

# NOTICE OF MEETING



*Snowdonia National Park Authority*

*Emyr Williams  
Chief Executive*

*Snowdonia National Park Authority*

*Penrhyndeudraeth*

*Gwynedd LL48 6LF*

*Phone: (01766) 770274*

*E.mail: [parc@eryri.llyw.cymru](mailto:parc@eryri.llyw.cymru)*

**Meeting:** Planning & Access Committee

**Date:** Wednesday 17<sup>th</sup> April 2024

**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, Edgar Wyn Owen, Elfed Powell Roberts,  
John Pughe Roberts, Meryl Roberts, Einir Williams;*

***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, Vacancy, Mrs. Sarah Hattle,  
Mr. Tim Jones, Ms. Naomi Luhde – Thompson, Ms. Delyth Lloyd.*

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

# A G E N D A

Page No's

1. **Apologies for absence and Chairman's Announcements**  
To receive any apologies for absence and Chairman's announcements.
2. **Declaration of Interest**  
To receive any declaration of interest by any members or officers in respect of any item of business. **3 - 7**
3. **Minutes**  
The Chairman shall propose that the minutes of the meeting of this Committee held on the 6<sup>th</sup> March 2024 be signed as a true record (copy herewith) and to receive matters arising, for information. **8 - 23**
4. **Inspection Panel Report**  
Inspection panel report and supplementary report in relation to planning application NP5/50/165C (copy herewith) **24 - 70**
5. **Reports by the Director of Planning and Land Management**  
To submit the reports by the Director of Planning and Land Management on applications received. (Copy herewith) **71 - 78**
6. **Update Reports**  
To submit update reports, for information. (Copies herewith) **79 - 86**
7. **Delegated Decisions**  
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)

Planning and Access Committee 06.03.24

**SNOWDONIA NATIONAL PARK PLANNING AND ACCESS COMMITTEE  
WEDNESDAY 6<sup>th</sup> MARCH 2024**

Councillor Elwyn Edwards (Gwynedd) (Chair)

**PRESENT:**

**Members appointed by Gwynedd Council**

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

**Members appointed by Conwy County Borough Council**

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

**Members appointed by the Welsh Government**

Brian Angell, Tracey Evans, Sarah Hattle, Tim Jones, Delyth Lloyd, Naomi Luhde-Thompson.

**Officers**

G. Iwan Jones, Jonathan Cawley, Siwan Lyall, Iona Roberts, Jane Jones, David Jones, Alys Tatum, Elliw Owen, Geraint Evans, Anwen Gaffey.

**Apologies**

No apologies were tendered.

The Director of Corporate Services stated that the meeting was being web-broadcast and would also be made available online at a later date.

**1. Chairman's Announcements**

The Chair welcomed second year geography students from Cardiff University who were attending the meeting to observe and listen to the discussions.

**2. Declaration of Interest**

No declarations of Personal Interests were made in respect of any item.

**3. Minutes**

The minutes of the Planning and Access Committee meeting held on 24<sup>th</sup> January 2024 were accepted and the Chair signed them as a true record.

Arising from the minutes, the Head of Development Management and Compliance provided Members with the following updates:-

**5. Update Reports**

**(2) Outstanding Applications where more than 13 weeks have elapsed – For information**

NP5/73/424A – Cilderi, Tan y Bwlch, Maentwrog.

There was a delay in determining this retrospective application due to its sensitive ecological location. Officers have sought advice on the best way to mitigate the environmental damage and anticipate that the application will be determined in the next few weeks.

NP5/58/629 – Land between Plas Meini and Swyn y Mor, Dyffryn Ardudwy.

A Section 106 Agreement had been drafted and forwarded to the applicant's solicitors at the end of January.

NP5/78/578 – Land near B4391, Trawsfynydd

This was an application for a telecommunications mast which was approved last week following a Habitat Regulations Assessment.

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

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

Please see the Schedule of Planning Decisions attached.

5. **Introduction of an Article 4 Direction to enable the management of the change of use from residential housing to holiday use (second homes and holiday accommodation) within the Eryri National Park Area.**

**Submitted** – A report by the Head of Planning Policy to approve engagement on the proposed introduction of an Article 4 Direction (which only comes into force directly after 12 months) for the Eryri National Park Authority Area to revoke the permitted development rights for the following uses:

- (a) Change of use from C3 (main home) to C5 (second home) or C6 (short-term holiday accommodation) and specific mixed uses;
- (b) Change of use from C5 (second home) to C6 (short-term holiday accommodation) and specific mixed uses;
- (c) Change of use from C6 (short-term holiday accommodation) to C5 (second home) and specific mixed uses.

**Reported** – The Head of Planning Policy presented the report and background in detail. Arising thereon, and in response to a question, the Head of Planning Policy advised that the impact of the changes in Business Tax Rates on agricultural holdings who had diversified to provide holiday lets was a separate matter which is addressed through the Council Tax system rather than through the planning system. The Head of Planning Policy confirmed that the Authority still has a policy which allows diversification to short term holiday lets for a rural enterprise in the Local Development Plan. Arising thereon, the Director of Planning and Land Management confirmed that the Article 4 Direction would be in operation from June 2025 and would not be applied retrospectively and Members noted that, following legal advice, the Article 4 Direction would not come into force for a period of 12 months in order to avoid the risk to the Authority of having to pay compensation.

Members took the opportunity to thank the Head of Planning Policy for the report.

**RESOLVED**

1. **To approve the report justifying the Introduction of the Article 4 Direction. (Appendix 2)**
2. **To approve engagement on the proposed introduction of an Article 4 Direction which would not come into force until 12 months later (Appendix 4) for the Eryri National Park Planning Authority Area to remove the permitted development rights for the following uses:-**
  - (a) **Change of use from C3 (main home) to C5 (second home) or C6 (short-term holiday accommodation) and certain mixed uses;**
  - (b) **Change of use from C5 (second home) to C6 (short-term holiday accommodation) and certain mixed uses;**
  - (c) **Change of use from C6 (short-term holiday accommodation) to C5 (second home) and certain mixed uses.**

3. That the notice regarding the Article 4 Direction in accordance with the format in Appendix 3 be published and delivered in accordance with the requirements, (accepting that it is not practicable to present these individually to each owner and occupier within the area because of its size) for a period of not less than six weeks to allow the public to submit responses to the proposal.
  4. To receive an engagement report to consider any responses received (following the engagement period) to confirm the Article 4 Direction or not.
  5. To delegate authority to the Director of Planning and Land Management, in consultation with the Authority Solicitor, to make editorial modifications to the justification report, notice and background documents prior to publication.
6. **Update Reports**  
**Submitted** – Update reports by the Director of Planning and Land Management on planning applications and Section 106 Agreements.
- Please see the Schedule of Planning Decisions attached.
7. **Delegated Decisions**  
**Submitted and Received** – List of applications determined in accordance with delegated authority.
- RESOLVED to note the report.**
8. **Planning Appeal**  
**Submitted and Received** – a copy of the following appeal decision:-  
Appeal by Mrs. Pamela Putt, against the Authority's refusal to grant listed building consent to retain work for replacement roof, at 5 Arthog Terrace, Arthog, Dolgellau. LL39 1AQ (Appeal dismissed)

**The meeting ended at 11.00**

## SCHEDULE OF PLANNING DECISIONS – 6<sup>th</sup> MARCH 2024

### Item No.

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

- (1) NP5/50/165C – Retrospective application for part single/part two storey side extensions including balcony/terraced areas, two storey rear extension, front porch, alterations to roof of existing dwelling including installation of 3 rooflights, and associated work, Glygyrog Ddu, Aberdyfi. LL35 0RL

**Reported** – Case Officer presented the report and background in detail. Members were asked to note that Condition No. 1 in the English report was correct, and that Condition 1 in the Welsh report would be amended to correspond. If Members decide to refuse the application today, an enforcement notice will then be served.

#### Public Speaking

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

- firstly, the Agent respectfully asked Members if they would be willing to undertake a site visit to the property. Design was a very subjective matter and context was very important, especially as the property was isolated, sits within forest plantation and was not visible from the surrounding areas and the agent and applicants feel very strongly that Members' decision making would be greatly assisted by a site visit.
- with the benefit of hindsight, his clients Nia and Ian now recognise that the works to their property went beyond permitted development rights and require planning permission. They hold their hands up and apologise for this and given the stress and upset they are now feeling they wish they could wind the clock back.
- moving forward, they have sought to resolve this through submission of this application and in doing so, tried to arrange a meeting with officers to discuss the application but all requests for a meeting have been denied which is disappointing as they've wanted to work constructively to reach agreement.
- until Nia and Ian purchased Glygyrog Ddu in 2021, for over 40 years it was a second home owned by a trust based in the Midlands. The property was rarely used and was in a terrible state of repair with two poorly designed 1970's extensions, had no central heating, leaked, and what little character it had, had been ripped out.
- the family were keen to correct this neglect and to upgrade the house to meet modern day standards. They engaged local architects to draw plans and local builders, Tai Dyfi Homes, to undertake the works. Once the building was watertight, works ceased and they now await the outcome of this planning process.
- when completed, the property will be largely off-grid, highly insulated and heated and powered by an air source heat pump and solar PV.
- Glygyrog Ddu is not listed, it's not locally listed, it's not on the Historic Environment Record and it is not in a Conservation Area and as such, Nia and Ian could have justifiably applied to demolish it and build a replacement dwelling possibly larger and more modern than what is before you today.
- however, Nia and Ian recognise that there is some historic character and embodied carbon in the original cottage, and they have sought to sympathetically restore the cottage and build modern, replacement extensions.
- to conclude, this application will secure a more positive re-use of a property that has been a little-used second home for over 40 years, contributing nothing to the social and cultural fabric of Aberdyfi. Instead, it will now provide a young Welsh-speaking family with a forever home in the area where Nia was brought up. A home for a family already immersed in the local community, with Nia and Ian volunteering locally and contributing to a community pub project and the children

attending Ysgol Bro Hyddgen. This development reinforces and protects the Welsh language, and it reinforces the social and cultural fabric of the community in direct accord with LDP policy.

- the Agent saw no significant planning harm here, only positive outcomes and therefore asked Members to support the application and grant planning permission.

**RESOLVED – Site Inspection.**

- (2) NP5/57/LB587H – Removal of the existing timber boundary fence and erection of new 1-metre-high stone boundary wall between Plas Isa Guesthouse and the Golden Lion Hotel, together with the installation of a new wooden gate between the existing stone pillars at the rear entrance to Plas Isa Guesthouse from the Marian Mawr car park, Plas Isaf, Lion Street, Dolgellau. LL40 1DG
- (3) NP5/57/LB587J – Listed Building Consent for the removal of the existing timber boundary fence and erection of new 1-metre-high stone boundary wall between Plas Isa Guesthouse and the Golden Lion Hotel, together with the installation of a new wooden gate between the existing stone pillars at the rear entrance to Plas Isa Guesthouse from the Marian Mawr car park, Plas Isaf, Lion Street, Dolgellau. LL40 1DG

**Reported** – The Case Officer presented both the applications simultaneously and asked Members to note that Condition 3 was no longer necessary as the information had now been submitted.

**RESOLVED** subject to removing Condition 3, to refer the application to CADW with a recommendation to **approve** with the relevant conditions.

## 6. **Update Reports**

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

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

**SNOWDONIA NATIONAL PARK AUTHORITY****INSPECTION PANEL –SOUTHERN AREA**

**NP5/50/165C – Retrospective application for part single/part two storey side extensions including balcony/terraced areas, two storey rear extension, front porch, alterations to roof of existing dwelling including installation of 3 rooflights, and associated work, Glygyrog Ddu, Aberdyfi LL35 0RL**

<b>PRESENT</b>	Cllr Elwyn Edwards, Cllr Louise Hughes, Cllr John Pughe Roberts, Cllr Meryl Roberts and Mr Brian Angell
<b>APOLOGIES</b>	Cllr Delyth Lloyd, Cllr Elfed Powell, Cllr Annwen Hughes, Mrs Sarah Hattle, and Mr Tim Jones,
<b>IN ATTENDANCE</b>	Alys Tatum, Planning Officer (Compliance) Jonathan Cawley, Director of Planning and Land Management
<b>REPORTED</b>	<p>The Members visited the site accessing via the track leading from the A493. The purpose of the inspection panel was for the members to view the development in the context of the site and its location as well as to consider the design and visual impacts of the extensions.</p> <p>The details of the application were reported to members by Officers with the relevant policies outlined. Officers briefly went through the recommended reasons for refusal outlining the key concerns. A photo of the previous property was shared. Officers also briefly highlighted the key policies, including DP 15 ‘Extensions’ and DP 16 ‘Replacement of Existing Dwellings’.</p> <p>Members were reminded of the fact that the retrospective nature of the application is not a planning consideration, and the development should be carefully assessed on its own merits.</p> <p>Members were informed that information had been received since the committee meeting from the agent in response to the third reason for refusal relating to ecology matters. Members were advised that an update will be provided in the next committee meeting regarding this.</p>
<b>DISCUSSION</b>	<p>Members of the panel primarily discussed the scale and height of the property – including its relationship with the original property and the wider landscape</p> <p>A discussion was also had on the modern design (which officers believe could have been acceptable on the site in the right context) and the heavily glazed frontage. A Member raised the issue of the sustainable use of materials, and officers advised that whilst this is referenced in the LDP (along with SPG 1) policies are not particularly prescriptive in this regard.</p>
<b>CONCLUSION</b>	The Panel concluded to discuss further at the next planning committee meeting.



<b>MEETING</b>	Planning and Access Committee
<b>DATE</b>	17 <sup>th</sup> April 2024
<b>TITLE</b>	<p><b>Supplementary report</b></p> <p><b>Application No: NP5/50/165C</b></p> <p><b>Location: Glygyrog Ddu, Aberdyfi, LL35 0RL</b></p> <p><b>Application Description: Retrospective application for part single/part two storey side extensions including balcony/terraced areas, two storey rear extension, front porch, alterations to roof of existing dwelling including installation of 3 rooflights, and associated work</b></p>
<b>REPORT BY</b>	Planning Officer (Compliance)
<b>PURPOSE</b>	Update on ecology matters

## 1. Assessment

- 1.1 This application was originally presented to the Planning and Access Committee of 6<sup>th</sup> of March 2024 with a recommendation for refusal. Members concluded that the application should be deferred for a panel visit to be carried out.
- 1.2 Additional information in relation to ecology has been submitted since the committee meeting in an attempt to address the third reason for refusal. The ecologist has been consulted on this additional information.
- 1.3 At the time of writing this supplementary report, the assessment of the additional information had not been completed and therefore a conclusion on whether the additional information submitted addresses reason for refusal 3 had not yet been reached.
- 1.4 On this basis, a recommendation for refusal with the inclusion of reason 3 is still considered appropriate at this time.
- 1.5 If, once the additional information has been fully assessed, it is considered acceptable and addresses the issues raised in relation to ecology matters in the original report, then reason for refusal 3 may be removed.

**2. RECOMMENDATION: To REFUSE** for the following reason:

Reasons:

1. The development, by reason of its design, scale, form and massing, as well as the use of inappropriate materials, represents an incongruous, prominent and overly dominant additions which harm and detract from the character and appearance of the original dwelling and its setting. The proposal is therefore in conflict with Development Policies 1, 6 and 15 of the Eryri Local Development Plan 2016 – 2031, as well as the Authority’s Design Guide, which seek to ensure 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.
2. The extensions are considered an overdevelopment of the original dwelling, contrary to Development Policy 15 of the Eryri Local Development Plan which states that extensions to a dwelling will only be permitted providing that the floor area is less than the original dwelling.
3. Insufficient information has been submitted to identify/address all ecological issues within the proposed development site, including compensatory and biodiversity enhancement measures, in order to demonstrate that the development does not have a detrimental impact on biodiversity, protected species and their habitats. The development is therefore contrary to Strategic Policy D: Natural Environment, adopted Supplementary Planning Guidance for Nature Conservation and Biodiversity (February 2020) which seeks to protect the National Park’s wider biodiversity resources including habitats and species outside designated sites as well as Planning Policy Wales (Edition 12, February 2024).

\*Note that the Welsh translation for reason 1 has been corrected from the original committee report

**Snowdonia National Park Authority      Date: 06-03-2024**  
**– Planning & Access Committee**

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**Application Number:** NP5/50/165C

**Date Application Registered:** 22/11/23

**Community:** Aberdyfi, Aberdovey

**Grid Reference:** 266051 297988

**Case Officer:** Mrs. Alys Tatum

**Location:**  
Glygyrog Ddu, Aberdyfi. LL35 0RL

**Applicant:**  
Ian & Nia Baylis  
Glygyrog Ddu  
Aberdyfi  
Gwynedd  
LL35 0RL

**Description:**  
Retrospective application for part single/part two storey side extensions including balcony/terraced areas, two storey rear extension, front porch, alterations to roof of existing dwelling including installation of 3 rooflights, and associated work

**Summary of the Recommendation:**

To REFUSE for the following reasons:

1. The development is considered incongruous, prominent and overly dominant additions to the original dwelling.
2. Overdevelopment contrary to Development Policy 15.
3. Insufficient information submitted to address ecological issues and biodiversity enhancement.

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

A Member of the Authority made a written request for the matter to be considered by the Planning and Access Committee, which were accompanied by sound planning reasons.

**Land Designations / Constraints:**

Open countryside

**Site Description:**

The dwelling is situated outside of the settlement boundary of Aberdyfi, within the open countryside. It is accessed via an unadopted single track road leading off the A493. The track also provides access to another property situated beyond the application site and to farm/forestry land.

### **Proposed Development:**

Permission is sought retrospectively for part single/part two storey side extensions including balcony/terraced areas, two storey rear extension, front porch, alterations to roof of existing dwelling including installation of 3 rooflights, and associated work.

The planning statement mentions that the property will operate 'off-grid' for large parts of the year and mentions the installation of an air source heat pump and solar panels however these have not been incorporated in the submitted plans and were not either observed during the site visit and therefore have not been included in the assessment of this application.

The roofs of the extensions have been described in the Planning Statement to consist of mono-pitched roofs. However, the roofs only have a 5-degree pitch, and therefore it would not be possible to install any pitched roof covering on these roofs such as slate. The Authority therefore considers it reasonable on this basis to refer and assess these roof elements as flat roofs and not pitched roofs.

### **Relevant Planning Policies:**

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

<b><i>Policy No.</i></b>	<b><i>Policy</i></b>
<i>SP D</i>	<i>Natural Environment</i>
<i>DP 1</i>	<i>General Development Principles</i>
<i>DP 6</i>	<i>Sustainable Design and Materials</i>
<i>DP 15</i>	<i>Extensions</i>

### **Supplementary Planning Guidance:**

SPG 2	General Development Considerations
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### **National Policy:**

Planning Policy Wales, Edition 12
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### **Consultations:**

Community Council:	No objections
SNPA Ecology	Insufficient information to address ecological issues and biodiversity enhancements.

## **Response to Publicity:**

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

At the time of writing this report 2 letters of support were received; their comments are summarised as follows:

- Support turning the cottage into a family home for a Welsh family,
- Welcome having neighbours to their land,
- Property was previously falling into disrepair with previous extensions in need of replacement,
- Owners are active within the community.

The application was called into committee by a Member of the Authority based on the following reason:

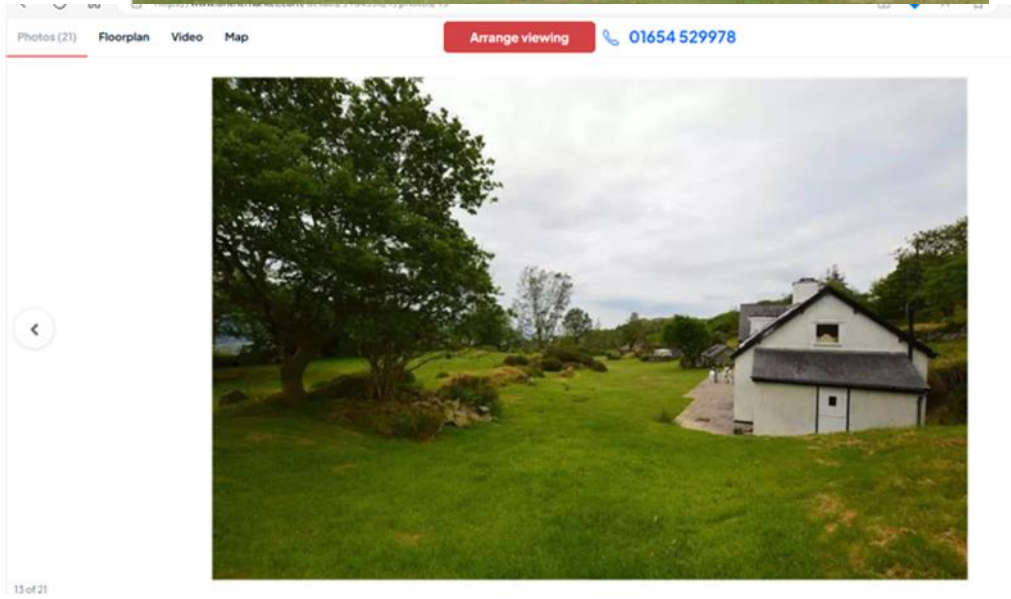
- The local community council support the application as that there is no SPG on extensions so the suitability and design of the extension is always the subjective view of the officer.

## **Assessment:**

### **1. Background**

1.1 This application has been submitted following an Enforcement case, reference NP5/50/ENF165C, where concerns were received in relation to extensive works being carried out to the property without planning permission. Following an investigation and a site visit carried out on the 11th of October 2023, the owners were informed that planning permission was required for the works that have been carried out and the owners were strongly advised to stop works on site until this matter had been resolved.

1.2 As this is a retrospective application, the Authority did not visit the property prior to the works being carried out as would have been the case normally if the application was submitted prior to the works commencing. For this reason, the Authority does not hold any photos of the site as it previously existed. However, during the Enforcement Investigation, recent sales particulars of the property when it went up for sale in 2021 were found online which contained images of the site. The owners have recently purchased the property and so it is understood that the details on the sales particulars show the dwelling as it existed when the property was bought by the current owners in 2021. A copy of these photos are provided below:





1.3 As can be seen from the images, the site consisted of a modest dwelling which had been previously extended. The middle part of the dwelling forms the original cottage which has had the addition of dormer windows and a two storey/single storey side additions. It is understood that the single storey side extension on the eastern elevation was initially approved as garage, however it was most recently being used as an annexe.

1.4 Elevation drawings and floor plans of the dwelling as it previously existed have been submitted with this application. From comparing the images provided above along with what was observed on site during the recent site visit, the Authority considers the elevation drawings provided of the dwelling as it previously existed to be inaccurate and misleading. The height and massing of the roof of the two storey side extension on the western elevation, as shown on the side elevations drawings, is greater than what existed on site. This is evident by comparing the above image of the side profile of the dwelling with that of the submitted side elevation. These submitted plans also show the height of the roof of the main cottage to be higher than what existed on site. It was evident during the site visit that alterations had been carried out to the height of the eaves and subsequently the ridge line of the roof of the original cottage. This was evident from the changes to the height of the chimney, the head height within the property and the brickwork visible internally and externally. The Authority therefore considers that the outline of the previous dwelling, shown in purple and annotated as original profile on the proposed plans, are incorrect and misleading as they suggest that the height of the dwelling has not been increased and suggest a greater massing on the previous property. Due to these inaccuracies the Authority is of the opinion that the plans submitted of the dwelling as it previously existed and the purple outline on the proposed plan, annotated original profile, should not be used to compare the scale and massing of the previous and current dwelling. The photos above should rather be referred to. This has been the case in the Authority's assessment of the application.

## 1.5 Relevant Planning History

NP5/50/17 5B – Retention of chalet for agricultural worker. Approved 10/06/1999

NP5/50/165A – Retention of chalet for agricultural worker. Approved 09/06/1995

NP5/60/165 – Erection of agricultural dwellinghouse and installation of septic tank. Refused 31/03/1995

NP5/42/164A – Extension to dwellinghouse (garage and store). Approved 16/05/1984

NP5/42/455 - Extension to dwellinghouse (kitchen and bedroom). Approved 22/08/1979

## 2. Principle of Development

- 2.1 The site is located within the Open Countryside. It is appropriate to consider the application against Development Policy 1: General Development, Development Policy 6: Sustainable Design and Materials, and Development Policy 15: Extensions, Strategic Policy D: Natural Environment.
- 2.2 Extensions to dwellings within the Open Countryside are acceptable in principle provided that they comply with the above policies. A full assessment of the development against these policies is provided below.

## 3. Planning Assessment

- 3.1 Development Policy 1 (DP1): General Development Principles of the Eryri Local Development Plan sets out the main development principles which should be adhered to. DP1 requires under i) 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. It also requires under iii) that the development is not unduly prominent in the landscape and will not significantly harm the amenity of neighbouring property. Under iv) it requires that the development reflects a good sustainable design standard, uses materials that are sympathetic to or enhance their surroundings and conforms with Development Policy 6 (DP6): Sustainable Design and Materials.
- 3.2 Development Policy 15 (DP15): Extensions states that an extension to an existing dwelling will be permitted providing that:
  - i. The footprint is smaller and the height is lower than the original dwelling.
  - ii. It confirms to the Authority's design guidance on extensions.



- iii. It does not detract from the dwelling or the character of the surroundings in which it is located.
  
- 3.3 It is considered that the extensions, by virtue of their design, scale, form and use of materials, are incongruous and overly dominant features on this modest dwelling which detract from the character and form of the existing dwelling and its setting. The two-storey flat roofed glazed elements are prominent additions to the dwelling which do not blend in with the existing character of the original property which has a pitched roof with accommodation largely provided within the roof space. These additions, which introduce a full second storey to the property on both sides and to the rear, significantly increases the massing of the dwelling, dominating its character and appearance and fully engulfing the property on three elevations. The enclosed 1st floor decking area on the eastern elevation of the property also adds further bulk and massing.
  
- 3.4 The Authority concurs with the Planning Statement in that the removal of the flat roofed dormer windows and their replacement with conservation style rooflights of the property provides a visual improvement. However, the Planning Statement fails to mention that in order to achieve the equivalent headroom in the first floor section of the original cottage which the previous dormers provided, the eaves and ridge height of the roof have been raised increasing overall massing. In any case, it is considered therefore that the visual improvements resulting from the removal of the dormer windows and their replacement with conservation style rooflights, have been outweighed by the incongruous additions of the two storey side extensions.
  
- 3.5 The Authority's Design Guide on extensions under R3 provides an outline of what types of extensions to a 2 storey low cottage, which is considered to be the closest match to this property, are acceptable. It clearly indicates that flat roofs should be avoided, that the ridge and eaves height of the original cottage should not be excessively exceeded and that the extensions should not dominate the original dwelling. It is considered that the extensions fail to comply with these requirements. It is acknowledged that the eaves height of the previous extension did exceed that of the original dwelling however the design and roof profile of the previous extension was compatible with that of the original whereas the current proposal is not.
  
- 3.6 The term 'original dwellinghouse' is understood to refer to a dwellinghouse as it was built or as it was on 1 July 1948 if it was built before then. As outlined in the planning history section above, the previous additions to the original dwelling were approved and constructed after 1948 and therefore in this case, the original dwelling is considered to consist of the single storey cottage. The footprint of this cottage has been calculated, from the plans provided, to be 71.4 sqm. The footprint of the extensions, as applied for under this application, have been calculated to be 146.4sqm. This figure includes the enclosed area on the eastern side of the dwelling underneath the 1st floor decking leading off the kitchen as it contributes to the massing of the dwelling.

This could be the reason why these figures are greater than those provided in the Planning Statement. The footprint of the extensions are therefore approximately double that of the original dwelling. For reference, the footprint of the previous extensions to the dwelling have been calculated to be 64.5qm which were smaller than the footprint of the original dwelling. Even if it was argued that the previous extensions formed part of the original dwelling, which the Authority does not consider to be the case, then the current extensions still exceed the footprint of that original dwelling. Based on the above, the proposal is considered to represent an overdevelopment of the original dwelling, contrary to DP15.

- 3.7 DP1 requires that the scale and design of a building should be appropriate to its setting. It is acknowledged that the dwelling is set within a rural setting, outside of the settlement boundary. Whilst it is not readily visible within its immediate setting and is not read in conjunction with other neighbouring properties, it is situated at a higher vantage point and the increased massing of the dwelling combined with the degree of glazing results in the property being more visible overall within its setting when viewed from surrounding landscape and also from further afield due to the potential reflections and glaring resulting from the glazing. The Authority does not consider that the rural, partly remote location of the property alone renders the incongruous extensions acceptable.
- 3.8 DP6 requires the use of mineral slate roofing or an approved equivalent material with the same colour. It goes on to state that as an exception to the use of mineral slate roofing, alternative appropriately coloured and textured natural materials and appropriately designed and located renewable energy proposals will be considered. In this case, it has been outlined in the Planning Statement that the sedum roof provides benefits including reducing heating and cooling costs, providing habitat, and reducing water runoff. It is therefore, in this instance, accepted that the materials of the flat roof are a sustainable alternative, and further details of these could be conditioned in the event of the application being approved. However, it should be noted that the fact that the materials of the flat roof elements of the extensions are considered acceptable does not override the fact that the design of the flat roofs are unacceptable particular when considering the significant area of flat roof introduced to the property as a result of the extensions. A roof plan has not been submitted with the application and this would have been useful in terms of highlighting the significant amount of flat roof introduced to the property.
- 3.9 The materials proposed to be used on the elevations of the extensions have been outlined in the Planning Statement to consists mainly of aluminium glazing in black, recycled millboard burnt cedar effect cladding, and black zinc facias. Rather than blend in or match the original cottage, the use of these materials, in particular the large amount of glazing and the dark colour of the materials, rather exacerbate the incongruous appearance of the extensions. These elements of the materials are not therefore considered to comply with policy DP6.

- 3.10 The extensions are not positioned in close proximity to any neighbouring property and therefore there are no concerns in regard to overlooking, loss of light or outlook. The extensions do not result in the need for any additional parking to be incorporated on site as there is no increase in the total number of bedrooms. The existing provision to the front of the dwelling is therefore acceptable.
- 3.11 Strategic Policy D: Natural Environment outlines that proposals should not adversely affect the National Park's biodiversity resources including wider biodiversity resources such as habitats and species outside designated sites. No ecological surveys have been submitted to support this application and therefore it appears that no ecological surveys were carried out at the site prior to the works commencing. The Authority's Ecologist has been consulted on the application and has advised that, as a substantial amount of work has already been carried out on site, it is not possible to know what bat roosting and bird nesting potential may have been lost. From reviewing images of the site which predate the works, the surrounding habitat appears optimal for both. Therefore, the precautionary approach would need to be adopted, where compensation is required for the potential roosting/nesting opportunities that may have been lost as a result of the works already undertaken on site.
- 3.12 The Authority's ecologist has outlined a number of measures required to be implemented in order to adopt the precautionary approach. The Authority does not consider it reasonable to deal with these details by conditions as we would need to ensure that these details are acceptable prior to the determination of the application to ensure that the development does not result in an adverse impact on protect species, in line with SP D.
- 3.13 Furthermore, there is an obligation to incorporate biodiversity enhancement with any application as required by paragraph 6.4.5 of Planning Policy Wales (Edition 11, February 2021). A Biodiversity Enhancement Plan has been submitted which has been reviewed by the Authority's Ecologist who is of the opinion that the plan is too vague and appears as suggestions only. We would require the submission of a plan which clearly indicates location, specification and quantity of provisions. In-built nest/bat boxes are also preferred where viable.
- 3.14 Based on the above information, it is considered that insufficient information has therefore been submitted to ensure that the development does not have a detrimental impact on biodiversity, protected species and their habitats and the development is therefore considered contrary to SP D and Supplementary Planning Guidance for Nature Conservation and Biodiversity (February 2020).

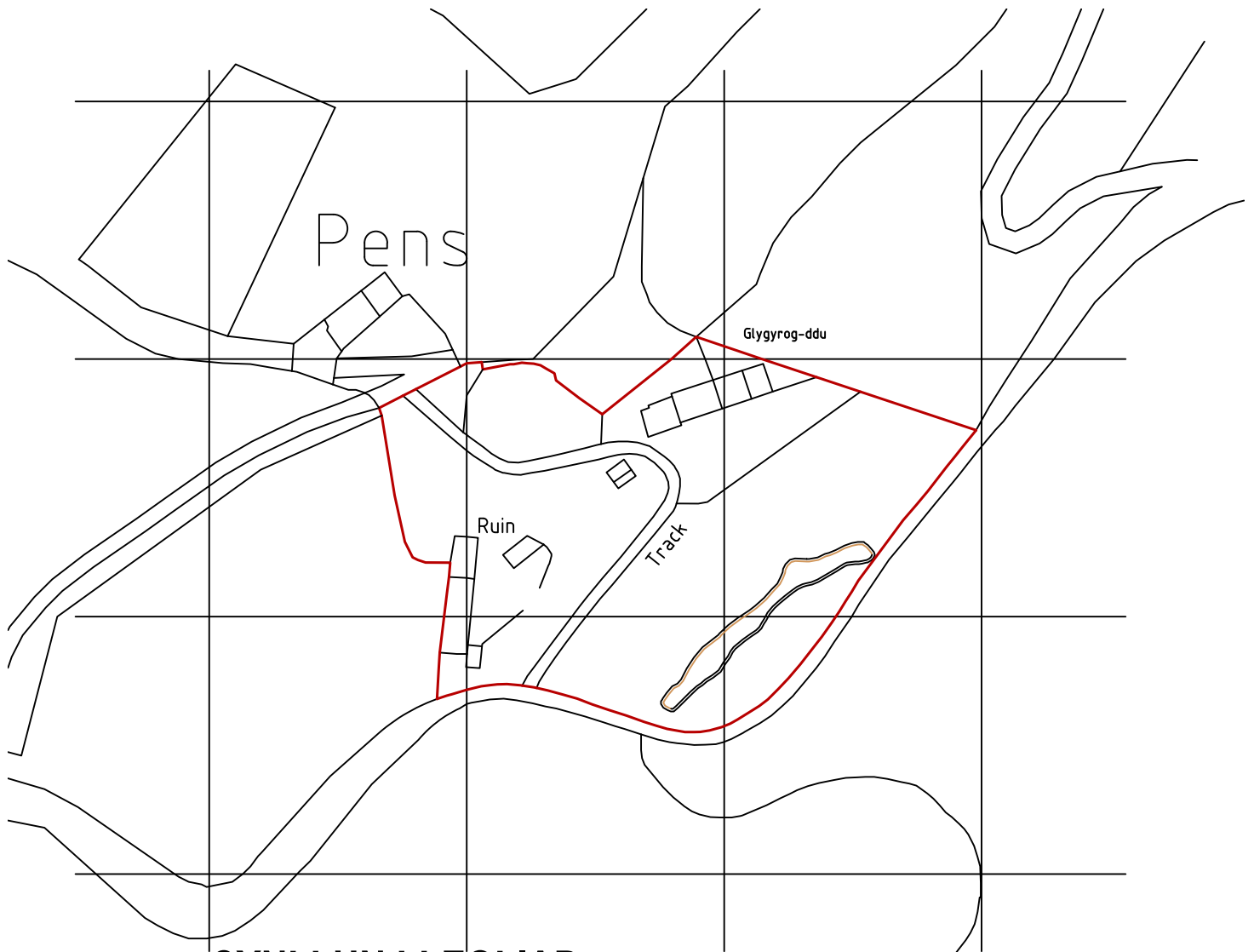
#### **4. Conclusion**

- 4.1 The extensions are, by virtue of their design, scale, form, massing, and materials, considered to be incongruous and prominent additions to the dwelling that conflict with the requirements of Development Policy 1, Development Policy 6 and Development Policy 15.
- 4.2 Insufficient information has been submitted to identify/address all ecological issues within the development site to demonstrate that the development does not have a detrimental impact on biodiversity, protected species and their habitats and the development is therefore contrary to Strategic Policy D and Supplementary Planning Guidance for Nature Conservation and Biodiversity (February 2020).
- 4.3 As this is a retrospective application, if the recommendation is supported and the application subsequently refused, the Authority will be drafting and issuing an Enforcement Notice.

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

**RECOMMENDATION: To REFUSE permission for the following reasons:**

- 1. The development, by reason of its design, scale, form and massing, as well as the use of inappropriate materials, represents an incongruous, prominent and overly dominant additions which harm and detract from the character and appearance of the original dwelling and its setting. The proposal is therefore in conflict with Development Policies 1, 6 and 15 of the Eryri Local Development Plan 2016 – 2031, as well as the Authority’s Design Guide, which seek to ensure 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.**
- 2. The extensions are considered an overdevelopment of the original dwelling, contrary to Development Policy 15 of the Eryri Local Development Plan which states that extension to a dwelling will only be permitted providing that the floor area is less than the original dwelling.**
- 3. Insufficient information has been submitted to identify/address all ecological issues within the proposed development site, including compensatory and biodiversity enhancement measures, in order to demonstrate that the development does not have a detrimental impact on biodiversity, protected species and their habitats. The development is therefore contrary to Strategic Policy D: Natural Environment, adopted Supplementary Planning Guidance for Nature Conservation and Biodiversity (February 2020) which seeks to protect the National Park’s wider biodiversity resources including habitats and species outside designated sites as well as Planning Policy Wales (Edition 12, February 2024).**

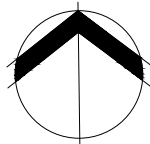


## CYNLLUN LLEOLIAD LOCATION PLAN



SCALE (1 to 1250 @ A1)

GOGLEDD /  
NORTH



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Revisions

Client

Mr & Mrs Baylis

LLEOLIAD/LOCATION

Project

ALTERATIONS GLYGYROG-DDU  
Aberdyfi

Job Nr.

21 / 40

Drawing Nr.

L1

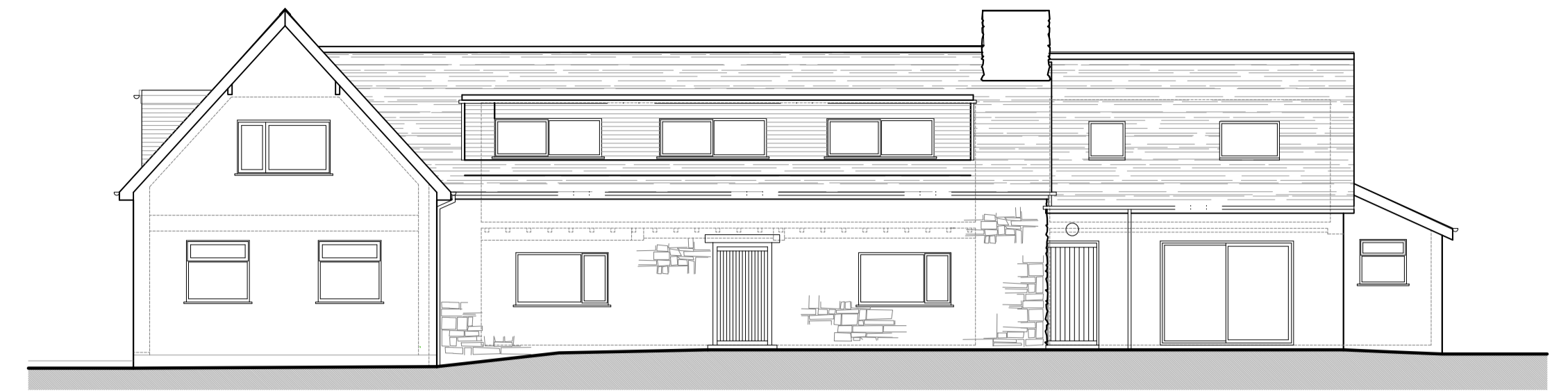
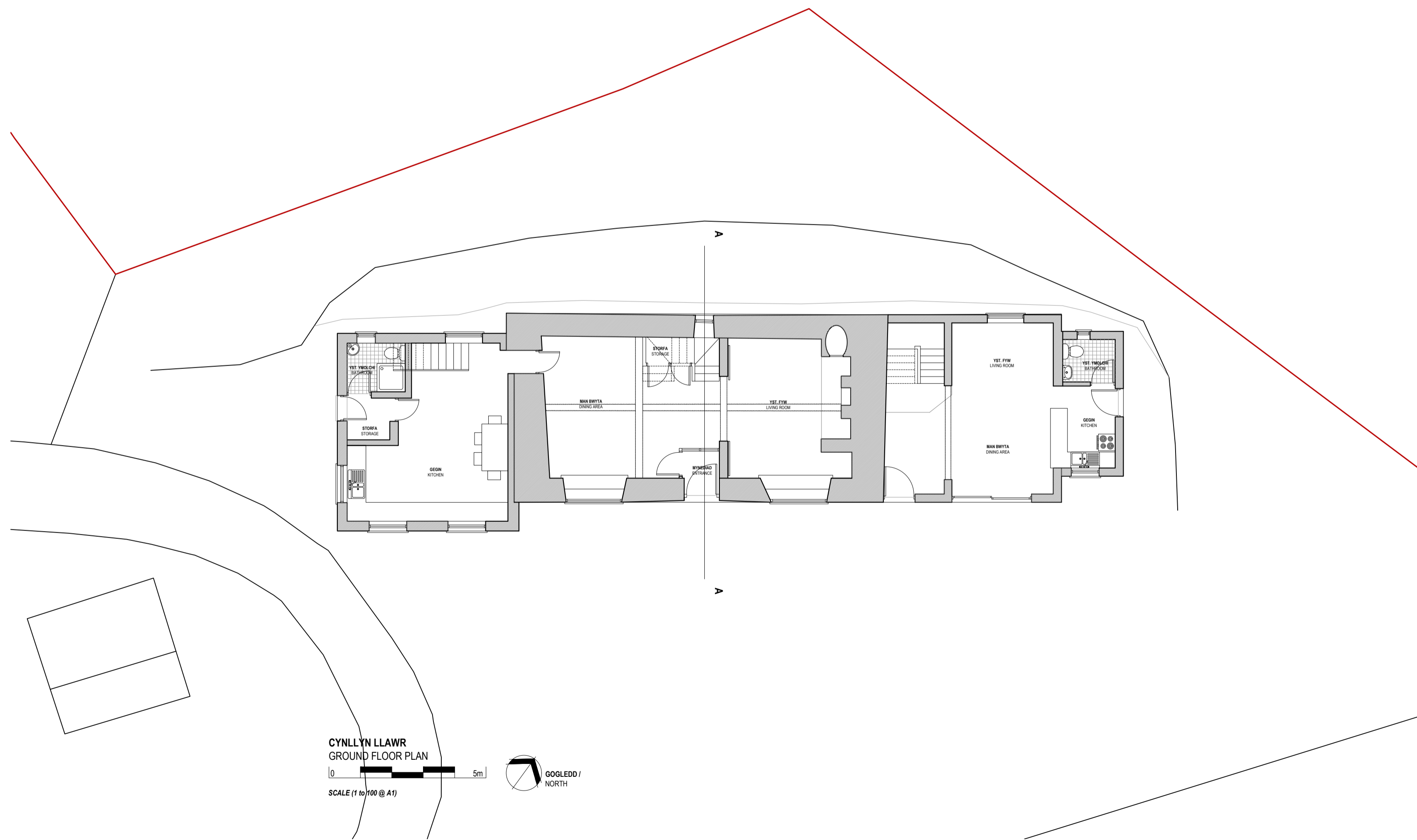
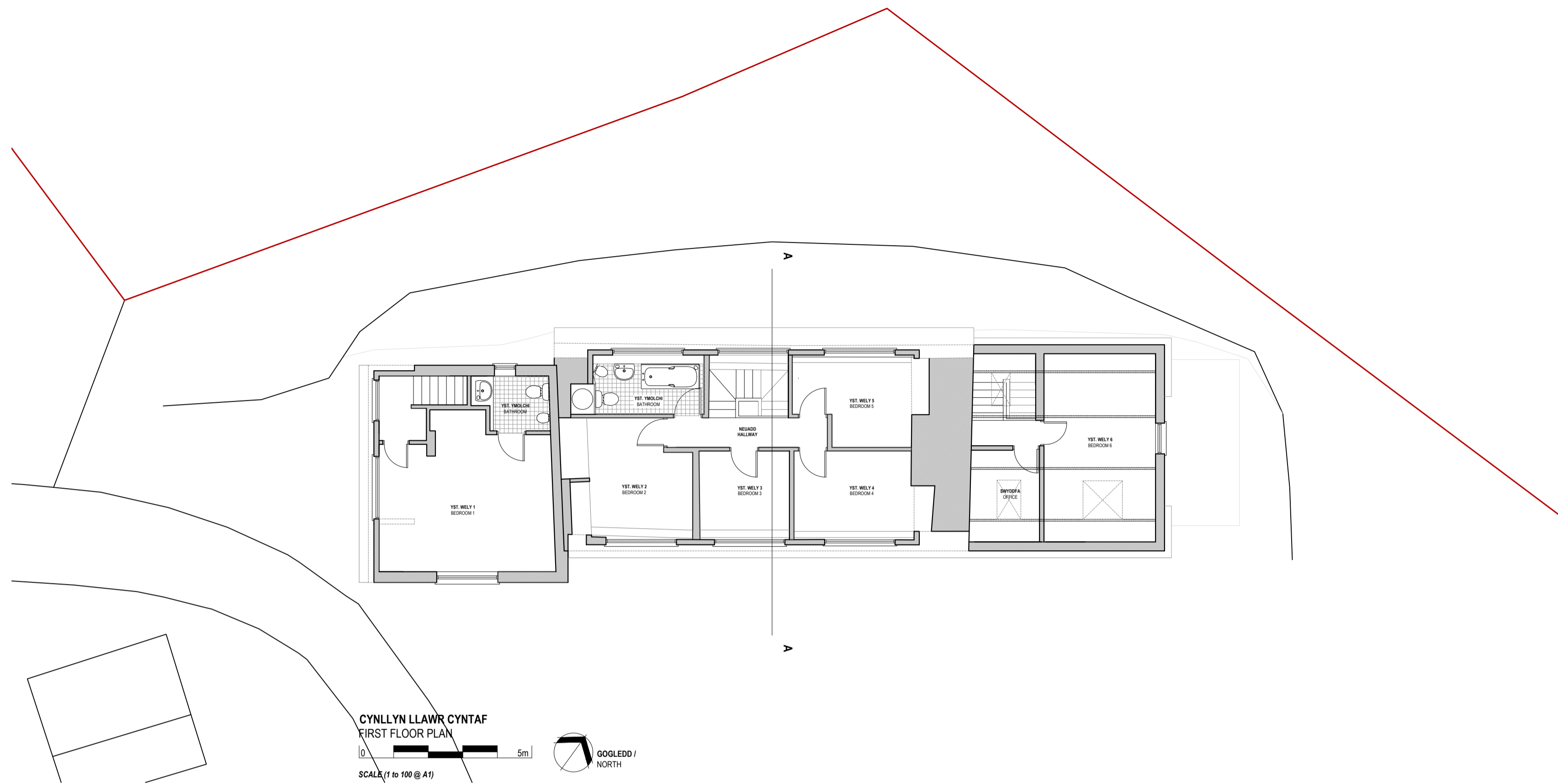
Graddfa / Scale  
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Dyddiad / Date

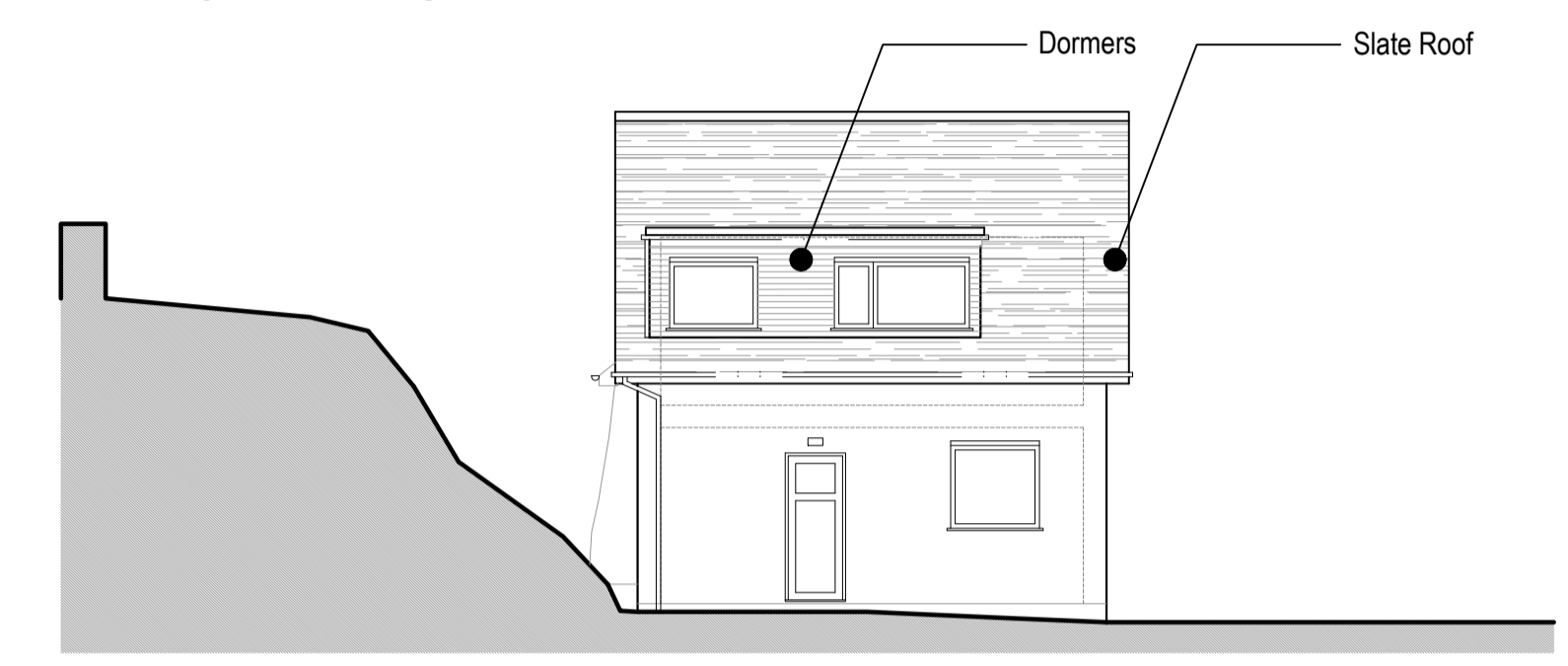
08/21

MH

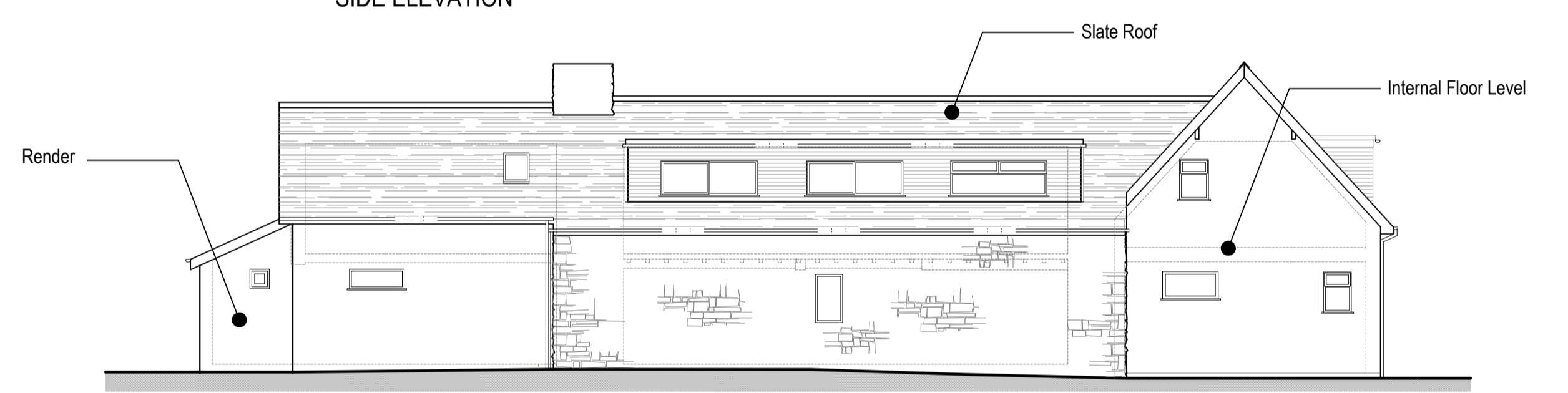
MAE HAWLFRANT Y DARLUN A'R DYLLUNIAD HWN YN EIDD O GEORGE+TOMOS CYF NI CHEIR EI GOPIO NA'I AILGYNHYRCHU MEWN UNRHYW FFORDD HEB GANIATAD YSGRIFENEDIG  
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EDRYCHIAD BLAEN  
FRONT ELEVATION



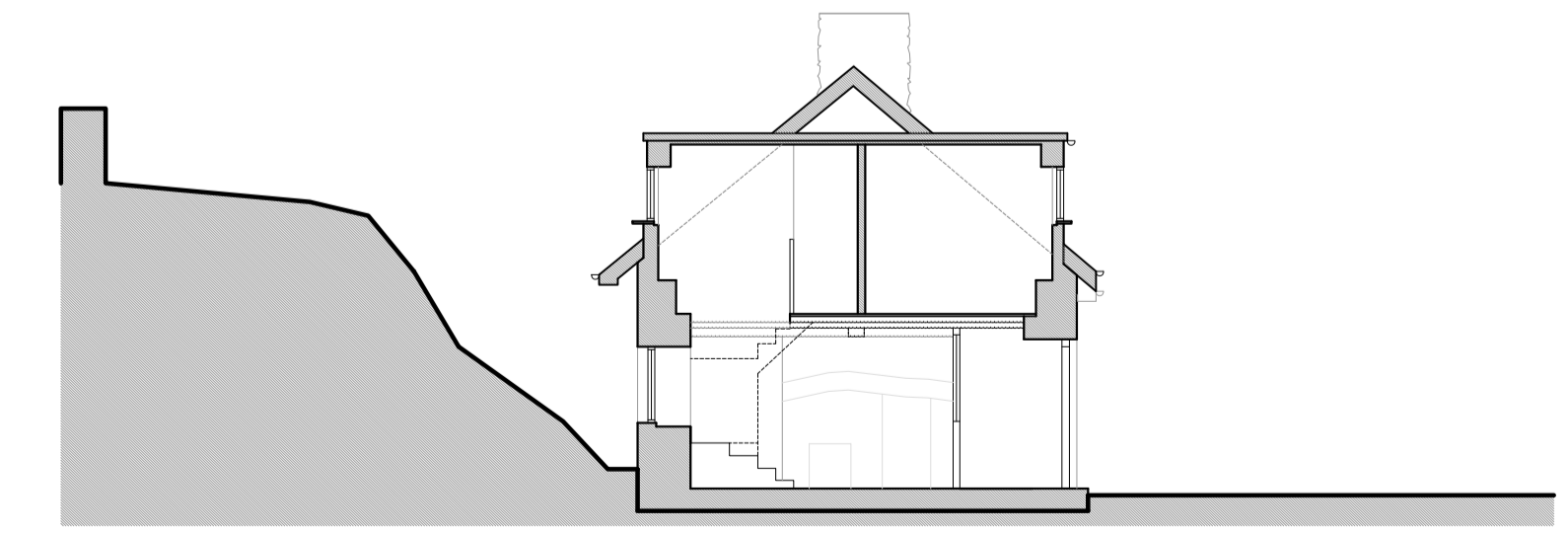
EDRYCHIAD OCHR  
SIDE ELEVATION



EDRYCHIAD CEFN  
REAR ELEVATION



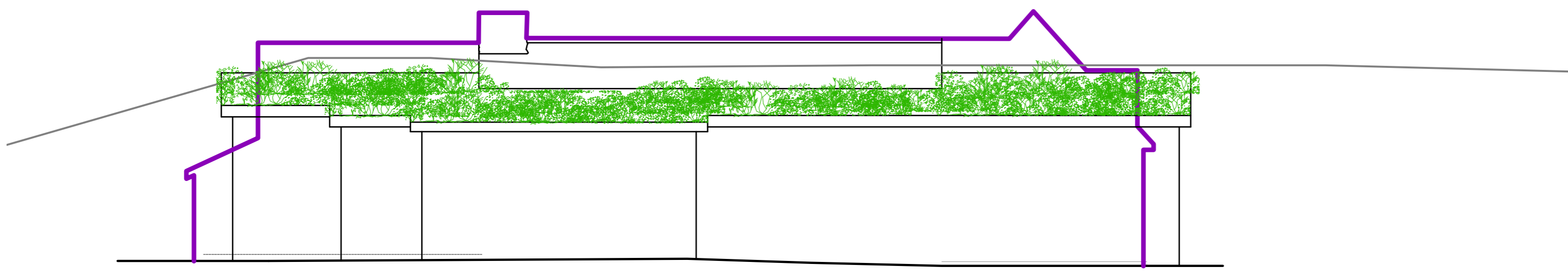
EDRYCHIAD OCHR  
SIDE ELEVATION



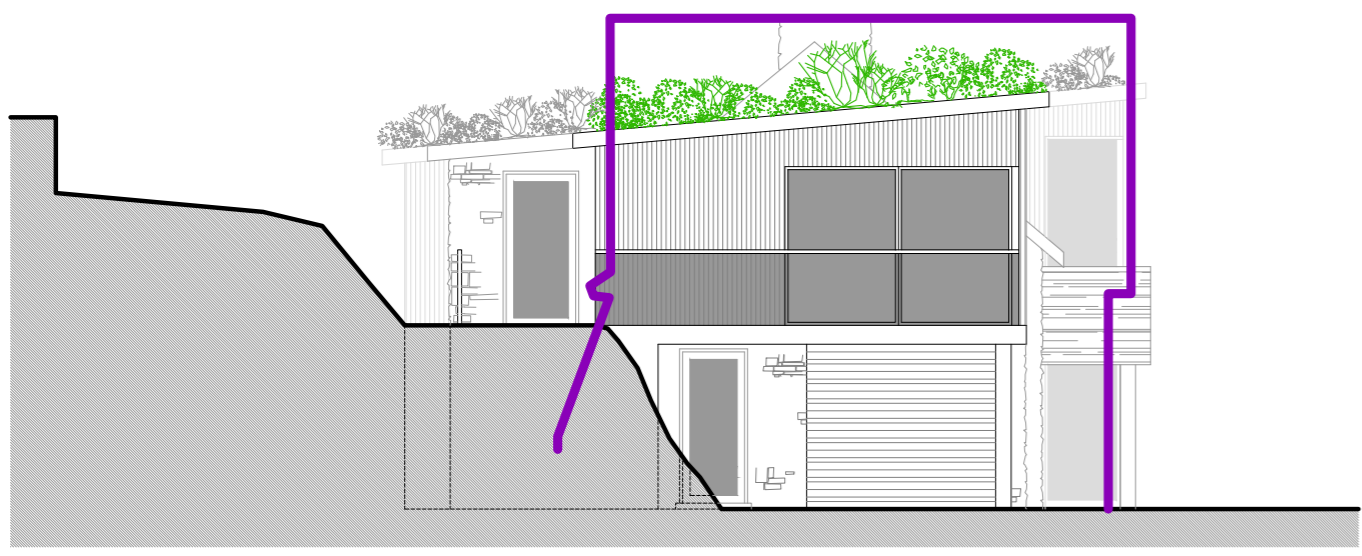
TORIAD AA  
SECTION AA

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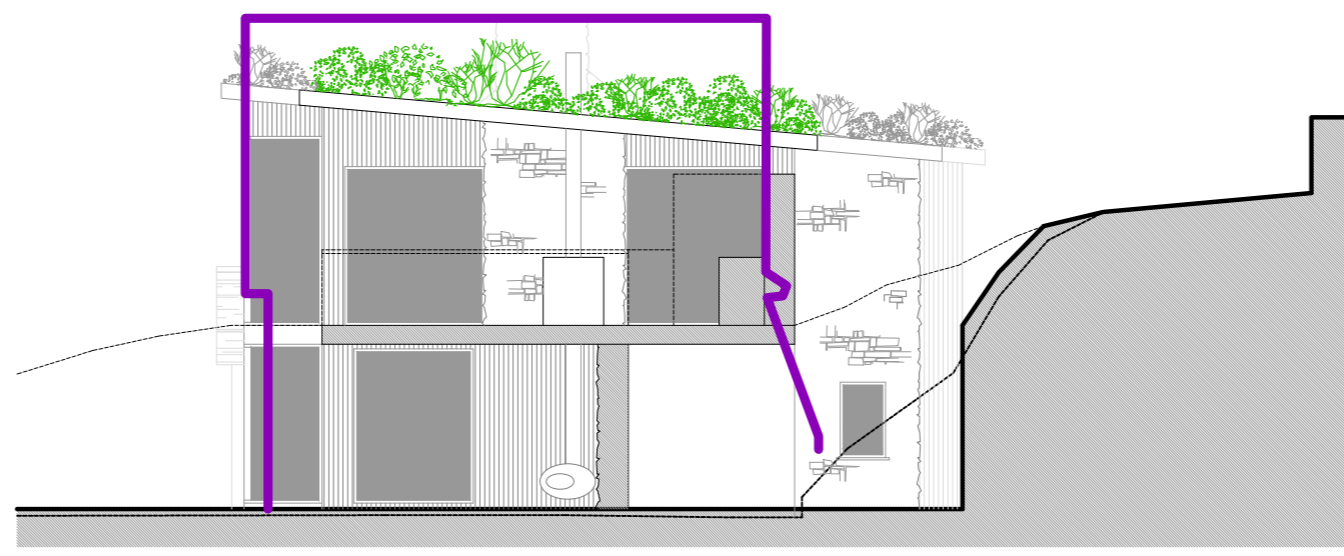
Client Nia & Ian Baylis	Job Nr. 21 / 40	Drawing Nr. S 01
EXISTING / PRESENOL	Graddfa / Scale 1:100 @A1 1:200 @A3	Dyddiad / Date 07/21 MH
Project Glygyrrog Ddu Alterations and Improvements		



EDRYCHIAD CEFN REAR ELEVATION



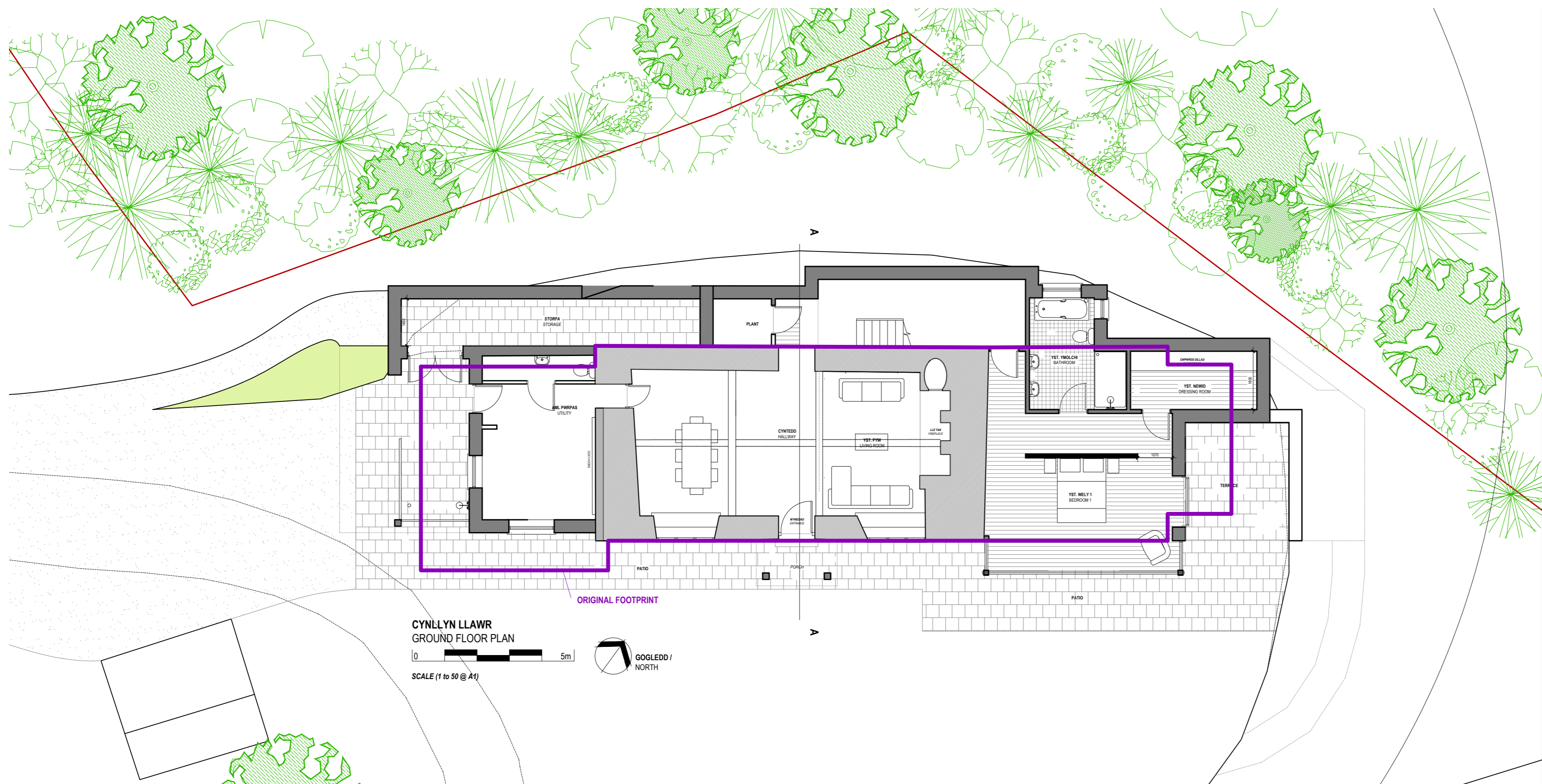
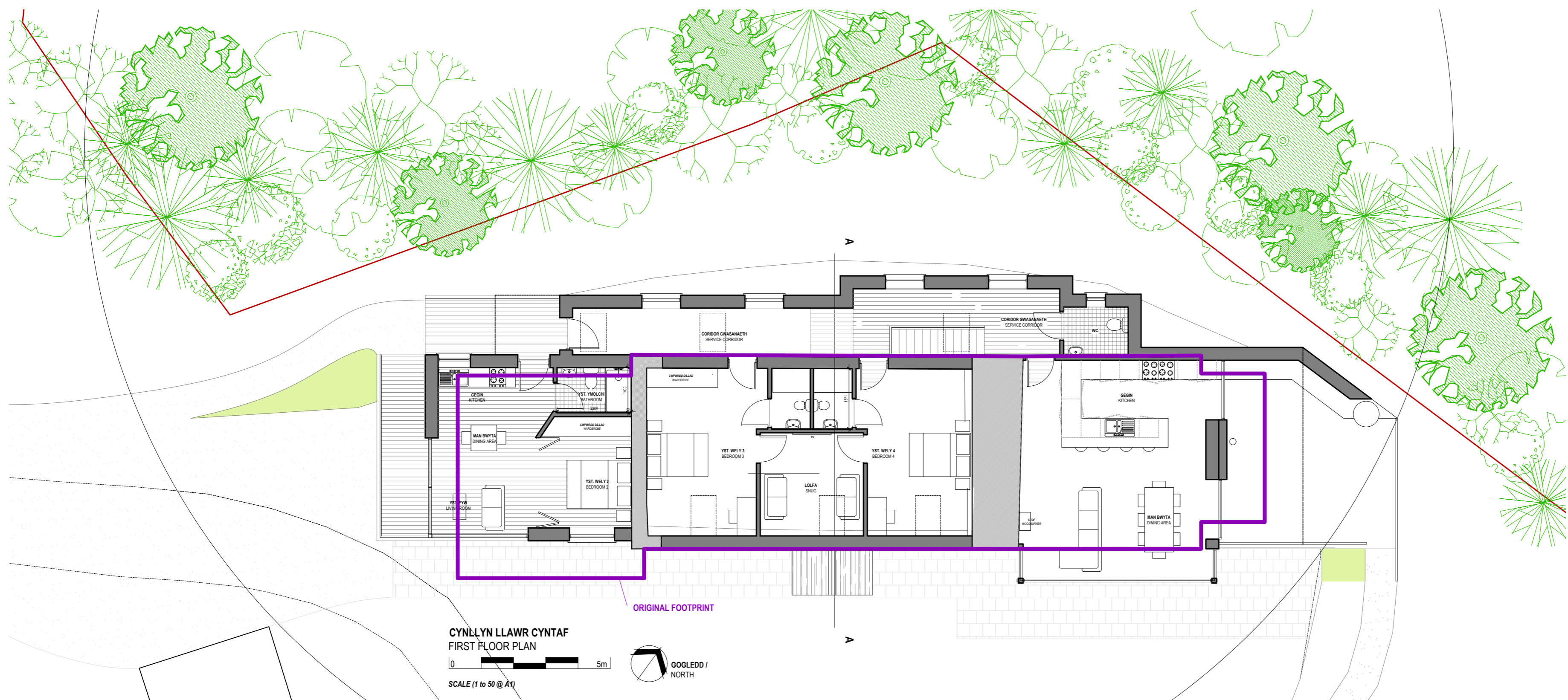
EDRYCHIAD OCHR SIDE ELEVATION



EDRYCHIAD OCHR SIDE ELEVATION



EDRYCHIAD BLAEN FRONT ELEVATION



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Client Mr & Mrs Baylis	
ARFAETHEDIG / PROPOSED	
Project ALTERATIONS GLYGYROG-DDU Aberdyfi	Job Nr. 21 / 40
Graddfa / Scale 1:100 @A1 1:200 @A3	Dyddiad / Date 08/21 MH

MAE HYN I'W PARHANGYD Y DARLUN A'R DYLUNAD HIRN YN EIDDOD I GEORGE+TOMOS CYF A CHYR EI COPPO NAI ALLODNYNHYCHU NEUDD UNHWY F'FORDD HEN GANAFAD YSGYBENFEDD THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN GEORGE+TOMOS CYF AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR WRITTEN CONSENT.

<b><u>Rhif Eitem / Item No.</u></b>	<b><u>Cyfeirnod / Reference No.</u></b>	<b><u>Disgrifiad / Description.</u></b>	<b><u>Swyddog Achos / Case Officer</u></b>
1	NP5/67/AD5J	Caniatâd Hysbysebion i osod panel gwybodaeth am Daith Mari Jones, Maes Parcio Awdurdod Parc Cenedlaethol Eryri, Dol Idris, Talyllyn / Advert Consent to display information panel for Taith Mari Jones, Eryri National Park Car Park, Dol Idris, Talyllyn	David Jones
2	NP5/71/53D	Trosi adeilad allanol i greu aneces i'r tŷ presennol, Ty'n-y-Llechwedd, Parc / Conversion of outbuilding to form annexe to existing dwelling, Ty'n-y-Llechwedd, Parc.	Dafydd Thomas
3	NP5/71/AD29B	Caniatâd Hysbysebion i osod panel gwybodaeth am Daith Mari Jones, Maes Parcio Awdurdod Parc Cenedlaethol Eryri, Maes y Pandy, Llanuwchllyn / Advert Consent to display information panel for Taith Mari Jones, Eryri National Park Car Park, Maes y Pandy, Llanuwchllyn	Dafydd Thomas
4	NP5/77/347	Adeiladu ty fforddiadwy, creu cwrtil, ymestyn trac mynediad, a newidiadau i'r fynedfa cerbydau presennol, Tir ger Ty Mawr, TalsarnaU / Construction of affordable dwelling, formation of curtilage, extend access track, and alterations to existing vehicular access, Land near Ty Mawr, Talsarnau.	Aled Lloyd



**Snowdonia National Park Authority    Date: 17-Apr-2024**  
**– Planning & Access Committee**

---

**Application Number:** NP5/67/AD5J

**Date Application Registered:** 10/01/24

**Community:** Llanfihangel y Pennant,  
Llanfihangel-y-Pennant

**Grid Reference:** 273155 311574

**Case Officer:** Mr David Jones

**Location:**

Eryri National Park Car Park, Dol Idris,  
Talyllyn

**Applicant:**

Ms Mel Hill,  
Bible Society  
Stonehill Green  
Westlea  
Swindon  
SN5 7DG

**Description:**

Advert Consent to display information panel  
for Taith Mari Jones

Summary of the Recommendation:

To GRANT advert consent subject to conditions relating to:

- Removal within 10 years.
- Removal of the existing advert prior to display.
- LPA Approval of the position of the advert on the building.
- No illumination permitted.
- Accordance with approved plans.

Reason(s) Application Reported to Committee:

This application for advertisement consent is being presented to the planning committee because the advert would be displayed on a building which is within the ownership of the Eryri National Park Authority.

Land Designations / Constraints:

Within the countryside

### Site Description:

The advert would be displayed on a building which is located within a car park area which is also within the ownership of this authority. The building has natural stone walls and a slated pitched roof. There is already an information board relating to the “Mary Jones Walk” displayed on the front elevation of the building. There are also other signs present on the gable end of the building relating to the car park and providing information on the local area and walking routes.

### Proposed Development:

This is an application for advertisement consent for a display providing information on the “Mary Jones Walk”. The information board would be 0.9 metres in height and 0.6 metres in width. It would replace the existing “Mary Jones Walk” information board which is of a similar size. The content of the information board is provided bi-lingually, with the Welsh language version provided first. No illumination is proposed.

### Development Plan Policies:

#### *Future Wales 2040*

It appears there are no relevant policies in relation to this application.

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

- SP A National Park Purpose and Sustainable Development
- DP 1 General Development Principles
- DP10 Advertisements and Signs

#### *Supplementary Planning Guidance*

- Supplementary-Planning-Guidance-1---Sustainable-Design-in-the-National-Parks-of-Wales
- Supplementary-Planning-Guidance-2---General-Development-Considerations

#### *National Policy/Guidance:*

- Planning Policy Wales (PPW), Edition 12
- Technical Advice Note (TAN) 7: Outdoor Advertisement Control

### Consultations:

Consultees	Responses:
Llanfihangel y Pennat Community Council	No objections.

## Response to Publicity:

No publicity has been undertaken in connection with the application for advertisement consent.

## Assessment:

### 1. *Background*

1.1. There is a further advertisement consent on the agenda also relating to the “Mary Jones Walk”.

### 2. Principle of Development

2.1. Strategic policies A and I promote opportunities for understanding and understanding the “Special Qualities” of the National Park by the public and tourists. The display provides information on the area’s cultural heritage which is one of the Special Qualities of the National Park.

### 3. Planning Assessment

#### 3.1. Amenity

3.2. Policy 10 (Advertisements and Signs) states that private signs will be permitted subject to the listed criteria which include considerations relating to the advert’s size and its prominence.

3.3. In assessing the acceptability of an advertisement consent it is necessary to consider any impact on amenity and public safety.

3.4. In assessing amenity, it is necessary to consider any impact on the character and the appearance of the area. The advert replaces an existing information board containing similar content, it is relatively small and will not be illuminated. Other public display adverts are already present on the building. The information board will only be visible from the Eryri National Park car park adjacent. In these circumstances the impact on the amenity of the area will be minimal and the proposal is thus considered to be compliant with policy DP 10.

3.5. The information board is bilingual which aligns with the aspirations in the supporting text of policy DP 10.

#### 4. Conclusion

- 4.1 The proposal is considered wholly acceptable, and it is recommended that advertisement consent is granted subject to the conditions recommended.

Background Papers in Document Bundle No.1: No

RECOMMENDATION: That advertisement consent is granted subject to the following conditions:

1. The advertisement and any associated fittings shall be removed from the site in its entirety no later than 10 years from the date of this decision or 10 /years after the date of completion of building operations, whichever first occurs.
2. The advertisement hereby approved shall not be displayed until the existing “Mary Jones Walk Bala” advertisement and its fittings presently being displayed on the northern elevation of the building shown on the plans hereby approved has been removed.
3. The advertisement hereby approved shall not be displayed until an elevation plan illustrating its position on the northern elevation of the building shown on the plans hereby approved, and any fittings proposed has been submitted to and approved in writing by the Local Planning Authority by way of a formal application. The advertisement shall only be displayed in the position and in accord with the specifications to be approved in writing under the provisions of this condition.
4. The advertisement hereby permitted shall at no time be illuminated by any means.
5. The advertisement hereby permitted shall be displayed strictly in accordance with the application form and the following drawing numbers and specifications:

“Taith Mary Jones Walk Bala”  
Ordnance Survey 21/07/2023 Location Plan  
Ordnance Survey 19/12/2023 Site Block Plan.

## Reasons

1. To comply with Regulation 13(5) of the Town and County Planning (Control of Advertisements) Regulations 1992.
2. In the interest of visual amenity and to avoid the proliferation of advertisements.
3. To define the scope of this advertisement consent.
4. To safeguard the visual amenities of the area and in accordance with Eryri Local Development Plan Policies and in particular Development policy 10.
5. To define the scope of this advertisement consent.

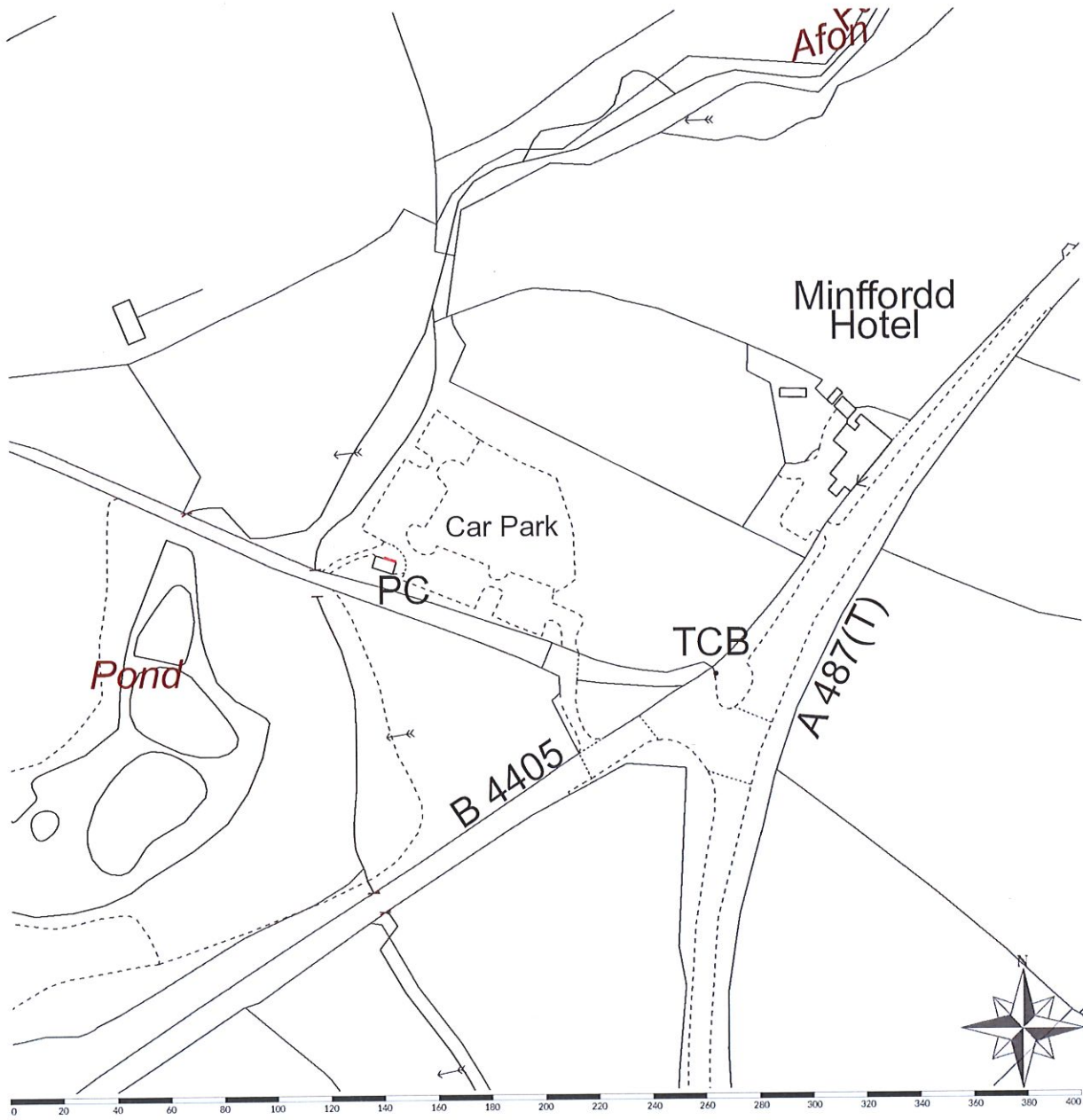
To comply with Regulation 13(5) of the Town and Country Planning (Control of Advertisements) Regulations 1992 which contains 5 standard conditions:

- i. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- ii. No advertisement shall be sited or displayed so as to:
  - a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
  - c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- iii. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- iv. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- v. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

MINFFORDD HOTEL, MINFFORDD HOTEL, A487(T) FROM LAYBY NORTHEAST OF CILDYDD TO JUNCTION WITH B4405 NEAR MINFFORDD HOTEL, TALYLLYN, LL36 9AJ



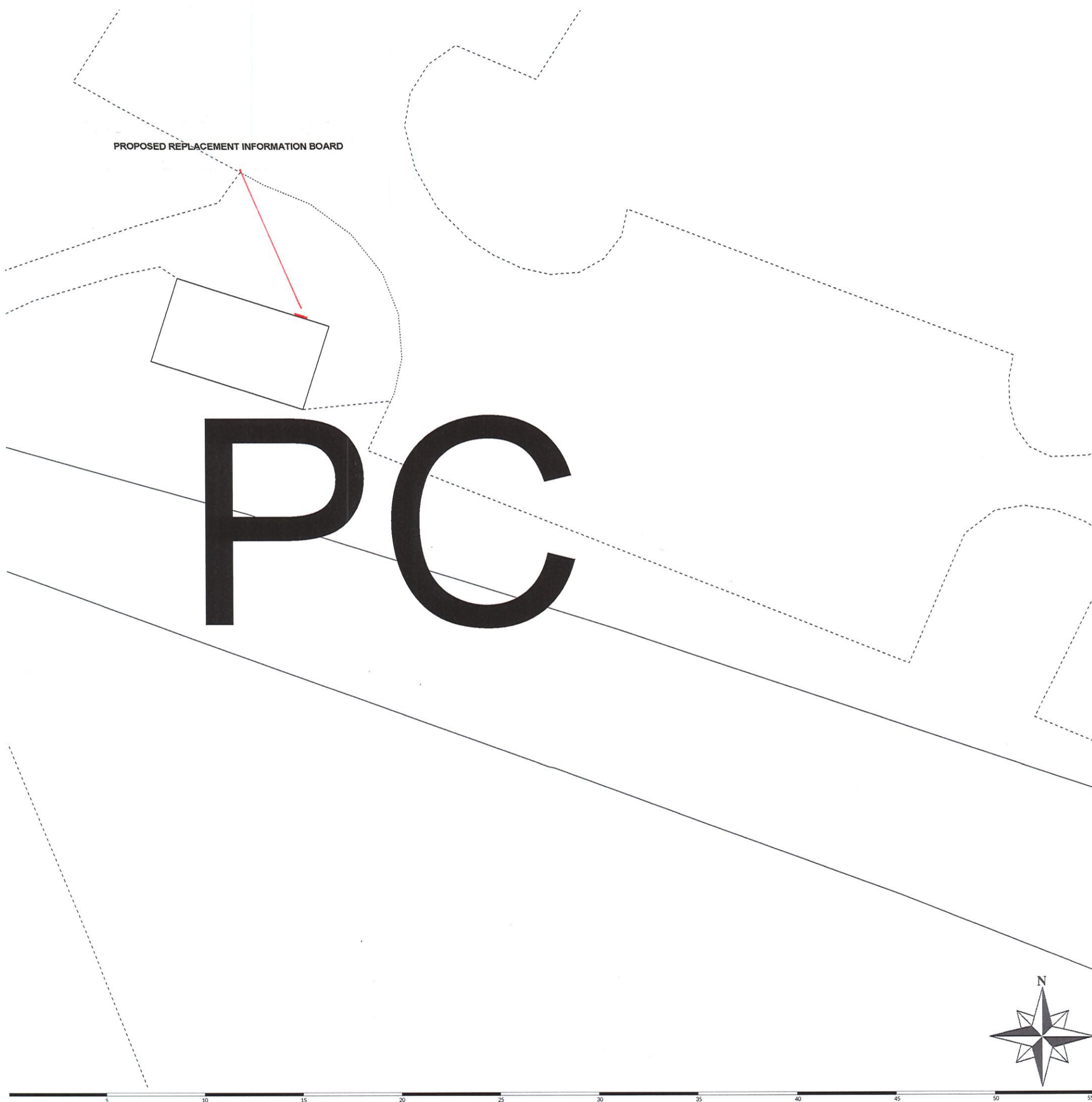
### LOCATION PLAN



Scale: 1:2500 | Area 16Ha | Grid Reference: 273213,311576 | Paper Size: A4

HAFOD PLANNING CONSULTANTS

### SITE BLOCK PLAN



Scale: 1:200 | Area < 1Ha | Grid Reference: 273168,311561 | Paper Size: A3

HAFOD PLANNING CONSULTANTS



# Taith Mary Jones Walk Bala

## Minffordd – Brithdir

I'r checkpoint nesaf  
To next checkpoint

**8.6km**  
5.4 miles

Wrth edrych yn ol wedi teithio i fyny drwy Gwm Rhwyddfor gwelir Craig Pulpud y Cythraul (Craig y Llam) ar y chwith. Mae Craig Cwmrhwyddfor ar y dde; yn rhan o fynydd Cadair Idris ac mae Llyn Mwyngul i lawr yn y dyffryn.

Saif Eglwys plwyf Tal-y-Llyn ar lan pellaf llyn ac yma ar 27 Chwefror 1813 priododd Mary gyda Thomas Lewis Jones.

*Looking back after walking up Cwm Rhwyddfor on the left is the Devil's Pulpit (Craig y Llam).*

*On the right is Craig Cwmrhwyddfor – part of the Cadair Idris range and Lake Mwyngul (Tal-y-Llyn) is down in the valley. The Parish Church of Tal-y-Llyn stands on the far shore of the lake, where on 27 February 1813 Mary married Thomas Lewis Jones.*

### Codaf fy llygaid tua'r mynyddoedd;

*I lift up my eyes to the hills –*

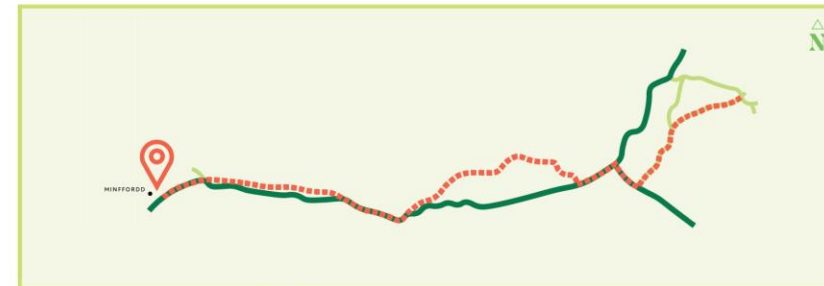
SALM / PSALMS 121.1

Yn 1657 teithiodd George Fox, y Crynwr cyntaf dros Fwlch Tan-y-Llyn i Gwm Hafod Oer. Cafodd weledigaeth "y cyfodai Duw bobl iddo'i hun i eistedd dan ei ddysgeidiaeth".

Ar y groesffordd brysur mae gwely'r Cross Foxes – ac yn fuan wrth droi o'r A470 ceir Y Gwanas – "llety ar briffordd", un o ysbytai Urdd Ysbytwyr Jerusalem a sefydlwyd cyn 1338 ac y gyfeirir ato yn yr hen gân werin: "Hefo Deio i Dywyn" "...caed bara a chaws a chwrw 'Ngwanas".

*In 1657 George Fox, the first Quaker travelled over Tal-y-Llyn Pass to Cwm Hafod Oer. He had a vision "that God would raise up a people to set under his teaching".*

*At the busy crossroads stands the Cross Foxes Inn and shortly on leaving the A470 is Gwanas – "a hostelry on a main road" established before 1338 by the Knight Hospitallers and referred to in an old Welsh Folk song "Hefo Deio i Dywyn"*



LLANFANGEL Y PENNANT    MINFFORDD    CWM HAFOD OER    BRITHDIR    DOLFEI    LLANWCHLYN    LLYN TEGID    BALA  
LLANWCHLYN    GARNEDDWEN    LLANGYWER



Canolfan Peririn  
Mary Jones  
Pilgrim Centre





# Taith x Mari Jones x Walk Bala

Minffordd - Brithdir 8.6 km  
5.4 mls

Wrth edrych yn ôl wedi teithio i fyny drwy Gwm Rhywyddfor gwelir Craig Pulpuad y Cythraul (Craig y Llám) ar y chwith. Mae Craig Cwmrhywyddfor ar y dde; yn rhan o fynydd Cadair Idris ac mae Llyn Mwyngul i lawr yn y dyffryn. Saif Eglwys plwyf Tal-y-llyn ar lan pellaf y llyn ac yma ar 27 Chwefror 1813 prifiodd Mari gyda Thomas Lewis Jones. Yn 1657 aethodd George Fox, y Crysawr cyntaf dros Fwch Tal-y-Llyn i Gwm Hafod Oer. Cafodd wledigaeth 'y cyfodai Duw bobl iddo'i hun i eistedd dan ei ddysgeidiaeth'. Ar y groesfoddi brysur mae gwasty'r Cross Foxes - ac yn fuan wrth dro o'r A470 ceir Y Gwanas - "Iest y briffordd", un o ystyriai Urdi Yabtywyr Jerusalem a sefydlwyd cyn 1338 ac a gefnir ato yn yr hen gân werin: "Hefo Deio i Dywyn" "...caed bara a chwaw 'Nghanas".

Looking back after walking up Cwm Rhywyddfor on the left is the Devil's Pulpit (Craig y Llám). On the right is Craig Cwmrhywyddfor - part of the Cadair Idris range and Lake Mwyngul (Tal-y-llyn) is down in the valley. The Parish Church of Tal-y-llyn stands on the far shore of the lake, where on 27 February 1813 Mary married Thomas Lewis Jones. In 1657 George Fox, the first Quaker travelled over Tal-y-Llyn Pass to Gwm Hafod Oer. He had a vision "that God would raise up a people to sit under his teaching". At the busy crossroads stands the Cross Foxes Inn and shortly on leaving the A470 is Gwanas - "a hostelry on a main road" established before 1338 by the Knight Hospitallers and referred to in an old Welsh folk song "Hefo Deio i Dywyn".

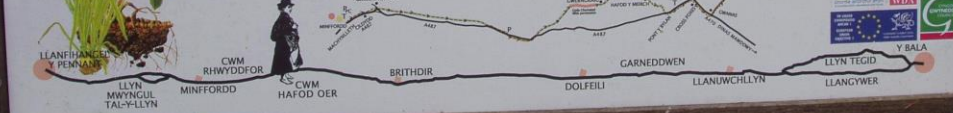


To 1800 pen odd yn 15 oed, cerddodd Mari Jones yn drosodd i Lanbhaiangell y Penant i'r Bala i brynu llofft wedi'i hanelu gan y Parchodwr Thomas Charles. "Ar felly yr oddi Mary Jones yn masnachreol gyfrifol am ystyriaid Charles ac oddi i Ffordd Cwmdubas y Bala yn 1804".  
Thomas Charles i'r Bala - H. Tudor Jones 1979

In 1800 when she was 15 years old, Mary Jones walked barefoot from Lanbhaiangell y Penant to Bala to buy a Bible from The Reverend Thomas Charles. "And therefore Mary Jones was directly responsible for inspiring Charles and others to form the Bible Society in 1804".  
Thomas Charles in Bala - H. Tudor Jones 1979



SALM /PSALM 121: 1  
Cefdi fy hydriid tua'r mynyddoedd;  
I lift up my eyes to the hills -



**Snowdonia National Park Authority      Date: 17-Apr-2024**  
**– Planning & Access Committee**

---

**Application Number:** NP5/71/53D

**Date Application Registered:** 04/09/23

**Community:** Llanuwchllyn

**Grid Reference:** 287859 332702

**Case Officer:** Mr. Dafydd Thomas

**Location:**

Ty'n-y-Llechwedd, Parc. LL23 7YN

**Applicant:**

Mr. Tony Girvan  
 Tŷ'n-y-Llechwedd  
 Parc  
 Bala  
 Gwynedd  
 LL23 7ST

**Description:**

Conversion of outbuilding to form annexe to existing dwelling

**Summary of the Recommendation:**

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

- Work to commence within 5 years.
- To be built in accordance with approved plans and documents.
- Roof of the proposed annexe to be of natural Welsh mineral slate to match existing dwelling.
- Restrictions on the proposed external timber of the annexe, these not to be stained, painted or creosoted.
- Mitigation measures set out within the submitted ecology report to be adhered to all times.
- Biodiversity enhancement measures shown on drawings to be completed within 3 months of substantial construction of development.
- Use of the annexe to remain ancillary to the main dwelling.

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

Community Council objection.

**Land Designations / Constraints:**

- Open Countryside
- CADW Historic Landscape – Bala and Bala Lakesides
- Within catchment of phosphorus sensitive SAC – River Dee

## **Site Description and Background:**

The application site is located to the south west of the town of Bala and to the north west of the village of Llanuwchllyn and Llyn Tegid. The site is situated to the south of the village of Parc. The site is accessible via an unnamed road that connects with the A494 to the south of the site. The full address of the site is Ty'n-y-Llechwedd, Parc, LL23 7YN.

The application site is located within a rural and isolated location surrounded by open countryside. The site comprises an existing dwelling known as 'Ty'n y Llechwedd', an existing outbuilding (the subject of this application) and a ruin (which has been granted under planning consent NP5/71/53E to be converted into a workshop/garage).

## **Proposed Development:**

Development proposals relate to the conversion of an existing outbuilding to form an annexe ancillary to the main dwelling.

The existing outbuilding, which is currently used for storage purposes, is proposed to be converted into an annexe to the existing dwelling. The existing outbuilding is a single storey building of stone material and a roof of cast iron sheeting. A log store is also situated at the side elevation of the outbuilding.

A supporting statement has been submitted with the application which outlines the purpose of the proposed conversion of the outbuilding to an annexe. It is noted that the reasoning and purpose of converting the barn to an annexe is to provide a safe home environment for an elderly relative to be within close distance to the existing dwelling.

The existing outbuilding is to be converted to include two rooms as well as a small rear extension. The proposed rooms are to include a bedroom and a living/kitchen/dining room, and the proposed extension is to be an accessible wet room.

With regards to the external alterations to the annexe, the external walls will be primarily of stone (as existing) with the proposed rear extension to be of horizontal timber cladding. It is proposed that the roof of the converted annexe be of natural slate material to match the main dwelling. The windows and doors are to be of timber material (natural finish) and double glazed. The rainwater goods are to be black upvc and the fascia's treated timber to match existing facilities on-site. Proposals also include the inclusion of three rooflights and solar panels to be placed on the roof of the proposed annexe and an air source heat pump.

Proposals also include biodiversity enhancement measures by way of bird nest boxes and bat boxes and the installation of a new sewage treatment plant. No new access or parking spaces are proposed, however there is an area of existing hardstanding adjacent to the existing driveway which as shown on the submitted drawings will be the designated parking area for carers. It has been confirmed by the agent that no works will be undertaken to formalise this existing space as a parking area.

**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 Ff: Historic Environment.
- Development Policy 1: General Development Principles.
- Development Policy 2: Development and the Landscape.
- Development Policy 6: Sustainable Design and Materials.
- Development Policy 14: Annexe Accommodation.
- Development Policy 15: Extensions.

**Supplementary Planning Guidance**

- SPG 2: General Development Considerations.
- SPG 11: Annexe Accommodation.

**National Policy/Guidance:**

- Planning Policy Wales (PPW), Edition 12, February 2024.

**Consultations:**

Llanuwchllyn Community Council	<p>Objection.</p> <ul style="list-style-type: none"> <li>• Does not consider that the term ‘annexe’ relates to this application, due to scale/form/design of the proposals.</li> <li>• Concerns raised regarding the use of the site as short term holiday let accommodation.</li> </ul>
Natural Resources Wales	No objection.

Gwynedd Council – Building Regulations	No response received.
National Park – Ecologist	No objection.

### **Response to Publicity:**

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

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

### **Assessment:**

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

- 1.1 The principal policy to consider in this instance is Development Policy 14: Annexe Accommodation in conjunction with the guidance contained within Supplementary Planning Guidance 11: Annexe Accommodation.
- 1.2 As well as the above, it is also important to consider the proposal against the general development principles of the Eryri Local Development Plan - Development Policy 1: General Development Principles as well as Development Policy 6: Sustainable Design and Materials.
- 1.3 Development Policy 14 relates to annexe accommodation and states that annexe accommodation will be permitted provided that it is ancillary to the main dwelling in terms its scale, usage and design. The policy also states that in all cases, any permission for annexe accommodation will be subject to a condition to ensure that the annexe remains ancillary to the main dwelling.
- 1.4 Supplementary Planning Guidance 11 sets out further guidance on annexe accommodation and outlines the planning considerations when determining a planning application for annexe accommodation. It is noted therein that in determining a planning application for an annexe the size, scale, layout, design and physical relationship between the dwelling house and the proposed annexe will be important considerations in deciding planning applications.
- 1.5 Development Policy 1 sets out the general development principles of the National Park and the criteria that must be met for new developments.

1.6 Development Policy 6 provides an opportunity for new development subject to taking the following into consideration;

- i) Inclusive design;
- ii) Landscape Protection and enhancement;
- iii) Biodiversity protection and enhancement;
- iv) The Historic Environment;
- v) Environmental sustainability;
- vi) Cultural Identity; and;
- vii) An integrated energy statement.

1.7 An assessment of these policies and guidance against the proposal is as follows.

## **2. Planning Assessment**

2.1 The key policy considerations are Development Policy 14, Development Policy 1, Development Policy 6 as well as Supplementary Planning Guidance 11.

### **Development Policy 14: Annexe Accommodation**

2.2 Development Policy 14 notes that developments relating to annexe accommodation will be permitted if it is proven to be ancillary to the main dwelling in terms of its scale, usage and design. It is stated that in all cases, permission will be subject to a condition to ensure that the annexe remains ancillary to the main dwelling.

2.3 As noted within the Eryri Local Development Plan, the conversion of adjacent buildings to form an annexe can often meet the changing accommodation needs of households. A supporting statement has been submitted with the application which provides detail on the intended use of the annexe and its requirement at the site. It is noted that the annexe will be used as accommodation for an elderly relative to be within close distance to the existing dwelling. A functional ancillary link has been demonstrated therefore between the main dwelling and the annexe, with evidence provided in support of this by way of a supporting document as well as medical letters. In order to provide the Local Planning Authority with control over any future uses of the building, a condition is to be imposed ensuring that the use remains ancillary to the main dwelling of 'Ty'n y Llechwedd'.

- 2.4 With regards to the scale of the proposed annexe, it is important to note that the annexe is not a new build nor is physically attached to the existing dwelling, however, is to be a conversion of an existing outbuilding on-site. A structural report has been submitted in support of the application, which concludes that the conversion for habitable accommodation can be achieved subject to modifications i.e. roofing works. The existing outbuilding is to be converted to include two rooms as well as a small rear extension. The rooms include a bedroom and a living/kitchen/dining room, and the proposed extension is to be an accessible wet room. The scale of the building therefore remains generally consistent with the existing outbuilding, with only the minor addition of an extension which has only been included in order to facilitate the requirements of an accessible wet room.
- 2.5 In terms of the design of the proposed annexe and the proposed external alterations, the external walls of the annexe will be primarily of stone (as existing) with the proposed extension to be of horizontal timber cladding. In line with the recommendations of the structural report the roof is to be amended and will be of natural slate material to match the main dwelling. As outlined, bar the proposed extension, the walls of the annexe is to be stone, similar therefore to the main dwelling on-site. Notwithstanding this, it should be noted that the proposed extension to the rear elevation of the annexe will also be hidden from sight, and such cannot be viewed from any public vantage points. Furthermore, despite the amendments to the roof of the building, the height of the converted outbuilding remains unchanged. The change in material to the roof is considered to be an improvement to the existing building and will provide consistent designs across the existing buildings on site. It is considered that the scale and design of the proposed conversion is relatively modest in nature and will allow an annexe to be developed on-site which is both sympathetic to its general surroundings, not unduly prominent within the landscape and will accommodate the needs of the household at Ty'n y Llechwedd.
- 2.6 It is considered therefore that sufficient information has been provided to demonstrate that the proposed annexe is ancillary to the main dwelling in terms of its scale, usage and design. As such it is deemed that the proposal is in compliance with Development Policy 14 of the Eryri Local Development Plan.
- 2.7 Notwithstanding the above, further guidance on annexe accommodation is contained within Supplementary Planning Guidance 11 and the application has been assessed against the criteria and guidance within.

## **Supplementary Planning Guidance 11: Annexe Accommodation**

- 2.8 The SPG states that in determining a planning application for an annexe the side, scale, layout, design and physical relationship between the dwelling house and the proposed annexe will be important consideration in determining planning applications.
- 2.9 The SPG states that an annexe accommodation must meet the following criteria:
- Be subservient / subordinate to the main dwelling;
  - Be within the curtilage of the main dwelling and share its vehicular access and parking area;
  - Have a personal connection / function link with the main dwelling (i.e. the occupants should be a dependant relative(s) or member of domestic staff;
  - Be in the same ownership as the main dwelling;
  - Be designed in such a manner to easily enable the annexe to be used at a later date as an integral part of the main dwelling;
  - Have no boundary demarcation or sub division of garden areas between the curtilage annexe and main dwelling;
  - Comply with the Authority's extension policy;
  - Two rooms are considered to provide all the necessary accommodation i.e. one bedroom with en-suite bathroom and one living kitchen.
- 2.10 As outlined, the converted annexe is to be a single storey building, comprising of two primary rooms (a bedroom and a living/kitchen/dining room) and an extension in order to facilitate an accessible wet room. The location of the building remains unchanged and whilst modifications are proposed to the building, these are sympathetic and in character to the surrounding buildings which will bring overall improvements to the site.
- 2.11 The annexe is situated within the curtilage of the main dwelling and it is shown to share its vehicular access. As outlined, no new access or parking spaces are proposed, however the drawings submitted indicate an area adjacent to the existing driveway to be used as an informal parking area for carers. It has been confirmed by the agent that no works will be undertaken to formalise this existing space as a parking area. A site visit has been undertaken which also confirms that no work has been undertaken to date and that there is no clear boundary demarcation between the buildings on-site. Considering the scale of the existing parking area along with the circumstances surrounding this application, the arrangements above are acceptable by the Authority.
- 2.12 As already mentioned, the purpose of the annexe is for accommodation for an elderly relative of the family at Ty'n y Llechwedd to be within close distance to the main dwelling. The annexe is located within the curtilage of the main dwelling and within the same ownership.



- 2.13 Throughout the course of this application, discussions have been ongoing between the agent and the Authority on the appropriate design and scale for the annexe. It is considered that the latest scheme, which consists of two rooms and a small extension is acceptable. The scheme is relatively modest in character and generally falls within the footprint and scale of the existing outbuilding. As outlined within the SPG, two rooms are considered appropriate to provide all the necessary accommodation. Whilst an additional extension is proposed, this is small in scale and is developed in order to meet the requirements of an accessible wet room.
- 2.14 Further to the above, it is also noted within the SPG that “applications for an annexe should be accompanied by a plan which includes the whole of the planning unit within the red line site area and not just the annexe. The Authority recognises that no two applications will be the same and that applications should therefore bring to the Authority’s attention any other material considerations that may be relevant to the application e.g. full details of family circumstances relating to dependency or family connection to the intended occupant. In all cases, permission will be subject to a condition to ensure that the annexe remains ancillary to the main dwelling house.”
- 2.15 On assessment and consideration of the above guidance contained within SPG11, it is concluded that the proposed annexe is in conformity with the criteria and as such can be supported by this Authority.

### **Development Policy 1: General Development**

- 2.16 Whilst in this instance of most relevance is Development Policy 14 and Supplementary Planning Guidance 11, it is also important to consider the proposals against other policies of the ELDP, not least Development Policy 1.
- 2.17 As set out within the ELDP Development Policy 1, the nature, location and siting, height, form and scale of the development should be compatible with the capacity and character of the site and locality within which it is located. Similarly, it is noted that a development within the curtilage of a dwelling should not detract from the character and form of the existing dwelling of the site and locality within which it is located.

- 2.18 As forementioned, proposals relate to the conversion of an outbuilding to an annexe. As discussed and already demonstrated, it is considered that the proposed annexe is ancillary in terms of scale, usage and design. The proposed development offers a sympathetic design which will not detract from the main dwelling nor its surroundings and a condition is to be imposed future proofing the site ensuring that the converted outbuilding remains ancillary to the main dwelling. It is considered that on balance, the proposals are compatible with the character of the existing site and where it is located and that the development will not result in an adverse impact on neighbour amenity and surrounding landscape.
- 2.19 Further to the above, Development Policy 1 also notes that the developments should reflect a good sustainable design standard, uses materials that are sympathetic to or enhance their surroundings and conforms with Development Policy 6.
- 2.20 With regards to roofing materials, Development Policy 6 notes that 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. Development Policy 6 also notes that renewable energy proposals will be supported.
- 2.21 Regarding the external appearance of the proposed annexe, the walls will be of stone (as existing) with the proposed extension to be of horizontal timber cladding. It is proposed that the roof of the converted annexe be of natural slate material to match the existing dwelling. The windows and doors are to be of timber material (natural finish) and double glazed. Proposals also include the inclusion of three rooflights as well as a renewable energy proposal by way of solar panels to be placed on the roof of the proposed annexe.
- 2.22 Considering the above, it can therefore be concluded that the application conforms with Development Policy 1 and Development Policy 6 of the ELDP and can be considered favourably by this Authority.

### **3. Conclusion**

- 3.1 Development proposals relate to the conversion of an existing outbuilding to form an annexe to the existing dwelling. The existing outbuilding, which is currently used for storage purposes, is proposed to be converted into an annexe ancillary to the existing dwelling.

- 3.2 As noted within the Eryri Local Development Plan, the conversion of adjacent buildings to form an annexe can often meet the changing accommodation needs of households. The purpose of converting the barn to an annexe is to provide a safe home environment for an elderly relative within close distance to the existing dwelling.
- 3.3 The converted annexe is to be a single storey building, comprising of two primary rooms (a bedroom and a living/kitchen/dining room) and an extension in order to facilitate an accessible wet room / bathroom. It is situated in the same location as the existing outbuilding.
- 3.4 It has been demonstrated that the proposal conforms with Development Policy 14 and the criteria within Supplementary Planning Guidance 11 in that the proposed annexe will be ancillary to the main dwelling in terms of its scale, usage and design.
- 3.5 The application offers a modest scheme, using sustainable materials and green infrastructure which will be sympathetic to its general surroundings and that would not detract from the existing dwelling or its locality in line with Development Policy 1 and Development Policy 6.
- 3.6 Therefore, on balance, it is recommended that the application is conditionally approved.

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

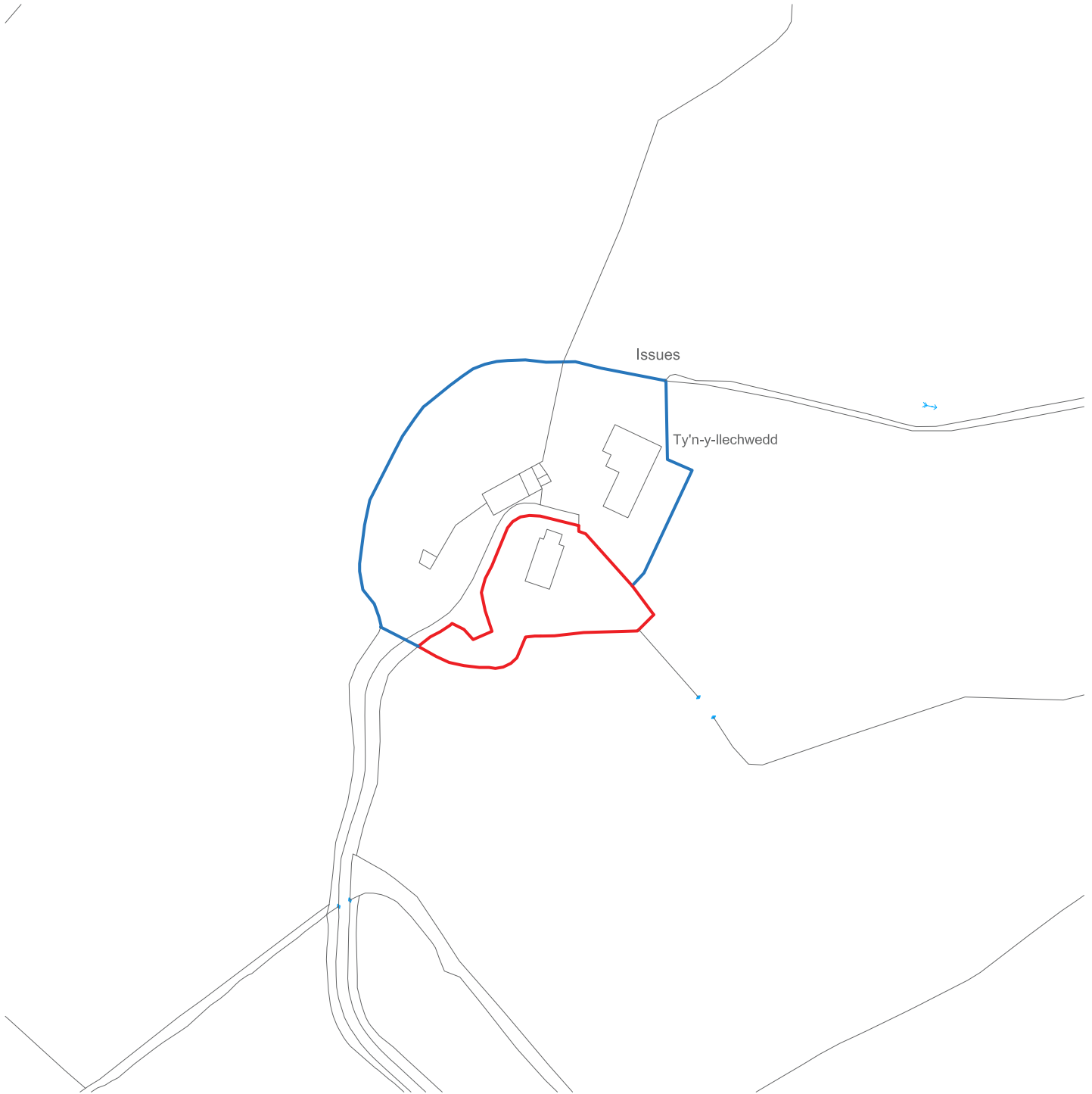
### **RECOMMENDATION: To GRANT permission subject to the following conditions:**

1. The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
  - Location Plan – Ty/1253/SU03 (04/09/23);
  - Site Plan - Ty/2353/PL02C (15/03/24);
  - Floor Plan and Elevations – Ty/1253/PL01C (15/03/24);
  - Protected Species Survey Tyn y Llechwedd – V3 (15/03/24);
  - ‘Annexe Tyn y Llechwedd’ (15/11/23).
3. The mitigation measures outlined within Section 9 of ‘Protected Species Survey Tyn y Llechwedd – V3 (15/03/24)’ shall be adhered to at all times.
4. The biodiversity enhancement measures shown on drawing ‘Site Plan - Ty/2353/PL02C (15/03/24)’ shall be implemented within 3 months following the substantial completion of the development hereby permitted and retained thereafter.

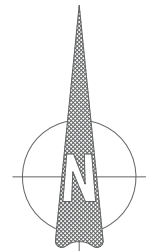
5. The roof of the building shall be covered in natural Welsh mineral slate or slates of the equivalent colour, texture and weathering characteristics as the slates of the main roof of the dwelling house and maintained thereafter.
6. The external timber to the building shall not be stained, painted or creosoted.
7. The building shall not be occupied other than for purposes ancillary to the residential use of the dwelling known as 'Ty'n Y Llechwedd' outlined in green on the attached plan and shall not be used independently in its own right.

**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 protect the biodiversity enhancement of the site and the surrounding area, in accordance with Eryri Local Development Plan policies and in particular Policy D.
4. 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.
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 A, 1 and 6.
6. 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 and 6.
7. To ensure that the development is only used for purposes ancillary to the existing dwelling and to prevent the creation of an unjustified separate dwelling in accordance with the Eryri Local Development Plan and in particular Policy 14 and SPG 11.



LOCATION PLAN



**Project** Proposed Conversion of Outbuilding to Form Annexe Ancillary to Existing Dwelling - **Existing Drawings**

**Address** Ty'n Y Llechwedd, Parc, Bala, LL23 7ST

**Client** Tony Girvan

**Scale** 1:1250 @ A4

**Drawing:-** TY/1253/SU03

📞 Landline – 01824 702444  
📱 Mobile – 07833340997  
🌐 [www.tyarchitecture.co.uk](http://www.tyarchitecture.co.uk)  
✉ [info@tyarchitecture.co.uk](mailto:info@tyarchitecture.co.uk)

🏠 Ty Architecture Cyf  
15A Clwyd Street  
Ruthin  
Denbighshire  
LL15 1HF

All external lighting for the building will be of a low luminance and directional towards the ground (lighting type example shown below). There will be no high-level illumination or halogen lighting which will discourage bats and there will be no external lighting on the south elevation near where the bat box will be located. All external lighting will include a motion sensor and a one-minute timer to avoid them being left on continually. A warm white spectrum (ideally <math><2700\text{Kelvin}</math>) should be adopted to reduce blue light component. Lights should feature peak wave lengths higher than 550nm to avoid the component of light most disturbing to bats. This will be achieved by using LED light bulbs. Any external lighting should be on a short timer with a cowl to prevent any up-lighting or light spread.



Cowl type fitting wall lights - Dusk to dawn motion sensor outdoor lights.

Motion sensor to be set at 1 minute timings.

Fitted with 9 watts LED bulbs.

Workshop previously approved under app/ref NP5/71/53E

DRIVEWAY

DRIVEWAY

RETAINING WALL

DRIVEWAY

GATE

Parking area for carers

Steps up to parking

Air source heat pump (location shown indicatively)

Schwegler 1SP sparrow terrace

Vivara pro Seville nest box

PATIO

Schwegler 1FF bat box

PATH

PATH

Rooflight

Ramped access to provide easy access to and from existing main dwelling

FIELD

Existing septic tank for dwelling to be removed and replaced with combined sewage treatment plant discharging domestic wastewater to ground, built to the relevant British Standard (BS 6297:2007+A1:2008), the maximum daily discharge rate is less than 2 cubic meters (m3) and the drainage field should be located more than 40m from any surface water feature such as a river, stream, ditch or drain and located more than 50m from a SAC boundary and at least 200m from any other known discharge to ground

GARDEN

FIELD

FIELD

GARDEN

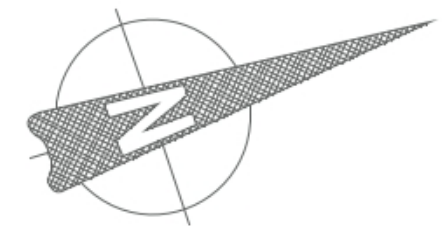
HARLEQUIN HYDROCLEAR 9 PERSON SEWAGE TREATMENT PLANT

PARKING

TYN Y LLECHWEDD

GARDEN

MIN 30M SOAKAWAY



## Proposed Site Plan 1:200 @ A3

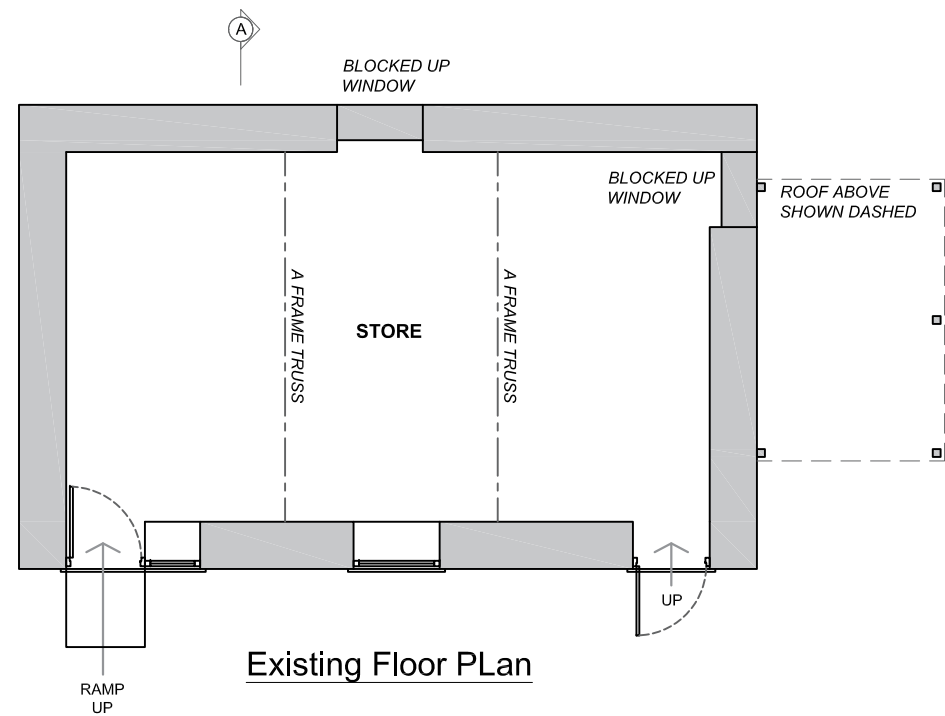


**Project** Proposed Conversion of Outbuilding to Form Annexe Ancillary to Existing Dwelling - **Planning Drawings**  
**Address** Ty'n Y Llechwedd, Parc, Bala, LL23 7ST  
**Client** Tony Girvan  
**Scale** Scale 1:200 @A3

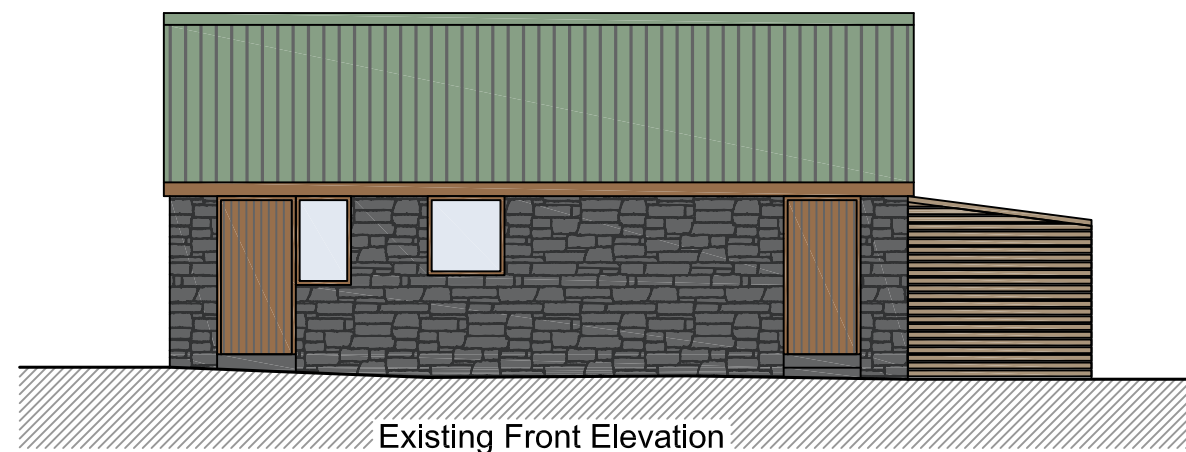
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 📱 Mobile - 07833340997  
 🌐 www.tyarchitecture.co.uk  
 ✉ info@tyarchitecture.co.uk

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 15A Clwyd Street  
 Ruthin  
 Denbighshire  
 LL15 1HF

**Drawing:-** Ty/1253/PL02C



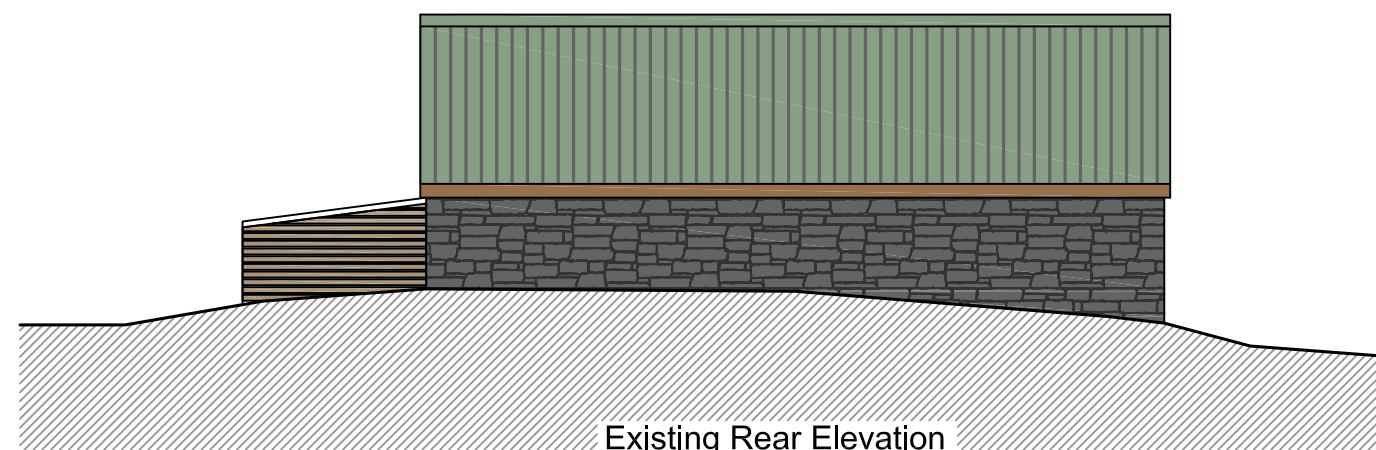
Existing Floor Plan



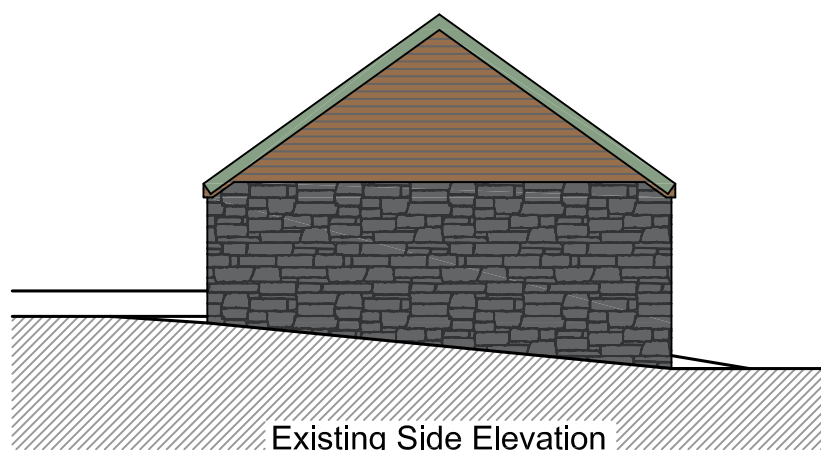
Existing Front Elevation



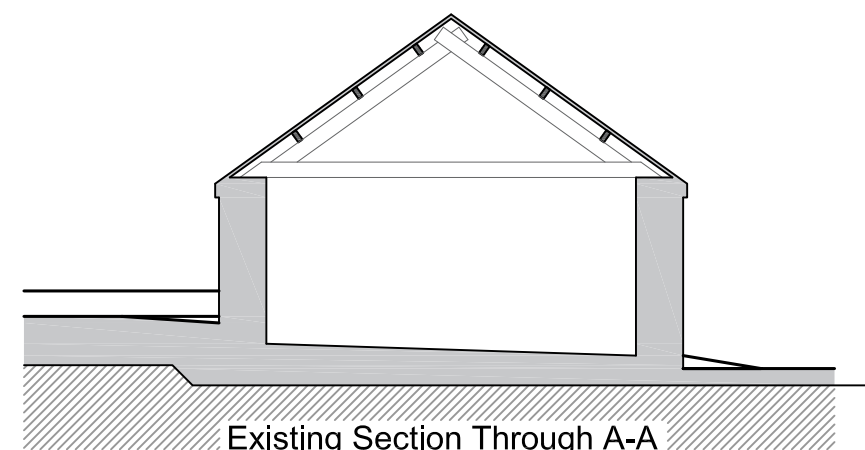
Existing Side Elevation



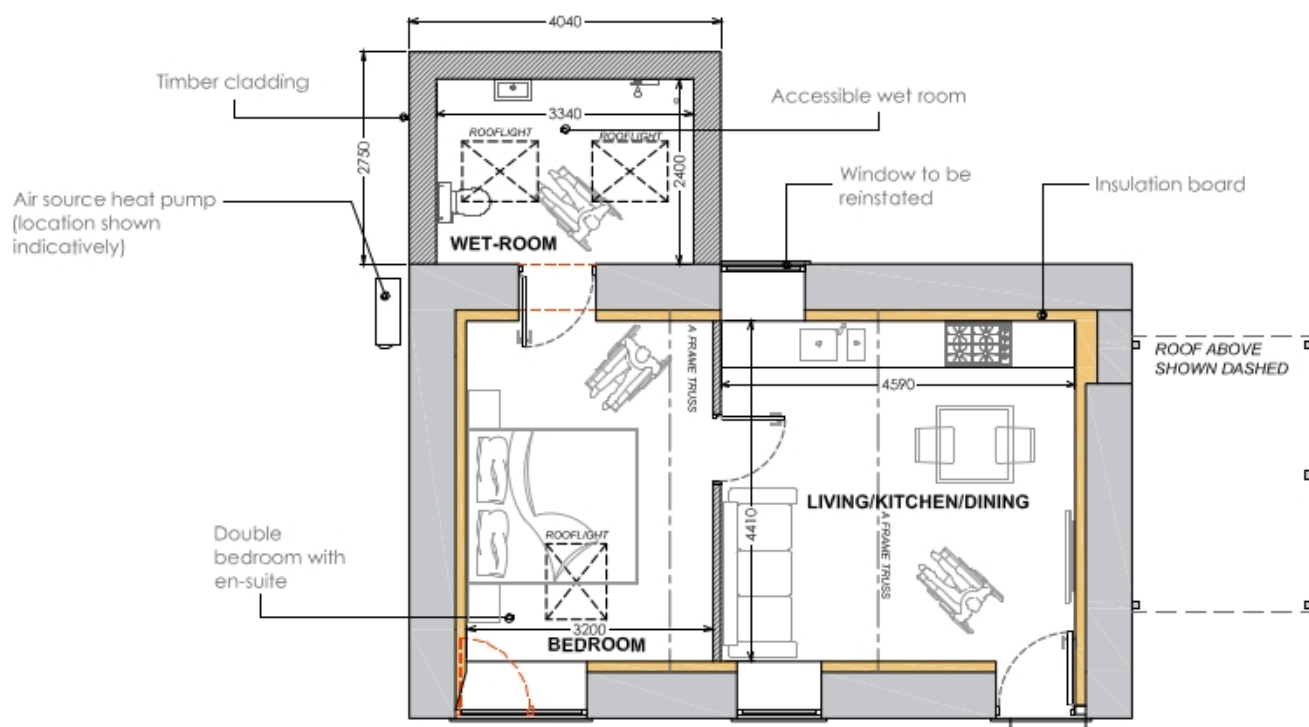
Existing Rear Elevation



Existing Side Elevation

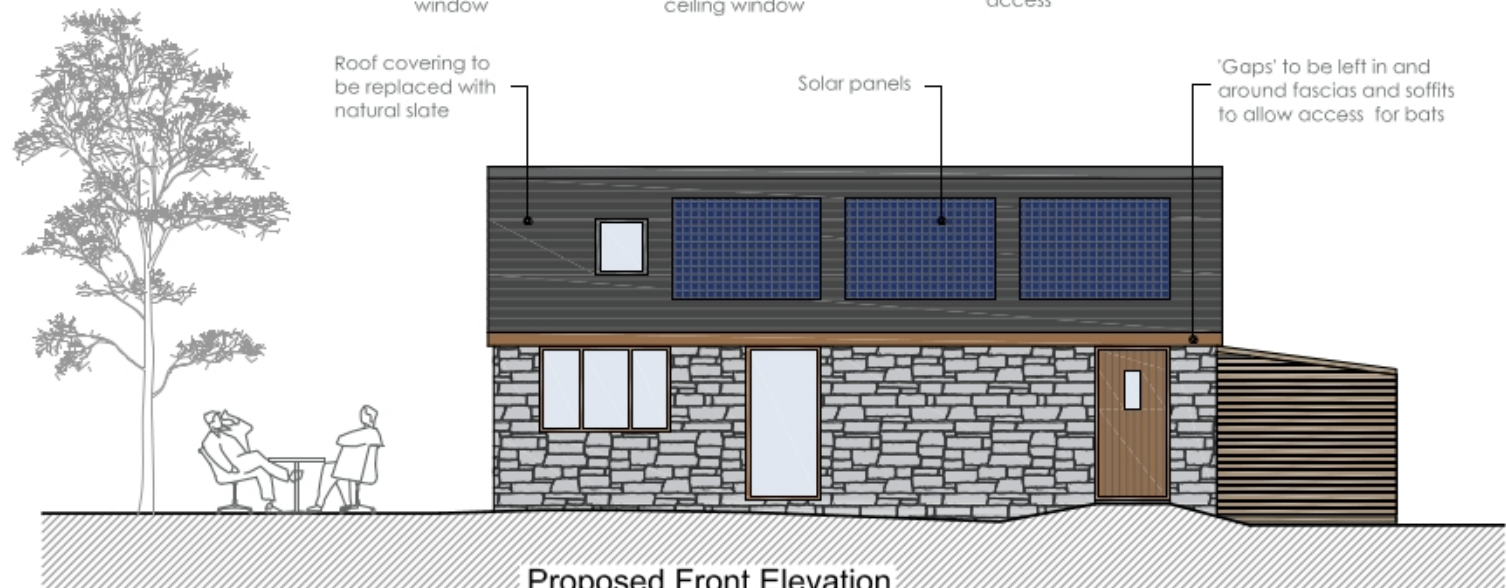


Existing Section Through A-A

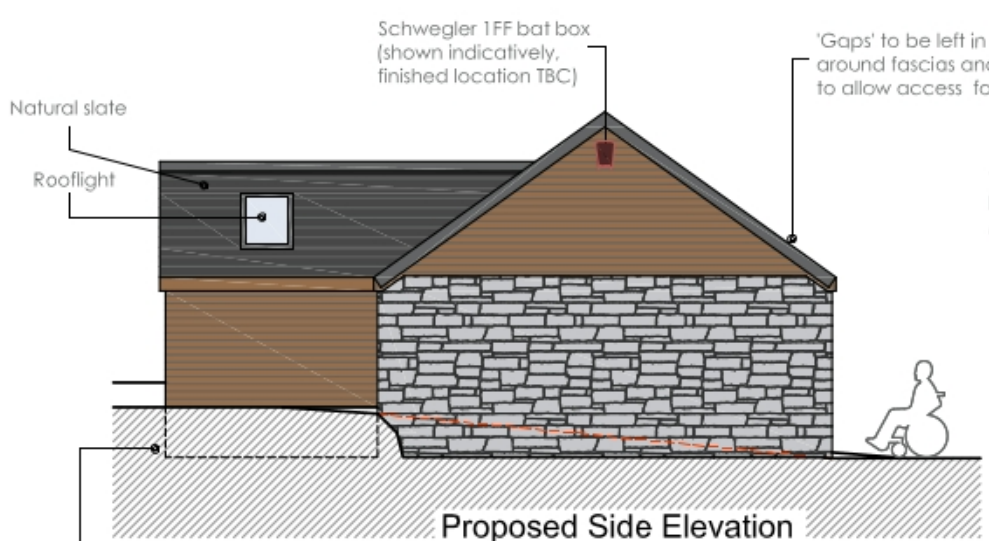


**Proposed Floor Plan**

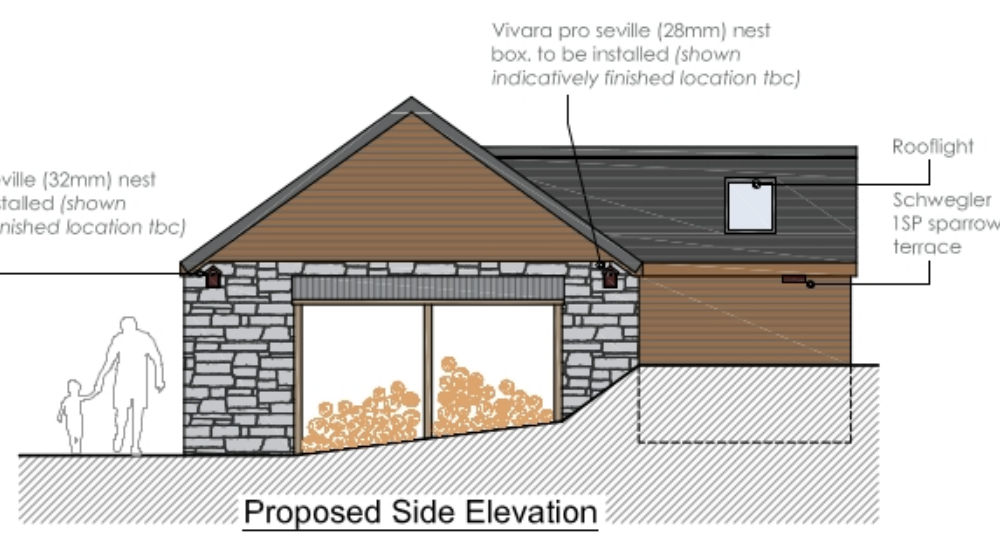
Existing door to be replaced with larger window  
 Existing window to be replaced with floor to ceiling window  
 Level threshold for disabled access



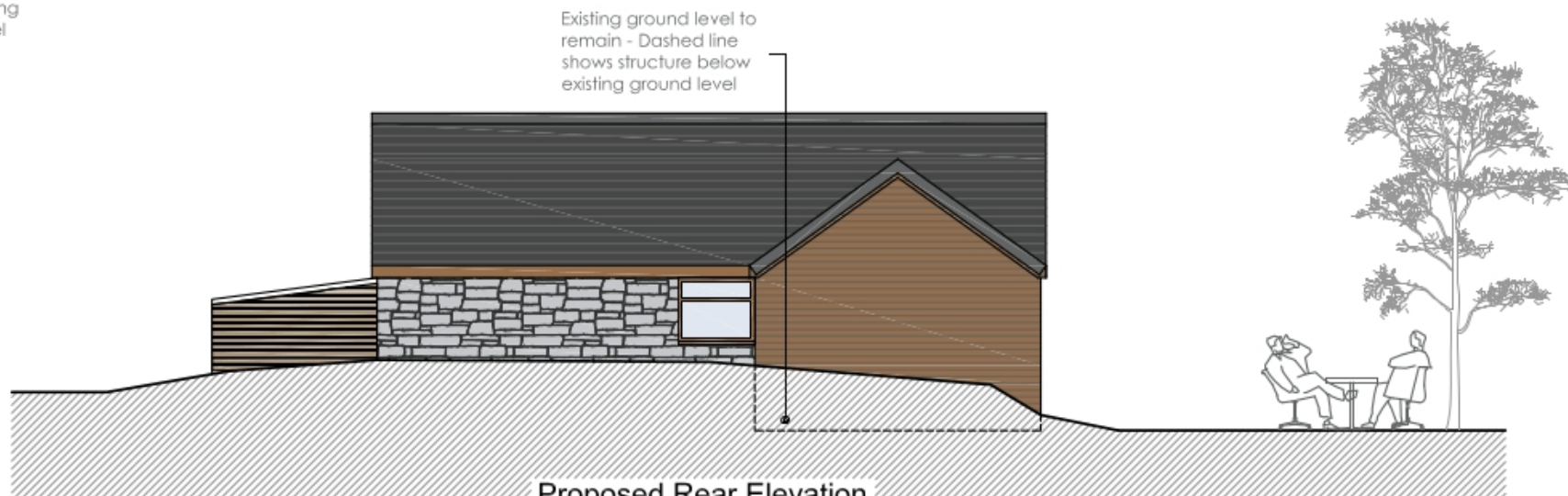
**Proposed Front Elevation**



**Proposed Side Elevation**



**Proposed Side Elevation**



**Proposed Rear Elevation**

**EXTERNAL FINISHES**  
 EXTERNAL WALLS - HORIZONTAL TIMBER CLADDING,  
 ROOF - NATURAL SLATE  
 WINDOWS & DOORS - TIMBER (NATURAL FINISH) DOUBLE GLAZED  
 RAINWATER GOODS - BLACK UPVC  
 FASCIA'S - TREATED TIMBER TO MATCH EXISTING



**Project** Proposed Conversion of Outbuilding to Form Annexe Ancillary to Existing Dwelling - **Planning Drawings**  
**Address** Ty'n Y Llechwedd, Parc, Bala, LL23 7ST  
**Client** Tony Girvan  
**Scale** Scale 1:100 @A3  
**Drawing:-** Ty/1253/PL01C

Landline - 01824 702444  
 Mobile - 07833340997  
 www.tyarchitecture.co.uk  
 info@tyarchitecture.co.uk  
 Ty Architecture Cyl  
 15A Chwyd Street  
 Ruthin  
 Denbighshire  
 LL15 1HF



**Snowdonia National Park Authority      Date: 17-Apr-2024**  
**– Planning & Access Committee**

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**Application Number:** NP5/71/AD29B

**Date Application Registered:** 04/01/23

**Community:** Llanuwchllyn

**Grid Reference:** 287979 329760

**Case Officer:** Mr. Dafydd Thomas

**Location:**

Eryri National Park Car Park, Maes y Pandy, Llanuwchllyn

**Applicant:**

Ms Mel Hill,  
 Bible Society  
 Stonehill Green  
 Westlea  
 Swindon  
 SN5 7DG

**Description:**

Advert Consent to display information panel for Taith Mari Jones

**Summary of the Recommendation:**

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

- Removed from the land within 10 years.
- Accordance with approved plans and documents.
- Advertisement not to be illuminated.
- No work to commence until existing signage removed.

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

Application on Eryri National Park Land

**Land Designations / Constraints:**

- Housing Development Boundary – Llanuwchllyn
- CADW Historic Landscape – Bala and Bala Lakesides
- Catchment of phosphorus sensitive SAC - River Dee
- Eryri National Park Car Park

### **Site Description:**

The application site is located at the existing Eryri National Park Car Park within the village of Llanuwchllyn. The site is directly accessible via the adjacent B4403 that routes through Llanuwchllyn. The address of the site is Eryri National Park Car Park, Maes y Pandy, Llanuwchllyn.

### **Proposed Development:**

Development proposals relate to the replacement of an existing advertisement board located at Eryri National Park Car Park, Maes y Pandy, Llanuwchllyn.

The information board relates to the 'Mary Jones Walk' and this application is one of a number of applications to renew existing boards at various locations along the walk.

The current size of the board is 90cm x 58cm wide encased in a wooden frame and this application seeks to replace the existing advertisement boards with a like for like replacement.

The purpose of this application is to update the content within the boards, ensuring that these are up to date, appealing and engaging as well as to remedy damage to the boards which has occurred due to bad weather.

### **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 Ff: Historic Environment.
- Strategic Policy I: Tourism.
- Strategic Policy L: Accessibility and Transport.
- Development Policy 1: General Development Principles.
- Development Policy 2: Development and the Landscape.
- Development Policy 6: Sustainable Design and Materials.
- Development Policy 10: Advertisement and Signs
- Development Policy 21: Tourism and Recreation.

#### **Supplementary Planning Guidance**

- SPG 1 – Sustainable Design In the National Parks of Wales

## Consultations:

Llanuwchllyn Community Council	Support.
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## Assessment:

### 1. Principle of Development

- 1.1 The principal policy to consider in this instance is Development Policy 10: Advertisement and Signs.
- 1.2 Development Policy 10 notes that advertisements or private signs on premises will only be permitted if all the following criteria are satisfied:
  - i) The sign does not harm the character of a building or a prominent view.
  - ii) The sign is not internally illuminated.
  - iii) The size and scale of the sign does not detract from the character, appearance or the setting of the host building, or the surrounding landscape and does not resemble a highway sign.
- 1.3 As outlined, development proposals relate to the replacement of an existing advertisement board located at Eryri National Park Car Park, Maes y Pandy, Llanuwchllyn.
- 1.4 Currently, there is existing signage on-site which measures approximately 90cm x 58cm wide encased in a wooden frame. The proposal relates to a like for like replacement of the existing signage, with the replacement signage also to be located in the same location.
- 1.5 The replacement signage will include up to date details on the “Mary Jones Walk Llanuwchllyn – Y Bala”. The content includes a route map, details of the route as well as some historical information.
- 1.6 It is considered that the nature scale and form of the proposal is compatible with the capacity and character of the site and its location.
- 1.7 It is considered that the signs do not harm the character of the surrounding area. The applicant has stated that the advertisement will not be illuminated, however for the avoidance of doubt, this will also be imposed a condition.
- 1.8 In response to the consultation on the application, Llanuwchllyn Community Council has raised their support for the application.

- 1.9 It is considered that the proposal conforms to the relevant policies contained in the Eryri Local Development Plan and is considered acceptable.

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

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

1. The advertisement and any associated fittings shall be removed from the site in its entirety no later than 10 years from the date of this decision or 10 years after the date of completion of building operations, whichever first occurs.
2. The advertisement hereby permitted shall be displayed strictly in accordance with drawing numbers and specifications:
  - Proposed Replacement Supports and Framing (20/12/23)
  - Location Plan (20/12/23).
3. The advertisement hereby permitted shall at no time be illuminated by any means.
4. The advertisement hereby approved shall not be displayed until the existing advertisement shown on drawing “existing board (20/12/23)” and its fittings have been removed in their entirety.

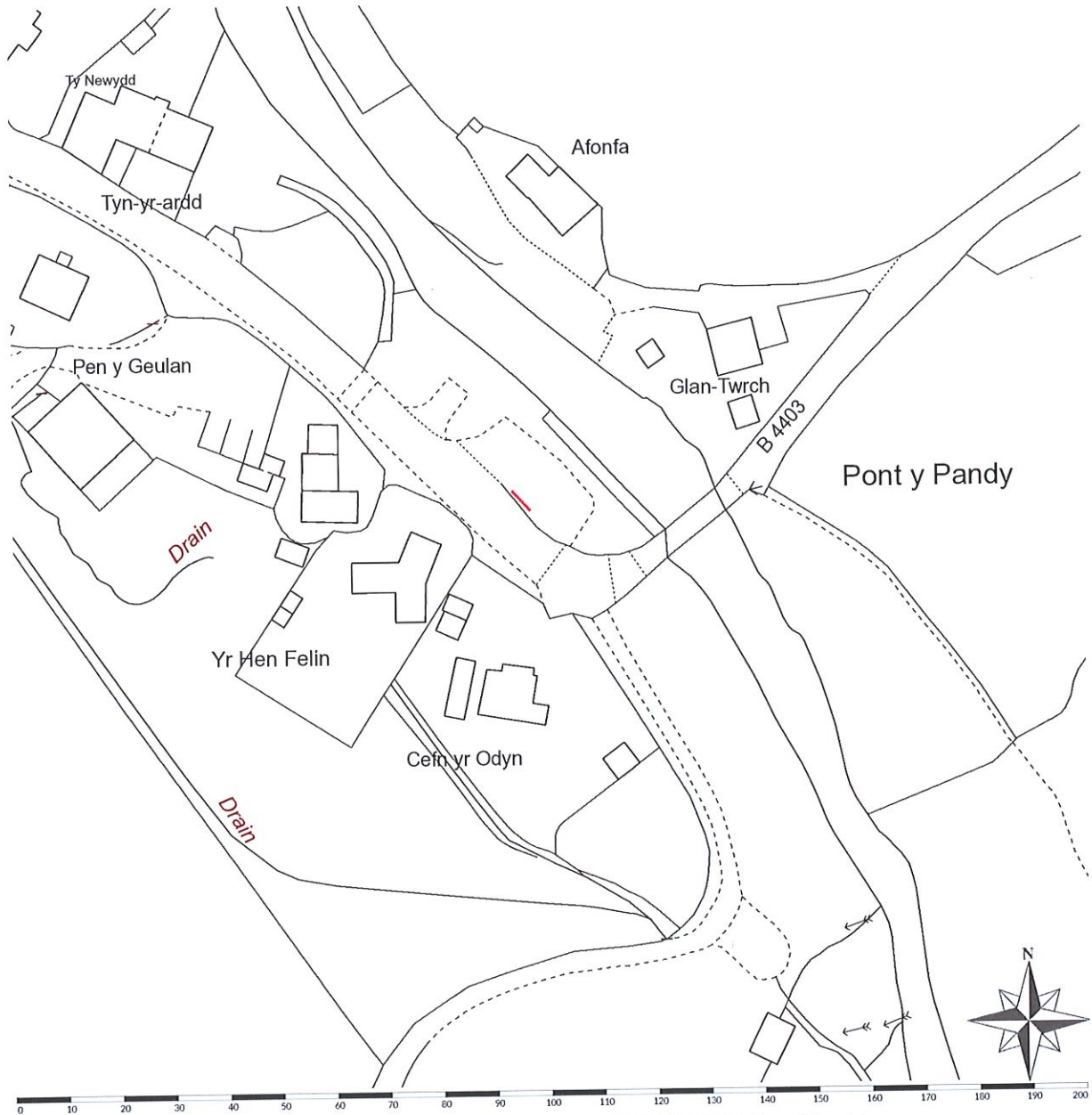
**Reasons:**

1. To comply with Regulation 13(5) of the Town and County Planning (Control of Advertisements) Regulations 1992.
2. In accordance with Eryri Local Development Plan Policies and in particular Development Policy 10.
3. To safeguard the visual amenities of the area and in accordance with Eryri Local Development Plan Policies and in particular Development policy 10.
4. In the interest of visual amenity and to avoid the proliferation of advertisements.

To comply with Regulation 13(5) of the Town and Country Planning (Control of Advertisements) Regulations 1992 which contains 5 standard conditions:

- i. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- ii. No advertisement shall be sited or displayed so as to:
  - a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
  - c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- iii. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- iv. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- v. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

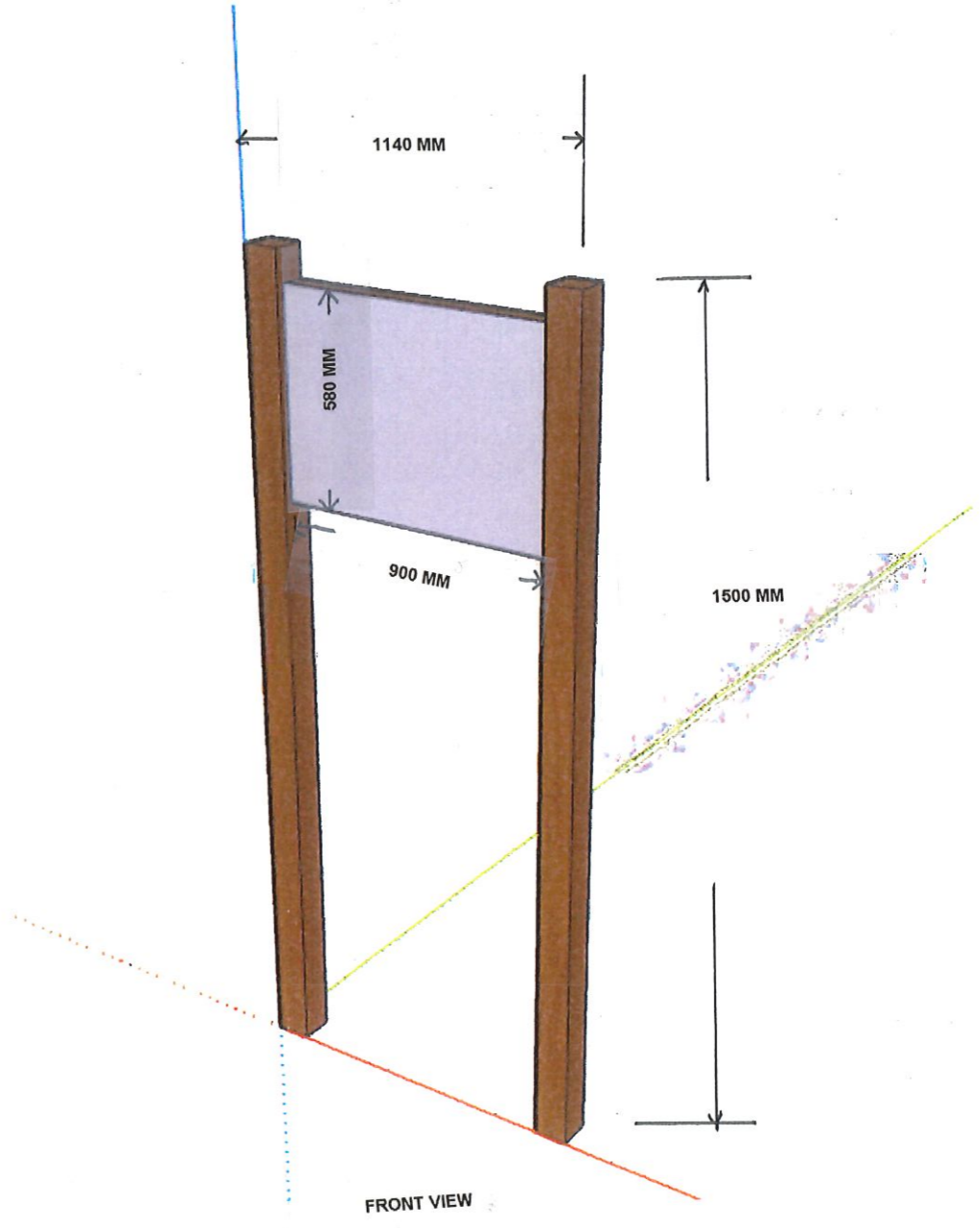
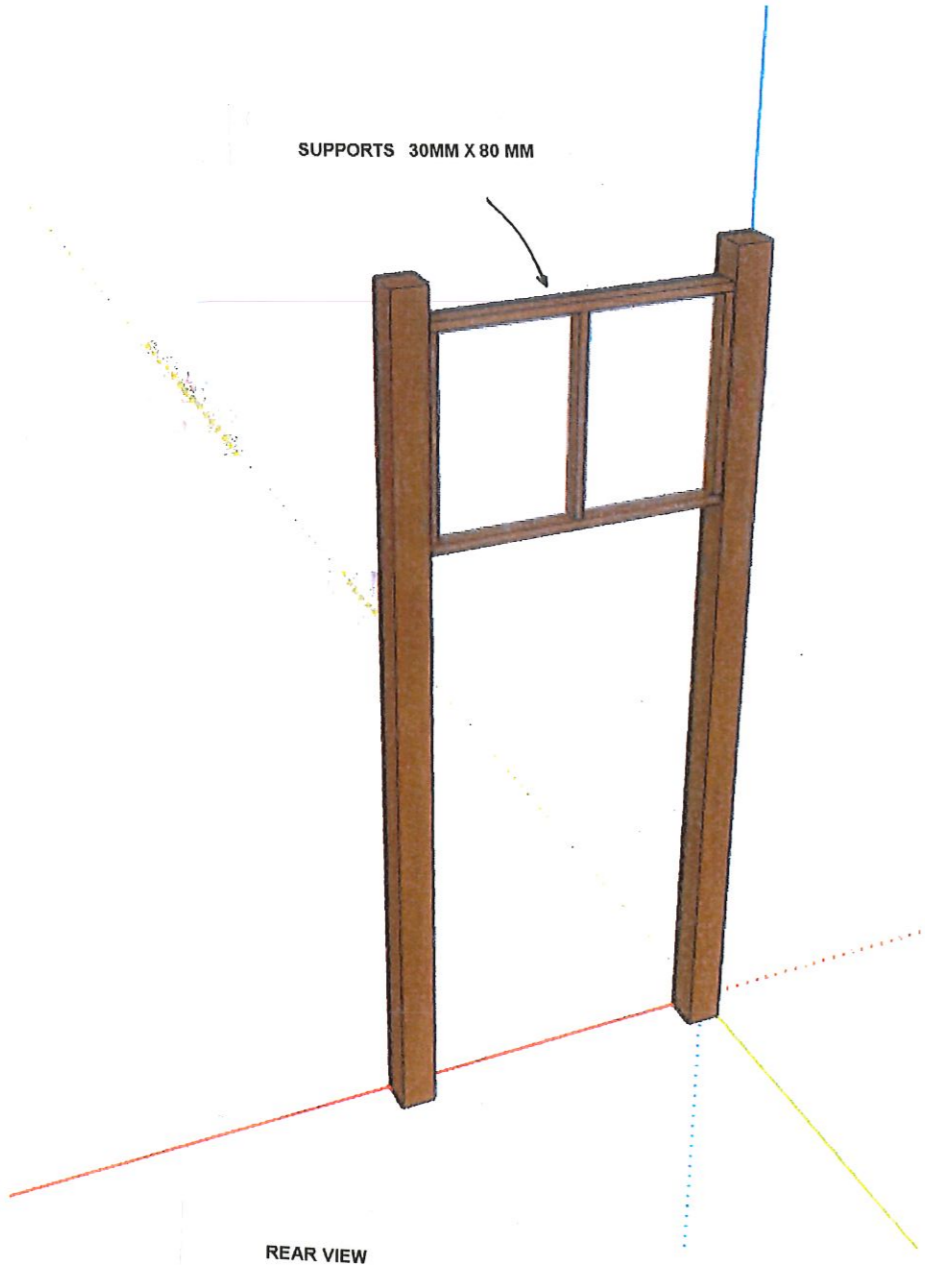
### LOCATION PLAN



Scale: 1:1250 | Area 4Ha | Grid Reference: 287986,329750 | Paper Size: A4

HAFOD PLANNING CONSULTANTS

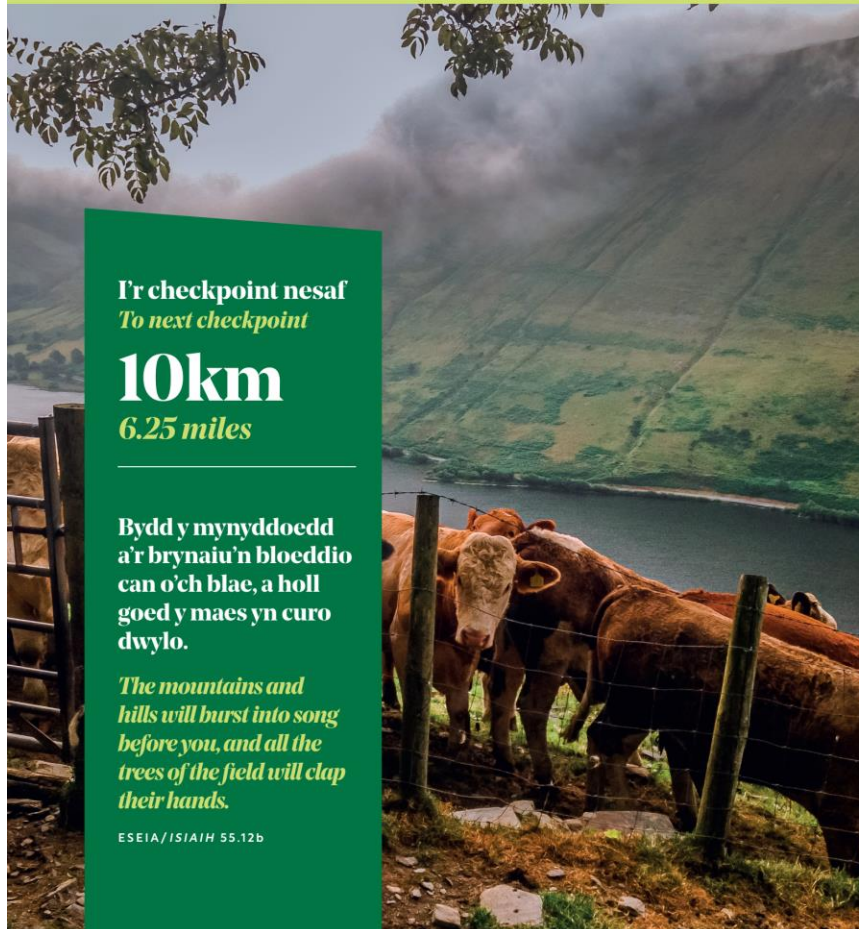
MARY JONES WALK





# Taith Mary Jones Walk Bala

## Llanuwchllyn – Y Bala



I'r checkpoint nesaf  
To next checkpoint  
**10km**  
6.25 miles

Bydd y mynyddoedd  
a'r brynau'n bloeddio  
can o'ch blaе, a holl  
goed y maes yn curo  
dwylo.

*The mountains and  
hills will burst into song  
before you, and all the  
trees of the field will clap  
their hands.*

ESEIA/ISIAIH 55.12b

Ardal dau o wyr enwocaf Cymru, sef Owen M. Edwards, Coed-y-Pry (1858–1920) – Llenor a Gwaldgarwr, Darlithydd, Cyhoeddwr a Phrif Arolygydd Addysg Cymru : a Michael D. Jones, Ty'r Hen Capel (1822–1898) – Gwenidog, Athro, Radical, Gwladgarwr ac Arloeswr Rhyddid i Gymru. Yn 1781 ysgubwyd hen Bont y Pandy ymaith gan y lif mawr. Bu ond y dim i Sally Jones o'r Bala, gwraig Thomas Charles erbyn 1783, fynd gda'r bont a'r lif. Wedi gadael y B4403 wrth Ffynnon Gwyer aiff y llwybr i fyny ochr Bryniau Golau gan edrych i lawr ar Llanycil ac ar dref Y Bala. Eir helbi i'r Graiennyn – cartref Rowland Huw (1714 – 1802); Bardd, Athro Barddol ac Emynydd, a chartref Rowland Huw Pritchard (1811–1887) Cerdor a chyfansoddwr y don "Hyfrydol".

*The village which produced two of Wales's most prominent leaders, Owen M Edwards, Coed-y-Pry (1858–1920) – Writer and Patriot, Lecturer, Publisher and the Chief Inspector of Schools for Wales, Michael D Jones, Ty'r Hen Capel (1822–1898) – Minister, Teacher, Radical, Patriot and the Pioneer of Welsh Freedom. "In 1781 the original Pandy bridge was swept away by a deluge. Sally Jones from Bala, later to become the wife of Thomas Charles, was almost swept away. After leaving Llangywer the path follows the ridge of Bryniau Golau looking down on Llanycil and the town of Bala. Graiennyn is passed – home of Rowland Huw (1714–1802); Bard, Poetic Teacher and Hymnist and home of Rowland Huw Pritchard (1811–1887); Musician and composer of the Welsh hymn tune "Hyfrydol".*



Canolfan Peririn  
Mary Jones  
Pilgrim Centre





# Taith Mari Jones Walk Bala

Llanuwchllyn - Y Bala 10 km / 6.25 mls



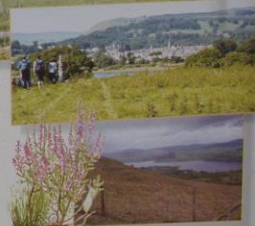
Ardal dau o wŷr enwocaf Cymru, sef Owen M. Edwards, Coed-y-Pry (1858 - 1920) - Llenor a Gwladgarwr, Darlithydd, Cyhoeddwr, a Phrif Arolygydd Addysg Cymru; a Michael D. Jones, Tŷ'r Hen Gapel (1822 - 1898) - Gweinidog, Athro, Radical, Gwladgarwr ac Arloeswr Rhyddid i Gymru. Yn 1781 ysgubwyd hen Bont y Pandy ymaith gan lif mawr. Bu ond y dim i Sally Jones o'r Bala, gwraig Thomas Charles erbyn 1783, fynd gyda'r bont a'r llyfr. Wedi gadael y Bala wrth Plynnon Gywer aill y llywyr i fryn ochr Bryniau Golau gan edrych i lawr ar Llanyfil ac ar dref Y Bala. Eir heibio Tŷ'r Graiennyn - cartref Rowland Huw (1714 - 1802); Bardd, Athro Barddol ac Emynydd, a chatref Rowland Huw Pritchard (1811 - 1887) Cerdor a chyfansoddwr y dôn "Hyfrydol."

The village which produced two of Wales' most prominent leaders, Owen M Edwards, Coed-y-Pry (1858 - 1920) - Writer and Patriot, Lecturer, Publisher and the Chief Inspector of Schools for Wales. Michael D Jones, Tŷ'r Hen Gapel (1822 - 1898) - Minister, Teacher, Radical, Patriot and the Pioneer of Welsh Freedom. In 1781 the original Pandy bridge was swept away by a deluge. Sally Jones from Bala, later to become the wife of Thomas Charles, was almost swept away by a deluge. After leaving Llanywer the path follows the ridge of Bryniau Golau looking down on Llanyfil and the town of Bala. Graiennyn is passed - home of Rowland Huw (1714 - 1802); Bard, Poetic Teacher and Hymnist and home of Rowland Huw Pritchard (1811 - 1887); Musician and composer of the Welsh hymn tune "Hyfrydol."

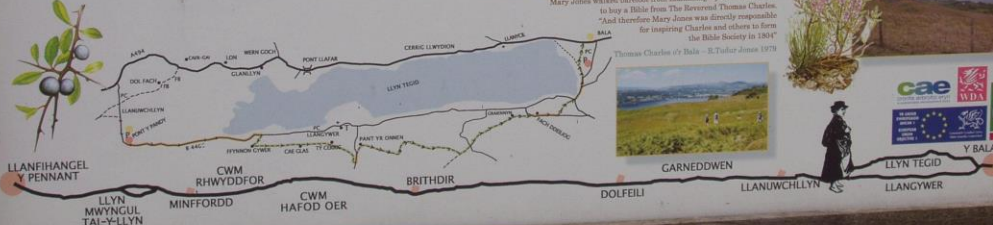
**Esiaie isiah 55: 12b**  
Bydd y mynyddoedd a'r bryniau'n bloeddio canu o'ch blaen, a holl goed y maes yn curu ôwlyo.  
The mountains and hills will burst into song before you, and all the trees of the field will clap their hands.



Yn 1800 pan oedd yn 15 oed, cerddodd Mari Jones yn drowsnoeth o Llanfihangel y Penant i'r Bala i brynu Bwch gyda'r holl brennau priu gan Y Parchod Thomas Charles.  
"Ac felly yr oedd Mary Jones yn uniongyrchol gyfrifol am ystyriaeth Charles ac eraill i Eiddo Cymdeithas y Bebbles yn 1804"  
Thomas Charles o'r Bala - E. Tudor Jones 1979



In 1800 when she was 15 years old, Mary Jones walked barefoot from Llanfihangel y Penant to Bala to buy a Bible from The Reverend Thomas Charles.  
"And therefore Mary Jones was directly responsible for inspiring Charles and others to form the Bible Society in 1804"  
Thomas Charles o'r Bala - E. Tudor Jones 1979



**Snowdonia National Park Authority      Date: 17-Apr-2024**  
**– Planning & Access Committee**

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**Application Number:** NP5/77/347

**Date Application Registered:** 18/01/23

**Community:** Talsarnau

**Grid Reference:** 261394 335981

**Case Officer:** Mr Aled Lloyd

**Location:**

Land near Ty Mawr, Talsarnau. LL47 6UF

**Applicant:**

Ms Sian Owen  
 Tŷ Mawr  
 Talsarnau  
 Gwynedd  
 LL47 6UF

**Description:**

Construction of affordable dwelling,  
 formation of curtilage, extend access track,  
 and alterations to existing vehicular access

**Summary of Recommendation**

To GRANT permission subject to conditions

- Start within 5 years
- In accordance with the submitted plans
- Roofing materials
- Removal of Permitted Development Rights
- Highway
- Welsh Water requirements
- Subject to Section 106 Agreement

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

Application by a staff member of the Authority

**Land Designations / Constraints**

Adjoining housing development boundary

**Site Description**

This application site is situated on agricultural land adjoining the housing development boundary.  
 Traditional stone walls and mature trees and hedgerows form the site boundary.

**Proposed Development**

The proposal involves the erection of an affordable dwelling, formation of curtilage, extend access track, and alterations to existing vehicular access.

The proposed dwelling is a 3 bed roomed 1½ property which has an internal floor area of no greater than 99.6 square metres.

### Consultations

<b>Consultees:</b>	<b>Responses:</b>
Talsarnau Community Council	Support - on condition that it will be a home for a local, to be bought or let for local people.
NRW	No Comments
Gwynedd Highways	<p>No objection – subject to the following conditions be included:</p> <p>The access shall be constructed with its gateway set back a distance of 5.5 metres from the nearside edge of the adjoining carriageway with the gates opening inwards.</p> <p>The access between the highway and the gate shall surfaced with a bound material.</p> <p>The Applicant shall take all appropriate measures to prevent surface water from within the curtilage of the site to discharge onto the county highway.</p>
Dŵr Cymru	<p>Recommend condition</p> <p>No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network</p>
SaB	Standard Advice

Ecology	<p>Initial comments – Ecological Assessment Required</p> <p>A Preliminary Ecological Assessment Report has been submitted and confirms there will be no negative impact on biodiversity at the site and no further survey work is recommended.</p> <p>Biodiversity Enhancement is detailed in the report.</p>
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**Responses to Publicity:**

The application has been publicised by way of a neighbour notification letter to 6 nearby residential properties, together with a site notice.

1 letter of objection has been received on the grounds of

- Is there a proved need for a dwelling
- No justification
- More houses could be built on the land
- Does not meet affordable housing criteria in terms of building cost
- Existing buildings available on the farm which have been converted to holiday lets.

**Relevant Planning Policies – Eryri Local Development Plan (2016 – 2031)**

<b><i>Policy No.</i></b>	<b><i>Policy</i></b>
SP A	National Park Purposes and Sustainable Development
SP G	Housing
DP 1	General Development Principles
DP 6	Sustainable Design and Materials
DP11	Affordable Housing on Exception Sites
DP 18	The Welsh Language and the Social and Cultural Fabric of Communities
DP 30	Affordable Housing

**Supplementary Planning Guidance:**

SPG 2	General Development Considerations
SPG 4	Affordable Housing

**National Policy:**

Planning Policy Wales, edition 12
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## **1. Background**

- 1.1 The application was subject to pre-application advice when officers advised on the requirements of Development Policy 11.
- 1.2 The applicant was further advised that the need for a dwelling must be proved.
- 1.3 The dwelling must be 100% affordable.

## **2.0 Principle of Development**

- 2.1 It is appropriate to consider the proposal against Strategic Policy A, G and Development Policies 1, 6, 11 and 30.
- 2.2 LDP Policy 11 – Affordable Housing on Exception Sites is the most relevant one to be used in determining the principle of this development.
- 2.3 Each application is considered on its own merits and in this instance case officer consider that there are material planning considerations to support residential development on the site.
- 2.4 The full assessment of the policy are detailed in this report.

## **3. Assessment**

- 3.1 The housing policies of the ELDP are contained in policies G, 30 and 11. Policies G and 30 refer to potential housing sites located within a Housing Development Boundary (HDB). As this site falls outside the development boundary for Talsarnau, the only policy that could be applicable would be development policy 11: Affordable Housing on Exception Sites. To be in conformity with this policy the proposal must be for 100% affordable dwellings and be immediately adjacent to a development boundary of a settlement.
- 3.2 The policy, allows a small number of new dwellings for affordable local needs on sites outside but immediately adjacent to the Housing Development Boundary provided the proposal conforms to all other requirements. This policy is an exception which allows local affordable housing where such a need cannot be provided within the housing development boundary.
- 3.3 The site adjoins the Housing Development Boundary

### 3.4 Affordable Housing Need

#### Development Policy 11 – Affordable Housing on Exception Sites

##### Criteria (i) & (ii)

Criteria (i) specifies a need for affordable housing must be demonstrated through an approved local housing needs survey or on the written advice of the local housing authority.

Criteria (ii) specifies that *The need cannot be satisfied within a reasonable period of time by:*

- a) *The use of a suitable site within the housing development boundary of the settlement.*
- b) *The use of existing housing which is available to for sale or rent in the locality.*
- c) *The conversion or rehabilitation or redevelopment of existing buildings in the locality.*
- d) *The use of a site allocated for affordable housing.*

3.5 No site has not been allocated for housing in Talsarnau; The applicant will need to demonstrate that the need cannot be satisfied within a reasonable period of time by a), b) and c) of Policy 11. SPG para 3.5:

3.6 Consideration must also be given in relation to the definitions of 'housing need' and 'local' for affordable housing development within the National Park. Under paragraph 5.26 of the Eryri Local Development Plan, the definition of 'housing need' stipulates the future occupier cannot afford to rent or buy 'open market' accommodation in the locality and must conform to one of ten criteria, namely:

- Currently homeless.
- Establishing a new household for the first time.
- Has been living in rented accommodation for at least three years.
- Their current house is deemed by the Housing Authority to be in substandard condition and it can be proven that the current house cannot be converted or upgraded to meet their need.
- Their existing house is too small for the family and it can be proven that the present home cannot be converted or upgraded to meet their need.
- Has an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the qualifying area, the essential need arising from proven age or medical reasons.
- Has specific requirements (the elderly or disabled).
- Is providing key work or service and has a full time permanent job offer in the qualifying area.

- Is leaving tied housing on retirement.
  - That no suitable accommodation is available in the locality and the person wishes to stay within the local community for economic or cultural reasons.
- 3.7 Proposed occupiers of new affordable housing must also meet the definition of a 'local' person. For service, secondary and smaller settlements a person is deemed 'local' if they have lived/worked in full time employment for a minimum and continuous period of five years within the qualifying area, which in this instance is the Talsarnau area.
- 3.8 Following the assessment on the information submitted by the applicant Tai Teg have confirmed that there is an identified need of an affordable house in the Talsarnau area and that the applicant meets the criteria for an affordable dwelling.
- 3.9 Criteria iii – The site is a redevelopment of existing buildings or represents a logical and sympathetic extension of settlement in a way which does not prejudice the character of that settlement or the appearance of the surrounding countryside**
- 3.10 Officers consider that the site represents a logical and sympathetic development, which is not an extension of the settlement .
- 3.11 The site is well related to the existing settlement and its development will not be detrimental to the visual amenities or the landscape of the area.
- 3.12 Due to the characteristics of the site, there will be no detrimental effect on neighbouring properties which border the site to the west
- 3.13 Criteria iv – The size of the development is commensurate with the size of the settlement**
- 3.14 The dwelling will be assessed from an existing agricultural access from the county road. The access will be extended to allow ease of access for vehicular access. A new track will be formed from the access approximately 90m to the site of the proposed dwelling. The access track will be formed of two hardcore strips with a central grassed strip. This will ensure that the track is not unduly conspicuous in the landscape.
- 3.15 The design of the dwelling is considered to be acceptable. The dwelling will incorporate a slate roof and rendered walls together with solar panels on the south elevation.
- 3.16 There is a wide range of styles and materials in the vicinity, the proposal would therefore not be unduly prominent.

3.17 The dwelling has been designed to fall within the planning policy requirement for affordable housing - with an internal floor area of no greater than 99.6 square metres.

**3.18 Criteria v – There would be no adverse effects on the integrity of European designated sites.**

The site is not within an European designated site and the Ecologist has not raised any objection to the proposal.

**3.19 Criteria vi – The site is not located within a green wedge designation**

The site is not within a green wedge designation

**3.20 Biodiversity Enhancement**

3.21 Biodiversity enhancement include bat tubes to be built into the fabric of the new south facing elevation as well as the addition of 'bee bricks' to also be built into the fabric of the south facing elevation. Also it is proposed to plant a native hedge on the boundary. The enhancement measures are detailed on the proposed plans.

**3.22 Response to publicity and consultation**

3.23 One letter of objection has been received. In response the applicant has provided evidence that there is a proved need for an affordable dwelling. Any further development of the land would be subject to a planning permission and policy criteria. The existing building on the holding are subject to an occupancy restriction and not appropriate as a permanent dwelling.

3.24 No adverse observations has been received from consultees

**4. Conclusion**

4.1 The application is to provide 1 affordable dwelling on a site that is adjoining the housing development boundary. The applicant has proven the need for an affordable house.

4.2 The siting and design of the dwelling complies to policy requirements.

4.3 Members will be aware that there has been a lack of housing developments over the last 2-3 years especially affordable housing that has been completed.

4.4 The granting of planning permission for affordable housing in this instance contributes to the Authority's target of providing 375 affordable housing within the lifetime of the Eryri Local Development Plan.



- 4.5 In consideration of the above assessment there are clear and justified reasons for granting planning permission for a dwelling on a site adjoining the housing development boundary.
- 4.6 It is recommended therefore that the application is approved subject to the successful completion of a Section 106 agreement to ensure that it remains affordable in perpetuity for a local person in need of housing.

**RECOMMENDATION: To GRANT permission subject to the applicant entering into a s106 agreement under the Town and Country Planning Act 1990 and relevant 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:
  - Location Plan
  - Drawing number 01 – Proposed floor plan and elevations – Revision A – received 08/11/23
  - Drawing number 02 Site layout and cross section – Revision B received 04/03/24
  -
3. The roof of the dwelling 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 by means of a formal application to the Local Planning Authority.
4. 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

5. 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.
6. The biodiversity enhancement measures shown on drawing number 01 – Proposed floor plan and elevations – Revision A in the form of bat tubes and bee bricks shall take place within 3 months of the substantial completion of the development hereby permitted.
7. The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height shall be erected within 2 metres of the said wall.
8. The access shall be constructed with its gateway set back a distance of 5.5 metres from the nearside edge of the adjoining carriageway with the gates opening inwards.
9. The access between the highway and the gate shall surfaced with a bound material.
10. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

#### **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.
- 66 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. To ensure a satisfactory appearance of the development in accordance with Eryri Local Development Plan Policies and in particular Policy 1.
6. 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.
7. In the interest of Highway Safety.
8. In the interest of Highway Safety
9. In the interest of Highway Safety
10. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

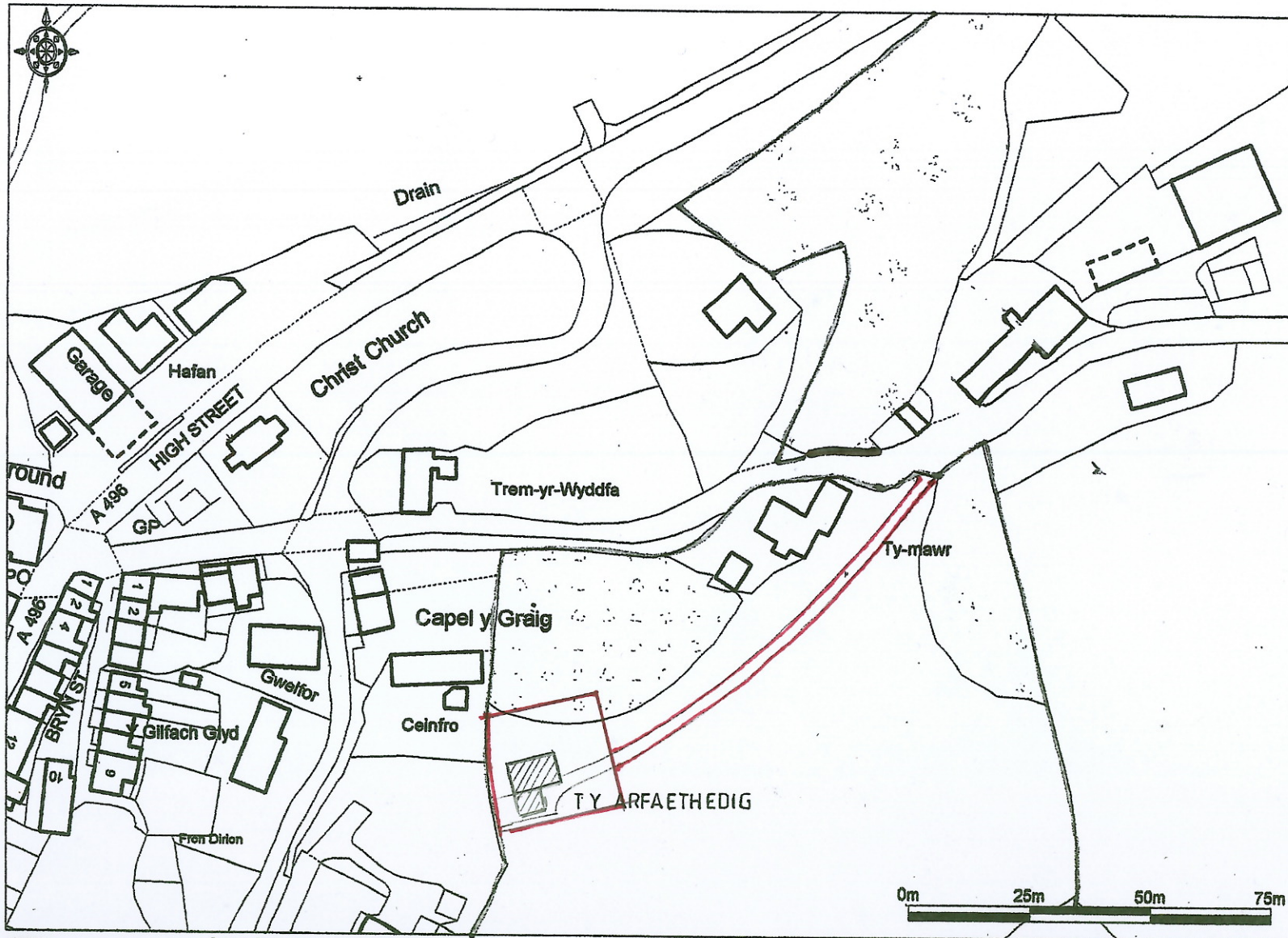
### **Advisory**

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

The introduction of legislation on 7th January 2019 made sustainable drainage systems a mandatory requirement on new development where the construction area is 100m<sup>2</sup> 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) prior to construction works commencing.

Consequently, you are advised to contact the relevant Sustainable Drainage Systems Approval Body (SAB), i.e. (Gwynedd Council) for advice and guidance on this matter.

2. The Applicant shall take all appropriate measures to prevent surface water from within the curtilage of the site to discharge onto the county highway.



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60G

FFENS WEIKEN A  
PHYST PREN

CLAWDD TERFYN

GWYBYCH COLLEDDAIL  
CYMYSG

DRAEN DWK AFLAN  
I'R GARTHFFOS CYNDEDDUS

COEDEN AFALAU  
I'W CADW

PARTH MWYDO

GARDD

PARTH MWYDO

GWIFRAW TRYDAN  
UWCHEN

PATIO

DRAEN DWK GWYNES

DRAEN DWK GWYNES

80m

60m

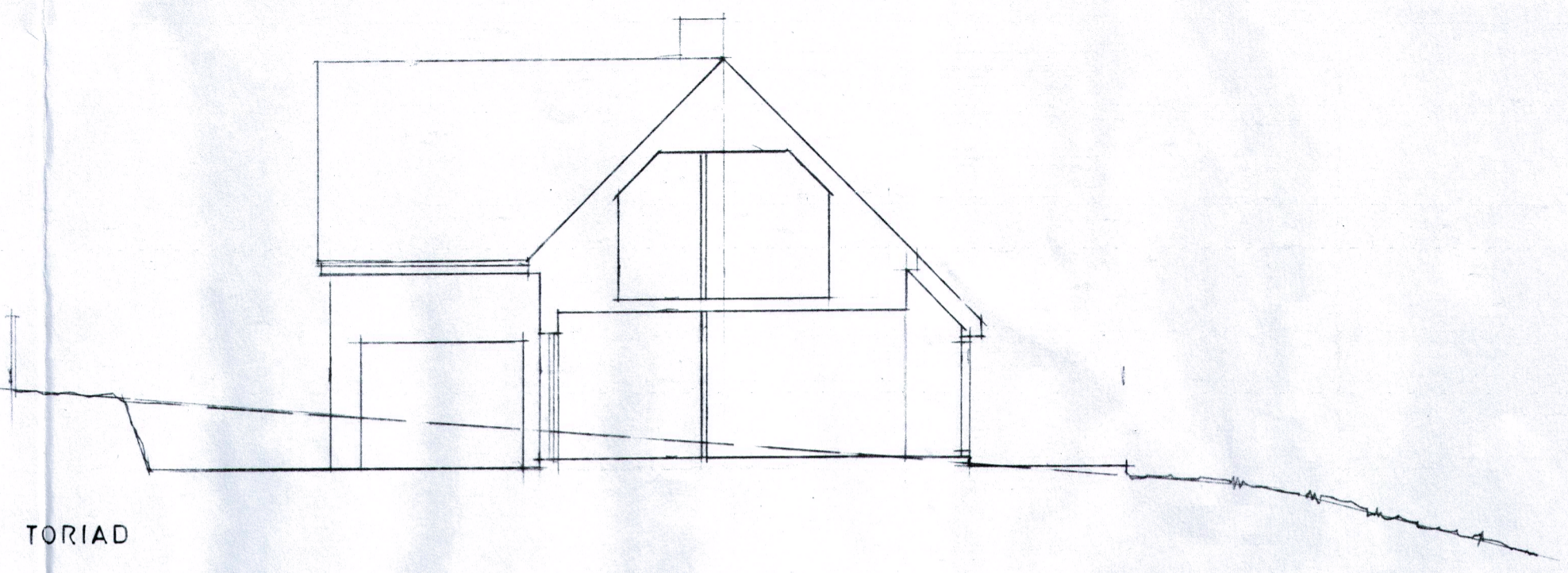
TY ARFAETHEDIG

MAN PARCIO

BLOCIAN CONCREID Mewn  
SYSTEM ATHRALDD

GWYNES CERRIG

CYNLLUN SAFLE



TORIAD

FFORDD SIROL

GRID DRAENIO

DRAEN DWK GWYNES  
I'R FFOS

GIAT BREN

GWYNES  
TARMAC

MYNEDFA  
BRESENNOI

YMESTYN Y CLODDIAU  
CERRIG PRESENNOI  
A'V CADW DIM UWCH  
NA 900mm I'W CADW  
HEB DYFIANT

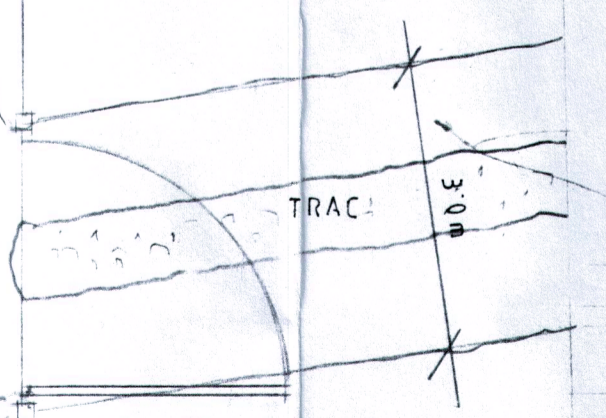
GWYNES

TRAC

CYNLLUN GWELLA MYNEDFA

GLASWELLT

GWYNES



TRAC

100E

YMESTYN Y TRAC PRESENNOI  
A'V WYNEDDU GYDA  
GWASTIAFF CHWAKEL LLEOL  
T YMGORFFORI LLAIN  
GLASWELLT CARIOL

GIAT BREN

AMENDMENTS

No	Date	By
A	16/1/23	CORDEEN, GWIFRAW
B	11/3/24	SYMUD Y TY, GWYBYCH MANTLION TRAC


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discrepancies in figured dimensions  
Contractors must check all  
dimensions from site  
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Job  
TY ANNEDD  
CAE CEFN TY, TY MAWR  
TALSARNAU

Title  
CYNLLUN A  
THORIAD SAFLE

Job	Drawing	A	B
1699	02		
Issue			

Scale 1:100 @ A2

Drawn  Date 251022

Gruffydd Price R.I.B.A.  
Gwyifa  
Llanbedr,  
Meirion, Gwynedd, LL45 2LW  
TEL: (01341) 241448  
FAX: (01341) 241446

▲ GOLAU ALLANOL PHILIPS VERGA  
ED DOWNLIGHT, 4W LED WARM WHITE  
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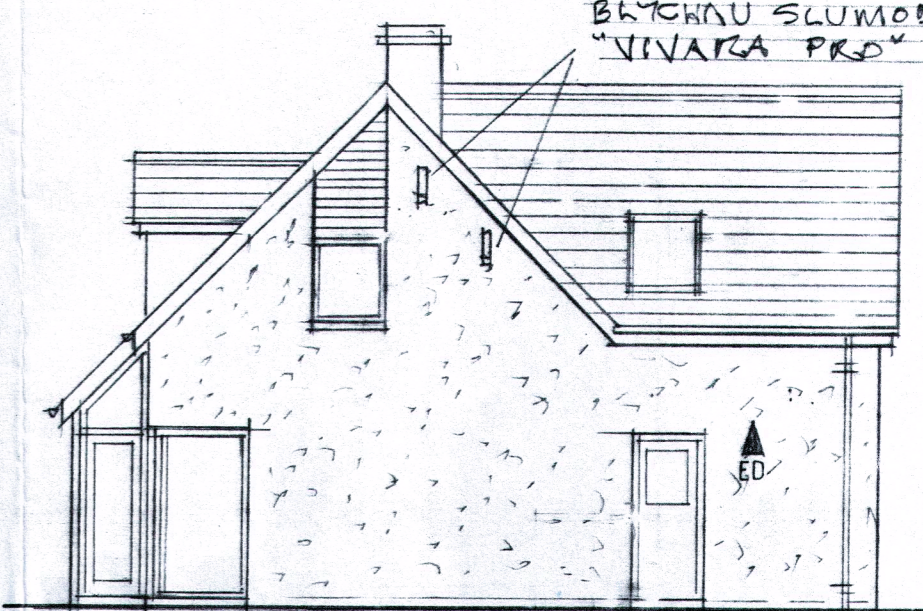
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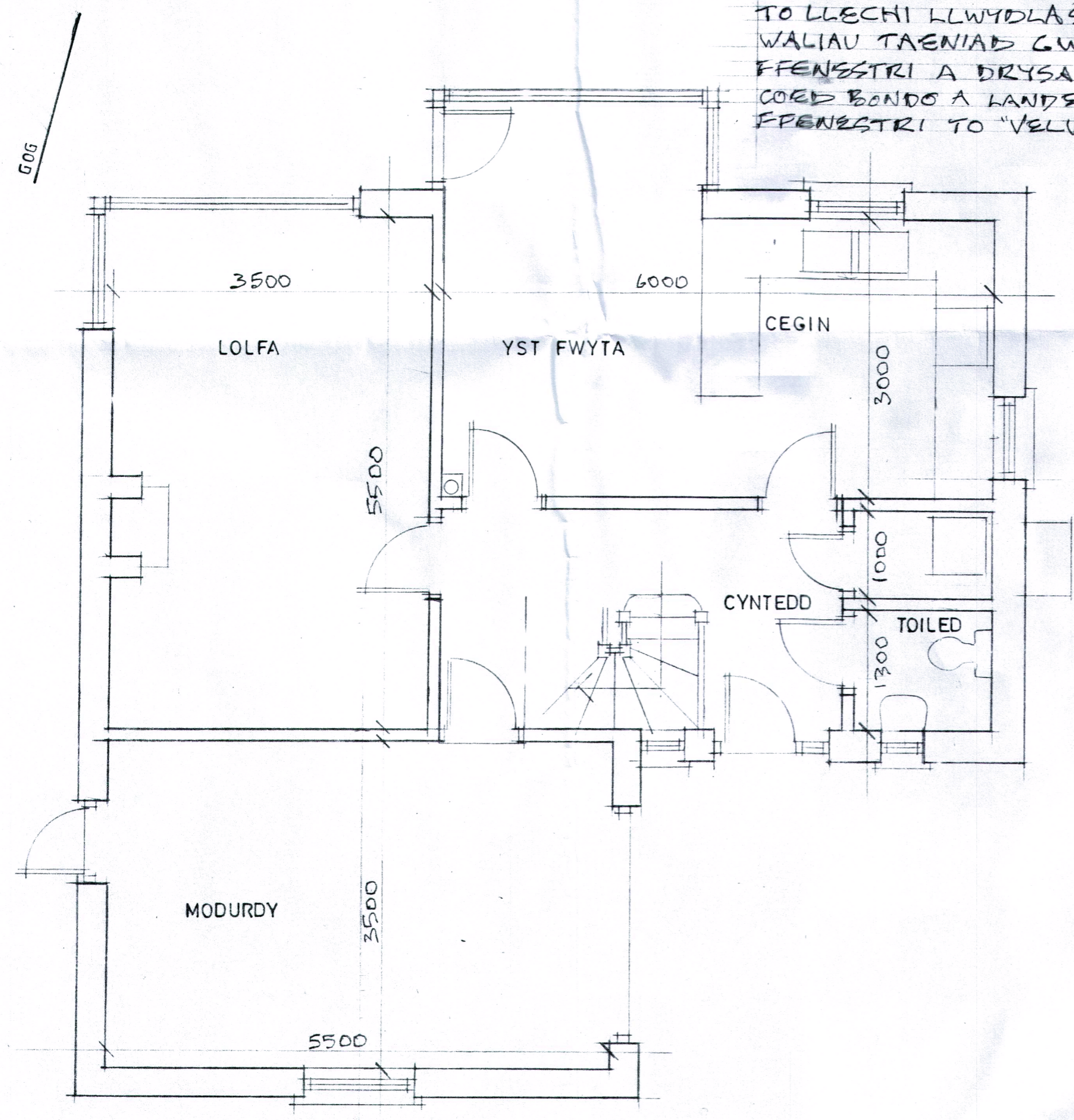


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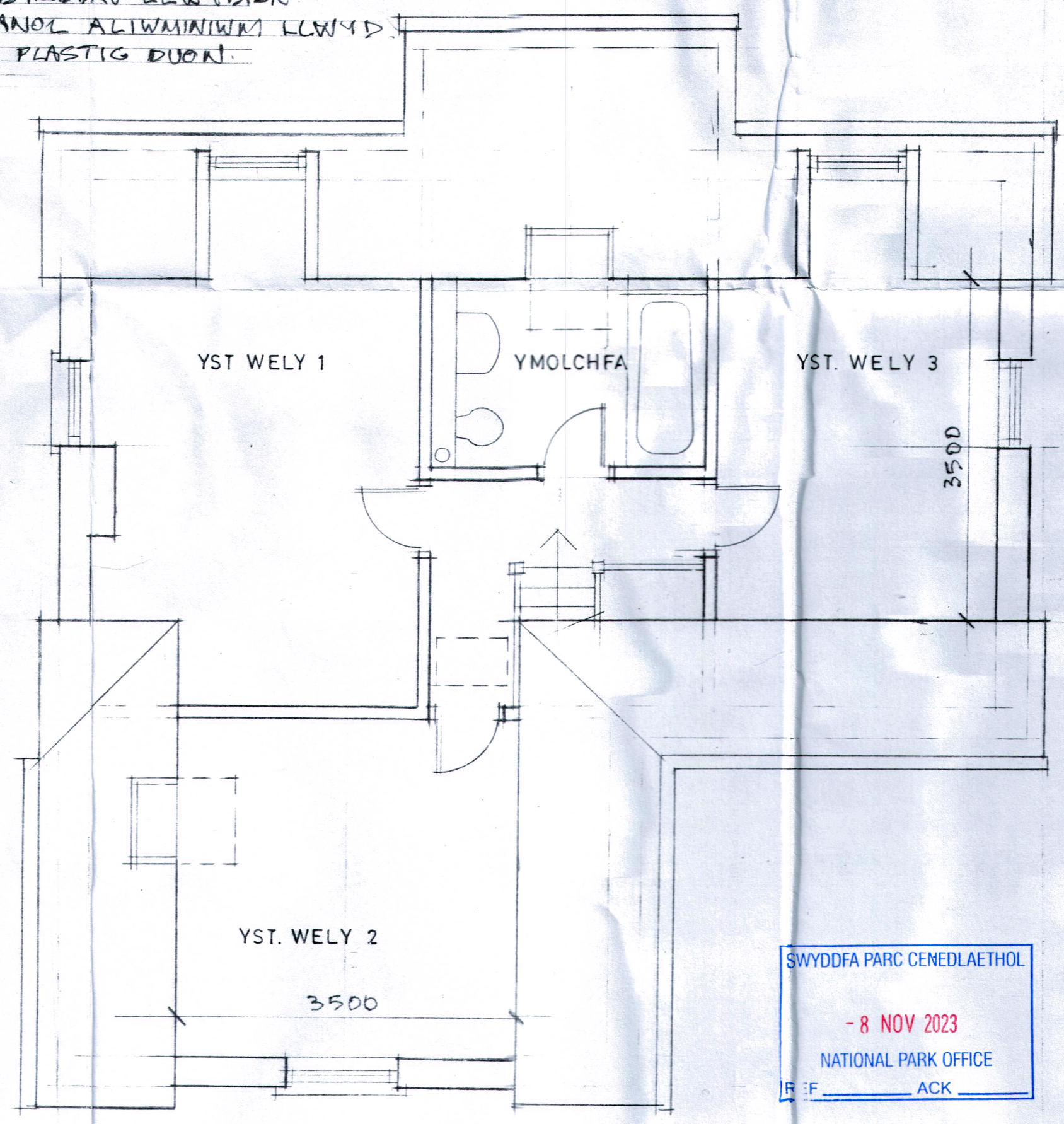


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CYNLLUN LLAWR



CYNLLUN LLOFFT

SWYDDFA PARC CENEDLAETHOL  
- 8 NOV 2023  
NATIONAL PARK OFFICE  
REF: \_\_\_\_\_ ACK \_\_\_\_\_

AMENDMENTS		
No	Date	By
1	6/11/23	A GWELLIANAU BIOAWIZYWIARTH

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Job  
TY ANNEDD  
CAE CEFN TY, TY MAWR  
TALSARNAU

Title  
CYNLLUNIAU  
LLAWR AC  
DRYCHIADAU

Job	Drawing	A
1699	01	
Issue		

Scale 1:50, 1:100 @ A2

Drawn Date 251022

Gruffydd Price R.I.B.A.  
Gwyfa  
Llanbedr,  
Meirion, Gwynedd, LL45 2LW  
TEL: (01341) 241448  
FAX: (01341) 241446



## **PLANNING AND ACCESS COMMITTEE**

**17 APRIL 2024**

## **SECTION 106 AGREEMENTS**

**SNOWDONIA NATIONAL PARK AUTHORITY  
PLANNING AND ACCESS COMMITTEE, 17 APRIL 2024**

**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.	NP4/13/262	04/12/2023	Garth Farm, Capel Curig. LL24 0ES	Conversion and extension of bunkhouse to form a rural enterprise dwelling	With applicants for consideration.
2.	NP4/31/112B	17/03/2023	Gwern Hywel Uchaf, Ysbyty Ifan. LL24 0PD	Demolition of outbuilding and erection of rural enterprise dwelling, creation of new access and associated works	With applicant for consideration.
3.	NP5/55/L140E	03/06/2021	Capel Bethlehem, Brynchrug. LL36 9PW	Change of use of chapel to form one 1 bedroomed and one 5 bedroomed dwelling	Draft sent to applicant.
4.	NP5/57/1174	27/10/2021	Land adjoining Penmaen Ucha, Penmaenpool. LL40 1YD	Construction of rural enterprise dwelling, garage, new driveway and vehicle access.	The applicant's solicitors are waiting for the mortgage company to confirm that they are happy with the agreement.
5.	NP5/58/363H	05/06/2023	Nant Eos, Dyffryn Ardudwy. LL44 2HX	Conversion to Open Market Dwelling unit and installation of sewage treatment plant (Repeat application)	Awaiting instructions from the applicant's solicitor
6.	NP5/58/629	29/01/2020	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	Draft sent to the applicant's solicitor on 31/01/2024
7.	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.	Agreement waiting to be sealed.
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8.	NP5/61/654	22/03/2023	Land adjoining Pen yr Hwylfa, Harlech.	Draf sent to solicitors 26/10 awaiting response from applicant	Final changes being made to the agreement
9.	NP5/62/T143B	05/10/22	Tanws Wern Gron, Llanbedr. LL45 2PH	Restore, extend and convert old mill into dwelling, formation of curtilage, and installation of underground septic tank	Draft agreement sent to applicant
10.	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
11.	NP5/74/L167J	26/07/2023	Capel Tarsus, Cwm Cywarch, Dinas Mawddwy. SY20 9JG	Conversion of chapel to dwelling and installation of rooflights to existing rear elevation roof, construction of new single storey rear extension, and installation of package treatment plant	With Legal drafting agreement

Number of applications on committee list 08 March 2024 = 10

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE  
PLANNING & ACCESS COMMITTEE  
06 MARCH 2024**

Application No.	Location	Development
NP5/61/580M	Land to rear of Nant-y-Mynydd, Hwylfa'r Nant, Harlech.	Erection of an affordable detached dormer bungalow.
NP5/78/91B	Wern Gron, Trawsfynydd. LL41 4UN	Conversion and change of use of barn to form 1 no. affordable dwelling and 1 no. open market dwelling including installation of septic tank and associated works

**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 06 MARCH 2024**

Application No.	Location	Development



## **PLANNING AND ACCESS COMMITTEE**

**17 APRIL 2024**

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

**SNOWDONIA NATIONAL PARK AUTHORITY**

**PLANNING AND ACCESS COMMITTEE 17 APRIL 2024  
OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED**

**In Discussion with Agent / Applicant**

NP5/50/L89B	12/12/23	3 Copperhill Street, Aberdyfi. LL35 0EU	Retrospective application to retain condensing unit at side of property
NP5/54/459A	03/05/23	Cefn Ceunant Isaf Forest, Brithdir.	Hydro-electric scheme (34kw) including construction of power house, intake weir and 3 girder bridges.
NP5/54/472	11/12/23	Tyn Y Coed, Bontnewydd, Dolgellau, LL402DF	Removal of Condition No.6 (local occupancy) attached to Planning Consent NP5/25/64 dated 21/11/1980,
NP5/55/46G	12/07/23	Geufron Farm, Brynchrug, LL36 9RW	Conversion of barn and stable to short-term holiday let accommodation.
NP5/69/56M	20/06/23	Sunbeach Holiday Park, Llwyngwrl, LL37 2QQ	Redevelopment of the site comprising of improvements to the south eastern element of Sunbeach Holiday Park to provide (a) a new main site entrance with internal access road; (b) 24 static holiday caravans/lodges with landscaping; (c) 12 static holiday caravans/lodges in lieu of a residential dwellinghouse; and (d) 3 static holiday caravans in lieu of the old site shop.
NP5/71/53D	04/09/23	Ty'n-y-Llechwedd, Parc. LL23 7YN	Conversion of outbuilding to form annexe to existing dwelling
NP5/77/347	18/01/23	Land near Ty Mawr, Talsarnau. LL47 6UF	Construction of affordable dwelling, formation of curtilage, extend access track, and alterations to existing vehicular access
NP5/78/421A	17/11/23	Land opposite Ty Llwyd Terrace, Trawsfynydd. LL41 4TH	Conversion of existing garage into dwelling (Affordable & Local Occupancy) together with installation of 2 new rooflights

**Awaiting Ecology Information**

NP5/54/462	01/11/23	Llyn Cynwch, Brithdir.	Repair work to a track including essential work to a track retaining wall by replacing undermined gabion baskets with a traditional dry stone retaining wall
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**Awaiting Details from Agent / Applicant**

NP5/50/647B	01/12/23	Existing highway verge adjoining A943 between Aberdyfi & Tywyn.	Formation of a footpath (Active Travel route) between the communities of Tywyn and Aberdyfi adjacent to the A493.
NP5/58/646	17/03/23	Land near Pentre Uchaf, Dyffryn Ardudwy.	Erection of a special adapted bungalow and a two-storey dwelling.
NP5/69/84J	15/11/23	Yr Hen Efail, Llwyngwrl. LL37 2JD	Construction of rear extension, front porch, canopy roof to side door and a detached car port
NP5/69/113V	20/11/23	Llanfendigaid, Rhoslefain. LL36 9LS	Variation of Condition 2 (Approved plans), 5 (Scheme of parking), 7 (landscaping scheme), 8 (landscaping implementation programme) & 9 (biodiversity enhancement) attached to Planning Permission NP5/69/113H dated 02/12/2020.

### Re-Consultation

NP4/11/393B	22/08/23	Outbuilding at Craig Glanconwy, Betws y Coed	Conversion and extension of outbuilding to form short term self-catering holiday unit, creation of parking bay, alterations to vehicular access and associated works (Re-submission)
NP4/29/514	06/11/23	Llys Meddyg, Penmachno. LL24 0YA	Retrospective application to retain access
NP5/71/21L	01/08/23	Land at Dolhendre Isa, Llanuwchllyn.	Construction of a agricultural worker's dwelling and installation of a septic tank
NP5/74/510	21/08/23	Land near Pentrewern, Dinas Mawddwy. SY20 9JG	Installation of a 30 metre high lattice tower supporting 3 no. antennas and 2 no. 0.6m dishes, 2 no. equipment cabinets, 1 no. meter cabinet and ancillary development thereto including a generator within a compound enclosed by 1.1m high fencing

### Awaiting HRA Appropriate Assessment

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.
NP5/53/598C	16/05/23	Land near Ffynnon Beuno, Bala.	Outline application with all details reserved for construction of a single dwelling (Re-submission following refusal of planning application NP5/53/598B)
NP5/57/49H	08/09/23	Trem Hyfryd, Dolgellau, LL40 2SP	Conversion of guest house accommodation to form two separate dwellings and creation of new parking area.
NP5/69/113U	23/10/23	Llanfendigaid, Rhoslefain. LL36 9LS	Retrospective application for retention of works to steps & ground sourced heating and hot water scheme to serve Llanfendigaid Estate
NP5/71/495	14/02/23	Land near Cefn Yr Odyn, Llanuwchllyn.	Construction of a detached two storey dwelling
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.

### Considering Additional Information from Applicant

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.
NP5/79/338B	22/12/23	Erw Faethlon Farm, Tywyn. LL36 9HY	Installation of a hydro-power generating scheme (0.01mw), including an impound weir, installation of 90m above ground and 490m buried penstock, construction of turbine building and outflow

### S106 being considered by applicant

NP4/32/L155B	05/10/23	Capel Ebeneser, Trefriw. LL27 0JQ	Conversion of former chapel to form 9 short term self-contained holiday apartments, creation of 2 vehicular accesses, parking for 9 vehicles and extension to vestry roof to create dedicated bat loft including installation of rooflight windows
NP5/74/L167J	26/07/23	Capel Tarsus, Cwm Cywarch, Dinas Mawddwy. SY20 9JG	Conversion of chapel to dwelling and installation of rooflights to existing rear elevation roof, construction of new single storey rear extension, and installation of package treatment plant

Total applications on list = 27

Total applications on list Committee 08 March 2024 = 32



**PLANNING AND ACCESS COMMITTEE**  
**17 APRIL 2024**

**DELEGATED DECISIONS**

**SNOWDONIA NATIONAL PARK AUTHORITY**

**PLANNING AND ACCESS COMMITTEE 17 APRIL 2024**

**DELEGATED DECISIONS**

**Applications Approved**

	<b>Application No.</b>	<b>Proposed</b>	<b>Location</b>	<b>Decision Date</b>	<b>Case Officer</b>
1.	NP2/16/79Y	Creation of a proposed solar park on former redundant quarry wasteland / site compound comprising of 275 ground mounted PV panels with installed capacity of 111 kWp generating expected annual output of 87834 kWp and associated works	Aberdunant Hall Caravan Park, Prenteg. LL49 9SR	12/02/24	Mr Richard Thomas
2.	NP3/15/102E	Engineering works to create partial below ground secure store	Coed Gwydr, Nant Peris, LL55 4UL	27/02/24	Mr Richard Thomas
3.	NP4/12/214C	Works in association with proposed pipe replacement including new culvert head and scour discharge area, reinforced concrete wall, siting of 10ft shipping container and temporary construction compound, rock mesh and laydown area	Llyn Dulyn Reservoir, Tal-y-Bont.	15/02/24	Mr Richard Thomas
4.	NP4/16/LB104C	Listed Building Consent for bridge maintenance, repair and strengthening works to include: construction of reinforced concrete slab between substructures; construction of scour apron beneath the bridge and in adjacent riverbed, renewal, indenting of damaged and friable masonry to substructures, super structures and approach structures	Pont Sarn Ddu, Dolwyddelan.	28/02/24	Conservation Consultants
5.	NP4/19/10U	Installation of 3 roof windows on front roof slope and 3 roof windows to rear roof slope (amended proposal)	5 Oakwood View, Sychnant Pass, Conwy. LL32 8AZ	27/02/24	Mr Richard Thomas
6.	NP4/23/46G	Discharge Conditions 3 (Programme of archaeological work), 4 (Archaeological work report) & 5 (Biodiversity enhancement scheme) attached to Planning Consent NP4/23/46F dated 12/10/2023	Cae Haidd, Gwylt Road, Llanfairfechan, LL33 0EE	14/02/24	Mr Richard Thomas



7.	NP4/26/80J	Amended design to Planning Consent NP4/26/80A in relation to conversion of farm buildings to holiday accommodation granted on appeal under reference A/1/91 dated 27/09/2021	Plas-yn-Rhos, Rhydlanfair, Betws-y-Coed. LL24 0SS	15/02/24	Mr Richard Thomas
8.	NP5/50/573B	Demolition of existing single storey extension and construct new single storey extension, and demolition and replacement of front boundary wall	Rhos Awel, Aberdyfi. LL35 0NR	07/03/24	Mr David Jones
9.	NP5/50/754	Replacement of existing helter-skelter slide with tower which incorporates a spiral slide and replacement of existing see-saw equipment. Addition of basket swing and bowl spinner to the playground equipment. Replacement and extension of wet-pour surface.	Aberdyfi Playground, Bodfor Terrace, Aberdyfi. LL35 0EA	23/02/24	Mr David Jones
10.	NP5/54/464	Installation of a new 40m high lattice telecommunication tower incorporating 9 no. new antennas and 3 no. new dishes, the installation of ground based equipment cabinets including a foul weather enclosure and associated ancillary apparatus including remote radio heads, mast head amplifiers and GPS nodes, the installation of an 8m x 12m compound enclosed by 1.8m high mesh fencing, and the installation of a bird box and bug box to be installed on the compound fence	Land at Moel Hafodwen, Coed y Brenin Forest, Llanfachreth.	04/03/24	Mr. Dafydd Thomas
11.	NP5/54/AD473	Advert Consent to display information panel for Taith Mari Jones	Land near Dolfeili, Rhydymain.	15/02/24	Mr. Dafydd Thomas
12.	NP5/54/AD474	Advert Consent to display information panel for Taith Mari Jones	Land near Village Hall, Brithdir.	15/02/24	Mr. Dafydd Thomas
13.	NP5/57/LB398A	Listed Building Consent for restoration works and internal alterations, together with installation of flue liner and cowl	1 Old Bank, Lombard Street, Dolgellau. LL40 1EG	26/02/24	Conservation Consultants
14.	NP5/59/511N	Proposed drainage proposals to connect to an underground pumping station in lieu of connection to existing mains as approved under Planning Consent NP5/59/511K dated 25/04/2023	Land to rear of Penrhiw, Llan Ffestiniog.	13/02/24	Mr Aled Lloyd
15.	NP5/61/580M	Erection of an affordable detached dormer bungalow	Land to rear of Nant-y-Mynydd, Hwylfa'r Nant, Harlech.	29/02/24	Mr Aled Lloyd

16.	NP5/62/402B	Erection of a implement shed and installation of a 7,500 litre underground rainwater storage tank	Shell Island, Llanbedr. LL45 2PJ	27/02/24	Mr Aled Lloyd
17.	NP5/65/367A	Construction of single storey building for use as commercial cattery	Dolfawr, Llanelltyd. LL40 2HD	15/02/24	Mr. Dafydd Thomas
18.	NP5/70/155C	Installation of a 5m tower extension. Relocation of 2 antennas and 2 dishes to the top of the extension (approved under previous application). Installation of 6 new antennas, 6 new ground-based cabinets, remote radio units, GPS nodes, mast head amplifier and associated apparatus and ancillary works	Bwlch yr Hwch, Cwm Hirnant, Rhosygwaliau.	15/02/24	Mr. Dafydd Thomas
19.	NP5/70/163B	Installation of 6 new antennas on a existing telecommunications mast, 6 new ground-based cabinets, remote radio units, GPS nodes, mast head amplifier and associated apparatus and ancillary works	Craig yr Allt Ddu, Cwm Hirnant, Rhosygwaliau.	15/02/24	Mr. Dafydd Thomas
20.	NP5/70/166	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	Ysgubor Esgeiriau, Rhosygwaliau. LL23 7ET	15/02/24	Mr. Dafydd Thomas
21.	NP5/70/71F	Demolition of outbuilding, rear single and two storey extensions and front conservatories, with alterations and construction of extensions and conversion of two existing dwellings (Felindre & Fron Sero) to form one dwelling	Felindre & Fron Sero, Llanuwchllyn. LL23 7DD	13/02/24	Mr. Dafydd Thomas
22.	NP5/70/LB9R	Listed Building Consent for the removal of the existing porch, the construction of a extension and associated alterations	Plas Gywair, Llangywair. LL23 7BY	22/02/24	Mr. Dafydd Thomas
23.	NP5/71/494	Permanent improvements to one existing highway access from the A494(T) to forest tracks, formation of one new temporary highway access from the A494(T) to forest tracks. Upgrades to 230m of forest track including 3 no. temporary 5m x 5m skyline platforms, and 800m length of temporary rockfall protection barrier ('catch fencing') up to 3m in height	Rhydymain Forest, Land next to the A494(T), Llanuwchllyn.	13/02/24	Mr Richard Thomas

24.	NP5/71/505	The installation of a 40 metre high lattice tower supporting 3 no. antennas and 2 no. 0.6m dishes, 1 no. equipment cabinet, 1 no. meter cabinet and ancillary development thereto including a generator enclosed within a stockproof fenced compound with gabion wall	Land at Llanuwchllyn Forest, Llanuwchllyn.	23/02/24	Mr. Dafydd Thomas
25.	NP5/73/LB27R	Listed Building Consent for the installation of paving to create terraces and ramp, demolish a low wall and lower the level of a small garden, and retention of external bar building (servery)	The Grapes Hotel, Maentwrog. LL41 4HN	28/02/24	Mr Aled Lloyd
26.	NP5/74/478C	Discharge Condition No.4 (details of finished colour) attached to Planning Consent NP5/74/478B dated 05/01/2024	Land at Coed Cae Farm, Llanymawddwy, SY20 9AQ	14/02/24	Mr. Dafydd Thomas
27.	NP5/78/463B	Replacement and extend existing decking, replacement windows and alternations to cabin	Cabin 7, Trawsfynydd Holiday Village, Bronaber. LL41 4YB	15/02/24	Mr. Dafydd Thomas
28.	NP5/78/578	Installation of a new 35m high lattice telecommunications mast supporting 9 no. new antennas, 3 no. new dishes, ground based equipment cabinets including a foul weather enclosure and associated ancillary apparatus including remote radio heads, mast head amplifiers and GPS nodes within a compound enclosed by 1.8m high mesh fencing	Land near B4391, Trawsfynydd.	28/02/24	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.	NP4/29/463B	Installation of a 20m high lattice telecommunications tower on a 6.0 x 6.0 x 1.0m concrete foundation together with 3 antennas, 1 300 diameter dish, 3 cabinets and associated ancillary works.	Playing Field near Ty'n y Ddol, Penmachno.	<p>22/02/24</p> <p>By reason of this application proposing a telecoms mast of a size and location which is considered to be significantly prominent in the landscape it would adversely harm the Special Qualities of the National Park to the detriment of the landscape character of this tranquil Cŵm and harm the setting of the village of Penmachno thereby place it in conflict with PPW, ELDP policies SP A, SP D, DP1, DP 2, DP26, SPG 7, SPG 13, SPG 15 and TAN 19.</p> <p>By reason of insufficient supporting documentation of landscape impact, ecological, archaeological and cultural nature this application is in conflict with ELDP policies SP A, SP D, SP Ff, DP 1 and DP 2 and with SPG 7, SPG 13 and SPG 15</p>	Mr Richard Thomas
2.	NP5/58/150D	Conversion of a single dwelling to two separate affordable local need apartments	Former Siloh Chapel, Dyffryn Ardudwy. LL44 2EL	<p>12/02/24</p> <p>By reason of the applicant showing no ability or are unwilling to enter into a Section 106 Agreement of the Town and Country Planning Act (1990) to secure affordable housing contribution, this application is in conflict with the Eryri Local Development Plan (2016 – 2031) policies, SP G and DP 30 and with Supplementary Planning Guidance 4 and 5</p>	Mr Aled Lloyd

3.	NP5/59/339H	Outline Application for the erection of 9 affordable dwellings	Land to rear of Y Wenllys, Ffestiniog. LL41 4LH	<p>06/03/24</p> <p>By reason of the applicant failing to supply details on the need for affordable housing and that there are exiting commitments for residential development within the housing development boundary this application is in conflict with Criteria (i) and (ii) of Development Policy 11 of the adopted Eryri Local Development Plan (2016 – 2023)</p> <p>Insufficient information has been submitted to identify/address all ecological issues within the proposed development site, including compensatory and biodiversity enhancement measures, in order to demonstrate that the development does not have a detrimental impact on biodiversity, protected species and their habitats. The development is therefore contrary to Strategic Policy D: Natural Environment, adopted Supplementary Planning Guidance for Nature Conservation and Biodiversity (February 2020) which seeks to protect the National Park's wider biodiversity resources including habitats and species outside designated sites as well as Planning Policy Wales (Edition 12, February 2024)</p>	Mr Aled Lloyd
4.	NP5/61/657C	Discharge Condition No.4 (stonework) attached to Planning Consent NP5/61/457B dated 09/11/2023	Aelfor, Ffordd Isaf, Harlech, LL46 2PR	<p>06/03/24</p> <p>Stone and pointing would detract from and be detrimental to the traditional character of the existing dwelling</p>	Mr Aled Lloyd

5.	NP5/65/259A	Siting of 3 pods and 2 safari tents, erection of new toilet/shower block, installation of package treatment plant and associated parking area	Cesailgwm Mawr, Bontddu. LL40 2TU	<p>15/02/24</p> <p>No information has been submitted to demonstrate that the development would form part of an agricultural diversification scheme or ancillary to a new or existing tourist attraction, the proposal therefore fails to satisfy criterion i) of Development Policy 29 of the adopted Eryri Local Development Plan.</p> <p>By way of the scale of the proposal (3 Pods and 2 Safari tents) within the open countryside, it is considered to be an inappropriate form of development which fails to enhance or conserve the 'Special Qualities' of the National Park and will have a detrimental impact on the character of the wider landscape. Therefore, the proposal conflicts with Development Policy 1: General Development Principles and Development Policy 2: Development and the Landscape.</p> <p>By reason of insufficient information the application fails to show that disposal of foul effluent from the proposed package treatment plant would be effective at this location. This application, therefore, fails to comply with the criteria outlined in Development Policy 1 and Strategic Policy D.</p>	Mr Aled Lloyd
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