

# 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 17<sup>th</sup> May 2023

**Time:** 10.00 a.m.

**Location:** The Oakeley Room, 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***

# AGENDA

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 - 7**  
The Chairman shall propose that the minutes of the meeting of this Committee held on the 19 April 2023 be signed as a true record (copy herewith) and to receive matters arising, for information.
4. **Local Access Forums – approve the appointment of members to the Authority's Local Access Forums** **8 - 10**  
Submit a report by the Director of Corporate Services (Copies herewith)
5. **Reports by the Director of Planning and Land Management** **11 - 59**  
To submit the reports by the Director of Planning and Land Management on applications received. (Copies herewith)
6. **Update Reports** **60 - 87**  
To submit update reports, for information. (Copies herewith)
7. **Delegated Decisions** **88 - 94**  
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)
8. **Appeal Decision** **95 - 99**  
To submit an oral report by the Director of Planning and Land Management on the Inspector's decision to grant appeal NP5/71/485 - Construct new garage with overspill accommodation for the main dwelling on the first floor, Bryn Derw, Llanuwchllyn. Appeal by Diana Smith against the decision of the Snowdonia National Park Authority to refuse planning consent  
(A copy of the Inspector's decision is enclosed – Copies herewith)

**SNOWDONIA NATIONAL PARK PLANNING AND ACCESS COMMITTEE  
WEDNESDAY 19<sup>th</sup> APRIL 2023**

Councillor Elwyn Edwards (Gwynedd) (Chair)

**PRESENT:**

**Members appointed by Gwynedd Council**

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

**Members appointed by Conwy County Borough Council**

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

**Members appointed by the Welsh Government**

Mr. Brian Angell, Ms. Tracey Evans, Ms. Sarah Hattle, Mr. Tim Jones, Ms. Delyth Lloyd.

**Officers**

Iwan Jones, Jonathan Cawley, Jane Jones, Richard Thomas, Dafydd Thomas, Alys Tatum, Anwen Gaffey.

**In attendance**

Richard James, Prospero Planning Consultants  
Sharon Warnes, Standards Committee Vice-Chair

The Director of Planning and Land Management stated that the meeting was being recorded to assist in verifying the minutes and that the recording would also be available online.

1. **Apology**  
Ms. Naomi Luhde-Thompson.
2. **Declaration of Interest**  
Councillor Elwyn Edwards declared both a personal and prejudicial interest in Item 4 on the Agenda (NP5/53/576 – Proposed extension of Llyn Tegid narrow gauge railway, Land at Bala, under paragraphs 10 (2) (c) (i) and 12 (1) of the Code of Conduct for Members and left the meeting whilst the matter was being discussed.
3. **Minutes**  
The minutes of the Planning and Access Committee meeting held on 8<sup>th</sup> March 2023 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. **Planning Appeal Submitted and Received** – copy of the following appeal decision:-  
Appeal by Sean Taylor against the Authority's refusal to discharge a planning obligation relating to permission to convert a former outdoor pursuits centre to a dwelling, former Canolfan Gweithgareddau Awyr Agored Nant y Rhiw, Nant y Rhiw, Llanrwst. LL26 0TN (Appeal allowed)

**The meeting ended at 11.50**

## SCHEDULE OF PLANNING DECISIONS – 19<sup>th</sup> APRIL 2023

### Item No.

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

- (1) NP5/53/576 – 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, Land at Bala.

The Chairman left the meeting whilst this item was under discussion and the Vice Chair of the Planning and Access Committee chaired the meeting in his absence

**Reported** – Richard James, Prospero Planning Consultants presented the report and background and provided further additional details as follows:-

- Members were provided with a presentation outlining details of the existing and proposed route and a summary of the key elements and designations. Members were advised upon the relevant policies and main considerations.
- Members noted that in addition to the 12 individual representations received at the time of writing the report, 275 further representations had now been received, the majority of which were in support of the application, although as they had only been received in the days preceding committee, he had not had time to fully assess all of them. In summary, the letters drew attention to the economic benefits, the educational benefits for promoting the cultural heritage of the area, sustainable tourism and the much-needed investment to help retain young people in the area. Letters had also been received from the local Assembly Member and the Member of Parliament requesting that the application be deferred.

#### Public Speaking

Mr. Dilwyn Morgan, representing Bala Town Council, addressed the Planning and Access Committee and asked Members to consider the following:-

- Mr. Morgan thanked the Committee for the opportunity to speak in favour of the development and to declare Bala Town Council's full support for the proposal.
- for over 9 years the applicant had engaged consistently and thoroughly with local stakeholders including:-
  - Bala Town Council - the Mayor was at the meeting today representing unanimous support for the development.
  - Llanuwchllyn, Llangywer and Llandderfel Parish Councils.
  - local organisations and local schools.
  - a number of events have also been held to share information with the public with the aim of bringing the railway back into Bala for the first time since 1965.
- the applicant always responds promptly to all enquiries and concerns from the community with regard to the development.
- there was a strong feeling of local ownership by the community, and it was important that this was heard here today.
- there were clear economic benefits for the whole area and beyond, in terms of use of resources, local businesses, as well as providing employment and apprenticeships.
- the proposal was important for developing the principle of sustainable tourism and was an opportunity to address the pressures of tourism, such as better toilet facilities, parking etc. The current location in the Penybont area was completely unacceptable and unsustainable in terms of parking and did not allow the residents

of Llangywer access to their own community. Also, there were no facilities at the current site.

- Mr. Morgan acknowledged the comprehensive report and thanked the members of the committee for their dedication in reading, analysing and forming an initial opinion on the application after only receiving the report in the last few days.
- protecting our heritage and unique habitats was important to all of us and especially to the residents of the National Park. This was an important decision for the members of this committee.

Mr. Julian Birley, on behalf of the applicant, addressed the Planning and Access Committee and asked Members to consider the following:-

- this was a unique community project that was not without its complexities.
- it was a proven fact that heritage railways help underpin local economies while preserving the importance of the area's industrial heritage.
- by extending from Penybont to a site in Bala it will relieve the parking problems on the B4403 which is proven to be an issue, as well as being a location with no facilities. It has taken over 9 years to get to where we are today after submitting the planning application in October 2021.
- £1 million has been raised in financial donations and a further £400k donated in professional services. Thus far, the money has been spent on land purchases, consultants, and £300k paid to Natural Resources Wales as part of the flood defence upgrade scheme. All this is local to Bala and will be creating new jobs both directly and indirectly, and market analysis indicates incremental spend of £1.3 million in the town and surrounding area as passenger numbers increase over future years.
- with the station in Aran Street, it will draw the town and lake foreshore closer together and businesses will benefit. With connections to the T3 bus service at either end of the line it will be part of an integrated transport system and will provide a facility for visitors to get out of their cars and explore the local area by train.
- the Bala lake railway was a not-for-profit community organisation. The proposed railway was entirely dependent on fundraising. It was critical for the project to secure planning permission to enable the trust to apply for grant aid and other contributions and support for the development.
- the applicant was still in the process of resolving some issues and consultants had finally met with the Welsh Government Trunk Road Agency last Friday and together have now found a way forward.
- consultations are also underway with Welsh Water to address their concerns regarding protection of the existing pipeline.
- the developer will comply with the public protection officer's recommendations regarding provision of acoustic fencing and vibration mitigation measures.
- the Welsh Centre for Language Planning endorses the Community and Linguistic Impact Statement, subject to one minor amendment, which the applicant was happy to incorporate.
- the applicant has recently been advised of the archaeological potential at Castle mound. It has been surveyed and identifiable activity was post medieval and associated with the previous railway station.
- this project has a significant lead in time, at least 3 years, so with regard to the phosphate discharges, it is proposed to cap visitors at Bala at the current level until such time as this issue is resolved.

- if permission was not forthcoming today with conditions, the applicant requests that the committee defer any decision on the application in order to allow progress of these matters to continue, and a site visit was suggested.
- for planning permission to be refused now would be forever to the detriment of the economic prosperity of Bala.

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

The Chairman returned to chair the meeting.

5. **Update Reports**

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

NP5/54/ENFLB33M – Nannau Hall, Llanfachreth

The Acting Planning Manager did not have an agreed timeline but assured Members that matters were progressing. Further updates would be presented to the next or following meeting of the Planning and Access Committee.

**RESOLVED to note the report.**

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

- (3) Outstanding Applications where more than 13 weeks have elapsed – **For Information**  
**RESOLVED to note the report.**

## ITEM NO. 4

<b>MEETING</b>	Planning and Access Committee
<b>DATE</b>	17 <sup>th</sup> May 2023
<b>TITLE</b>	<b>MEMBERSHIP OF LOCAL ACCESS FORUMS</b>
<b>REPORT BY</b>	Access and wellbeing Manager
<b>PURPOSE</b>	To approve the appointment of members to the Authority 's Local Access Forums

### 1. BACKGROUND

- 1.1 In April 2002, as required by the *Countryside and Rights of Way Act 2000* the Authority established two Local Access Forums, one for the north and one for the south of the National Park. Regulations published by Welsh Assembly Government stipulate that members of a Forum must be reappointed every three years. Members were last appointed in April 2020.
- 1.2 At its meeting on 8<sup>th</sup> March 2023 the Planning and Access Committee agreed the process and timetable for the reappointment, and a selection panel comprising four Authority Members was chosen to make the selection from the applications received.
- 1.3 The selection panel met to consider the applications on 19<sup>th</sup> April 2023. In accordance with Welsh Assembly Government Guidance, the panel was required to ensure a balance between the interests of land managers and recreational users. Local Access Forum members are appointed as individuals, not as representatives of organisations, and they are required to demonstrate a commitment to improving access to the countryside.
- 1.4 A number of new applications were received from the two main interest groups, land management and recreation, together with repeat applications from all but 3 of the existing members (Southern Forum) and 5 of the Northern Forum. The disabilities representatives all re applied.
- 1.5 The number of Members of the Forum who represent the SNPA , Gwynedd Council and Conwy Council and the interests of people with disabilities, will remain unchanged.



- 1.6 The Selection Panel recommend that the number of members for the North Snowdonia Forum would be at 17 members and the South Snowdonia Forum at 18 members. \*Although the required balance of general interest has been ensured within the Northern Forum, there is still however a lack of representation from the Landowners section. Therefore, the panel recommend that if needed, officers consult to co-opt a named individual (subject to the approval of the Authority). *The maximum number of members per Forum permitted by Regulations is twenty-two.*

## **2. RESOURCE IMPLICATIONS**

- 2.1 Within existing budget

## **3. RECOMMENDATION**

Members are asked to approve the recommendations of the selection panel, as follows:

### **3.1 Northern Local Access Forum:**

#### **Landowners**

Mr Edwin Noble  
Mr Arthur Davies  
Mr Dafydd Gwyndaf  
Mr Richard Williams  
Mrs Fiona Davies  
MrPaul Williams

#### **Users**

Mr Robin Parry  
Mr David Firth  
Mr Mark Jones  
Mr Calum Muskett  
Mrs Janet Wilkin  
Mrs Maggie Barry  
Mr Conor Alexander

Disabilities representative – Mr John Glandston

### 3.2 **Southern Local Access Forum:**

#### **Landowners**

Mr Geraint Rowlands  
Mr Alun Edwards  
Mr Alun Wyn Evans  
Mr Hedd Pugh  
Mr Huw Roberts  
Mr R Emlyn Roberts  
Mr Rhodri Prys Jones

#### **Users**

Mr Aled Thomas  
Mr David Coleman  
Mr Eryl Jones Williams  
Mrs Gaynor Davies  
Mrs Jan Holmes  
Mrs Leslie Amison  
Mr Tim Faire  
Mr David Evans

**Disabilities representative** – Mr Delwyn Evans

### **BACKGROUND PAPERS**

Countryside and Rights of Way Act; The Stationery Office Limited (2000)

The Countryside Access (Local Access Forums) (Wales) ; The Stationery Office Limited (2002).

<u>Rhif Eitem / Item No.</u>	<u>Cyfeirnod / Reference No.</u>	<u>Disgrifiad / Description.</u>	<u>Swyddog Achos / Case Officer</u>
1	NP2/11/634J	Adeiladu adeilad gorsaf rheilffordd i gynnwys swyddfa docynnau, caffi, seddi dan do ac awyr agored, toiledau, swyddfa a man aros dan do ac adeiladwaith cysylltiedig arall, Gorsaf Rheilffordd i'r Gogledd o Oberon Wood, Beddgelert / Construction of railway station building to include ticket office, café, indoor and outdoor seating, toilets, office and covered waiting area and other associated infrastructure, Railway Station to North of Oberon Wood, Beddgelert.	Richard Thomas
2	NP5/50/400D	Newid defnydd tir i ffurfio cwrtil ychwanegol i Greenhill Bungalow, adeiladau garej ar wahân, creu man pacrio/troi cerbydau, adeiladu waliau cynnal, grisiau mynediad, ffensio i ffiniau perimedr, a ffurfio llwybrau i'r preswylfa, Tir ger Greenhill Bungalow, Stryd Copperhill, Aberdyfi, / Change of use of land to form additional curtilage to Greenhill Bungalow, construction of detached garage, formation of parking/vehicle turning area, construction of retaining walls, access steps, fencing to perimeter boundaries, and formation of paths to residence, Land next to Greenhill Bungalow, Copperhill Street, Aberdyfi	Sophie Berry
3	NP5/74/498A	Amrywio Amod 2 (Cynllun Adfer a Rheoli Tirwedd a Dogfen Ategol) a Dileu Amod 4 (lled y trac) sydd ynghlwm i Ganiatad Cynllunio NP5/74/498 dyddiedig 18/05/2022, Pennant, Llanymawddwy./ Variation of Condition 2 (Landscape Remediation and Management Plan and Supporting Document) and Removal of Condition 4 (width of track) as attached to Planning Consent NP5/74/498 dated 18/05/2022, Pennant, Llanymawddwy.	Dafydd Thomas

**Snowdonia National Park Authority      Date: 17-May-2023**  
**– Planning & Access Committee**

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**Application Number:** NP2/11/634J

**Date Application Registered:** 30/01/23

**Community:** Beddgelert

**Grid Reference:** 258724.9 348034.9

**Case Officer:** Mr Richard Thomas

**Location:**

Railway Station to North of Oberon Wood,  
Beddgelert.

**Applicant:**

Paul Lewin,  
The Ffestiniog Railway Company  
Harbour Station  
Porthmadog  
Gwynedd  
LL49 9NF

**Description:**

Construction of railway station building to include ticket office, café, indoor and outdoor seating, toilets, office and covered waiting area and other associated infrastructure

**Summary of the Recommendation:**

To **GRANT** permission subject to conditions relating to:

- Start work within 5 years.
- Accordance with approved plans
- Appropriate materials
- Removal of certain PD rights
- Means of access
- Securing Biodiversity
- Scheme of external lighting

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

Objection by Beddgelert Community Council – over development and vehicular access.

**Land Designations / Constraints:**

Open Countryside

Within Conservation Area

Within the catchment of the Meirionnydd Oakwoods and Bats SAC

**Site Description:**

The site subject to this application is located on the platform of the Welsh Highland (Caernarfon – Porthmadog) tourist railway. Located in very close proximity to the settlement of Beddgelert on elevated ground above the APCE carpark.

## Proposed Development:

Construction of railway station building to include ticket office, café, indoor and outdoor seating, toilets, office and covered waiting area, and other associated infrastructure.

## Relevant Planning Policies:

Eryri Local Development Plan 2016-2031 (ELDP)

- Strategic Policy C: Spatial Development Strategy
- DP1: General Development Principles
- SPD: Natural Environment
- DP3: Energy
- SPFf: Historic Environment
- DP6: Sustainable Design and Materials
- SPI: Tourism
- DP21: Tourism and Recreation
- SPL: Accessibility and Transport

## Consultations:

Community Council	Objection, overdevelopment and means of access
Cyfoeth Materiol Cymru	No objections
Gwynedd Highways	No objections
Gwasanaeth Tân ac Achub	No objections
APCE Ecologist	No objections

## Response to Publicity:

The application has been publicised by way of a site notice and neighbour notification letters. 27 letters received in response.

## Assessment:

### 1. Principle of Development

1.1 It should be noted at this stage that the principle of development for a station building providing the same facilities as currently proposed has previously been approved by this Authority under planning reference NP2/11/634A in 2006. That application has commenced and could be completed without further reference to this Authority. This current application proposes an alternative design to update it from and take advantage of more modern construction techniques and efficiencies.

1.2 Based on the policies of the ELDP, in particular Policies SPC, DP3, SPI, DP 21 and SPL, this application follows the aims and objectives of the ELDP in providing a tourist facility up to modern day standards of design, comfort, energy efficiency and sustainability.

## **2. Planning Assessment**

- 2.1 Around 2009 the concrete slab foundation was laid in accordance with the 2006 planning approval for a station building providing a ticket office, waiting room, toilets, café and sale of souvenirs. Having laid the foundations that permission could be continued now to completion, thereby giving the railway company a fallback position. However, since the foundations were laid construction halted with, as a result, the railway company has been utilising temporary toilets and timber sheds for customer facilities.
- 2.2 The intention now is to modernise the design and facilities of the station building whilst utilising the foundations as laid. The footprint of the now proposed building will therefore be identical to that previously approved. Similarly, the facilities proposed to be provided are identical, i.e., a ticket office, waiting room, toilets, café and sale of souvenirs.
- 2.3 Whilst the 2006 permission had a condition attached restricting retail sales to railway related souvenirs and preventing the use of the building as a café the applicants successfully appealed against that restrictive condition. The result of allowing the appeal means that they would be able to sell any items they wish and offer refreshments from a café within the building without restrictions.
- 2.4 Consequently, the only significant difference between that previously approved and that now under consideration is the design, orientation of the roof pitch and external materials. The roof pitch as now proposed has been so orientated to allow for the installation of photovoltaic panels to face south and so by take full advantage of solar power generation.
- 2.5 Within the building are shown customer of ticket office, waiting room, toilets, café and retail area. Exterior to the building is shown covered seating for customer waiting adjacent to the railway line and open seating off to the side of the building with access to the interior waiting/café area.
- 2.6 Externally the design of the building has been updated from that previously approved with a move away from a traditional railway station look to utilise more modern materials of natural timber cladding under a natural mineral slate roof. The ridge line of that now being shown is very slightly lower than that previously approved.
- 2.7 As the site for the proposed building falls within the Beddgelert Conservation Area very careful consideration must be given to design, form and use of materials.
- 2.8 The completion of a new station building will enable the removal of the somewhat unsightly temporary toileting facility and the timber sheds currently sited on the foundation slab.

- 2.9 I am of the opinion that the design, form and use of materials are of a more modern interpretation and would not harm the integrity of the Conservation Area and the removal of the unsightly temporary building currently sited on the railway platform will enhance the Conservation Area.
- 2.10 The Community Council have objected to this proposal. The basis of their objection is on the size of the building, concern over effect on trees and on vehicular access. On this occasion I am unable to agree with the Community Council on these points as the building as now shown is utilising the foundations and has a ridge line slightly lower than that previously approved which could be completed. There are no trees adversely affected by this proposal and the applicant has stated that they will not utilise any access through the neighbouring residential area of Oberon Wood.
- 2.11 Following publicity, 27 letters of objection have been received from nearby residents and members of the public. There are common themes in these objections such as:
- Inappropriate design
  - Over development
  - Loss of residential amenity – noise, light, views, litter, smells
  - Competition with existing businesses - retail and catering
  - Vehicular access through residential area i.e., Oberon Wood
  - Concern for trees
- 2.12 Design and the use of materials is a matter of subjectivity. I am of the opinion that the design and use of materials as now shown on the submitted plans brings the design of the building up-to-date and is of a modern design utilising sustainable principles to maximise solar gain through a more appropriate orientation. As the current design and form utilises the foundation platform as previously approved it is difficult to argue against size and location and is therefore not considered to be over development.
- 2.13 Any loss of amenity to neighbouring residential area is considered to be neutral as a similar development could be developed with the completion of that already approved in 2006. I would speculate that the situation could actually improve with the removal of the current collection of temporary buildings providing toileting, retail and catering and providing these facilities in one purpose-built station building.
- 2.14 The applicant has stated that no construction traffic will be taken through the adjacent Oberon Wood with as much of materials being brought to site via rail as possible. As with the 2006 permission any approval notice can be so conditioned to prevent any vehicles to access the construction site via Oberon Wood.
- 2.15 No trees will be lost or adversely affected as a result of this application if approved.

- 2.16 Natural Resources Wales have commented that the site falls within the catchment of the Meirionnydd Oakwoods SAC. As such and in line with the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments. Authorities are advised to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.
- 2.17 On this occasion it has been concluded that there would be no increase in foul drainage emanating from this development as there are already toilets at the location, which are to be removed. NRW have stated that they are satisfied with this conclusion and that there is no likelihood of any significant effect on the SAC if this application were to be approved.
- 2.18 There were no objections to this application from other statutory consultees.

### **3. Conclusions**

- 3.1 I am of the opinion that this proposal conforms with ELDP policy and, with appropriate conditions, can be approved.
- 3.2 I am satisfied that the proposal is not an overdevelopment of the site, that the design and use of materials is appropriate for the location and that there would be benefits to the Conservation Area.
- 3.3 I am also satisfied that the proposal will enhance the visitors experience and will be of benefit to those of less ability to access facilities.

Background Papers in Document Bundle No.1: No

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

1. (01) The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
2. (02) The development hereby permitted shall be carried out in accordance with the following approved plans:
  - BEDD.01 001: Site Location Plan
  - BEDD.01 101: Proposed Floorplan
  - BEDD.01 102: Proposed Elevations 01
  - BEDD.01 103: Proposed Elevations 02
  - BEDD.01 104: Proposed Sections
  - BEDD.01 105: Proposed Roof and Site plan



3. (29) The roof of the building shall be covered with blue-grey slates from the Blaenau Ffestiniog area, or slates with equivalent colour, texture and weathering characteristics details of which shall be provided and approved in writing by formal application by the Local Planning Authority and retained thereafter.
4. (96) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting or amending that Order with or without modification) nothing shall operate so as to permit (within the area subject to this permission) any development referred to in the Parts and Classes of Schedule 2 to the Order, summarised below:

**Part 17**  
**Classes A and G**

Any development by railway or light railway undertakers or an electricity undertaker comprising an electricity meter box or an electricity transformer or switching station or chamber, or a building of structure intended to protect electricity plant or machinery.

No such developments shall be carried out at any time within these Parts and Classes without the expressed consent of the Local Planning Authority.

5. No development shall take place until details of the proposed means of access to the site by construction vehicles and pedestrians during the construction phase have been submitted to and approved by the local planning authority by means of a formal application. Any such details as approved by the Local Planning Authority shall be adhered to at all times during the construction phase.
6. At no time during the construction phase shall construction vehicles or pedestrians access the site through or past Oberon Wood, Beddgelert.
7. No development in pursuant to this permission shall take place until a biodiversity enhancement scheme has been submitted to and approved by means of a formal application to the local planning authority. Any such approved biodiversity enhancement scheme shall be implemented in full within six months of this building first being occupied for the use hereby approved and shall thereafter be maintained to the entire satisfaction of the Local Planning Authority.

8. No development in pursuant to this permission shall take place until a scheme of external lighting has been submitted to and approved by means of a formal application to the local planning authority. Any such approved scheme shall of lighting shall be implemented as may be approved by the Local Planning Authority and shall thereafter be maintained to the entire satisfaction of the Local Planning Authority. No external lighting shall be installed without the expressed consent of the Local Planning Authority.
9. Prior to the building hereby consented being first brought into use the applicant shall permanently remove the temporary toilets and all other temporary structures currently positioned at the station platform.

**Reasons:**

1. To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. To define the permission and for the avoidance of doubt.
3. To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan Policies and in particular policies 1, 6 and A.
4. The local planning authority considers that such development should be subject to formal control in order to safeguard the amenities of the area.
5. In the interest of ensuring no disturbance or loss of amenity to nearby residential properties in Oberon Wood during the Constructing Phase.
6. In the interest of ensuring no disturbance or loss of amenity to nearby residential properties in Oberon Wood during the Constructing Phase.
7. To secure biodiversity enhancement in accordance with Strategic Policy D of the adopted Eryri Local Development Plan and paragraph 6.4.5 of Planning Policy Wales.
8. To ensure no harm to the special features of the Meirionnydd Oakwoods and Bat Site SAC.
9. To ensure benefits to the Beddgelert Conservation Area no increase in phosphate into the catchment of the Meirionnydd Oakwoods SAC.

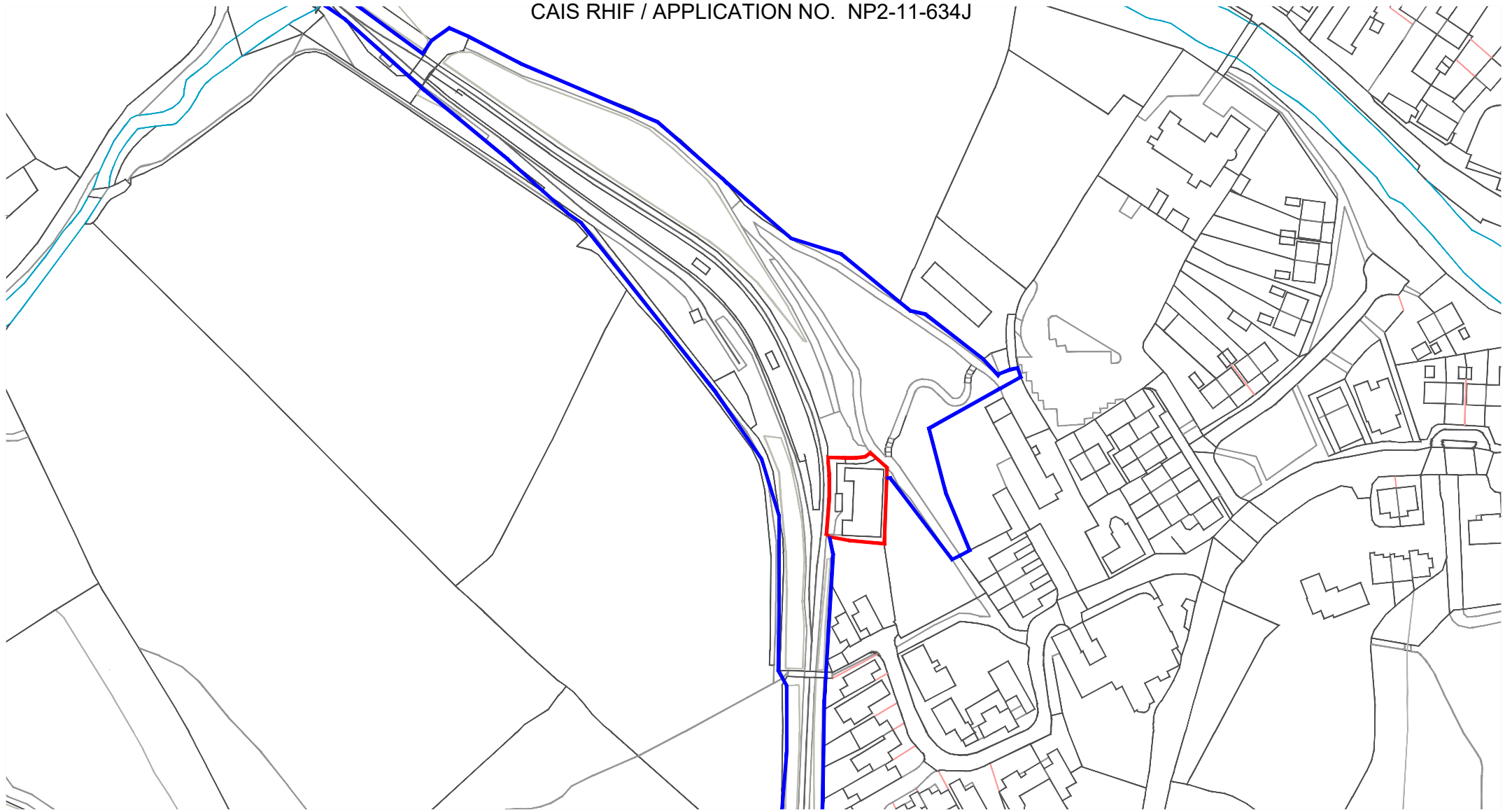
**Advisory Note:**

**FLOOD AND WATER MANAGEMENT ACT (FWMA) 2010  
THE SUSTAINABLE DRAINAGE (APPROVAL AND ADOPTION  
PROCEDURE) (WALES) REGULATIONS 2018**

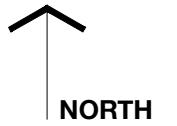
Sustainable drainage systems are a mandatory requirement on new development where the construction area is 100sqm or more. It is considered that this development, exceeds the above identified threshold and may require Sustainable Drainage Systems (SuDS) consent from the relevant Sustainable Drainage Systems Approval Body (SAB). Consequently, you are advised to contact the relevant SAB for advice and guidance on this matter at:

<https://www.gwynedd.llyw.cymru/en/Residents/Planning-and-building-control/Planning/Sustainable-Drainage-Systems.aspx>

PLEASE NOTE: If SuDS consent is required this will need approval from the SAB prior to the commencement of any works on site.



Site Location Plan 1:1250@A3



PROJECT **BEDDGELERT RAILWAY STATION**  
JOB NUMBER **BEDD.01**  
DRAWING TITLE **SITE LOCATION PLAN AS EXISTING**

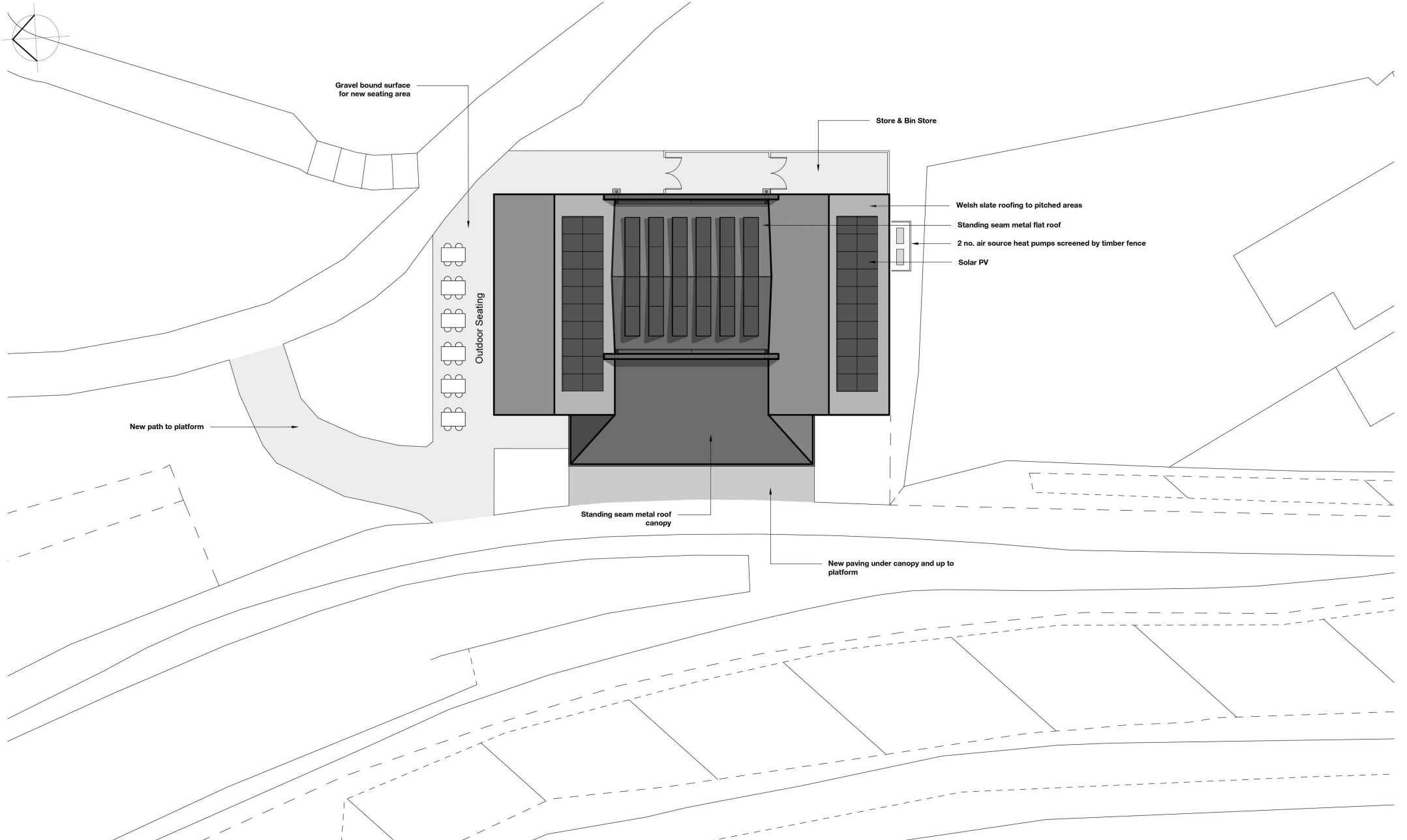
DRAWING STATUS **PLANNING** First Issue **MARCH 2022**  
DRAWING NO. **001**  
REVISION  
SIZE & SCALE **AS STATED @ 28**

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PROJECT **BEDDGELERT RAILWAY STATION**

JOB NUMBER **BEDD.01**

DRAWING TITLE **PROPOSED SITE PLAN**

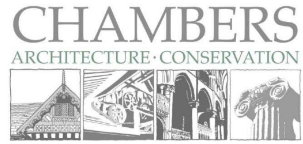
DRAWING STATUS **PLANNING** First Issue

DRAWING NO. **105**

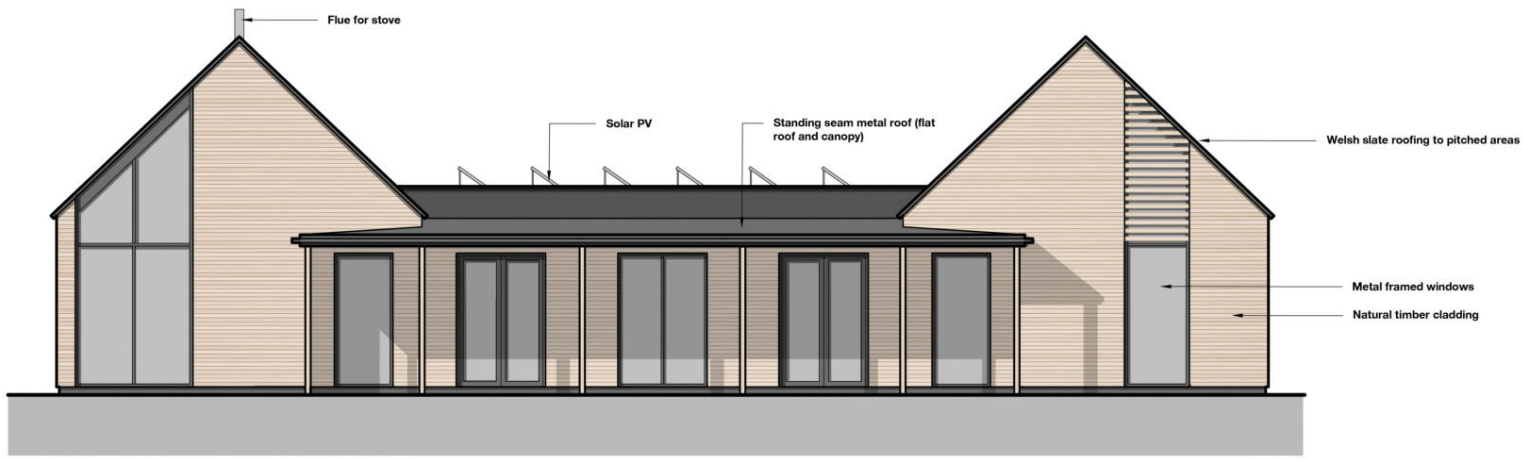
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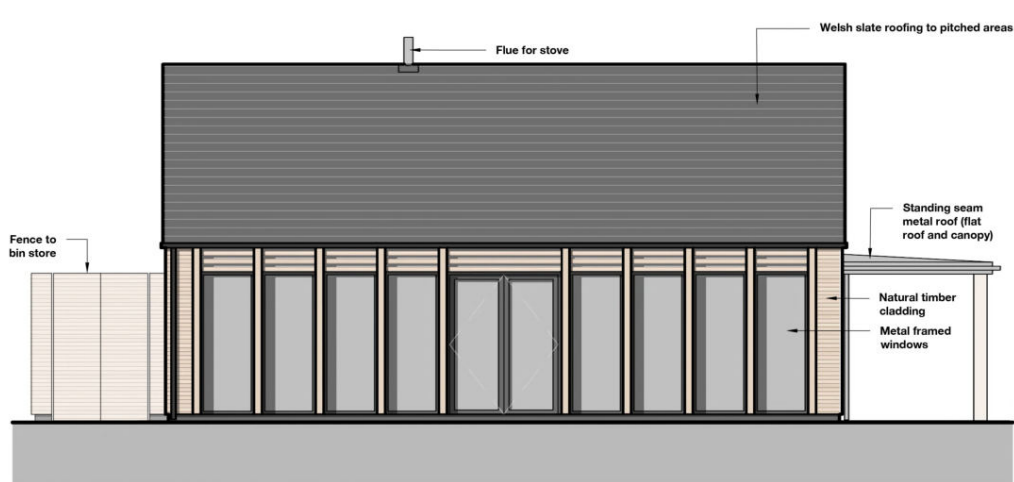
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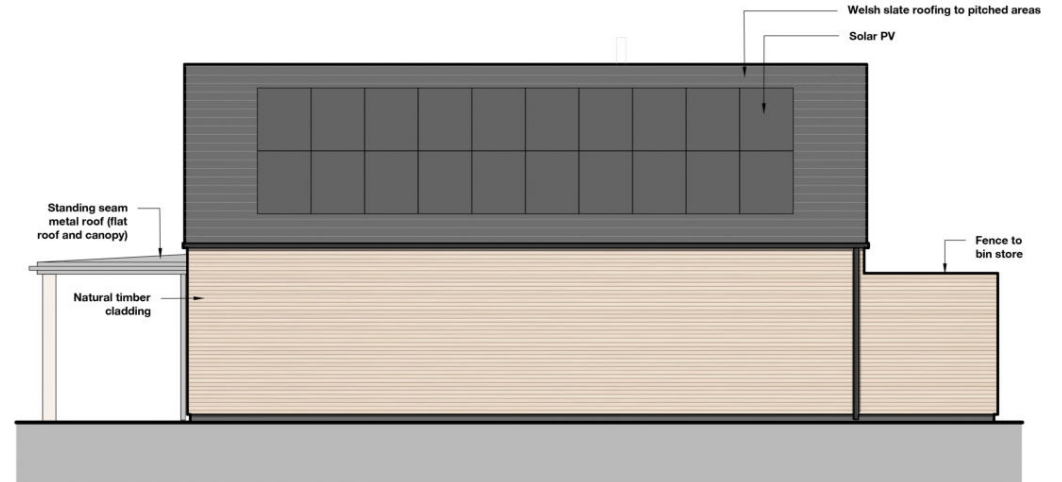
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E01 Proposed West Elevation



E02 Proposed North Elevation



E03 Proposed South Elevation

PROJECT **BEDDGELERT RAILWAY STATION**

JOB NUMBER **BEDD.01**

DRAWING TITLE **PROPOSED ELEVATIONS 01**

DRAWING STATUS **PLANNING**

DRAWING NO. **102**

REVISION **-**

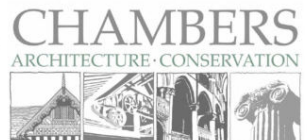
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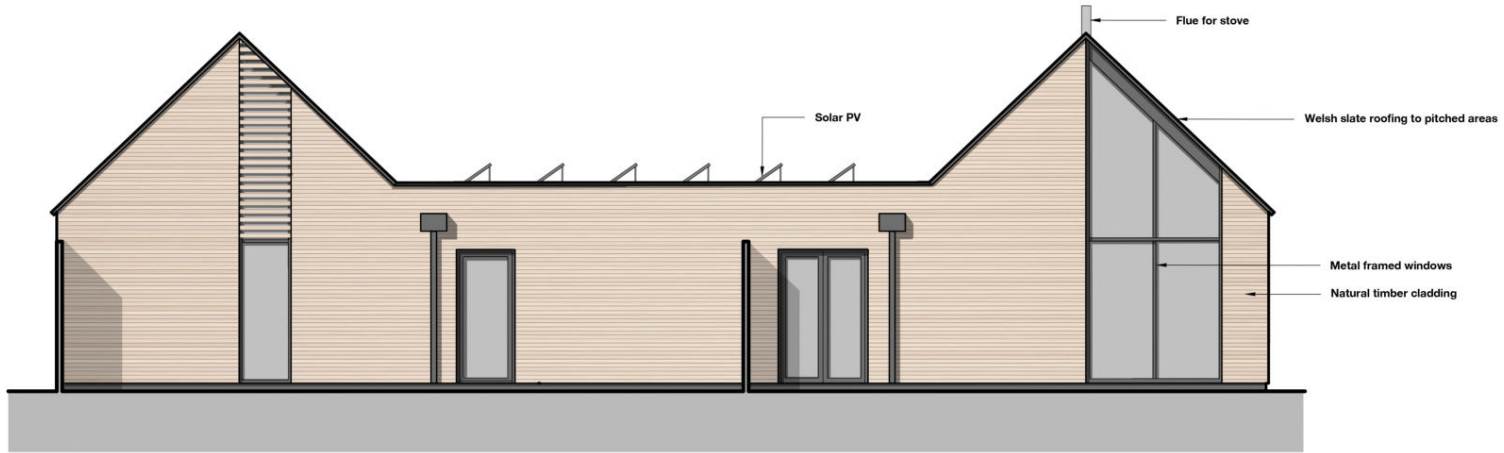
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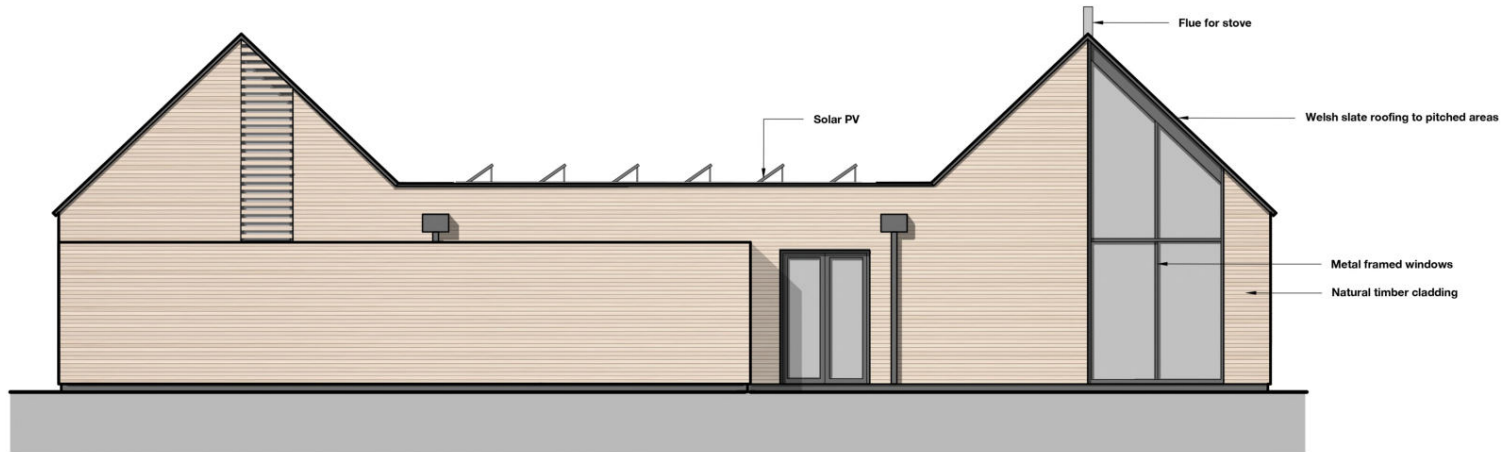
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E04 Proposed East Elevation



E05 Proposed East Elevation (including fenced area)

PROJECT **BEDDGELERT RAILWAY STATION**

JOB NUMBER **BEDD.01**

DRAWING TITLE **PROPOSED ELEVATIONS 02**

DRAWING STATUS **PLANNING**

DRAWING NO. **103**

REVISION **-**

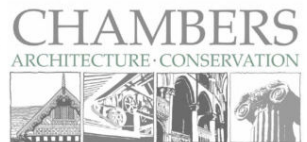
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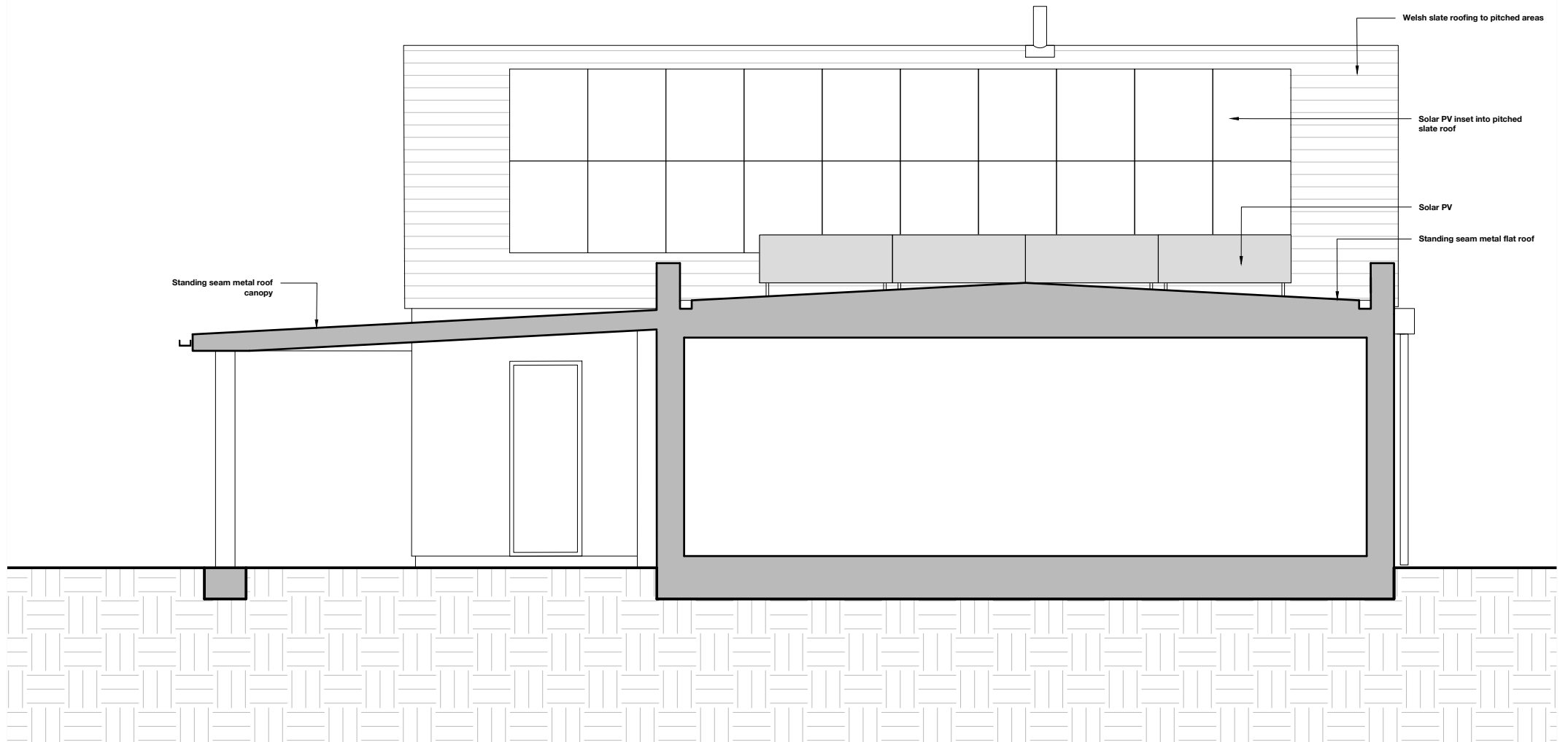
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PROJECT **BEDDGELERT RAILWAY STATION**

JOB NUMBER **BEDD.01**

DRAWING TITLE **PROPOSED SECTION AA**

DRAWING STATUS **PLANNING**

DRAWING NO. **104**

REVISION **-**

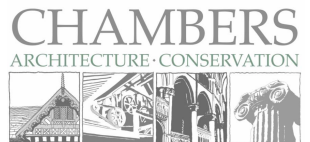
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First Issue

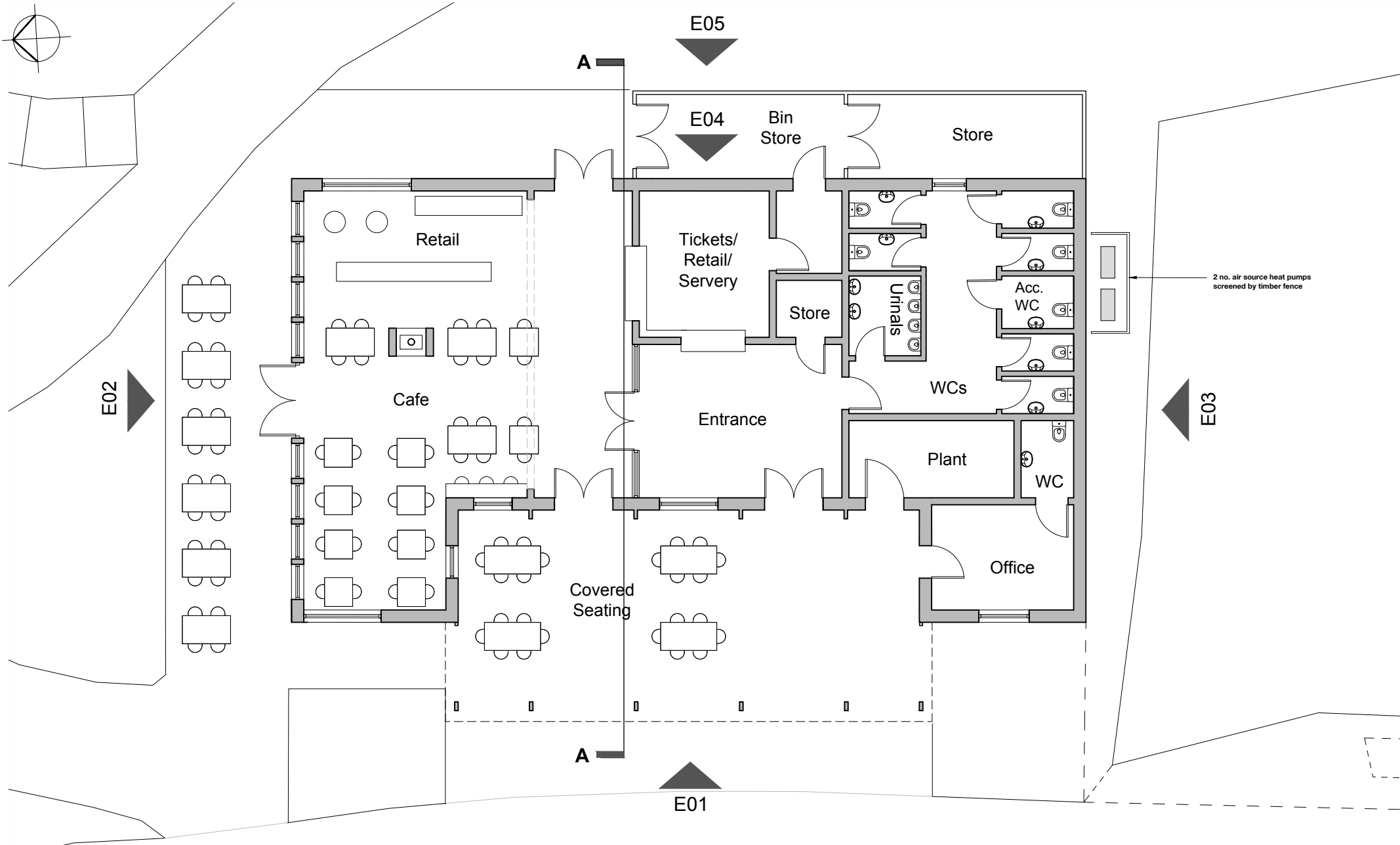
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PROJECT **BEDDGELEERT RAILWAY STATION**

JOB NUMBER **BEDD.01**

DRAWING TITLE **PROPOSED PLAN**

DRAWING STATUS **PLANNING**

DRAWING NO. **101**

REVISION **-**

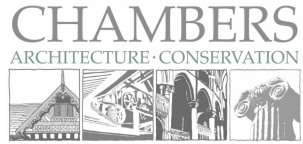
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BEDDGELERT STATION.  
CHAMBERS '22

**Snowdonia National Park Authority      Date: 17-May-2023**  
**– Planning & Access Committee**

---

**Application Number:** NP5/50/400D

**Date Application Registered:** 07/01/23

**Community:** Aberdyfi

**Grid Reference:** 261388 296102

**Case Officer:** Ms. Sophie Berry

**Location:**

Land next to Greenhill Bungalow, Copperhill Street, Aberdyfi, LL35 0HF

**Applicant:**

Tim Pritchard  
 Greenhill Bungalow  
 Copperhill Street  
 Aberdyfi  
 Gwynedd  
 LL35 0HF

**Description:**

Change of use of land to form additional curtilage to Greenhill Bungalow, construction of detached garage, formation of parking/vehicle turning area, construction of retaining walls, access steps, fencing to perimeter boundaries, and formation of paths to residence

**Summary of the Recommendation:**

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

- Start work within 5 years.
- Accordance with approved plans and documents.
- Submission of scheme of landscaping.
- Timing of Landscaping.
- Details of boundary treatment and retaining walls.
- Within 3 months of the date of the decision a bird box shall be installed as proposed on plan PL001A in a location to be first agreed with the Local Planning Authority.
- Roof to be finished in blue grey slate.
- Use of Conservation Style Roof Lights.
- Building only to be used in association with Greenhill bungalow.
- External timber to weather naturally.

- Removal of Domestic Permitted Development Rights.
- No caravans to be sited within curtilage.

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

Objection from Community Council

**Land Designations / Constraints:**

- Housing Development Boundary
- Aberdyfi Conservation Area

**Site Description and Background:**

The application site comprises an area of land directly to the rear of Greenhill Bungalow and an adjoining piece of land, positioned below this and immediately east of the residential development at Hafan Dyfi. It is located within Aberdyfi Conservation Area and accessed *via* a lane off Copperhill Street which runs parallel with the railway line immediately to the south.

Greenhill Bungalow itself does not benefit from vehicular access or any dedicated off-street parking and currently has a very limited lawful curtilage.

Historically, the application site contained a detached concrete building, and it is served by an existing vehicle access. More recently the land had been cleared of vegetation, including trees and scrub, and a degree of re-profiling has taken place. Trees in a Conservation Area benefit from protected status and the application site is identified as a significant tree group within the draft Conservation Area Appraisal (CAA). An application for works to the trees has been submitted and approved but it has been noted by the Forestry Officer that a large area of scrub was previously removed. The photograph below shows how the lower site appeared during the officer visit (taken November 2022) and the applicant has provided a photograph which shows remnants of the demolished concrete building.

**Figure 1: Photograph of the Application Site**



A number of the objections received raise the matter of land ownership. The applicant has provided sufficient evidence to demonstrate he is the registered owner, and has completed the correct ownership certificates, including for the part of the lane over which access is required. Legal advice has been sought in respect of this matter and it is considered that the correct procedure has been followed and any other disputes remain a civil matter between landowners.

The applicant did engage in pre-application discussions in relation to the proposal and has amended the design during the course of the application to reduce the height, scale and visual impact of the garage building by moving the position of the external staircase to the northern, and least prominent, elevation. The size of the proposed curtilage has also been reduced to remove a large part of the woodland.

There is no application history for the site itself but previous planning applications at Greenhill Bungalow include:

NP5/50/400 – Demolish existing bungalow and erection of replacement 3 storey dwelling – REFUSED 20/07/2007

NP5/50/CA400A – Conservation Area Consent to demolish existing dwelling - WITHDRAWN

NP5/50/400B – Demolish existing bungalow and erection of replacement 3 storey dwelling – PERMITTED WITH CONDITIONS 08/10/2009

NP5/50/CA400C – Conservation Area Consent to demolish existing dwelling – PERMITTED WITH CONDITIONS 26/09/2008

**Relevant Planning Policies:**

Eryri Local Development Plan 2016-2031

- DP 1: General Development Principles
- SP D: Natural Environment
- SP Ff: Historic Environment
- DP 6: Sustainable Design and Materials

**National Policies**

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

**Statutory Consultations:**

Gwynedd Highways	Although the presence of the railway bridge on the junction between the private road and Copperhill Street impacts upon the visibility splay, it appears as though the lane already services at least two properties and there is no history of collisions at the site. Agrees that the provision of a parking area for the property in question would not constitute a significant change to the current conditions and therefore would not object to the proposal.
Gwynedd Public Protection	No response
Aberdyfi Community Council	Object on the following grounds: <ul style="list-style-type: none"> <li>- Trees have been felled and the land reprofiled</li> <li>- There is a dispute over land ownership</li> <li>- The development will permanently impact the immediate neighbours, blocking light and windows</li> <li>- Road access is particularly dangerous because of entrance width and obstruction on the lowers side by footings of the railway bridge</li> <li>- It is known that underground workings are close by, in fact a now sealed entrance to a mine is adjacent to the plot. A thorough ground survey should be carried out to ascertain ground stability and risk if piling is needed.</li> <li>- The development is within the Conservation area and does not seem to conform to the objectives of the area.</li> </ul>

SNPA Ecology	Enhancement proposed is considered appropriate and advised recommendations within submitted preliminary ecological report are followed. Landscaping proposed considered as compensation rather than enhancement.
SNPA Historic Environment Officer	<p>The application site is located within the Aberdyfi Conservation Area (designated in 1979) and previously comprised a sloping area of land that was predominantly wooded although contained a concrete section garage on the lower section. It has been cleared of vegetation and groundworks to level part of the land have been carried out without any consents in place.</p> <p>The wooded area formed part of a wider area of woodland that extend to the north and east of the application site and contributed to the character of this part of the Conservation Area and the setting of the wider Conservation Area. The application site is identified as a significant tree group within the draft Conservation Area Appraisal (CAA). Green spaces and trees are an important part of Conservation Areas and the draft CAA states that 'trees are critically important to the biodiversity and aesthetic significance of the area'.</p> <p>It is a key principle that development within a Conservation Area should preserve and enhance its character and appearance, however, has concerns over the proposed development in respect of tree cover loss, ground level changes and scale and detailing of the garage. Minimal space will remain for any meaningful tree planting. Also expresses concerns with regard to the boundary treatment and lack of detail in relation to hard surface and boundary to west.</p> <p>Overall therefore, whilst some development at the site to create a garage and parking area could be appropriate and not impact detrimentally on the character and appearance of the Conservation Area, is of the opinion that the scale, layout and details of the scheme proposed at present are not acceptable, and together with the loss off the trees that has already occurred, will have a detrimental impact the character and appearance of the Conservation Area and cannot be supported at present.</p>

SNPA Forestry Officer	Conservation Area Consent has been granted for the removal of and works to trees at Greenhill Bunglaow. A large area of scrub which included some Damson Fruit trees was cleared prior to my first visit to site (and this work was exempt due to the size of the tree) – unfortunately a large proportion of the remaining trees were so closely grown (due to neglect) that the only option available was to fell and start again otherwise you would leave a standing “weak”/ unstable tree. Hence I’m hoping that a landscape / shrub and tree planting plan has, or can be submitted as part of the application where the applicant can plant some trees to offset the loss of the trees already removed.
Dwr Cymru Welsh Water	Advise that conditions and advisory notes are attached to any planning permission granted to prevent surface water connecting directly or indirectly with the public sewerage network and to inform the applicant of the need to engage with the SuDs approval body.
Natural Resources Wales (NRW)	No objection
North Wales Waste and Minerals Authority	No response

### Response to Publicity:

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

Objections from six separate neighbours have been received. Their responses can be summarised as follows:

- The applicant does not own the land and there is an ongoing dispute
- the access lane is part-owned by another party and permission of the owner of the lane and this has not been sought/given
- unauthorised works have been carried out including felling of trees, re-profiling/landscaping, pathways and construction of fences
- the access onto Copperhill Street is difficult and unsafe owing to difficulty in manoeuvring to turn under the railway bridge and restricted visibility splay
- the proposal will increase traffic where access for emergency vehicles is already restricted and increase the risk to road safety
- Copperhill Street has a number of mines, and the proposal could lead to increased risk of contaminants being exposed
- the woodland site within the village should be protected to provide sustainable habitat for wildlife



- a public footpath crosses the land

Five letters of support have been received. The responses can be summarised as follows:

- The site was previously an eye-sore
- access to the property is currently difficult for the owners and visitors. The proposal will enhance accessibility and improve safety
- the proposal will provide additional parking, which is much needed in Aberdyfi, freeing up on-street parking
- plans appear sympathetic to the surrounding area and properties

## **Assessment**

- 1.1 This application seeks permission to extend the residential curtilage of Greenhill Bungalow and construct a detached garage building with a turning area. A number of hard landscaping features are also proposed including the construction of retaining walls, access steps, fencing and pathways.
- 1.2 The total area of the curtilage extension measures approximately 625 square metres and incorporates land to the rear of Greenhill Bungalow and the residential development known as Hafan Dyfi, extending southwards to meet the access lane from Copperhill Street. The land is within the settlement boundary and as such, the extension of the curtilage in such a way is acceptable in principle. However, officers have negotiated a reduced curtilage with the applicant to exclude the woodland to ensure it is protected as a feature of the Conservation Area.
- 1.3 The proposed garage building will be sited on the lower ground of the extended curtilage, with direct access onto the lane *via* the existing vehicle access. It will be positioned 2m away from the shared boundary with Hafan Dyfi and its southern corner will be set back from the lane by approximately 5.6m.

- 1.4 The building is proposed to measure 8m in length by 5.8m in width and maximum height of 5.65m (2.6m to the eaves) underneath a pitched roof. It will have two central-opening garage doors and a pedestrian door in its eastern elevation as well as two conservation-style roof lights in the roof slope above. An external timber staircase is proposed to the northern elevation to provide access to the store/workshop above and a small, round window is proposed in its southern gable. It is proposed to be finished in render with red brick detailing and a slate roof to match the adjacent development at Hafan Dyfi.
- 1.5 The ground upon which the building is sited has been partially levelled as has the area to its immediate east, to provide space for vehicles to manoeuvre onto the lane in a forward gear. The embankment to the north of the garage has also been reprofiled to a shallower gradient. The hard surfaced parking area will comprise of bound gravel over Type 1 consolidated sub-base. Railway sleepers will be used to retain the bank and steps will allow pedestrian access from the garage/parking area to the upper curtilage. A gravel path will also provide a secondary, accessible pedestrian route. A 1.8m high close-boarded fence is proposed to the western boundary and post and rail fence is proposed to be sited between the levelled parking area and the bottom of the embankment. The southern and eastern boundaries of the lower site and the access will be defined by a post and rail fence with native hedging behind.
- 1.6 Within the upper part of the extended curtilage, plans show a gravel path leading from the top of the embankment steps to Greenhill Bungalow and a paved path leading to the rear of the neighbouring property at Brynmair to provide 'disabled access' for its occupants.
- 1.7 The application is supported by a Preliminary Ecological Appraisal and plans detail ecological enhancement and compensation measures.

## Context

- 1.8 The site is located within Aberdyfi Conservation area and forms part of a wider area of woodland. The application is supported by a tree survey and report and a tandem application for works to remove some of the trees has also been submitted and approved (NP5/50/400E). The submitted information demonstrates that the majority of the trees within the main wooded area to the upper part of the site and within the extended curtilage are to remain with a small number to be felled for safety purposes and owing to their poor quality/health. The lower site has been largely cleared of scrub with a small number of trees retained. Historic aerial photographs show that aerial photographs confirm that the application site was almost entirely covered by vegetation. The Forestry Officer has confirmed that the removal of fruit trees in a Conservation Area does not need consent and the large area of scrub had been cleared prior to his visit. This area included some Damson Fruit and a large proportion of the remaining trees were so closely grown (due to neglect) that the only option available was to fell and start again otherwise you would leave a standing “weak”/ unstable tree. Partial officer photographs (below) of the adjacent site from 2006 and 2003 suggest that the vegetation on the application site was, at least partly, overgrown in appearance, although there was a clear hedgerow boundary to the west with Hafan Dyfi. The applicant states that, beyond the approved tree works, scrub clearance has taken place along with the removal of tipped material to improve the quality of the site.

**Figure 2: Site Photograph from 2003**



**Figure 3: Site Photograph from 2006**



- 1.9 The application site is positioned within the settlement boundary and between two residential plots. It previously contained a detached garage structure and recent photographs show the remains of a concrete structure (now removed). The site also has an existing vehicle access. There are examples of other detached domestic garages along the lane as shown in the images below.

**Figure 4: Garages along access lane**





- 1.10 Copperhill Street is characterised by stone walls, but a variety of boundary treatments are evident along the lane including post and rail fencing, close-boarded fencing, formal hedgerow and rendered walls as well as the open fence treatment to the railway boundary.

### **Policy**

- 1.11 The primary issues for consideration in the determination of this application are the visual impact of the proposal on visual amenity and the character and appearance of the Conservation Area, the impact on the natural environment, and highway safety.
- 1.12 Strategic Policy SPD aims to protect and enhance the natural resources, biodiversity, geodiversity and 'special Qualities' of Snowdonia National Park and protect it from inappropriate development.
- 1.13 Strategic Policy Ff aims to ensure development conserves and enhances the historic landscape, heritage assets (including Conservation Areas) and cultural heritage of Snowdonia National Park. Particular protection will be given to the archaeological, architectural, historic or cultural assets and where appropriate, their settings. Development will not be permitted that will adversely impact upon Heritage assets.

1.14 Policy DP1 aims to conserve and enhance the ‘Special Qualities’ and purposes of the National Park and stipulates that:

- the nature, location and siting, height, form and scale of the development is compatible with the capacity and character of the site and locality within which it is located
- the development should not be unduly prominent in the landscape
- the development reflects a good sustainable design standard, uses materials that are sympathetic to or enhance their surroundings and conforms with Development Policy 6: Sustainable Design and Materials
- the development will not have an unacceptable adverse impact on the characteristic biodiversity of Snowdonia, particularly habitats and species protected under national and European legislation
- the development does not result in the loss of landscape features, including woodland, and Ancient Semi-Natural woodland in particular, healthy trees, hedgerows, dry stone walls or damage any important open space or public view
- an appropriate access meeting highway standards exists or can be provided without harm to the character of the locality or neighbouring amenity
- adequate provision of car parking and on-site turning areas are provided where necessary which are appropriate to the scale of the proposed development. Car parking surfaces should be permeable where appropriate to the development
- the traffic implications of the development do not result in volumes or types of traffic which will create highway or safety problems on the local road network, or significantly harm the landscape or amenity of local people
- land stability can be achieved without causing unacceptable environmental or landscape impact.

1.15 DP6 states that development proposals will be required to take into account several aspects of sustainable design including: inclusive design; landscape protection and enhancement; biodiversity protection and enhancement; the Historic Environment and environmental sustainability. Within the National Park natural Welsh mineral slate roofing or an approved equivalent material with the same colour, texture and weathering characteristics will be required on new buildings and extensions.

## **Assessment**

1.16 Each of the separate elements of the proposal will be discussed in turn.

### **Curtilage extension**

- 1.17 The originally submitted plans included an area of woodland within the applicant's ownership which was to be incorporated into the domestic curtilage of the property. However, on request of the officer, the applicant has reduced this to include an area immediately to the rear of the existing curtilage, area of the proposed pathways and the southern, lower part of the site where the proposed garage and parking area are to be located. This has had the effect of reducing the area of the proposed curtilage extension by 34% from approximately 950 square metres to 625 square metres.
- 1.18 The extension to the rear of the dwelling will provide Greenhill Bungalow with a more usable amenity space with enhanced privacy with increased distance from the overlooking windows at the residential development as Hafan Dyfi. The lower parking area, which is discussed in greater detail below, will also enhance amenity for the occupants of Greenhill Bungalow by providing additional vehicle parking and more accessible means of reaching the dwelling, since it is currently only accessible via a series of steps to the western side of Hafan Dyfi. Furthermore, the inclusion of the parking area within the domestic curtilage allows appropriate conditional control over the use of the land to ensure it remains incidental to the use of the dwelling.
- 1.19 As identified above, the extension of the curtilage is acceptable in principle given its location within the settlement boundary. However, the recent exclusion of a large part of the woodland area will assist in prevention of proliferation of domestic paraphernalia into this area and reduce pressure to fell the trees which are considered to make an important visual contribution to the character and appearance of the Conservation Area in compliance with DP1 and Strategic Policy Ff. As such, there is no objection to the proposed curtilage extension. Landscaping and the impact on the natural environment is considered in further detail below.

## **Garage and hard landscaping**

- 1.20 Currently, Greenhill Cottage does not benefit from any off-street parking. The proposal will provide space for the parking of a minimum of four vehicles and vehicles will also be able to enter and leave the site in a forward gear. This will alleviate pressure for on-street parking in the area of Copperhill Street and the surrounding streets, whilst also enhancing residential amenity for the occupants of the associated dwelling.
- 1.21 The site of the proposed garage is located between two residential plots. Despite the difference in land levels, the height and scale of the proposed garage building will be less than that of the adjacent residential building to the west. Although its ridge will reach 5.65m, its eaves will remain low, and its design is consistent with that of the domestic garage. The proposed building is to be finished in materials identical to the adjacent building which contains garages with accommodation above. A condition will be attached to any permission granted to ensure the colour and texture complies with the preferred roof finish. Its single storey design, use of sympathetic materials, set back position within the site and limited visibility of it from Copperhill Street ensures that the proposed garage building will not have an adverse impact upon the character and appearance of the area or wider Conservation Area.
- 1.22 Owing to its scale and siting it is not considered that the garage will have any adverse impact on the amenities of neighbouring dwellings in terms of loss of light or overbearing impact. Furthermore, the use of the site for parking and as ancillary to Greenhill Bungalow will not have any significant additional impact upon the neighbouring residential dwellings in terms of loss of privacy. As such the design and appearance of the dwelling is considered to satisfy the relevant policy requirements.
- 1.23 The surface treatment is deemed an appropriate finish in this location. The development does however exceed 100 square metres and will be subject to SAB approval to assess its drainage implications.
- 1.24 The existing boundary of Greenhill Bungalow with the rear of Hafan Dyfi is delineated by a close-boarded fence. The extension of this fence along the western side boundary will not have any significant visual impact on the character or appearance of the Conservation Area nor would it be unduly prominent owing to its position close to the rear wall of Hafan Dyfi. Similarly, there is an existing post and rail fence to the boundary with the access lane and the provision of a replacement post and rail fencing to the front boundary will not have any additional negative visual impact in this location and in any instance can be erected to a height of 1 metre without planning permission.



To ensure the boundary and retaining features are of an acceptable appearance, height and design, a condition will be attached to any permission granted to require the submission of further design details prior to them being erected. A condition will also be attached to remove permitted development rights for the erection of any further structures, including fencing, within the application site to ensure the character and appearance of the Conservation area is preserved.

### **Highways Safety**

- 1.25 Visibility and vehicle manoeuvrability are limited when egressing onto Copperhill Street from the access lane and turning left under the railway bridge. However, Gwynedd Council highways officers have considered the impact of the use of the site on highway safety and are of the view that the provision of a parking area would not constitute a significant change to the current conditions and therefore would not object to the proposal. They have also confirmed that there is no history of collisions at the site. As such the proposal is considered to satisfy vii), viii) and ix) of DP1.

### **Landscaping and Ecology**

- 1.26 The application site is within the settlement boundary but the woodland surrounding the application site extends into it and makes a contribution to the character of the Conservation Area. The lower part of the application site i.e. the area of the garage and parking, has been cleared of much of its vegetation with some trees remaining.
- 1.27 The woodland on the higher, and most widely visible, ground is considered to make a more significant contribution to the character and appearance of the conservation area. Some of this land is within the applicant's ownership and much of it has been removed from the area of curtilage extension. The trees within this area are to remain largely untouched and are protected by means of their location within the designated Conservation Area. A small number of trees close to the proposed pathways and within the extended curtilage to the rear of the dwelling are to be removed. The removal of the trees has already been justified and approved through application NP5/50/400E.

- 1.28 The Historic Environment Officer has expressed concern with regard to the extent of the tree loss on site and its impact to the character of the area. The arboricultural officer has advised that although works have been approved and the removal of some trees were exempt from requiring Conservation area Consent, additional tree and shrub planting should be incorporated into the development to replace some of those cleared. It is worth noting that there is no recourse for replanting vegetation on the site through enforcement powers since the works were either exempt or have been approved. As such, this application offers an opportunity to enhance the existing site through landscaping. Some wildflower and hedge planting are proposed within the site and to its boundaries. The hedge planting replicates boundary treatment evident along the lane and additional planting will have the impact of softening the visual impact of the physical development whilst ensuring that the site integrates well within its surroundings. Whilst it is noted that the site included a large amount of scrub and the works were necessary, the proposed planting is not considered to sufficiently offset the loss of the vegetation on site. There does appear to be space within the site to provide additional tree and shrub planting and as such, a condition will be attached to any permission granted to require the submission of a landscaping plan for approval.
- 1.29 In terms of ecology, ecological compensation and enhancement has been shown on plans through wildflower and hedge planting as well as the inclusion of bird boxes, bat boxes and dormice boxes. The Parc Ecologist has confirmed the details are satisfactory and has recommended that they are required through condition. The proposal therefore complies with the obligation in Planning Policy Wales (Edition 11, February 2021).

### **Other Matters**

- 1.30 Both the Community Council and neighbours raise the issue of mines being present in the locality. NRW, Public Protection and the North Wales Minerals and Waste Services have been consulted in respect of this matter. No response or objection has been received. The part of the site requiring excavation is between two existing residential sites, one of which is contemporary, and there is no reason to believe the proposal will pose any additional risk or cause land instability or contamination outside of the site.

- 1.31 A neighbour objection received also states that a public footpath crosses the application site. There is no Public Right of Way shown as crossing the application site on Ordnance survey maps and there is no public footpath along the lane from Copperhill Street.
- 1.32 Clearance works and some land reprofiling and landscaping works have commenced prior to the relevant consents being granted. However, the Town and Country Planning Act 1990 provides a mechanism which allows Local Planning Authorities to consider retrospective planning applications in such instances. In the event that planning permission is refused, the expediency of enforcement action in respect of any matters which represent a breach of planning control will be considered. It is however worth noting that the removal of several trees was exempt from requiring Conservation Area Consent owing to their size and the remainder of the works have been approved under application NP5/50/400E.

## **2. Conclusions**

- 2.1 The curtilage extension will enhance the residential amenity of the occupants of Greenhill Bungalow whilst also reducing pressure for on-street parking. The site has been cleared of vegetation and this application offers an opportunity through the requirement of a landscaping scheme to off-set that loss. The proposal achieves ecological objectives in terms of adequate compensation and enhancement. Furthermore, owing to its design and siting between two existing residential plots it is considered that the development of the site in the manner proposed will conserve the character and appearance of the Conservation Area and will not result in any adverse impact on amenity. It is therefore considered that the proposal conforms with the relevant policies of the LDP and as such, a recommendation to grant planning permission is made.

## **3. RECOMMENDATION**

To **GRANT** this application subject to the following conditions:

- 1) The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
  - Preliminary ecological appraisal, Salopian Consultancy, SC.726 (Section 4)
  - LP04 Rev C Location Plan

- LP01 Rev J Replacement Garage Store and Gravel Parking Area: General Arrangement
  - LP02 Rev J Proposed Double Garage and Store/Workshop Elevations
  - LP03 Rev C Proposed Double Garage and Store/Workshop: Extended Section/Elevation
- 3) Notwithstanding the submitted details no development or further site clearance shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping by means of a formal application. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.
  - 4) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is sooner; and any trees or plants which within the period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
  - 5) Prior to their erection/construction full details of all boundary treatments including retaining features and fencing within the site shown on plan LP01 Rev J shall be submitted to and approved by the local planning authority. The features shall then be constructed in accordance with the approved details.
  - 6) Within 3 months of the date of this decision the ecological enhancement measures shown on plans LP01 Rev J and LP02 Rev 2 (2no. swift boxes, 2no bat boxes, 4no artificial nests shall be installed as approved. The features shall then be installed in accordance with the approved details and retained in perpetuity.
  - 7) The roof of the garage building shall be covered with blue-grey slates from the Blaenau Ffestiniog area, or slates with equivalent colour, texture and weathering characteristics details of which shall be provided and approved in writing by the Local Planning Authority and retained thereafter.
  - 8) The rooflights on the development shall be of the “conservation type” with a frame flush with the outer face of the roof slope.

- 9) The building and associated land the subject of this permission shall be used only as a domestic garage/workshop/storage incidental to the enjoyment of the domestic dwelling known as Greenhill Bungalow and identified on the submitted plans and shall not be used for any other purposes including bedroom accommodation.
- 10) The external timber to the approved building and landscape features including fencing shall not be stained, painted or creosoted.
- 11) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning General Permitted Development (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting or amending that Order with or without modification) nothing shall operate so as to permit (within the area subject to this permission) any development referred to in the Parts and Classes of Schedule 2 to the Order, summarised below:

**PART 1: DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE**

Class A: The enlargement, improvement or other alteration of a dwellinghouse.

Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Class C: Any other alteration to the roof of a dwellinghouse.

Class D: The erection or construction of a porch outside any external door of a dwellinghouse.

Class E: The provision within the curtilage of the dwellinghouse, of any building or enclosure, raised platform, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building, enclosure, platform or pool; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Class F: The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or the replacement in whole or in part of such a surface.

Class G: The installation, alteration or replacement of a chimney on a dwellinghouse

Class H: The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

**PART 2: MINOR OPERATIONS**

Class A: Gates, fences, walls and other means of enclosures.

Class B: The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

Class C: The painting of the exterior of any building or work.

**PART 40: INSTALLATION OF DOMESTIC MICROGENERATION EQUIPMENT**

No such developments shall be carried out at any time within these Parts and Classes without the express grant of permission by the Local Planning Authority.

- 12) Notwithstanding the provisions of Section 55 (2)(d) of the Town and Country Planning Act 1990, no caravan shall be positioned within the curtilage of the dwellinghouse hereby approved without the express grant of permission by the local planning authority.

**Reasons:**

1) To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) To define the permission and for the avoidance of doubt.

3) To preserve and enhance the visual amenities of the area, in accordance with Eryri Local Development Plan policies and in particular Policy 1

4) To preserve and enhance the visual amenities of the area, in accordance with Eryri Local Development Plan policies and in particular Policy 1.

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

6) To secure biodiversity enhancement, in accordance with Eryri Local Development Plan policies and paragraph 6.4.5 of Planning Policy Wales.

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

8) To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials in accordance with Eryri Local Development Plan Policies and in particular Policies 1 and 6.

9) To ensure that other uses are subject to formal control by the Local Planning Authority in order to safeguard the amenities of the area.

10) To allow the external timber to weather naturally and to safeguard the character and appearance of the immediate locality in accordance with Eryri Local Development Plan Policies and in particular Policies A, 1, 6 (and 7).

11) The local planning authority considers that such development should be subject to formal control in order to safeguard the amenities of the area

12) The Local Planning Authority considers that such development should be subject to formal control to safeguard the visual amenities of the area.

**NOTES:**

**SuDS**

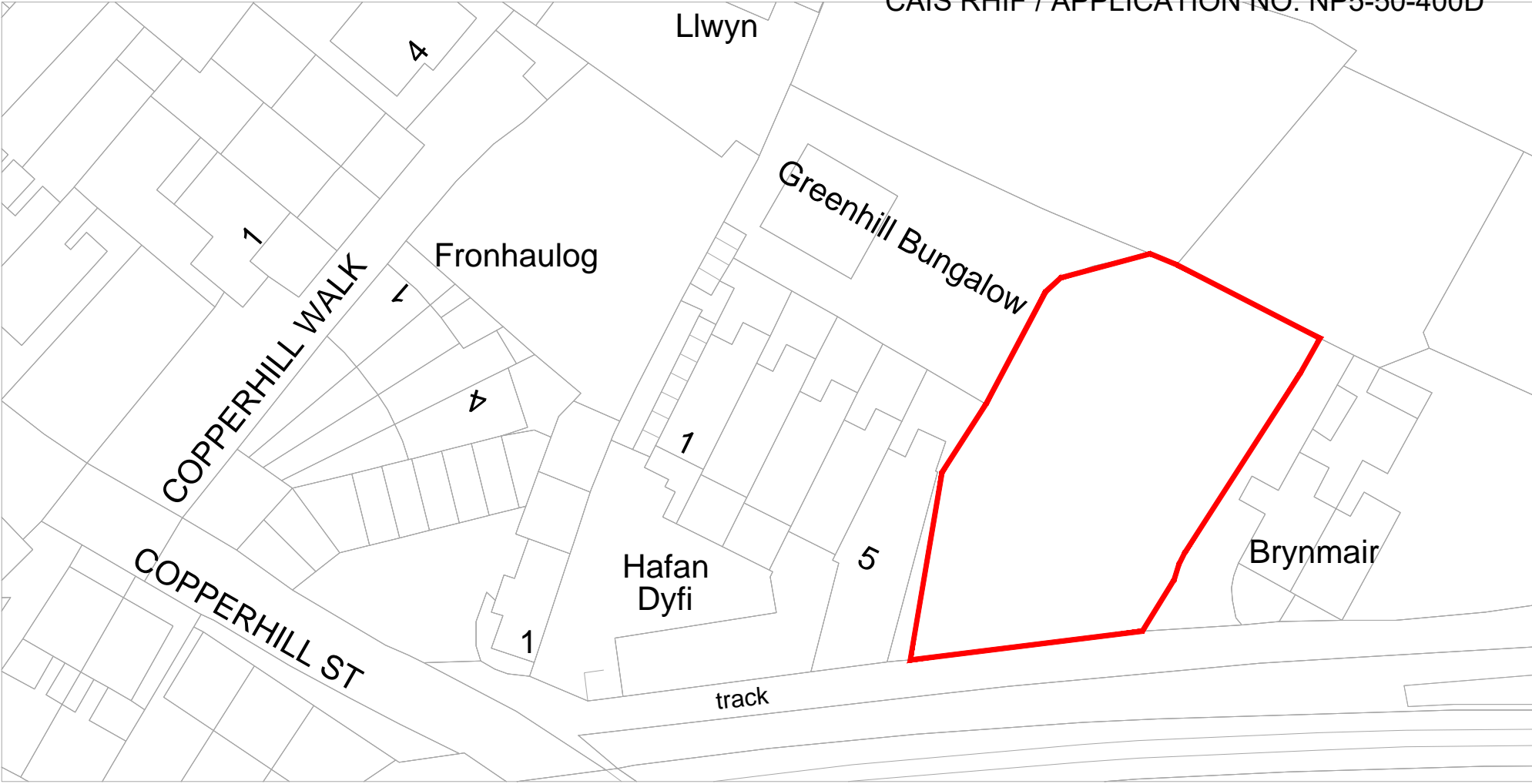
**FLOOD AND WATER MANAGEMENT ACT (FWMA) 2010 THE SUSTAINABLE DRAINAGE (APPROVAL AND ADOPTION PROCEDURE) (WALES) REGULATIONS 2018**

Following the introduction of the above legislation on 7th January 2019, sustainable drainage systems have become a mandatory requirement on new development of more than 1 dwelling house or where the construction area is 100m<sup>2</sup> or more. It is considered that this development, as it appears, exceeds the above identified threshold and may require Sustainable Drainage Systems (SuDS) consent from the relevant Sustainable Drainage Systems Approval Body (SAB). Consequently, you are advised to contact the relevant Sustainable Drainage Systems Approval Body (SAB) at Gwynedd Council (<https://www.gwynedd.llyw.cymru/en/Residents/Planning-and-building-control/Planning/Sustainable-Drainage-Systems.aspx>) for advice and guidance on this matter.

PLEASE NOTE: If SUDS consent is required this will need approval  
from the SAB prior  
to the commencement of any works on site

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





ReQuestAPlan  
 Map number: TQRQM22291182544229  
 Title: Land adjacent to Greenhill Bungalow  
 Map Produced for: Tim Pritchard  
 © Crown copyright and database rights 2022 OS 100042766  
 Project ID:  
 Date of Purchase: 18-10-2022  
 1 Years subscription from 18-10-2022 for 1 workstation.



Land adjacent to Greenhill Bungalow,  
 Aberdyfi LL35 0HF  
 Location Plan

**Landscaping Specification**

**Topselling and Subsoiling**  
**GRADING SUBSOIL**  
 General: Grade to smooth flowing contours to achieve specified finished levels to wildflower seeded areas and to allow finished topsoil areas to tree/shrub/hedge planting.  
**PREPARATION OF UNDISTURBED TOPSOIL**  
 General: Prepare areas to receive soft landscaping as necessary to ensure that the topsoil is in a suitable state for cultivation operations specified.  
 Hard ground: Break up thoroughly. Remove roots and boulders.  
**SURPLUS TOPSOIL/SUBSOIL TO BE RETAINED**  
 General: Spread and level on site to areas to receive tree/shrub/hedge planting.  
 Protected areas: Do not raise soil level within root spread of trees that are to be retained.  
**IMPORTED TOPSOIL (To BS 3882)**  
 Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the tree/shrub/hedge planting.  
**CONTAMINATION**  
 General: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:  
 • Corrosive, explosive or flammable.  
 • Hazardous to human or animal life.  
 • Detrimental to healthy plant growth.  
 Subsoil: In areas to receive topsoil, do not use subsoil contaminated with the above materials.  
**SPREADING TOPSOIL/SUBSOIL**  
 Layers:  
 • Depth (maximum): 150 mm.  
 • Gently firm each layer before spreading the next.  
 Depths after firming and settlement (minimum) 100mm.  
 Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.  
**FINISHED LEVELS OF TOPSOIL/SUBSOIL AFTER SETTLEMENT**  
 • Below dpc of adjoining buildings: Not less than 150mm.  
 • Shrub areas: Higher than adjoining grass areas by 50mm.

**Wildflower Seeding**  
**CLIMATIC CONDITIONS**  
 General: Carry out the work while soil and weather conditions are suitable.  
**WATERING**  
 Quantity: Wet full depth of topsoil.  
 Application: Even and without displacing seed, seedlings or soil.  
**PREPARATION & CULTIVATION**  
 Compacted subsoil: Break up to full depth.  
 Till: Reduce top 50 mm of subsoil to a tilth suitable for blade grading, particle size 10 mm (maximum).  
 Material brought to the surface: Remove stones and clay balls larger than 50 mm in any dimension, roots, tufts of grass, rubbish and debris.  
**GRADING**  
 Subsoil condition: Reasonably dry and workable.  
 Contours: Smooth and flowing, with falls for adequate drainage. Remove minor hollows and ridges.  
 Finished levels after settlement: 25 mm above adjoining paving, kerbs, manholes etc.  
**FINAL CULTIVATION**  
 Timing: After grading and fertilizing.  
 Seed bed: Reduce to fine, firm tilth with good crumb structure.  
 Depth: 25 mm.  
 Surface preparation: Rake to a true, even surface, friable and lightly firmed but not over compacted.  
 Adjacent levels: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marring in of levels.

**SEEDING & SOWING**  
 General: Establish good seed contact with the root zone to promote healthy, consistent growth.  
 Method: To suit soil type, proposed usage of grassed area, location and weather conditions during and after sowing.  
**PRE-EMERGENT HERBICIDE**  
 General: no herbicides to be used.

**Planting**  
**TREES/SHRUBS/HEDGING**  
 Root growth: Substantially filling rootball, but not root bound, and in a condition conducive to successful transplanting.  
 Hardiness: All plants to have been grown in the open for at least two months before being planted.  
**PREPARATION OF PLANTING BEDS/ PLANTING MATERIALS/CULTIVATION**  
 Bare root plants: notch planted and well watered.  
 Rootball trees: planted in pits excavated to accommodate rootball, subsoil loosened and backfilled with clean topsoil.  
 Compacted topsoil/subsoil: Break up to full depth.  
 Growing medium: With adequate nutrients for plants to thrive until permanently planted.  
 Cultivation: Loosen, aerate and break up soil into particles of 2-8 mm.  
 Surface: Leave regular and even.  
 Undesirable material brought to the surface: Remove, including weeds, roots, stones and clods larger than 50 mm in any dimension, tufts of grass and foreign matter.  
 Soil within root spread of trees and shrubs to be retained. Do not dig or cultivate.  
**AFTER PLANTING**  
 Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.  
 Firming: Lightly firm soil around plants and fork and/or rake soil without damaging roots, to a fine tilth with gentle cambers and no hollows.  
 Tree stakes as required and Tubes or similar tree guards to be used for all trees/hedges.

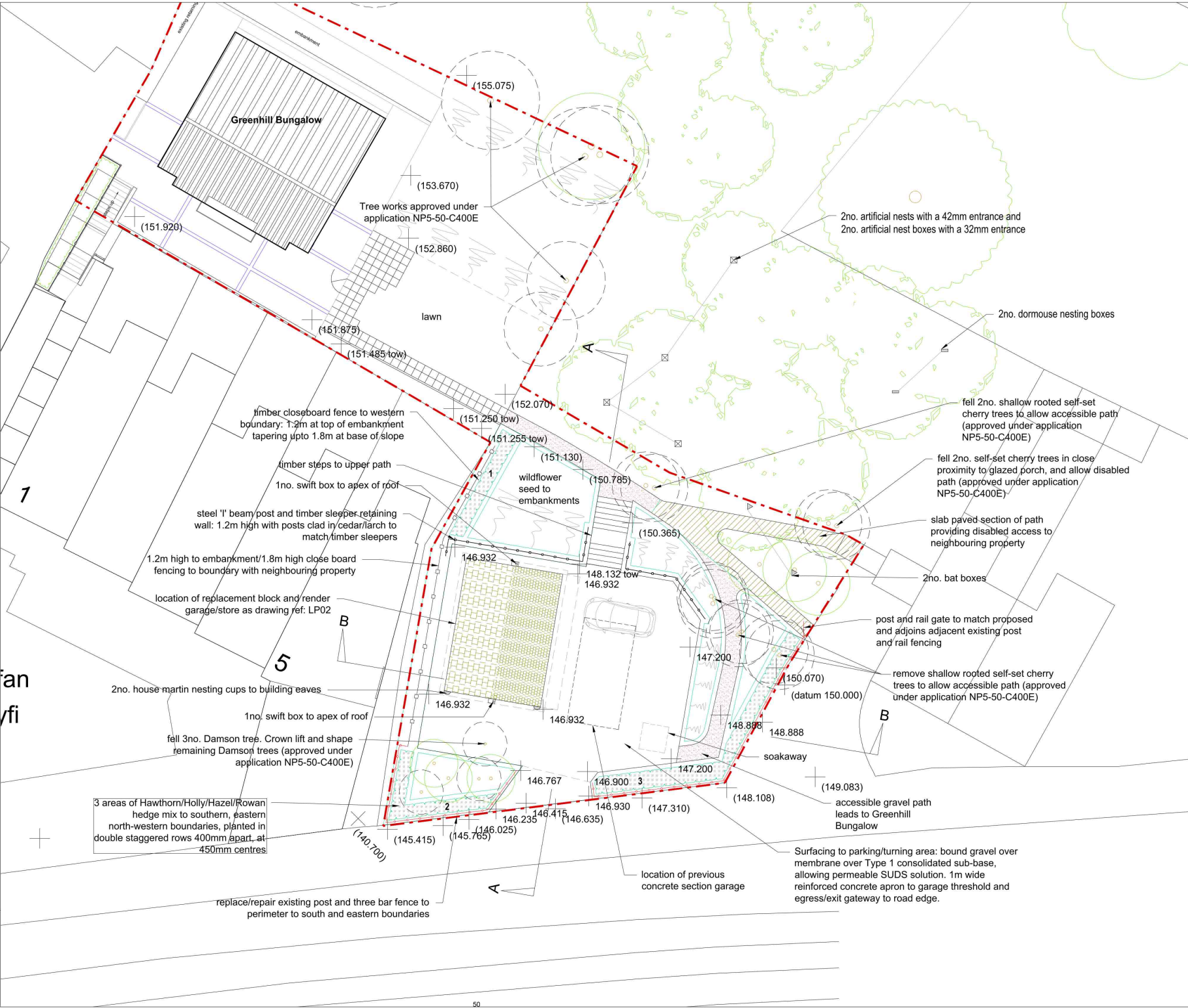
**Planting Schedule**

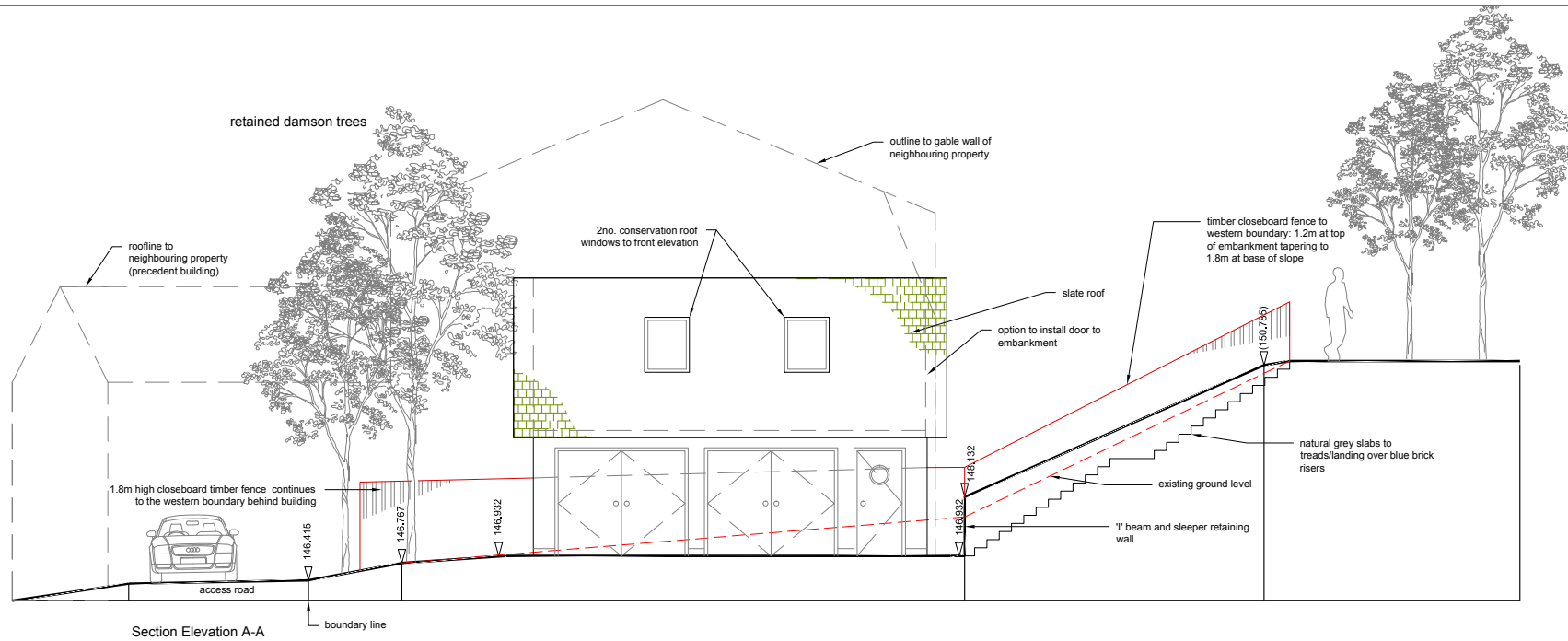
Quantity	Species	Height	Form	
98 (80%)	Crataegus monogyna	60-80cm	1+1	Bare root transplant
28 (15%)	Salix avicuparia	60-90cm	1+1	Bare root transplant
26 (15%)	Corylus avellana	60-90cm	1+1	Bare root transplant
19 (10%)	Ilex aquifolium	20-30cm	0+2	Bare root

**Ecological Enhancements**  
 Enhancements to the site for bats: erection of two 2F Schwieger bat boxes upon selected larger trees situated within the northern tree group at a minimum height of 3m in a southern orientation.  
 Enhancement of the site for nesting birds: erection of two artificial nests for starlings with a 42mm hole and two 1B Schwieger nest boxes with a 32mm entrance within the northern boundary tree group where there are clear flight lines away from artificial lighting at a minimum height of 2m. Erection of two swift bricks within the fabric of the garage, two house martin nest cups below overhanging eaves.  
 Enhancement for small mammals: erection of two standard dormouse nest boxes at 1.5m set within the offsite tree group to the north, within the applicants land control and arrangements made to undertake monitoring with the local dormouse group via bioreviewales. <https://www.biorviewales.co.uk/project/dormouse-monitoring/>, or the People Trust of endangered species [www.ptes.org](http://www.ptes.org)

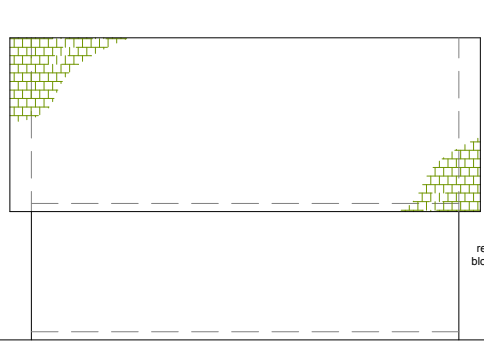


Land adjacent to Greenhill Bungalow,  
 Aberdyfi LL35 0HF  
 Replacement Garage/Store and Gravel  
 Parking Area: General Arrangement  
 Scale 1:100 @ A1 Drawing no. LP01 rev. j

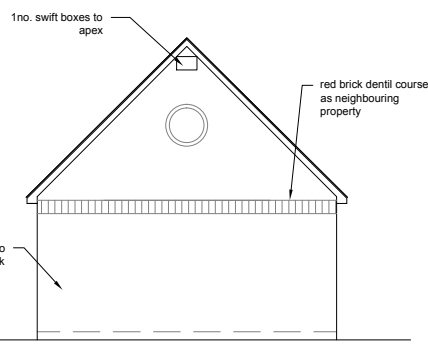




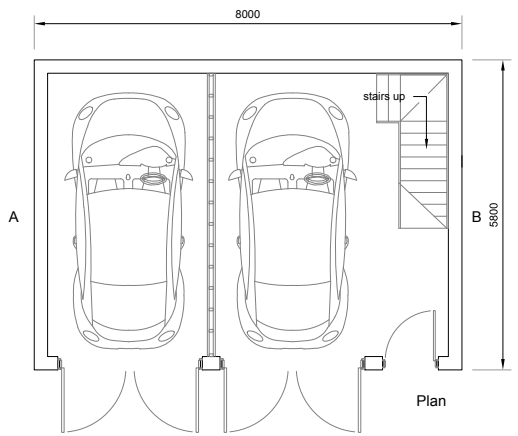
Section Elevation A-A



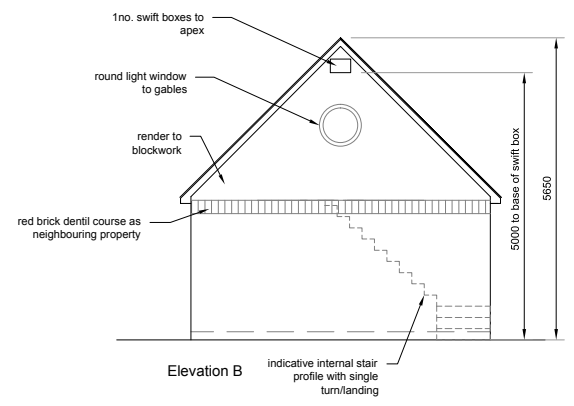
Rear Elevation



Elevation A



Plan



Elevation B

**I beam RSJ and Timber Sleeper Retaining Walls**

1200mm maximum height reinforced steel joists (RSJ) 2400 x 127 x 76mm, at 2400mm centres. Infilled with 2400 x 200 x 100mm tanalised pressure treated timber sleepers, backfilled with 150mm min. width free draining aggregate with perforated drain to base.

**Site Grading**

All site rubble/debris removed to tip, with cut and fill to proposed profiles. Sub-grade compacted to final levels, with 75mm min depth 14-20mm green granite aggregate, over 150mm min depth Type 1 MOT consolidated stone sub-base, over weed-suppressant membrane. 150 x 25mm tanalised timber edging to parking perimeter.

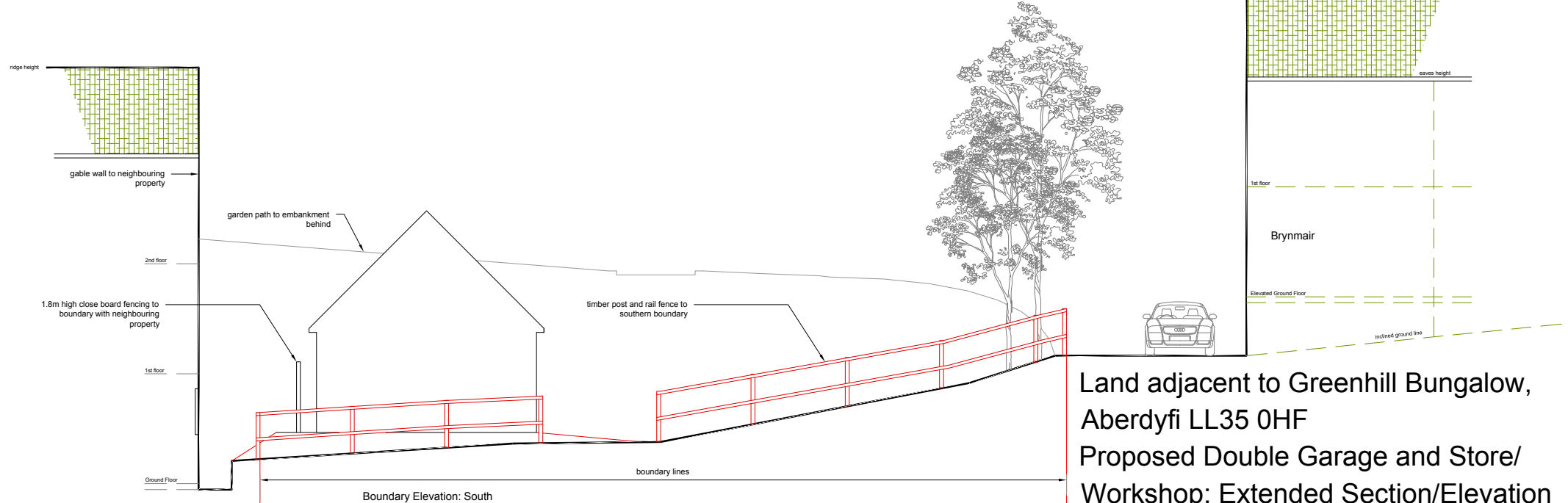
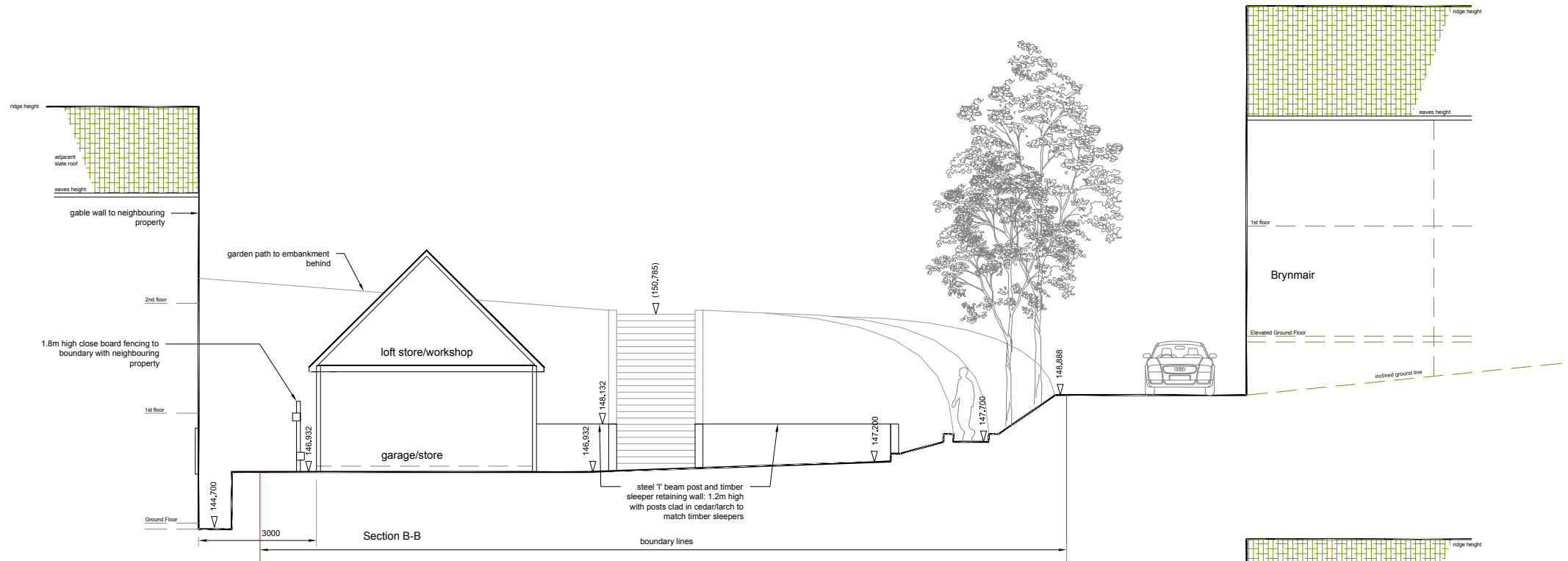
**Soakaway**

800 litres minimum size soakaway crates with permeable geotextile enclosure, 1m below finished ground level, 5m from garage.

Land adjacent to Greenhill Bungalow,  
Aberdyfi LL35 0HF  
Proposed Double Garage and  
Store/Workshop

Scale 1:100 @ A3

Drawing no. LP02 rev. j



Land adjacent to Greenhill Bungalow,  
 Aberdyfi LL35 0HF  
 Proposed Double Garage and Store/  
 Workshop: Extended Section/Elevation  
 Scale 1:100 @ A3 Drawing no. LP03 rev. c

**Snowdonia National Park Authority      Date: 17-May-2023**  
**– Planning & Access Committee**

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**Application Number:** NP5/74/498A

**Date Application Registered:** 10/03/23

**Community:** Mawddwy

**Grid Reference:** 289856 320209

**Case Officer:** Mr. Dafydd Thomas

**Location:**

Pennant, Llanymawddwy. SY20 9AJ

**Applicant:**

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

**Description:**

Variation of Condition 2 (Landscape Remediation and Management Plan and Supporting Document) and Removal of Condition 4 (width of track) as attached to Planning Consent NP5/74/498 dated 18/05/2022.

**Summary of the Recommendation:**

To **APPROVE**

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

Application by Snowdonia National Park Authority.

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

The access track to which this application relates to is used as part of the Peatlands Restoration Project.

This application relates to the removal of a condition and a variation of a condition attached to Planning Consent NP5/74/498A dated 18/05/22.

**Land Designations / Constraints:**

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

## **Site Description:**

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

The site resides in a predominantly rural area with a number of farms located in the vicinity. The access track is accessible from Pennant Farm.

## **Proposed Development:**

The variation of condition 2 and removal of planning condition 4 imposed to planning consent NP5/74/498 (dated 18/05/2022).

Planning application NP5/74/498 related to the construction of a track to provide access to the peatlands in association with the Peatlands Restoration project. The track provides access to Blaencywarch, Bryn Uchaf, Hengwm and Pennant peatland and the purpose of the track is to maintain access to the peat in order to undertake restoration work with machinery and specialist contractors.

Planning application NP5/74/498 was granted permission subject to conditions in May 2022. Condition 2, which makes reference to reducing the width of the track from 3.2m to 1.6m within the Landscape Remediation and Management Plan and Condition 4 of which stated that the width of the access track approved should be reduced from 3.2m to 1.6m within 12 months.

This current planning application under consideration relates to the variation of condition 2 to delete reference of reducing the width of the track from 3.2m to 1.6m as contained in the Landscape Remediation and Management Plan and removal of condition 4, therefore allowing the width of the track to remain at 3.2m at all times.

## **Relevant Planning Policies:**

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

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

## Supplementary Planning Guidance

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

## National Policy/Guidance:

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

## Consultations:

Mawddwy Community Council	Support
Natural Resource Wales	No objection.
National Park – Conservation	No response received.
National Park - Ecology:	No ecological concerns/objections raised.

## Response to Publicity:

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

At the time of writing, one letter of support has been received. This letter of support was received by the contractor for the site, who raised concerns regarding reducing the width of the access. A copy of this is contained within the background papers and is discussed further later in this report.

## **Assessment:**

### **1. Principle of Development**

- 1.1 At this stage, it is important to note that the principle of development of an access track to provide access to peatlands in association with the Peatlands Restoration project has been approved by the Local Planning Authority via the Planning and Access Committee in May 2022. As such, this application under consideration only relates to the variation of a condition and the removal of a condition associated with the width of the access track, and any potential impact of this amendment on the surrounding and wider landscape.
- 1.2 It is appropriate to consider the proposal against Strategic Policy A, C, D and Dd and Development Policies 1, 2 and 6. Proposals of this type will only be permitted provided that they do not significantly harm the visual appearance and character of the immediate area or the wider landscape, or adversely affect the 'Special Qualities' of the National Park and the amenity of those living close by.
- 1.3 The principal policies to consider are Development Policy 2: Development and the Landscape and Strategic Policy Dd: Climate Change.
- 1.4 Development Policy 2 states that the scale and design of new development, including its setting, landscaping and integration should respect and conserve the character, qualities and views of the landscape.
- 1.5 Strategic Policy Dd sets out the importance of climate change and states that the impacts of climate change on the National Park will be addressed by conserving and enhancing areas of woodland, upland soils and peatland areas to assist in carbon retention, water storage and flood prevention.
- 1.6 An assessment of the above policies against the proposal of restricting the width of the access track will therefore be undertaken later within this report.

### **2. Background**

- 2.1 As outlined, the site benefits from planning consent for the construction of a track to provide access to peatlands in association with the Peatlands Restoration project. This application was approved by the Planning and Access Committee, subject to conditions on the 18th of May 2022.



- 2.2 The access track was completed in July 2022 and its purpose, as described within the original planning application is to provide access to restore peatland. The access track is currently designed for and used by 8-10 tonne excavator diggers.
- 2.3 The applicant is one of the first farmers in Wales to sign up for to the Peatland Code, an innovative way to restore peat for carbon storage and also to sell carbon credits to other companies to offset their carbon emissions. It is the Peatlands Code that peatland is kept in good condition and therefore this track provides access to enable work to achieve this.

### **3. Planning Assessment**

- 3.1 The main policy considerations are Development Policy 2 and Strategic Policy Dd.

#### **Development Policy 2: Development and the Landscape.**

- 3.2 Development Policy 2 states that unacceptable impacts on the landscape will be resisted and particular regard will be had for the protection of;
- I. The Snowdonia Dark Skies Reserve, in particular Core Areas.
  - II. The Dyfi Biosphere Reserve.
  - III. Section 3 areas of natural beauty.
  - IV. Undeveloped coast.
  - V. Panoramas visible from significant viewpoints.
  - VI. Sensitive Landscape Character Areas.
- 3.3 Since the proposed development lies within Snowdonia Landscape Character Area (LCA) 21 – Pen Dyffryn Dyfi, and the mountain (Foel Clochydd) and provides panoramas visible from other viewpoints, particular attention and consideration has been given to the proposal and it is appropriate to consider any negative impact on the landscape as a result of retaining the track at its current width of 3.2m.
- 3.4 The access track is located behind Foel Clochydd's most prominent face, with minimal visibility therefore to nearby roads and areas, therefore reducing its overall visual impact on the wider landscape.
- 3.5 Following completion of the track it is considered that the construction plan to conceal the access track by way of natural contours and features has been successful. The applicant states that the track poses minimal visual impact from public vantage points, including nearby paths, roads and houses. This has been confirmed by way of site visit, during which, it was evident that the access track could not be easily identified from the adjacent public highway that routes from Llanuwchllyn to Dinas Mawddwy.

- 3.6 Furthermore, it is considered that returning to the access track to undertake further engineering works may lead to an exaggerated adverse visual impact on the surrounding landscape. As set out within the submitted 'Justification Statement' the applicant has also stated that due to the same cut and fill technique being used to reduce the track, the side (fill) of the track will remain visible. As such, it is considered that reducing the access track to 1.6m may not bring any visual benefits to the existing site, while subsequently resulting in further harm to the landscape and to the 'special qualities' of the National Park.
- 3.7 The contractor for the site has also written to the Authority stating his support for the application and raising his concerns on further work to the access track. It's stated that if the track were to be reduced and should there be any heavy water downpours, this will likely route underneath the newly relayed earth and increase a risk of a landslide, therefore creating further harm to the site and a risk to the users of the access track.
- 3.8 Notwithstanding the above, in an attempt to mitigate any remaining visual impact of the access track, the landowner has agreed to sow grass seeds across the track to encourage re-growth at the site and accelerate the process of regeneration. In addition, 4 ha of woodland totalling 10800 trees has also been planted below the track, which in time, will further screen its visibility.
- 3.9 Therefore, following completion of the access track it is evident that its impact on the visual amenity of the wider landscape is minimal. The track has been constructed behind Foel Clochydd's most prominent face with minimal visibility and is not considered to be clearly visible from public vantage points. Furthermore, it is considered that further works to restore the track to 1.6m may be of detriment to the landscape with minimal gain in reducing its visibility. In light of this, and with the remedial short term and long-term measures in place to mitigate any remaining visual impact, it is deemed that the proposal can be supported.

### **Strategic Policy Dd: Climate Change**

- 3.10 Strategic Policy Dd highlights the importance of combating climate change. The policy states that one of the ways to challenge the threats of climate change is the management of natural resources in a sustainable manner, not least the conservation and management of soils and peatland areas.

- 3.11 As outlined and discussed as part of the original planning application (NP5/74/498), the track's purpose is to provide access to restore peatland. The access track is designed for and used by 8-10 tonnes excavator diggers and reducing the width of the track to 1.6m would limit the diggers to 3 tonnes.
- 3.12 The landowner has entered a 35-year agreement with the Peatland code, which entails a duty to maintain the peatland for the duration of the agreement. As set out within the 'Justification Statement' maintenance of the Peatland may not be possible with 3 tonne diggers and therefore it is considered that retaining the track at a width of 3.2m will future proof the access track for any further works required in association with the Peatland.
- 3.13 Based on the context of Strategic Policy Dd, the proposed development should therefore be encouraged in order to ensure any future important restoration works on the peatlands can be successfully undertaken in an effort to combat the challenges of climate change.

#### **4. Conclusion**

- 4.1 It is evident that following completion of the access track, its impact on the visual amenity of the wider landscape is minimal and reducing the width of track from 3.2m to 1.6m will have no significant bearing on reducing its visibility.
- 4.2 The access track is located behind Foel Clochydd's most prominent face with minimal visibility to nearby roads and areas, therefore reducing its overall visual impact on the wider landscape.
- 4.3 The access track is not clearly visible from public vantage points, and it is considered that further work at the site to reduce its width may indirectly result in harm to the surrounding amenity and landscape and to the 'special qualities' of the National Park.
- 4.4 Importantly, the purpose of the access track is to serve the Peatland Restoration Project. Retaining the current width of the track at 3.2m will future proof the access track for any further works required in association with the Peatland, and therefore subsequently assist in delivering biodiversity gain to the area and combating the challenges of climate change in line with Development Policy 2 and Strategic Policy Dd of the Eryri Local Development Plan.
- 4.5 Therefore, on balance, it is recommended that the application is approved.

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

**RECOMMENDATION: To GRANT permission**



## **PLANNING AND ACCESS COMMITTEE**

**17 MAI 2023**

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

**SNOWDONIA NATIONAL PARK AUTHORITY**

**PLANNING AND ACCESS COMMITTEE, 17<sup>th</sup> MAY 2023**

**LIST OF COMPLIANCE CASES**

**No New Cases to Report**

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

	<b>Reference</b>	<b>Date of initial complaint or Date observed by Compliance Officers</b>	<b>Location of Site</b>	<b>Details of Alleged Planning Breach</b>	<b>Position at time of last committee meeting</b>	<b>Updates since last committee meeting</b>
1	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.
2	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.	Expecting an application to be submitted by the end of February.
3	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.

4	NP5/50/ENF635A	January 2023	17 Mynydd Isaf, Aberdyfi, LL35 0PH	Front extension and garage conversion	Letter sent to the owner. No response received as of yet.	Application is being prepared.
5	NP5/65/ENF355B	October 2022	Tyddyn Du, Bontddu, LL40 2UA	Breach of condition 4 of planning permission NP5/65/355B	Contact made with the owner. Matter being discussed.	Application is being prepared.

## 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
6	NP2/16/ENF2E	14-Jan-2022	Bryn Awelon, Garndolbenmaen, LL51 9UJ.	Unauthorised engineering works including new track/access road. Untidy nature of land/works.	Correspondence issued to owner to rectify outstanding matters. Awaiting response.	Response received. Next steps being discussed.
7	NP3/15/ENFT202B	14-Sep-2022	Blaen-y-Nant, Nant Peris. LL55 4UL	Unauthorised development of an outbuilding adjacent to existing property	Application currently under consideration.	Application approved. Case closed.
8	NP4/11/ENF100F	March 2021	Tan y Bryn, Pentre Felin, Betws y Coed	Development not built in accordance with approved plans (NP4/11/100F)	Remedial works currently being undertaken to accord with the original approved plans. Site visit required.	Remedial works ongoing to accord with original approved plans. Site to be monitored.
9	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.	Application being assessed.

10	NP4/12/ENF231A	15-Sep-2022	Cae Tacnal, Llanbedr y Cennin, Conwy, LL32 8UR	Extension and possible change of use	Application under consideration.	Application approved. Case closed.
11	NP4/26/ENF195C	April 2021	Llwynau, Capel Garmon	Siting of Pod	Further information received. Application currently being validated.	Application under consideration.
12	NP4/26/ENF266W	January 2020	Zip World Fforest, Betws y Coed	Erection of building & creation of footpaths	Application under consideration.	Application approved. Case closed.
13	NP5/50ENF597B	Tachwedd 2022	The Cottages, Rhowniar, Tywyn Road, Aberdyfi LL36 9HS	Development not built in accordance with approved plans (NP5/50/597)	Contact made with the owner and the changes are being discussed	Application under consideration.
14	NP5/61/ENF329B	10-Jan-2022	Hafod Wen, Harlech. LL46 2RA.	Unauthorised engineering works	Application under consideration.	Application approved. Case closed.
15	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.	Application under consideration.
16	NP5/62/ENF422	June 2021	Ty'r Graig, Llanbedr	New dormer window and erection of outbuilding.	Owner advised that outbuilding is being relocated. Site visit to be undertaken to confirm.	Outbuilding remains in situ. Considering next steps.



17	NP5/64/ENF92F	November 2022	Llain y Pistyll, Llanegryn. LL36 9LN	Static caravan located on site without permission	Application under consideration.	Application approved. Close file
18	NP5/67/ENF335	September 2020	Tarren Y Gesail, Pantperthog	New mountain bike tracks	Application submitted. Currently being validated.	Application 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
19	NP3/12/ENF191	June 2021	Castell Cidwm, Betws Garmon	Untidy condition of land.	In dialogue with owner / agent. Awaiting submission and further details.	No further update for this committee.
20	NP3/15/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.	No further update for this meeting.
21	NP3/21/ENF46G	March 2023	Ty'n y Mynydd, Tai'r Cae, Carneddi, Bethesda LL57 3UF	Extension of existing roof to allow for installation of cladding	Letter sent to owner/occupier. No response received.	No further update for this meeting.

22	NP3/22/ENF22J	February 2023	Ty Coch Farm, Nantlle LL54 6BB	Unauthorised extension and residential use of agricultural building	Site visit carried out.	Currently assessing details from the site visit.
23	NP4/11/ENF397	April 2021	Land to West of A470(T) junction with A5 near Waterloo Cottage, Betws y Coed	Use of land for camping with associated structures	Further site visit undertaken. Further correspondence issued to owner following site visit. Awaiting response. No further update for this committee.	Site visit undertaken. Works appear to be on-going to restore the land and remove structures. Site to be monitored.
24	NP4/16/ENF405	March 2018	Land Opposite Tan y Castell, Dolwyddelan	Dumping of Building Material and Waste	Case being referred to the Authority's solicitor.	No further update for this committee.
25	NP4/19/ENF4E	July 2022	Gwern Borter Cottage, Rowen	Breach of planning condition of planning consent NP4/19/4E	No response received to recent communication. Further correspondence issued in April 2023.	Breach of Condition Notice being considered.
26	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.
27	NP4/26/ENF338B	January 2023	Bron Heulog, Capel Garmon. LL26 0RW	Untidy condition of property	Looking into possibility of issuing s215 notice.	S215 being considered.

28	NP4/26/ENF343A	October 2022	Hafodty Gwyn, Pentrefoelas, Betws y Coed	Use of Static Caravan on Site	No further update for this committee	PCN has been sent and returned. Assessing the responses.
29	NP4/29/ENF10G	07-Jan-2022	The Machno Inn, Penmachno. LL24 0UU	Untidy nature of land and unauthorised development of out-building	Site visit to be undertaken to ascertain any improvement at the site.  Owner has been in contact with the Authority outlining potential improvement works to the building. Next steps to be discussed.	Section 215 Notice currently being drafted.
30	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.
31	NP4/29/ENFL353	March 2023	3 Machno Terrace, Cwm Penmachno LL24 0SA	Untidy condition of property	Site visit carried out	Currently assessing details from the site visit.
32	NP4/29/ENF514	October 2021	Llys Meddyg, Penmachno	Creation of New Access	Height of the access/gate reduced in line with the Authority's request. Discussions on-going.	Considering the expediency of the case.

33	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.
34	NP4/32/ENFL229A	February 2023	4 Rhiwlas Villas, Trefriw, LL27 0TX	Untidy condition of site.	Letter sent to owner. No response received as of yet.	No further update for this committee.
35	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.
36	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.
37	NP5/50/ENF322E	March 2023	Britannia Inn, 13 Sea View Terrace, Aberdyfi LL35 0EF	Construction of 1st floor canopy without permission	Contact made with the owner and the matter is being discussed.	Discussions ongoing
38	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. No further update to this committee.

39	NP5/54/ENF445B	January 2023	Former Public Toilets, Rhydymain, LL40 2DE	Unauthorised change of use from public toilet to holiday let	Site meeting carried out. Matter being discussed.	No further update to report at the moment.
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.	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	Enforcement notice currently being drafted for the removal of the external flue.	Listed Building Enforcement Notice currently being drafted.
43	NP5/58/ENF19L	April 2021	Sarnfaen Farm Campsite, Talybont	Stationing of pods without planning permission	Site visit to be undertaken in April 2023 to confirm that pods have been removed from the site.	Site visit undertaken. Pods removed from the site. Case closed.
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. Next steps being discussed.

45	NP5/58/ENF434D	February 2021	Ty'n y Pant, Dyffryn Ardudwy	Stationing of touring caravans and untidy condition of land	<p>Planning Contravention Notice served March 2022. An agent has been appointed and replies to the Notice expected by the 9th May 2022.</p> <p>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.</p>	An Enforcement Notice is currently being drafted.
46	NP5/58/ENF600C	January 2023	Ferndale, Dyffryn Ardudwy. LL44 2BH	Development not built in accordance with approved plans under permission NP5/58/600C (ridge height higher)	Contact made with the owner. Matter being discussed.	Site visit carried out. Matter being discussed further with the agent.
47	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.
48	NP5/61/ENF52F	February 2023	Land off Pencerrig Estate, Old Llanfair Road, Harlech.	Earth works being carried out without planning permission	Contact made with the owner. Matter being discussed.	No planning breach here. Close file.

49	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.	No further update for this committee
50	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.
51	NP5/65/ENF115A	October 2019	Land at Hengwrt, Llanelltyd	Dumping/Storage of Mattresses and Carpets	<p>A Planning Contravention Notice has been served. Replies received and currently being considered.</p> <p>NRW have initiated prosecution proceedings and a trial was due to take place in Cardiff on the 6<sup>th</sup> June 2022.</p>	<p>NRW prosecution proceedings heard in February 2023.</p> <p>A guilty plea was given by the defendant to the charges relating to the deposit of waste. Sentencing has been deferred until 1<sup>st</sup> September 2023 to provide time for the defendant to raise funds to clear the site.</p>
52	NP5/68/ENF195B	October 2022	13 Garreg Frech, Llanfrothen, LL48 6BZ	Untidy condition of the property	Letter sent to the owner. Awaiting response.	S215 notice being considered.

53	NP5/69/ENF420	March 2023	The Dingle, Llwyngwriil LL37 2JE	Unauthorised building works in front garden	Contact made with the owner and the matter is being discussed.	Discussions ongoing
54	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.	Correspondence issued to owner in January 2023. Awaiting response.	Site meeting undertaken in February 2023. Currently assessing the information and details from the site visit to determine whether there is a breach of planning control.



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
55	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.
56	NP5/55/ENFL142A	June 2017	3 Glandwr, Brynchrug	Untidy Condition of Property	<p>Section 215 Notice served on the 18<sup>th</sup> February 2019. No appeal has been forthcoming, therefore the Notice has taken effect. The Notice must be fully complied with by the 22nd January 2020.</p> <p>A recent site visit has taken place where it was noted the Notice had not been complied with.</p> <p>A letter has been written to the owner advising that to avoid further proceedings they must comply with the requirements of the Notice imminently.</p>	<p>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>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>3 Glandwr has been placed on Gwynedd Council's Empty Property Management group priority list.</p>
57	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).</p> <p>Concerns were raised by PEDW in relation to the Enforcement Notice and upon taking legal advice the Notice has subsequently been withdrawn. A further Notice is currently being drafted.</p> <p>However the Authority continue to liaise with the owner to seek a way forward to overcome the current breach of planning control.</p>

58	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.	A CLEUD application has been submitted March 2023 and currently under consideration.
59	NP5/62/ENF426	April 2021	Land near Plas Gwynfryn, Llanbedr	Stationing of static caravan	Appeal being validated by PEDW – awaiting further information.	Appeal dismissed – Enforcement Notice served on the 27 <sup>th</sup> March 2023.

## Listed Building Cases

60	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> <p>Costs associated with preparing relevant Urgent Works Notices.</p> <ul style="list-style-type: none"> <li>• Works carried out in default.</li> <li>• Possible funding to meet the costs of serving other statutory notices such as Section 215 Notices</li> </ul>
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						<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 &amp; 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 23<sup>rd</sup> December 2022 and the Authority currently await a response to this.</p> <p>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.</p>
61	NP5/54/ENFLB210D	December 2022	Caerynwch, Brithdir, Dolgellau LL40 2RF	Unauthorised works to curtilage buildings of a Listed Building	Contact made with the owner and a site meeting has been arranged.	Site meeting carried out and currently reviewing the unauthorised works which appear to have been carried out.
62	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.	Site meeting carried out and discussions held. Owner to submit an LBC application.

63	NP5/57/ENF423A	January 2023	Tan Rhiw, Meyrick Street, Dolgellau LL40 0RW	New windows installed without Listed Building Consent	Site visit carried out and contact made with the owner. Matter is being discussed.	Owner has advised they will remove the unauthorised windows. Further discussions on going.
64	NP5/57/ENFLB424A	February 2023	Tawelfa, Meyrick Street, Dolgellau LL40 1LR	Unauthorised works carried out to listed building	Contact made with the owner and the matter is being discussed.	Site visit arranged.
65	NP5/57/ENFLB470C	January 2021	4 Maes Caled, Dolgellau, LL40 1UF	Unauthorised external and internal works to building	Site visit carried out where it was confirmed unauthorised works had taken place.	Discussions ongoing with the owner and agent to rectify matters. Awaiting response.
66	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.
67	NP5/69/ENFLB326A	September 2018	Ty Gwyn, Llwyngwriil	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.
68	NP5/73/ENFLB280A	April 2022	Ysgubor Hen, Tan y Bwlch, Maentwrog	External works to dormers of the listed building	In dialogue with owner on the submission of a Listed Building Consent application.	Awaiting submission of an LBC application.

69	NP5/73/ENFLB319A	January 2023	2 Pen Trwyn Garnedd, Maentwrog LL41 3YY	Works being carried out to listed building without planning permission	Letter sent to the owner to arrange a site visit.	No further update to this committee.
70	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.
71	NP5/78/ENFLB55	February 2023	Tyddyn Mawr, Bronaber	Significant works undertaken to the gable end.	Site visit undertaken.	In dialogue with the owner and CADW about the way forward to remedy the situation.



## **PLANNING AND ACCESS COMMITTEE**

**17 MAY 2023**

## **SECTION 106 AGREEMENTS**



**SNOWDONIA NATIONAL PARK AUTHORITY  
PLANNING AND ACCESS COMMITTEE, 17 MAI 2023**

**SECTION 106 AGREEMENTS**

<b>Rhif</b>	<b>Application No.</b>	<b>Date application was received</b>	<b>Location</b>	<b>Development</b>	<b>Present Position</b>
1.	NP2/16/451B	18/12/2022	Land adjacent to Pen-y-Bryn, Penmorfa. LL49 9SB	Construction of a single two storey affordable, local occupancy dwelling, formation of new vehicular access and associated landscaping	Draft with applicant for consideration
2.	NP3/12/12G	04/04/2022	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	Draft with applicant for consideration
3.	NP4/11/337D	23/07/2022	Hendre Farm, Betws y Coed, LL24 0BN	Construction of new affordable dwelling and installation of associated foul water disposal	Awaiting relevant details from applicant to commence drafting.
4.	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	Draft with applicant for consideration
5.	NP5/55/L140E	03/06/2021	Capel Bethlehem, Bryncreug. LL36 9PW	Change of use of chapel to form one 1 bed roomed and one 5 bed roomed dwelling	Draft sent to applicant.
6.	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
7.	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

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
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Number of applications on committee list 19 April 2023 = 9

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE  
PLANNING & ACCESS COMMITTEE  
19 APRIL 2023**

<b>Application No.</b>	<b>Location</b>	<b>Development</b>
NP5/61/632	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,

**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 19 APRIL 2023**

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



## **PLANNING AND ACCESS COMMITTEE**

**17 MAY 2023**

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

**In Discussion with Agent / Applicant**

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.
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**Awaiting Amended Plans**

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.
NP5/69/L113P	07/11/22	Llanfendigaid, Rhoslefain. LL36 9LS	Conversion of laundry and workshop to form 2 holiday units and installation of rooflights on front and rear roof.
NP5/73/424A	28/09/20	Cilderi, Tan y Bwlch. Maentwrog. LL41 3YU	Erection of double garage, retrospective application for extension to curtilage, retention of stone terracing and engineering works.

**Awaiting Bat Survey**

NP2/11/427A	21/12/22	Bwthyn Gwyn, Beddgelert. LL55 4NB	Removal of existing conservatory and construction of single storey side extension, alterations to front porch and construction of two dormers to rear elevation,
NP5/65/372	31/10/22	4 Cysgod y Celyn, Llanelltyd. LL40 2TA	Single storey front extension including construction of short length of boundary stone wall with gate access

**Awaiting Ecology Information**

NP5/57/1174	27/10/21	Land adjoining Penmaen Ucha, Penmaenpool. LL40 1YD	Construction of rural enterprise dwelling, garage, new driveway and vehicle access.
NP5/68/235	03/11/22	Land adjoining Garreg Frech, Llanfrothen. LL48 6BZ	Erection of 8 dwellings and formation of new vehicular and pedestrian access
NP5/75/264	20/10/22	Layby on A493 to east of Pennal.	Layby on A493 to east of Pennal Widen, resurface and extend existing access ramp from roadside layby to forest block. Construct track of approximately 100m in length including turnaround at end of track.

### Awaiting Details from Agent / Applicant

NP5/54/585	21/12/22	Land at Ty Newydd-y-Mynydd, Rhydymain.	Installation of a 50m high lattice tower supporting 6 antennas, 4 transmission dishes, and installation of 2 ground based equipment cabinets, 1 meter cabinet, and ancillary development including the siting of a generator and associated fuel tank, formation of a hardstanding area, formation of new access track, and construction of a 1.1m high fenced compound.
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.
NP5/58/363H	04/10/22	Nant Eos, Dyffryn Ardudwy. LL44 2HX	Conversion to Open Market Dwelling unit and installation of sewage treatment plant (Repeat application),
NP5/61/L189E	05/01/23	Cae Du Farm, Harlech, LL46 2TT	Retrospective application for reinstatement of dwelling and access track.
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.
NP5/61/608B	23/01/23	Foel, Harlech. LL46 2TR	Conversion of barn to a one-bedroomed annexe accommodation together with the construction of an extension and installation of 4 rooflights (3 on front elevation and 1 on rear elevation), and installation of external flue (resubmission)
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,
NP5/70/171	16/01/23	Land at Maes Afallen, Rhosygwaliau, LL23 7EY	Siting of 2 holiday pods and installation of package treatment plant,
NP5/71/117F	06/06/22	Land at Pant-y-Ceubren, Llanuwchllyn. LL23 7DD	Erection of two storey detached dwelling for agricultural worker, construction of detached garage, and installation of septic tank,
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,
NP5/73/26C	06/10/22	Utica, Gellilydan. LL41 4DU	Change of use of land to external storage yard (Resubmission)
NP5/74/181A	05/10/22	Barn at Bryn Cleifion Hall, Mallwyd, SY20 9HW	Conversion of barn to residential and installation of septic tank

### Re-Consultation

NP2/16/416C	15/12/22	Argoed, Garages Site, Garndolbenmaen. LL51 9RX	Construction of two storey detached dwelling,
NP3/21/T78	20/10/22	Old Barn, Ty'n-y-Maes, Nant Ffrancon, Bethesda. LL57 3LX	Use of semi-derelict outbuilding to house biomass store and boiler.
NP4/30/163F	24/01/23	Glan y Coed Lodge, Dwygyfylchi. LL34 6UE	Demolition of annex and construction of dwelling, creation of new vehicular access and associated works
NP5/51/456B	11/11/22	Cae Mur Hywel, Caerdeon, Barmouth, LL42 1DZ	Re-building old agricultural buildings for uses ancillary to Cae Mur Hywel.

NP5/64/190	12/10/22	Land at Ffridd Bryn Coch, Llanegryn. LL36 9UG	Installation of a 20m high lattice tower supporting 6 no. antennas, 4 no. transmission dishes, 2 no. equipment cabinets, 1 no. meter cabinet and ancillary development thereto including a generator and associated fuel tank, a hardstanding area, a new access track and a 2.4m high fenced compound with gabion wall
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 Ecological Comments

NP4/26/195D	11/01/23	Llwynau, Capel Garmon, LL26 0RR	Retrospective application for the siting of a single of visitor accommodation pod.
NP5/70/83E	23/12/22	Ffynnon Gower, Llangower. LL23 7DA	Construction of a agricultural shed,

### Awaiting HRA Appropriate Assessment

NP5/57/558D	07/07/22	Frongoch Old Power House, 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).,
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
NP5/62/423	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,
NP5/62/434	14/11/22	Ty Capel Moriah, Llanbedr, LL45 2LE	Alterations to existing chapel house including construction of new link to associated vestry, installation of rooflights to vestry roof, and change of use of vestry and garden area to residential,
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.
NP5/65/367A	22/03/22	Dolfawr, Llanelltyd. LL40 2HD	Construction of single storey building for use as commercial cattery.
NP5/69/113N	07/11/22	Llanfendigaid, Rhoslefain. LL36 9LS	Change of use of old mill into office and storage space
NP5/73/423B	29/04/22	Y Felin Lifio, Tan y Bwlch, Maentwrog. LL41 3YU	Conversion of outbuilding into annex accommodation
NP5/77/115J	28/11/22	Cynefin, Llandecwyn, LL47 6YR	Construction of single storey kitchen/dining room extension to side/rear of cottage,
NP5/78/19E	07/12/22	Hendre, Cwm Prysor, Trawsfynydd, LL41 4TR	Construction of agricultural building for indoor manure storage on the site of an existing slurry pit
NP5/78/482B	27/06/22	Y Goppa, Trawsfynydd. LL41 4TN.	Erection of steel framed shed for agricultural storage purposes,
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

### Awaiting Flood Consequences Assessment

NP5/61/647	05/12/22	Ty'n y Gwater, Harlech. LL46 2UW	Demolition of existing buildings and construction of a new detached two storey rural enterprise dwelling,
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### Awaiting Further Information from Highways

NP5/75/68B	15/09/21	Land opposite Maesteg, Pennal. SY20 9DL	Erection of five affordable dwellings together with associated access, parking and landscaping,
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Total applications on list = 44

Total applications on list Committee 19 April 2023 = 44



**PLANNING AND ACCESS COMMITTEE**  
**17 MAY 2023**

**DELEGATED DECISIONS**



### Applications Approved

	<b>Application No.</b>	<b>Proposed</b>	<b>Location</b>	<b>Decision Date</b>	<b>Case Officer</b>
1.	NP2/11/L524A	Non-Material Amendment (Windows) to that approved under Planning Permission NP2/11/L524 dated 08/03/2023	Dolafon, Nant Gwynant. LL55 4NL	17/04/23	Mr Richard Thomas
2.	NP3/12/164G	Non-material amendments (alterations to fenestration and doors) to planning consent NP3/12/164 dated 25/06/2008.	Ffridd Uchaf, Rhyd Ddu, LL54 6TW	17/04/23	Mr Richard Thomas
3.	NP4/12/231A	Retrospective application for alteration works to existing access/driveway	Cae Tacnal, Llanbedr-y-Cennin. LL32 8UR	18/04/23	Mr. Dafydd Thomas
4.	NP4/23/46D	Discharge Condition 5 (Stone sample panel) attached to Planning Consent notice NP4/23/46B dated 30/08/2022	Cae Haidd, Gwylt Road, Llanfairfechan. LL33 0EE	17/04/23	Mr Richard Thomas
5.	NP4/23/46E	Variation of Condition 2 (Compliance with approved plans) as attached to Planning Consent notice NP4/23/46B dated 30/08/2022 to allow for a change in details of windows and doors	Cae Haidd, Gwylt Road, Llanfairfechan. LL33 0EE	17/04/23	Mr Richard Thomas
6.	NP4/26/329C	Demolition of upvc conservatory and construction of single storey rear extension, single storey side extensions to garage and to front porch	Nant Canol, Nebo, Llanrwst. LL26 0RD	05/04/23	Mr Richard Thomas
7.	NP4/29/11A	Construction of timber garden shed and creation of parking area	Land adjacent to Gwynfa, Penmachno. LL24 0UB	17/04/23	Mr Richard Thomas
8.	NP5/53/580F	Discharge Condition No.7 (Archaeological Works Report) attached to Planning Consent NP5/53/580 dated 25/05/2021	Llyn Tegid, Bala.	11/04/23	Mrs Jane Jones
9.	NP5/54/584A	Construction of decking to rear of property	8 Bryniau, Brithdir, LL40 2TY	17/04/23	Mrs. Alys Tatum

10.	NP5/57/AD212Q	Application for Advertisement Consent to display one illuminated fascia sign, one non-illuminated wall-mounted sign and one non-illuminated freestanding sign	Gwyndaf Evans Motors, Arran Road, Dolgellau, LL40 1HS	17/04/23	Mrs. Iona Roberts
11.	NP5/57/AD3P	Advertisement Consent to display one illuminated fascia sign, one non-illuminated wall-mounted sign and two non-illuminated freestanding signs	Unit 1, Lion Yard, Dolgellau. LL40 1DG	17/04/23	Mrs. Iona Roberts
12.	NP5/57/LB336D	Discharge Condition Nos. 4 (details of internal works), 5 (schedule of existing doors), & 6 (window details) attached to Listed Building Consent Notice NP5/57/LB336C dated 23/11/2022	Glyndwr Buildings, Wilkins Newsagents, Bridge Street, Dolgellau, LL40 1AS	20/04/23	Ms Eleanor Carpenter
13.	NP5/57/LUT649A	Certificate of Lawful Use (Existing Use) for use of property as 2 flats	3 Mount Pleasant, Dolgellau, LL40 1ST	17/04/23	Mrs. Alys Tatum
14.	NP5/58/161K	Discharge Condition No.4 (Samples of the materials to be used in the construction of the external walls of the caravan units) attached to Planning Permission NP5/58/161G dated 25/06/2020 (additional material/finish to that as previously approved)	Rhinog Caravan Park, Ffordd Yr Orsaf, Dyffryn Ardudwy, LL44 2HA	05/04/23	Mr Aled Lloyd
15.	NP5/61/329B	Erection of new single storey garden room on existing concrete slab and associated landscape works	Hafod Wen, Harlech. LL46 2RA	18/04/23	Mr. Dafydd Thomas
16.	NP5/61/632	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	Merthyr Isaf, Hwylfa'r Nant, Harlech. LL46 2UE	17/04/23	Mr Aled Lloyd
17.	NP5/66/156B	Demolition of existing bungalow and garage and construction of new two storey dormer bungalow and detached garage	Hafod, Llandanwg. LL46 2SD	03/04/23	Mr Aled Lloyd
18.	NP5/66/LB32F	Listed Building Consent to install a studded partition to divide the living room to create a second bedroom and replace access door to existing bedroom with a fire door	The Cottage, Ty Mawr, Llanfair. LL46 2SA	11/04/23	Ms Eleanor Carpenter

19.	NP5/71/492A	Prior notification under Schedule 2, Part 24, of The Town & Country Planning (General Permitted Development) Order 1995 as amended for the installation of a 15m high lattice tower supporting 6 antennas, 4 transmission dishes, 4 equipment cabins, 1 meter cabinet and ancillary development thereto including a generator and associated fuel tank, a hardstanding area, a new access track and a 1.1m high fence with 3m wide access gate.	Land at Moel Maes y Llech, Llanuwchllyn	04/04/23	Mr. Dafydd Thomas
20.	NP5/72/241A	Construction of a single storey extension	1 Maes Gwyn, Rhyduchaf, LL23 7SD	19/04/23	Mr. Dafydd Thomas
21.	NP5/72/248	Two holiday units and installation of package treatment plant	Land near Boch y Rhaidr, Arenig, Bala. LL23 7PB	20/04/23	Mr Aled Lloyd
22.	NP5/72/252	Construction of two storey extension	Tyn Y Sarn, Llidiardau. LL23 7SG	17/04/23	Mr. Dafydd Thomas
23.	NP5/78/22F	Non material amendment to Planning Consent NP5/78/22D dated 05/12/2018 to change external finish to "white winter" render	Swn y Nant, Bodfyddau, Trawsfynydd. LL41 4UW	06/04/23	Mr. Dafydd Thomas

## Applications Refused

	<b>App No.</b>	<b>Proposed</b>	<b>Location</b>	<b>Reason for Refusal</b>	<b>Case Officer</b>
1.	NP5/50/130C	Construction of rural enterprise dwelling	Bwlch Gwyn Farm, Aberdyfi. LL35 0SG	<p>03/04/23</p> <p>The information submitted is insufficiently robust and fails to demonstrate that the enterprise is financially sustainable and that the cost of the additional labour and proposed dwelling can be sustained and also whether alternative accommodation is available for occupation or conversion. Accordingly, the application fails the financial and other dwellings tests set out in TAN 6 and as such 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 and in an elevated and open location, and use of metal roofing material would result in a development which would appear discordant within the open rural setting and would detract from the appearance and character of the surrounding area and nearby dwelling. 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 proposed biodiversity enhancement is deemed insufficient. 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

2.	NP5/59/805	Formation of a temporary access and loading bay	Woodland, Ceunant Sych, land opposite Cymerau Canol, Blaenau Ffestiniog.	03/04/23  By reason of the applicant not submitting a speed survey to enable the Authority to assess the highway safety implications in Consultation with the Highways Authority, a fully informed decision cannot be made. This application is in conflict with Eryri Local Development Plan Development Policy 1.	Mr Aled Lloyd
3.	NP5/69/113M	Installation of 5 rows of ground mounted 150kw solar panels (456 panels in total)	Llanfendigaid, Rhoslefain. LL36 9LS	05/04/23  Owing to its siting, scale and appearance the proposal would represent a prominent and man-made feature within this historic, rural landscape. As such, it is considered that it will have a detrimental impact on the setting, appearance and character of the Grade II* Listed building at Llanfendigaid, its associated outbuildings, and the character, qualities and views of the surrounding historic landscape and it would fail to conserve and enhance the special qualities and purposes of the National Park contrary to Strategic Policies A and Ff and DP1, DP2, DP3, DP6 and the Adopted Supplementary Planning Guidance for Renewable and Low Carbon Energy (November 2013).  Owing to the commencement of development and failure to implement the recommendations of the submitted Preliminary Ecological Appraisal the proposal fails to protect features of acknowledged importance, namely protected species and their habitats, and as such the proposal is contrary to Strategic Policies A and D and DP1, DP3, DP6	Ms. Sophie Berry

				<p>and the adopted Supplementary Planning Guidance for Nature Conservation and Biodiversity (February 2020).</p> <p>The application is not supported by evidence of archaeological investigation and insufficient information has been submitted with regard to the extent of the ground works associated with the proposed development. As such the proposal could have an adverse effect on the integrity of archaeological and historical assets which may be present contrary to strategic policies A and Ff and DP3, DP6 and DP8.</p>	
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## Appeal Decision

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by I Stevens BA (Hons) MCD MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 04/05/2023

Appeal reference: CAS-02466-V1K3M0

Site address: Bryn Derw, Llanuwchllyn, Gwynedd, LL23 7ST

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- 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 Diana Smith against the decision of Snowdonia National Park Authority.
  - The application Ref NP5/71/485, dated 25 July 2022, was refused by notice dated 25 November 2022.
  - The development proposed is to construct new garage with overspill accommodation for the main dwelling on the first floor.
  - A site visit was made on 21 February 2023.
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### Decision

1. The appeal is allowed and planning permission is granted to construct new garage with overspill accommodation for the main dwelling on the first floor at Bryn Derw, Llanuwchllyn, Gwynedd, LL23 7ST, in accordance with the terms of the application, Ref NP5/71/485, dated 25 July 2022, subject to the conditions set out in the schedule to this decision letter.

### Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of Bryn Derw and the surrounding area, having regard to local planning policy concerning ancillary residential accommodation.

### Reasons

3. The appeal site comprises an existing pitched roof garage which adjoins one side of a two-storey detached dwelling, Bryn Derw. The dwelling occupies a spacious plot on the rural hillside to the west of Llyn Tegid and north of the A494 highway. It is located at the end of an access track which serves other properties to the east. The hillside is pleasant and characterised by dense vegetation to the immediate north and west, and open views of the surrounding countryside to the south. The dwelling is viewed in glimpses along the A494, with the group of trees forming a backdrop to views from this direction.

4. The appeal dwelling has a grey render finish and slate roof. There is a simple appearance to the dwelling along its rear elevation facing the A494, with modest openings. The front elevation, seen from within the appeal site, differs in its appearance to the rear elevation. The roof expanse is larger and slopes down to its eaves above ground floor level. There is also a triangular gable wall projection which extends out from the ridge height of the main roof. Such features, although not visible from the wider area, add visual interest and distinctiveness to the property. The features also differentiate the dwelling from other nearby properties, with their predominant use of stone and mostly modest pitched roofs.
5. The existing garage is set back from the rear elevation, projecting slightly forward of the front elevation, and set down from the main dwelling roof. The proposal would extend the width and height of the garage, adding two windows and two rooflights on the rear elevation, while the front elevation would have a gable protrusion and pitched roof with glazed triangular window at first-floor level. The accommodation would be accessed via a staircase from the ground floor of the extension, with an internal doorway created into the main dwelling and an additional external door leading onto the property driveway. A vertical rooflight would be aligned above the proposed door entrance. The rear elevation roof would be almost vertical in its form and would connect with the front elevation pitched roof by a continuous sloped glazed rooflight along the ridge of the structure.
6. Visually, the proposed annexe would appear as part of the dwelling house through its physical attachment and use of materials. Although it would be an increase in scale on the existing garage, the eaves and ridge heights would remain below that of the main dwelling, such that it would not appear harmfully dominant. There is already asymmetry to the front elevation due to the position of the pitched gable element and side additions. The proposed extension, albeit longer and wider than the existing addition on the opposite side of the main dwelling, would not harmfully unbalance the property. The minor projection of the garage entrance beyond the existing building line would not be harmful given the proposed dimensions relative to the main dwelling. The pattern of larger, deeper roof slopes along the front elevation would also be continued.
7. The integration of contemporary elements, such as the glazed triangular window and sloping glazed rooflight, would be proportionate design solutions. By adapting the existing triangular gable feature, the proposed triangular window would reinforce the subordination of the annexe to the main dwelling. The sloping rooflight would not be particularly evident in views due to its position and modest incline above the front-facing roof ridge. These features would be appropriate responses to an already unique dwelling in the local context that I have described.
8. While the rear elevation roof and connecting glazed elements would be distinctive additions to the existing roof forms, the design solution ensures that the first-floor accommodation provides usable space within the roof. It would ensure that the height of the structure is below that of the main dwelling, further demonstrating its visual subservience. The orientation of the near-vertical slate roof would only be evident in close-range views from the garden and would not appear visually harmful given its side position and scale relative to other roofs on the rear elevation.
9. Longer-distance public views of the proposal from the highway and beyond would be partly obscured by the presence of a tree within the appellant's garden. In such views, the proposal would also be seen in the context of the dense tree cluster to the side and rear, which softens its visual impact. The slate roof would be deeper than existing roofs on this elevation, but it would not appear incongruous, particularly when the eaves level would remain consistent with the addition on the opposite side of the main dwelling. As



there is no other dwelling of similar appearance in the vicinity of the property, the alterations to its appearance would not be discordant with its surroundings.

10. The Authority raises concerns regarding the effect of the proposal in its rural setting adjacent to listed buildings. I have received no other details of listed buildings nearby. Given the dwelling's unique design and appearance, and the proposed extension's location on the far side of the property away from neighbouring properties, I am satisfied that the proposal would not have a harmful effect on the surrounding area.
11. The Authority raises concern with the lack of connectivity at the first-floor level of the annexe. The Authority's Supplementary Planning Guidance (SPG): Annexe Accommodation (July 2014), states amongst other things that new build annexes must appear as part of the dwelling house and must have a horizontal physical link through to the main dwelling house and should not have a separate staircase. The proposed horizontal link at ground floor level provides a reasonable design response to the dwelling configuration. While the proposal would have a staircase accessible from inside the property, other than a minor conflict with part of the SPG, the Authority has not substantiated any associated harm. I am also mindful that the SPG does not carry the same weight as development plan policy. In any event, the appellant has explained that the internal staircase is necessary to provide access given the first-floor layout of the main dwelling. Overall, the proposal satisfies the general thrust of SPG advice in terms of its subservience to the main dwelling, functional link and ownership, physical connection within the curtilage, and providing necessary accommodation within one bedroom area.
12. I conclude that the proposal would not harm the character or appearance of Bryn Derw or the surrounding area, thereby complying with Development Policies 1, 14 and 15 of the Eryri Local Development Plan (LDP), adopted in February 2019. The proposal would also satisfy the general thrust of advice set out in the Annexe Accommodation SPG.

#### **Other Matters**

13. The Community Council raises several concerns with the proposal. On access and highway safety matters, the Authority raises no issue with existing arrangements and given the modest increase of an additional bedroom, I see no reason to disagree with their findings. Regarding the impact of an annexe on property value, I am not aware of any clause or restriction limiting the property's value to local affordable housing needs. In any case, I have concluded that the proposal satisfies the LDP house extensions policy.

#### **Conditions**

14. In addition to conditions relating to commencement and plans compliance, I consider it necessary to ensure biodiversity mitigation and enhancement as set out in the Bat & Protected Species Survey is carried out prior to occupation of the proposed development. This would also ensure that the scheme delivers biodiversity enhancement as set out in national and local planning policy. The Authority's suggested condition requiring adherence to the 'reasonable avoidance measures' in the Bat & Protected Species Survey, dated 13 June 2022, lacks clarity because the report does not contain reasonable avoidance measures, whereas the Authority's Ecologist comments refer to measures. Given the Ecologist's recommended avoidance measures are intended to protect existing measures, the condition reasoning could not be described as necessary for biodiversity enhancement. Given the unlikely of presence of bats as concluded in the survey, and with no other species likely to be affected, the suggested condition is not necessary.

**Conclusion**

15. For the above reasons and having regard to all matters raised, I conclude that the appeal should be allowed.
16. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

*I Stevens*

INSPECTOR

## SCHEDULE OF CONDITIONS

- 1) The development shall begin not later than five years from the date of this decision.  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 2) The development shall be carried out in accordance with the following approved plans and documents:  
Site Location Plan – Drawing Reference 362A(3) S01 (received 25 July 2022).  
Proposed Plans – Drawing Reference 362A(3) P01 - Revision A (received 16 September 2022).  
Proposed Elevations – Drawing Reference 362A(3) P02 - Revision A (received 16 September 2022).  
'Bryn Derw Design Statement' (received 25 July 2022).  
'Bryn Derw, Llanuwchllyn. Building Demolition & Extension, Bat & Protected Species Survey' by Cambrian Ecology Limited (received 25 July 2022).  
Reason: To ensure the development is carried out in accordance with the approved documents, plans and drawings submitted with the application.
- 3) Prior to the occupation of the development, the biodiversity enhancement measures as set out on drawings 'Proposed Plans – Drawing Reference 362A(3) P01 - Revision A (received 16 September 2022)' and 'Proposed Elevations – Drawing Reference 362A(3) P02 - Revision A (received 16 September 2022)' shall be implemented and retained thereafter.  
Reason: To secure biodiversity enhancement in accordance with Strategic Policy D of the adopted Eryri Local Development Plan and paragraph 6.4.5 of Planning Policy Wales.