwm Penmachno. LL24 ORG	23/11/22 By reason of insufficient details of an ecological nature being provided, upon which a fully informed decision can be made this application is in conflict with ELDP policies SP D and DP 6.	Mr Richard Thomas
4.	NP4/32/LU372A	Certificate Lawful Use (Proposed) for replacement of existing timber shed	Pant y Carw Cottage, Llanrwst. LL26 OPW	16/12/22 The location of the proposed shed, at approximately 20m from the dwelling, is considered to be beyond the boundary of the domestic curtilage. Given this it is not covered by the permitted development rights as outlined in the GDPO. In addition, the proposed shed would exceed the 10 cubic metre limit as set by Part 1 Class E(f) of the GDPO.	Mr Richard Thomas

5.	NP5/53/LB75Q	Change of use of upper floors to 2 self-contained short term holiday units	Barclays Bank, 68-70 High Street, Bala. LL23 7AD	<p>24/11/22</p> <p>The proposed use of short term holiday lets fails to demonstrate that the phosphates within the wastewater associated with the use will not have any adverse impact on the water quality of the River Dee and Lake Bala Special Area of Conservation (SAC). The designated SAC is recognised under the Conservation of Habitats and Species Regulations 2017 for the species it supports, and new development within the catchment area must demonstrate phosphate neutrality or betterment. The proposal is therefore contrary to Strategic Policy D of the Adopted Eryri Local Development Plan (February 2019).</p> <p>The submitted Design and Access Statement including Heritage Impact Assessment (Ty Architecture, September 2022) is not sufficiently detailed and consequently does not properly assess the impact of the proposed changes on the Grade II Listed Building. The proposal is therefore contrary to para 6.1.13 of 'Planning Policy Wales Edition 11 (February 2021)', paragraph 1.15 of 'Technical Advice Note 24 The Historic Environment (May 2017)' and to 'Strategic Policy FF Historic Environment' and 'Development Policy 7 Listed and Traditional Buildings' of the Adopted Eryri Local Development Plan (February 2019).</p> <p>Insufficient details have been included on the submitted drawings which consequently do not allow the impact of all the proposed changes on the Grade II Listed building to be properly assessed. The proposal is therefore contrary to para 6.1.10 of 'Planning Policy Wales Edition 11 (February 2021)', paragraph 5.9 of 'Technical Advice Note 24 The Historic Environment</p>	Ms. Emma Watkins
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				<p>(May 2017)' and to 'Strategic Policy FF Historic Environment' and 'Development Policy 7 Listed and Traditional Buildings' of the Adopted Eryri Local Development Plan (February 2019).</p> <p>Where defined (Kingspan insulation on the exterior walls, the suspended ceilings, the use of chipboard for flooring, the acoustic measures (ceilings and party walls)), elements of the proposed works by virtue of their detrimental impact and harm to the retained historic fabric, unsympathetic materials and methods of insulation and sound proofing, would adversely affect the character and special architectural and historic interest of the listed building. The proposal is therefore contrary to paragraph 6.1.13 of 'Planning Policy Wales Edition 11 (February 2021)', paragraph 5.13 of 'Technical Advice Note 24 The Historic Environment (May 2017)', 'Development Policy 1 General Development Principles (criterion iv)', 'Development Policy 6 Sustainable Design and Materials' and 'Development Policy 7 Listed and Traditional Buildings' of the Adopted Eryri Local Development Plan (February 2019).</p>	
6.	NP5/53/LB75R	Listed Building Consent for internal alterations to allow a change of use to 2 holiday lets	Barclays Bank, 68-70 High Street, Bala. LL23 7AD	<p>24/11/22</p> <p>The submitted Design and Access Statement including Heritage Impact Assessment (Ty Architecture, September 2022) is not sufficiently detailed and consequently does not properly assess the impact of the proposed changes on the Grade II Listed Building. The proposal is therefore contrary to para 6.1.13 of 'Planning Policy Wales Edition 11 (February 2021)', paragraph 1.15 of 'Technical Advice Note 24 The Historic Environment (May 2017)' and to 'Strategic Policy FF Historic Environment' and 'Development Policy 7 Listed and Traditional Buildings' of the Adopted Eryri Local Development Plan (February 2019).</p>	Ms. Emma Watkins

				<p>Insufficient details have been included on the submitted drawings which consequently do not allow the impact of all the proposed changes on the Grade II Listed building to be properly assessed. The proposal is therefore contrary to para 6.1.10 of 'Planning Policy Wales Edition 11 (February 2021)', paragraph 5.9 of 'Technical Advice Note 24 The Historic Environment (May 2017)' and to 'Strategic Policy FF Historic Environment' and 'Development Policy 7 Listed and Traditional Buildings' of the adopted Eryri Local Development Plan (February 2019)</p> <p>Where defined, elements of the proposed works (Kingspan insulation on the exterior walls, the suspended ceilings, the use of chipboard for flooring, the acoustic measures (ceilings and party walls)) by virtue of their detrimental impact and harm to the retained historic fabric, unsympathetic materials and methods of insulation and sound proofing, would adversely affect the character and special architectural and historic interest of the listed building. The proposal is therefore contrary to paragraph 6.1.13 of 'Planning Policy Wales Edition 11 (February 2021)', paragraph 5.13 of 'Technical Advice Note 24 The Historic Environment (May 2017)', 'Development Policy 1 General Development Principles (criterion iv)', 'Development Policy 6 Sustainable Design and Materials' and 'Development Policy 7 Listed and Traditional Buildings' of the Adopted Eryri Local Development Plan (February 2019).</p>	
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7.	NP5/54/456A	Erection of cabin to be used as rural enterprise dwelling and associated decking area, parking, access track and septic tank	Penarddwnion Fach, Pen y Main, Dolgellau. LL40 2DH	<p>21/12/22</p> <p>The information submitted lacks clarity and is insufficiently robust and fails to demonstrate an essential need for a resident worker for the proper functioning of the enterprise, that the enterprise is financially sustainable or whether alternative accommodation is available for occupation or conversion. Accordingly, the application conflicts with Planning Policy Wales (Edition 11, February 2021), TAN6: Planning for Sustainable Rural Communities and Strategic Policy C (xxi) of the adopted Eryri Local Development Plan.</p> <p>The proposed siting of the dwelling away from existing buildings, use of timber cladding and creation of the proposed entrance and driveway would result in a form of development which would appear discordant within the open rural setting and would detract from the appearance and character of the surrounding. As such it is contrary to Strategic Policy A and Development Policies 1, 2, 6 of the Eryri local Development Plan</p> <p>Insufficient regard has been had to the ecology of the site and the impact of the proposal upon protected species and habitats and the conservation of biodiversity has not therefore been satisfactorily considered. As such the proposal conflicts with Strategic Policies A and D and Development Policy 1(v) of the Eryri local Development Plan.</p>	Ms. Sophie Berry
8.	NP5/59/806	Erection of single storey rear extension incorporating a roof terrace	Hafan, Belle View, Llan Ffestiniog. LL41 4NU	<p>29/11/22</p> <p>The proposal is contrary to Development Policy 1 (General Development Principles) criteria iii which requires that development is not unduly prominent in the landscape and will not harm the amenity of neighbouring property.</p>	Mr Aled Lloyd

				The proposal is contrary Development Policy 15 (Extensions) which allows extensions to existing dwellings providing they do not detract from the property or the character of the surroundings in which it is located.	
9.	NP5/61/548A	Demolition of conservatory and erection of flat roofed single storey side extension	Buckland (also known as Ymyl y Niwl), Old Llanfair Road, Harlech. LL46 2SS	<p>23/11/22</p> <p>By reason of this proposal presenting an extensive flat roofed extension of alien design and roof material finishes, the development would conflict with Development Policy 1 - General Development Principles, of the Adopted Eryri Local Development Plan. This policy aims to conserve and enhance the special qualities of the National Park, including the character and form of existing dwellings.</p> <p>The proposal is also contrary to Development Policy 15 (Extensions) which allows extensions to existing dwellings providing they do not detract from the property or the character of the surroundings in which it is located.</p>	Mr Aled Lloyd
10.	NP5/66/224A	Non-material amendment to Reserved Matters Consent NP5/66/PIAW224 dated 21/03/2012 to install photovoltaic panels to front elevation, and change to ridge height	Land near Tyddyn Llwyn, Llandanwg. LL46 2SD	<p>25/11/22</p> <p>Considered to be 'material' amendments in nature as they will result in a material form of change to the original planning permission. As such the changes proposed cannot be deemed a 'non-material' change and will require the benefit of a new planning permission.</p>	Mr Aled Lloyd
11.	NP5/71/485	Construct new garage with overspill accommodation for the main dwelling on the first floor	Bryn Derw, Llanuwchllyn. LL23 7ST	<p>25/11/22</p> <p>By reason of its design proposals (including the addition of a flat roof and lack of first floor connectivity), its form and its scale, the proposal would have a detrimental effect on the character and setting of Bryn Derw and the Coed y Lon Cottages.</p>	Mr. Dafydd Thomas

				<p>The proposal is therefore contrary to Development Policy 1, 14 and 15 of the Eryri Local Development Plan and SPG 11 which seeks to ensure that any extension does not have an adverse effect on local amenity, is in-keeping with the character of the existing dwelling and that any annexe accommodation is ancillary to the main dwelling in terms of its scale, usage and design.</p>	
12.	NP5/73/4P	<p>Construction of a Warden's kitchen/bathroom pod alongside the existing Warden's pitch</p>	<p>Caravan Club Site, Coed y Llwyn, Gellilydan. LL41 4EN</p>	<p>23/11/22</p> <p>By reason of this proposal presenting a permanent flat roofed pod of alien design, the development would conflict with Development Policy 1 (General Development Principles) and Development Policy 2 (Development and the Landscape) of the Adopted Eryri Local Development Plan, which aims to conserve and enhance the special qualities of the National Park and respects and conserve the character of the landscape</p> <p>The proposal would be contrary to Development Policy 23 of the adopted Eryri Local Development Plan, which states that any upgrading is appropriate within the landscape.</p>	Mr Aled Lloyd



Penderfyniad ar yr Apêl	Appeal Decision
Ymweliad â safle a wnaed ar 02/12/22	Site visit made on 02/12/22
gan R Duggan BSc (Hons) DipTP MRTPI	by R Duggan BSc (Hons) DipTP MRTPI
Arolygydd a benodir gan Weinidogion Cymru	an Inspector appointed by the Welsh Ministers
Dyddiad: 10.01.2023	Date: 10.01.2023

Appeal Ref: CAS - 02305

Site address: The Exchange, 4 Terrace Road, Aberdovey LL35 0LP

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

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Ms Lee Thomas against the decision of Eryri National Park Authority.
- The development proposed is described as *“Proposed alterations to front patio area with new bifold doors. New balconies and access bifold doors to front elevation”*.

Decision

1. The appeal is dismissed.

Main Issues

2. I consider the main issues to be the impact of the development on the character and appearance of the host dwelling, the symmetry of the pair of houses and on the special qualities of the National Park; and whether it would preserve or enhance the character or appearance of Aberdovey Conservation Area (CA).

Procedural Matters

3. The appeal proposals involve a number of alterations to the front elevation of the appeal property with the replacement of windows including the first-floor bay window with bi-fold doors to the ground, first and second floors; the installation of a balcony with surrounding glass balustrade at first floor level and a glazed Juliette balcony at second floor level; and the creation of an enclosed terrace at ground floor by extending an existing boundary wall and railings to enclose the front curtilage. The Council acknowledges that there is no restriction on permitted development rights for domestic dwellings in the area and that it is only the creation of the first-floor balcony which requires planning permission. Be that as it may, a full application has been made which has been refused by the Authority, and an appeal has been lodged. It is necessary therefore to determine the appeal as proposed.

Reasons

4. The appeal site consists of a four-storey semi-detached property fronting directly onto Terrace Road overlooking the Dyfi Estuary. The property is not a listed building but it is located within the Aberdovey CA. The pair of properties display a distinct uniformity in terms of architectural style and are a very imposing feature when approaching along the main road. Despite some minor changes to the windows and facade of each property there is a remarkable degree of consistency to the front elevations of No's 3 and 4. In my opinion, the architectural design, symmetry and prominent position of the two properties makes a significant positive contribution to the character and appearance of the street scene and this part of the CA.
5. In this context, I consider that the proposed elevational changes, particularly the creation of the first floor balcony and the use of modern materials such as the glass balustrade, would contrast unfavourably with the front elevation of the appeal property and that of its neighbour. The proposal would fail to replicate the finesse and integrity of hand painted timber joinery which is integral to the sincerity of the building's traditional appearance and architectural features. The balcony, in particular, would undermine the identity and composition of the pair of dwellings because it would be overly dominant and unacceptably disrupt the visual balance of this pair of semi-detached houses.
6. I am mindful of National planning policy guidance set out within Planning Policy Wales (PPW) and Technical Advice Note 12 'Design' (TAN12) which advises that *'understanding the site and its immediate and wider context is the basis for a meaningful and sustainable design response...Opportunities for innovative design will depend on the existing context of development and the degree to which the historic, architectural, social or environmental characteristics of an area may demand or inhibit a particular design solution.'*
7. Therefore, having regard to the specific context of the appeal property I consider that the proposals would be seen as incongruous changes to the front elevation causing visual harm to the host property, the symmetry of the pair of houses and the special qualities of the National Park. In addition, having regard to the duty imposed by Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, having regard to the prevailing character of the area, I find that the proposal would not preserve or enhance the character and appearance of the conservation area. For these reasons, I consider that the scheme would be at odds with Development Policy 1 and Strategic Policy Ff of the Eryri Local Development Plan (LDP) which, amongst other things, seek to conserve and enhance the special qualities and purposes of the National Park and protect historic landscape, heritage assets and cultural heritage of the National Park.
8. The appellant has drawn my attention to and provided photographs of several other examples of glass balconies and balustrades on houses in Aberdovey. However, whilst I accept that these exist, I have been provided with limited information relating to their planning history. Nevertheless, whatever the background, their existence is not an appropriate justification for permitting the proposed development here. The circumstances of other sites are likely to be different and it is an established principle of planning that each proposal be determined on its own merits, as I have done in this case.
9. I appreciate that the Appellant is proposing to use the property as a family dwelling instead of a holiday let. However, personal circumstances rarely outweigh general planning matters because the effect of the development would remain long after the personal circumstances no longer apply. As such, taking all relevant matters into account, I have given only very limited weight to the personal circumstances identified by the Appellant, and they have not been determining factors in my decision.

Other matters

10. The second reason for refusal refers to the lack of biodiversity enhancement as part of the proposed development. Policy 9 of Future Wales states, amongst other things, that; *'In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature based approaches to site planning and the design of the built environment'*.
11. Although the Appellant has not put forward any biodiversity enhancement measures, these could be secured through the imposition of a suitably worded condition should the appeal have succeeded.

Conclusions

12. Having regard to the above and considered all other matters raised, I conclude that the appeal should be dismissed.
13. 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 objectives of building a stronger, greener economy as we make maximum progress towards decarbonisation, making our cities, towns and villages even better places in which to live and work and embedding our response to the climate and nature emergency in everything we do.

R Duggan

INSPECTOR



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 6/09/22

gan Iwan Lloyd BA BTP MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 16/12/2022

Appeal Decision

Site visit made on 6/09/22

by Iwan Lloyd BA BTP MRTPI

an Inspector appointed by the Welsh Ministers

Date: 16/12/2022

Appeal Ref: CAS-01731-F6B4H6

Site address: Weary Walkers Cafe, High Street, Harlech LL46 2YB

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 Sylvester against the decision of Snowdonia National Park Authority.
- The development proposed is change of use of ground and lower ground floor restaurant from food and drink (A3) to a dwelling house (C3). Removal of shop window and reinstatement of frontage on original building line. Construction of a balcony at ground floor level at rear. Enlargement of an existing window to form a patio door.

Decision

1. The appeal is dismissed

Main Issues

2. The main issues in this case are:
 - whether the proposed development accords with the development plan, and if not, whether there are other material considerations sufficient to outweigh any conflict with the development plan, and
 - whether the proposed development would preserve or enhance the character or appearance of Harlech Conservation Area.

Reasons

The development plan policy and material considerations in relation to viability

3. The former café is situated on the corner of the High Street opposite Bron y Graig junction and a car park. The café has ceased trading but the residential accommodation on the upper floors is occupied. The appeal building is situated within the retail area of Harlech, and Conservation area as defined by the Eryri Local Development Plan 2016-2031 (LDP).

4. The Authority has refused permission on the basis that the premises has not been recently marketed as a business to demonstrate that there is no commercial/employment interest in the economic viability of continuing a food or drink establishment or some other commercial/employment use that offers a retail/business use on the High Street before changing the use of the building to residential use. The objection from the Authority is that there is no recent evidence to demonstrate that the existing use is no longer viable or that it cannot be used for a similar or alternative purpose.
5. LDP Strategic Policy H criterion ix is referenced in the refusal reason. Policy H indicates that in order to create and retain a sustainable rural economy the National Park Authority will safeguard existing key employment sites at Bala, Dolgellau and Harlech. The policy seeks to promote the re-use of underused or redundant land or buildings for economic or employment purposes amongst other things. The policy notes that proposals for the re-use of existing employment land or buildings (other than key employment sites) for other purposes will only be permitted where the retention of the employment or business is no longer viable, and it cannot be re-used for similar or alternative employment purposes and the employment potential has been advertised on the market for at least one year
6. LDP Policy 24 which is referenced in the officer's delegated report on 11 January 2022 indicates that within the retail areas identified in Aberdyfi, Bala, Betws y Coed, Dolgellau and Harlech, the change of use of ground floor retail premises (A1 shops) to residential or holiday accommodation uses will be resisted.
7. The appellant purchased the property in 2012 and the building had been on the market for 2 years prior to its purchase. The appellant refers to the difficulties of purchasers obtaining a mortgage for the premises which is part commercial and part residential. LDP Policy 24 refers to Class A1 shops and not to Class A3 food and drink establishments of The Town and Country Planning (Use Classes) Order 1987 (as amended). The appellant contends that this policy does not apply to this appeal proposal. The appellant ran a successful business living above the business premises. The flat above does not contain a kitchen and there is no toilet in the café area and only one shared entrance which serves both the café use and flat. The appellant indicates that it would be impractical to install a separate entrance to serve the flat.
8. The appellant ceased trading in 2016 and subsequently marketed the premises between 2016 and 2017. There was no interest shown and the appellant decided to lease the property and the flat. The lease was for 5 years but the leaseholder had no interest in purchasing the premises after the term because mortgage companies required 25-30% deposit. The appellant asserts that it would be unlikely that if the premises were to be marketed for a year, they would find a buyer. The appellant considers that the business is no longer viable and that the couple would want to reside there since they are now retired. The premises will not re-open as a business under current ownership.
9. The appellant refers to three recently granted change of use of commercial premises to residential use in Harlech and considers that the precedent has been set. The proposed development is at the end of the High Street away from the main shopping area and Harlech is already well served by restaurants and cafes.
10. The retail area defined in the LDP is linear in layout following the core area of the High Street. The premises lies opposite a public short stay car park and adjacent to another fast-food outlet and gift shop within the terrace block. I observed that footfall in the general area was reasonably busy due to the location of the car park in proximity to the remainder of the retail area and the tourist attraction of Harlech castle. The premises has a wide and prominent frontage on the corner of the street and is situated right next to a narrow footway.

11. Recent economic pressures have had a significant impact on retail areas generally. However, the retail area in Harlech appears reasonably buoyant from what I saw during my visit. It was not evident to me that there were several empty or vacant properties within this area. There was some diversity to the range of uses and footfall was relatively high. The car park was near to full when I visited which suggests that Harlech retail area benefits from visitors due to the draw of the castle as an historic heritage destination and as a local retail settlement that serves the rural area.
12. The LDP has defined a retail area to Harlech to protect its retail function recognising that it is smaller than Bala and Dolgellau, but that it performs a tourist-based retail function and is regarded as a sustainable location for retail development. Although the current use of Class A3 use food and drink is not a Class A1 retail use as explicitly referred to in Policy 24, Policy H seeks to protect against the loss of employment or business uses. These premises maybe changed or re-used for other purposes only when the business is no longer viable. The premises may have been empty for some time, but that is not an indication of a declining retail area since the premises has not been marketed for 5 years and the intent is to reside at the property and to not open a business. This does not demonstrate that a business would not be viable since the market has not been tested.
13. A prospective buyer might provide an alternative business use for the premises for the building as a whole or by separating the uses which are presently combined. To indicate that this would be impractical has in fact not been tested recently in the marketplace. I acknowledge the difficulty in obtaining a commercial mortgage and deposit, but that is dependent on several factors, the price, a robust marketing attempt and the marketplace interest in starting a business or employment use in this location.
14. I note the point about other change of use applications that have been granted, but I have no evidence on their history, whether the policy considerations were identical or whether there were material considerations which outweighed all other factors for them to be considered in the same context as this proposal. I have considered this appeal on its individual merits and based on the available evidence which has been submitted.
15. I consider that the proposal would not comply with LDP Strategic Policy H (criterion ix).
16. I conclude that the proposed development fails to accord with the development plan, and other material considerations are insufficient to outweigh the conflict with the development plan.

Conservation area

17. The Conservation Area (CA) is quite extensive it covers the historic Harlech castle and its environs the lower reaches of Coleg Harlech and several distinct areas defined by topography, dense areas of woodland, the layout of small houses around steep and curving roads, the central core of buildings around the High Street and the secluded wooded area around St Tanwg's Church. The CA is characterised by the medieval castle, and its topography and surrounding outstanding landscape setting, later 19th and 20th Century buildings of traditional stone and slate and a tight knit layout around the central retail core area of the High Street with winding and in some places steep rural roads leading in and out of the town.
18. The immediate area directly adjacent to the appeal site comprises the CA which is characterised by the terrace group of stone built and slate roof buildings with a tight and close relationship to the High Street. This terrace group has wide shopfronts at street level and lie opposite a public car park and another residential stone terrace of buildings. To the east and opposite is a stone wall and a dense area of trees.

19. The heritage statement indicates that the appeal property was in residential use prior to the installation of the shop front. Removing the shop front it is asserted would return the property to what it was before with stone detailing to match the first floor and new windows and door at ground floor to reflect the detail of the existing first floor windows. A balcony and the conversion of a window to door also forms part of the proposal, which is not opposed by the Authority. It is asserted that the appeal building sits at the southern end of Harlech High Street facing south and therefore the alterations would have no impact on the relationship of the building to its setting.
20. However, the public car park is within the CA. As CADW indicates the main external change would be the removal of the shop front and installation of the flat stone façade and domestic style windows and door. I agree that the main visual change would be to the front which is a viewpoint from the car park. The car park would in many instances be the point of arrival for visitors to the CA, and the appeal building is prominent because of this aspect.
21. I therefore disagree that the appeal site is on the periphery of the CA, there are areas and spaces which are themselves within the CA which are contributing factors in appreciating the significance of the CA. The view from the car park is one aspect which provides a sense of arrival to the CA, the road and narrow pavement next to the terrace group forms a continuation of the same view.
22. The return of the appeal building to a domestic style appearance on the ground floor street level view is not objectionable. The proposed new windows are proportional to the size of the upper floor windows in terms of dimension and in one aspect wider which provides an appropriate ratio and visual balance to the building. The evidence indicates that it was probably in residential use before the installation of the shopfront and CADW similarly agrees that the proposed change would return the building to a similar position before it was a shop and then a restaurant.
23. However, the significance of the CA derives from the traditional building forms and materials. The layout of residential and commercial buildings follows the contours of the land and some steep narrow roads. The CA is notable for the medieval castle, dramatic viewpoints of the wider landscape, areas of dense woodland and examples of Georgian, Victorian, and Edwardian buildings constructed of traditional materials, some of which vary in scale and finish. The predominately tight knit form of buildings situated around High Street are positioned close to the road but separated by space around them. Collectively these buildings constructed of traditional materials, the space they occupy and their relationship to each other, make a positive contribution to the character and appearance of the CA, and contribute to its significance as a heritage asset.
24. The proposal would be to match the detailing and materials of the first-floor windows. I noted that PVCu windows had been installed at first floor level throughout this terrace group. The proposal does not provide the detail that would be necessary to determine the impact on the CA to have proper regard to the special attention needed to ensure that the proposal preserves or enhances the character or appearance of the CA.
25. PVCu is not a traditional material and would damage the appearance of the CA and its significance as a heritage asset. This is because PVCu frames are generally thicker, require plastic beading, trickle ventilation, and the glazing is generally modern and highly reflective and generally lack the finesse of wood sash or casement windows. Given the prominence of the appeal building, its wide street frontage and the expanse of the openings, the lack of detail and lack of method statement to the treatment of the infill stonework, I am not satisfied that the proposal would preserve the appearance of the CA. Based on the information presented and due to the absence of detail needed to have

regard to the statutory test of CAs, I am not convinced that these matters can be controlled through planning conditions.

26. I consider that the proposal would conflict with LDP Strategic Policy Ff. The proposed development would fail to preserve the appearance of Harlech Conservation Area.

Other Matters

27. CADW has not objected to the impact of the proposed development on the scheduled monument and world heritage site of the castle and its outstanding universal value, and I concur with that view.

Conclusion

28. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

29. I found that the proposal does not accord with the development plan and other material considerations are insufficient to outweigh the conflict with the development plan. The proposed development fails to preserve the appearance of the CA.

30. For the reasons given above, I conclude that the appeal should be dismissed.

Iwan Lloyd

INSPECTOR