

NOTICE OF MEETING



Snowdonia National Park Authority

*Emyr Williams
Chief Executive*

Snowdonia National Park Authority

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Meeting: Planning & Access Committee

Date: Wednesday 22nd May 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. **Minutes**
The Chairman shall propose that the minutes of the meeting of this Committee held on the 17 April 2024 be signed as a true record (copy herewith) and to receive matters arising, for information. **4 - 7**
4. **Reports by the Director of Planning and Land Management**
To submit the reports by the Director of Planning and Land Management on applications received. (Copy herewith) **8 - 82**
5. **Update Reports**
To submit update reports, for information. (Copies herewith) **83 - 88**
6. **Delegated Decisions**
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith) **89 - 94**
7. **Appeal Decision**
To submit an oral report by the Director of Planning and Land Management on the Inspector's decision to refuse the following appeals: **95 - 102**

NP5/51/680E, Erection of a timber structure to be used a classroom, appeal submitted by Mr Karl Jackson against the decision of the Snowdonia National Park Authority to refuse planning consent

NP5/54/LB210C, Conversion of three curtilage buildings to four cottages. Conversion of existing garage and wood store to a single bedroom cottage. The four-bay garage and loft over converted to a two-bedroom cottage. The existing residential apartments over stables converted to back-to-back two bedroom cottages and all associated works, Caerynwch, Brithdir, appeal submitted by Ms R Abrams against the decision of the Snowdonia National Park Authority to refuse planning consent

NP5/54/LB210D Listed Building Consent for conversion of three curtilage buildings associated with the principal Listed Building Caerynwch into four cottages. Existing Garage and wood store converted to a single bedroom, open plan kitchen /living room, wood burning stove with flue through roof on South gable elevation with new single storey bathroom part glazed extension and existing openings with timber glazed units extending full height on South and West Elevations. Four bay Coachhouse openings enclosed with timber framed glazed units extending full height and timber framed two storey extension to rear housing new stairs and access to 'en-suite' Alcove bedroom, part internal West wall taken down and new opening enclosed with glazed partition enclosing new

bathroom. Existing residential units above stable block to be divided into two back-to-back cottages with open plan kitchen/ living room to ground floor with new stairs access to 'en-suite' bedroom, bathroom and second bedroom on first floor level. Glazed wood framed cover way to outside stairs access East elevation and all associated works, appeal submitted by Ms R Abrams against the decision of the Snowdonia National Park Authority to refuse Listed Building Consent

(A copy of the Inspector's decisions are enclosed – Copies herewith)

**SNOWDONIA NATIONAL PARK PLANNING AND ACCESS COMMITTEE
WEDNESDAY 17th APRIL 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;

Members appointed by Conwy County Borough Council

Councillors Jo Nuttall, Dilwyn Owain Roberts;

Members appointed by the Welsh Government

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

Officers

G. Iwan Jones, Jonathan Cawley, Iona Roberts, Aled Lloyd, Dafydd Thomas, Alys Tatum, Richard Thomas, Jane Jones, Anwen Gaffey.

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. **Apologies**

Councillors Einir Wyn Williams, Ifor Glyn Lloyd.

2. **Declaration of Interest**

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

3. **Minutes**

The minutes of the Planning and Access Committee meeting held on 6th March 2024 were accepted and the Chair signed them as a true record.

4. **Inspection Panel Report**

Submitted – Report of the Southern Area Inspection Panel held on 13th March 2024.

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, outlined the relevant policies and provided a summary of the assessment. Members noted the additional ecological information provided by the applicant had not addressed the issues raised and consequently refusal reason 3 would remain.

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

5. **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.

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.

Members asked for further details on:-

NP2/16/79Y – Aberdunant Hall Caravan Park, Prenteg

The case officer confirmed that the solar park was entirely within a wooded area with no ecological, landscape or visual implications.

NP4/29/463B – Playing Field near Ty'n y Ddol, Penmachno

The case officer advised that this particular application had been presented with no pre-application discussions with officers and was located in the centre of Penmachno. He advised that whilst this application had been refused, another application which covers the village itself and provides Emergency Services Network (ESN) cover and is a part of the Shared Rural Network (SRN), has been approved.

Arising thereon, the Director of Planning and Land Management noted a concern that whilst a number of retail networks had been approved with the condition that the work should commence before the expiration of five years from the date of the decision, many were yet to be developed.

Members were also provided with an oral update on Nannau Hall and advised that the annual enforcement progress report would be presented to Members in June 2024.

RESOLVED to note the report, for information.

The meeting ended at 11.10

SCHEDULE OF PLANNING DECISIONS – 17th APRIL 2024

Item No.

4. Report by the Director of Planning and Land Management

- (1) NP5/67/AD5J – Advert consent to display information panel for Taith Mari Jones, Eryri National Park Car Park, Dol Idris, Talyllyn.

Reported – Case Officer presented the report, background and planning assessment.
RESOLVED to **grant** permission in accordance with the recommendation.

- (2) NP5/71/53D – Conversion of outbuilding to form annexe to existing dwelling, Ty'n y Llechwedd, Parc. LL23 7YN

Reported – Case Officer presented the report, background and planning assessment. Members were assured that condition 7 would restrict the use as ancillary to the residential use of Ty'n Llechwedd. In response to a question, the Director of Planning and Land Management confirmed that if the Article 4 Directive is adopted by the Authority, the applicant would need planning permission to change its use.

Public Speaking

Mr. Tony Girvan, the applicant, addressed the Planning and Access Committee and asked Members to consider the following:-

- the application for consideration had been made with utmost care and respect for the environment and the requirements within planning guidance and policies.
- the applicant had collaborated with the Planning Department, through his agents, who provided local knowledge and input, and at every stage ensured adherence and enhancement of the environment and biodiversity at his home. The goal was to construct the Annexe using sustainable and sympathetic materials that fit in with the site and will not only blend with the site's environment and history, but also contribute positively to its ecological balance.
- as indicated in the planning information pack, the Annexe will accommodate the applicant's elderly mother, recently diagnosed with dementia. She currently lives alone as the applicant's father has passed away; she is a fiercely independent individual who has worked all her life to provide a loving and secure home for her family. This was now an opportunity for the applicant to help her in her late years and provide her with a safe environment, on one level, with close access to the applicant's home.
- the conversion is modest with two rooms to suit her needs. Only a wet room at the rear will be added, which is a single floor level accommodation to provide access.
- having lived in Bala for the past three years, the applicant and his family were actively striving to become more integrated into the community. They were taking small but significant steps, such as learning the Welsh Language, to demonstrate their commitment to and respect for the local culture and community.
- the applicant has two siblings, an older brother and a younger sister, who unfortunately are unable to assist their mother as they also have health issues, making this Committee decision key to the family and the future care for their mother going forward.
- the applicant thanked Members for their time.

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

- (3) NP5/71/AD29B – Advert Consent to display information panel for Taith Mari Jones, Eryri National Park Car Park, Maes y Pandy, Llanuwchllyn.

Reported – Case Officer presented the report, background and planning assessment. A Member noted a number of Welsh language errors on the panel (page 56 of the report) and asked the case officer to ensure they are corrected.

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

- (4) NP5/77/347 – Construction of affordable dwelling, formation of curtilage, extend access track, and alterations to existing vehicular access on land near Ty Mawr, Talsarnau. LL47 6UF
Reported – Case Officer presented the report, background and planning considerations.
RESOLVED subject to a Section 106 affordable local occupancy agreement, to **grant** permission in accordance with the recommendation.

6. **Update Reports**

(1) Section 106 Agreements – **For Information**

Members asked for further details on:-

NP5/61/T558D – Former Tabernacl Chapel, Harlech.

Case Officer confirmed the planning permission was about to be issued as the Section 106 agreement had been completed.

NP5/61/654 – Land adjoining Pen yr Hwylfa, Harlech.

Case Officer confirmed the planning permission was about to be issued.

RESOLVED to note the report.

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

Members asked for further details on:-

NP5/69/56M – Sunbeach Holiday Park, Llwyngwriil

The Planning Manager agreed to arrange for the case officer to present an update at the next meeting of the Planning and Access Committee.

NP3/12/126C – Bron Fedw Uchaf, Rhyd Ddu

In response to a question, the case officer confirmed that the decision notice was nearing completion and will be issued once Natural Resources Wales agree with the assessment.

NP4/29/514 – Llys Meddyg, Penmachno.

Case officer confirmed that planning permission will be issued shortly with the necessary mitigation measures to make the access safer.

RESOLVED to note the report.

<u>Rhif Eitem / Item No.</u>	<u>Cyfeirnod / Reference No.</u>	<u>Disgrifiad / Description.</u>	<u>Swyddog Achos / Case Officer</u>
	NP4/11/393B	Trosi ac ymestyn adeilad allanol i greu uned wyliau hunain arlwyo tymor byr, creu trac mynediad, newidiadau i fynedfa cerbydau a gwaith cysylltiedig (Ail gyflwyniad), Adeilad allanol yn 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), Outbuilding at Craig Glanconwy, Betws y Coed.	Richard Thomas
	NP5/54/462	Gwaith atgyweirio i drac gan gynnwys gwaith hanfodol i wal gynnal trac drwy osod wal gynnal gerrig sych draddodiadol yn lle basgedi caergawell wedi'u tanseilio, 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, Llyn Cynwch, Brithdir.	Dafydd Thomas
	NP5/69/56M	Ailddatblygu'r safle i gynnwys gwelliannau i elfen dde-ddwyreiniol Parc Gwyliau Sunbeach i ddarparu (a) prif fynedfa newydd i'r safle gyda ffordd fynediad fewnol; (b) 24 o garafannau gwyliau statig/cabanau gyda thirlunio; (c) 12 carafan gwyliau statig/cabanau yn lle tŷ annedd; a (d) 3 carafan gwyliau sefydlog yn lle siop yr hen safle, Parc Gwyliau Sunbeach, Llwyngwrl / 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, Sunbeach Holiday Park, Llwyngwrl	David Jones

MEETING	Planning and Access Committee
DATE	22 May 2024
TITLE	<p>Supplementary report</p> <p>Application No: NP4/11/393B</p> <p>Location: Outbuilding at Craig Glanconwy, Betws y Coed.</p> <p>Application Description: 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)</p>
REPORT BY	Richard Thomas
PURPOSE	To consider deferred application from 24 th January 2024 Planning and Access Committee

1. Assessment

- 1.1 This application was originally presented to the Planning and Access Committee of 24th January 2024 with a recommendation for refusal. At that Committee members considered a request from the applicants to defer consideration in order that they may study and respond to a structural survey of the outbuilding as commissioned by this Authority.
- 1.2 Members agreed to this deferment, minuted as:
- RESOLVED to defer consideration at the applicant's request until the next Planning and Access Committee on the 6th March 2024.***
- 1.3 However, and despite reminders the applicants failed to communicate a response to the Authority's structural survey of the outbuilding to meet the deadline for that committee.
- 1.4 As a consequence, officers took the decision not to re-present the application at the 6th March 2024 meeting and to allow the applicant additional time to respond prior to this committee.

- 1.5 The applicant has now provided a statement and structural calculations in response to the Authority commissioned structural report as summarised in the original officer report as presented to Members in the agenda of 24th January 2024. The report and calculations are reproduced in full as appendices to this supplementary report.
- 1.6 The applicant has now, in response, presented a statement to show how the foundations and the floor of the conversion and the proposed extension will be constructed by way of a series of concrete piers drilled and anchored into the now identified bedrock. In addition, the applicant has presented a plan to show the extent of the underlying bedrock and an additional statement with calculations from their structural engineer, also appended to this report.
- 1.7 The submitted details state that a manual auger will be utilised to create the piers with resin then drilled into the bedrock as anchor points. The floors will then rest on the piers creating a raised beam floor under which services can be placed, so negating any need to bury required services under the footprint of the proposed conversion and extension. There is no commentary as to how the services will be buried without interfering with tree roots outside the footprint of the building. They do however state that should any tree roots be found or interfere with a pier or are exposed during this process they will be 'pushed' to one side to avoid the piers.
- 1.8 Whilst this process is understood there still remains uncertainty as to how these piers could adversely affect the roots of the nearby mature trees. Acknowledgement by the applicant has been made that the drilling of the piers could hit roots which could be 'pushed' to one side irrespective of the importance and dimension of the root. Substantial and structural roots clearly would not be able to be 'pushed' to one side.
- 1.9 The additional information from the applicant's structural engineer describe the scope of work as to 'Check walls for expected wind and roof loads' but does not cover any potential adverse effect from or to the adjacent trees.
- 1.10 This additional information from the structural engineer does not therefore allay any fears that this conversion will not adversely affect the adjacent mature deciduous trees.

Conclusions

- 2.1 Notwithstanding the process of providing foundations and raised floors in order to safeguard the nearby now protected, by means of Tree Protection Order, mature deciduous trees the existing building is in a ruinous state and does not meet the criteria of ELDP policy for favourable conversion to a dwelling or holiday letting unit.
- 2.2 The existing building has no roof or roof structure and requires substantial rebuilding and extension. It is also unclear how the two new windows to the southeast elevation will be created without the removal and rebuilding of significant portions of this elevation given its random stone construction.

- 2.3 The applicant has in presenting this additional information failed, in my opinion, to allay any fears that we hold that this development will potentially have to the integrity of the adjacent trees. The importance of the trees has been recognised by the designation of an individual Tree Preservation Order (TPO) for the mature Oak to the east of the outbuilding and an area TPO covering the woodland around the building. In addition, the outbuilding falls within an area of Ancient Woodland.
- 2.4 Given this the original comments of the Authority's Woodland Officer and the comments of the commissioned structural engineer in regard to the potential adverse effect on the trees remain as previously stated.
- 2.5 It is my opinion therefore that potential harm to adjacent trees remains which may have an adverse effect on the biodiversity of the area.
- 2.6 Notwithstanding the above it is my opinion that the conversion for this building to a tourist holiday use will change the tranquil characteristics of this area of the National Park to the detriment of the 'Special Qualities'. I am therefore recommending a second reason for refusal on the basis of a detrimental effect on the characteristics, biodiversity and Special Qualities.
- 2.7 I am unable, therefore, to amend the recommendation as given in the 24th January 2024 agenda, that being one of refusal.

3. RECOMMENDATION: To REFUSE for the following reasons:

Reasons:

1. By reason of this rural outbuilding being of a ruinous state and not of permanent and substantial construction, lacking any roof structure or covering requiring significant rebuilding and extension and may have a harmful effect on trees, this application is in conflict with ELDP Policies SPD, DP1, and DP9.
2. By reason of the potential harm that the proposed conversion of a rural outbuilding for its use as tourist accommodation will have on the tranquil nature, characteristics and Special Qualities of this part of the National Park this application is in conflict with ELDP Policies SPA, SPD, DP2, and DP9.

Snowdonia National Park Authority **Date: 24-Jan-2024**
– Planning & Access Committee

Application Number: NP4/11/393B

Date Application Registered: 22/08/23

Community: Betws y Coed, Betws-y-Coed

Grid Reference: 279610 354846

Case Officer: Mr Richard Thomas

Location:

Outbuilding at Craig Glanconwy, Betws y Coed.

Applicant:

Mr. Sean Taylor,
Zip World Ltd.
Base Camp
Denbigh Street
Llanrwst
Conwy
LL26 0LL

Description:

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)

Conversion and extension of outbuilding to form short term self-catering holiday unit, creation of access track, alterations to vehicular access and associated works (Re-Submission)

Summary of the Recommendation:

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

- Ruinous state of outbuilding.

Reason(s) Application Reported to Committee:

At the request of elected Member of this Committee.

Land Designations / Constraints:

Open Countryside
Close proximity to C2 Flood Risk Zone
Ancient Woodland

Site Description:

The site subject to this application is located off a minor county road 2km (1.2 miles) to the south of Betws y Coed. Set within a wooded area separated from the adjacent open grazing land by a small unnamed tributary of Afon Conwy.

The land immediately surrounding the remains of this building is characterised by a deciduous woodland with exposed rocks and boulder groundcover.

Proposed Development:

This application proposes the conversion, rehabilitation and extension of the ruinous building to provide for a one-bedroomed tourist accommodation short-term self-catering unit. In association with the conversion the application shows parking area off the minor road with pedestrian access only from the parking area to the proposed accommodation unit.

In addition, this application shows a large area of biodiversity enhancement through the planting of a block of deciduous trees.

Relevant Planning Policies:

Eryri Local Development Plan 2016-2031 (ELDP)

- SP C: Spatial Development Strategy
- DP1: General Development Principles
- SPD: Natural Environment
- SPFf: Historic Environment
- DP9: Conversion and Change of Use of Rural Buildings

Consultations:

Community Council	No objections
Cyfoeth Materiol Cymru	Conditions suggested
Dŵr Cymru	Advice provided
Conwy Highways Authority	Conditions suggested
Gwynedd Archaeological Planning Service	Comments received and condition suggested
APCE Ecologist	No objections, condition suggested
APCE Tree Officer	Advice provided

Response to Publicity:

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

No objections were received as a result of this publicity.

Assessment:

1. Principle of Development

- 1.1 Initial consideration of a proposal of this nature will be with ELDP policy C which states at criterion xviii that the conversion of rural buildings can be supported if the proposal is to support an economic use or at criterion xix for affordable housing for local needs.
- 1.2 In this case the applicant is reliant on criteria xviii for this application to be viewed favourably.
- 1.3 ELDP policy DP9 elaborates on this by stating that the conversion of redundant rural buildings outside any housing development boundary can be considered favourably for tourist accommodation if it is a part of a rural enterprise scheme.
- 1.4 In this context a rural enterprise scheme is defined as being part of a farm diversification scheme or is in association with an existing or new tourist attraction. In this case the applicants are the operators of the ZipWorld Fforest tourist attraction approximately 3.2km (2 miles) to the north along the A470(T) and see this converted building unit as providing accommodation for their clients.
- 1.5 Under these broad policy terms, officers considered that the building is close enough to be directly associated with the Zip World Fforest site, and therefore the conversion and extension of this rural outbuilding can be considered favourably provided that all the criteria of ELDP policy 9 are satisfied.
- 1.6 Of importance in this case are ELDP policy 9 criteria i, ii, iii, and v. These criteria are reviewed below.
- 1.7 Two previous planning applications have been considered by this Authority for very similar applications for this building as that now being considered. Both of these applications were refused permission, firstly in November 2021 with the following primary reason:

By reason of this rural outbuilding being of a ruinous state without a roof structure or covering and requiring the establishing of a new vehicular access track this application is in conflict with Eryri Local Development Plan Policy 9.

1.8 And a second application in February 2023:

By reason of this rural outbuilding being of a ruinous state lacking any roof structure or covering and requiring the establishing of a new vehicular access track, car parking and turning area this application is in conflict with ELDP Policies DP1 and DP9.

1.9 This overriding and fundamental policy objection had been expressed by letter to the applicant on four different occasions during pre-application discussions and officer response letters dated 17/07/2019, 12/05/2020, 16/07/2020 and 30/09/2020 to the formal pre-application advice enquiry running through 2019 and 2020.

1.10 The applicant has failed to overcome the clear policy objections expressed on four different occasions at pre-application through 2019 and 2020 and through the refusal of two planning application in 2021 and 2023.

1.11 Whist other reasons for refusal attached to the decision notices of 2021 and 2023 have been addressed by the applicant and have now been overcome the fundamental and overriding reason for refusal has not.

2. Planning Assessment

2.1 ELDP policy 9 at criterion i states that to be considered favourably:

'The building is of permanent and substantial construction, of traditional form and character and has an architectural value worthy of preservation.'

2.2 The remains of this very modest outbuilding are of stone construction revealing a ruinous building with the remains of two gables standing and one wall and lacking any roof structure or covering. Whist of traditional form and character this building is not Listed, nor has it been identified as being of local architectural quality worthy of preservation by this Authority. In addition, the remains of this building are not considered to be of permanent or substantial construction.

2.3 Paragraph 4.29 of the ELDP provides additional guidance on this matter and defines 'permanent and substantial' as:

*'a building with structural walls which are demonstrably sound up to and including eaves level, **covered over by a substantially intact roof.**'*

2.4 Consequently and by reason of this building having no roof or roof structure this application **fails to satisfy criterion i.**

2.5 Criterion ii states that:

'The building is capable of conversion without the need for significant rebuilding or extension which would harm its existing character.'

2.6 With a requirement for remedial work required to the remaining standing walls and a completely new roof structure and covering along with an extension of the scale proposed it is considered that this proposal **fails to satisfy criteria ii.**

2.7 Criterion iii states that:

'All external works including finishes and property boundaries are sympathetic to the character of the building, local building style and materials and do not harm the character of any surrounding building group.'

2.8 The applicant has proposed a single storey extension to this building which would increase its footprint from 50sqm to 80sqm. The extension as shown will allow for a bedroom and shower room attached to an open plan living room and kitchen area in the existing structure. The proposed extension is shown to have a finish of timber clad walls under a natural mineral slate roof.

2.9 There is no particular objection to this approach and would not be in conflict with policy.

2.10 In support of this this proposal the applicants have submitted a brief structural report which concludes that

'...there were no trial excavations available for inspection at the time of the visit there are signs of rock outcropping the surface in the near vicinity of the building which would suggest that the building's walls are founded at or near the bedrock. This is also consistent with the good overall structural condition of the walls.

The walls of this building will have no difficulty in supporting roof loads or any other loadings arising from the proposed restoration and will not require underpinning.'

2.11 In order to verify the structural stability of the remains of this building this Authority engaged the services of a qualified Structural Engineer who undertook an independent structural report commenting that:

SOUTH ELEVATION.

This wall appears almost fully intact.

The ground between this elevation and the stream is saturated and water can be seen flowing on the surface.

There a number of large tree close to the building some of which appear dead.

WEST ELEVATION.

Most of this wall is intact but there is a central area which appears to have move down vertically and laterally.

There are two large Oak tree close to the building, The distances from the building were measured at approximately 4 and 5 meters from the face of the building.

There are also what appear to be surface roots extending near the building.

NORTH ELEVATION.

Basically this elevation consists of the ends of the gable walls and a central section of wall. The right hand end of this section of wall has move what appears to be both laterally and vertically. The upper 1.0 metre by 0.8 of metre of wall has been lost. This central section of wall also appears to be very slightly out of plumb.

The is a huge stone outcrop quite dose to this elevation. I assume that that the stone will extend quite close or below the building may present some problems for the new extension foundations.

EAST ELEVATION.

Quite large area of this elevation have been lost at high level, possibly caused by collapsing roof purlins.

It would also appear that there may have been a chimney stack created within the wall thickness on this elevation.

There is a very large Oak tree 2.9 metres from this gable wall.

There also appears that the roots of this tree have extended towards the building and may be in or below the walls of this building.

2.12 In concluding the independent structural engineer has stated that:

the intention is to extend the existing building with an extension on the north elevation which may involve removing quite large volumes of rock to achieve the require levels. These operations may cause problems resulting in unstable trees.

A number of trial pits should be excavated to confirm the depth of any rock/stone.

As stated there are also a number of large trees on the other tree elevations which were noted as Oak trees which had their roots extending on the surface close to the building.

Oak trees are classed as Broad Leaf with high water demand and a mature height assuming they are English Oak of 20 metres. Therefore the zone of influence is 1.25 times 20 which equals 25 metres. Therefore it is possible that the roots from these trees have penetrated below the existing building.

The stripping of any top soil excavation of trenches for foundations and drainage pipes, storing of materials could all have an effect on these trees resulting in possible instability.

I am also concerned with the movements noted to areas of the existing walls on the north and west elevations which may have been caused by rotting roots or the foundation being founded on mixed ground conditions.

It is suspected that the existing walls are founded at ground level and are therefore more prone to movement from the trees roots and any future excavation works. In conclusion I personally think it would be unwise to proceed with this project without obtaining more information such as:-

- 1. The actual level of the rock around the existing and proposed building.*
- 2. The spread of the roots from the existing trees.*
- 3. The possible instability of the trees within the trees mature height distance from the building.*
- 4. The possible instability of the trees caused by the proposed works.*
- 5. Are the trees protected by a TPO.*
- 6. How will the internal floors be built with undermining the existing dry-stone walls.*

2.13 Notwithstanding the complete reconstruction of the roof structure and covering the Structural Engineer has identified that there is a requirement to reconstruct sections of the north elevation, which is out of plumb and has lost up to 1m in height. The eastern elevation has lost a significant section at the top of the gable which will require reconstruction. There is also the potential effect that large oak trees have had on the foundations of the building, which have not been investigated by the applicant.

2.14 On the basis of this independent structural report officers of this Authority are of the opinion that the remnants of this building are not of permanent and substantial construction and is not capable of conversion without the need for significant reconstruction.

3. Other Matters

- 3.1 The adjacent open field across which the pedestrian only access track is proposed is currently utilised for grazing, it is improved grassland and was used as a construction compound for the improvements to the nearby A470 trunk road some years ago and for seasonal camping in 2022.
- 3.2 This Authority's arboricultural officer has identified that this area has Ancient Woodland Designation and that if this application is to be approved it will have a detrimental effect on the woodland beyond the footprint of the development site and that development should be discouraged within such a designated site.
- 3.3 The applicant's environmental specialist has recommended that Biodiversity Enhancement is proposed in the form of tree planting in an area of improved grassland adjacent to the existing woodland.
- 3.4 The Gwynedd Archaeological Planning Service (GAPS) has provided a consultation response and have commented that this building is of simple form, may have served as a dwelling in the past, the potential for subsurface remains is relatively low and the work will result in at least the partial loss of original fixtures and fittings.
- 3.5 In providing these comments GAPS has recommended that if permission is granted for the conversion a photographic record of the building is made and submitted to serve as a permanent archive record.
- 3.6 The Community Council have responded to consultation expressing that they have no observations to make on this application.
- 3.7 No objections have been received from other consultees from the local community following notification through site notices.
- 3.8 The conclusions on this application are that the concerns over the previous application have not been overcome and can only lead to one recommendation, that of refusal.

4. Conclusions

- 4.1 I am of the opinion that whilst the applicant has gone some way to overcome the failings of previous applications for the conversion and extension of this rural outbuilding there remains a fundamental and overriding conflict with ELDP policy in that the remains of this building are too ruinous to satisfy all the criteria of Policy 9. These matters of principle have been communicated to the applicant in several earlier letters as well as two planning refusals, neither of which have been appealed.

- 4.2 In addition the conversion work may have a damaging effect on the trees that surround the building leading to the trees becoming unstable and may be lost. Placing this proposal in conflict with ELDP policy 1.
- 4.2 Also, the applicant has failed to provide robust evidence that that any conversion will not have a detrimental effect on the nearby trees, designated as an ancient woodland.

Background Papers in Document Bundle No.1: No

RECOMMENDATION: To REFUSE for the following reason:

Reasons:

1. By reason of this rural outbuilding being of a ruinous state and not of permanent and substantial construction, lacking any roof structure or covering requiring significant rebuilding and extension and may have a harmful effect on trees, this application is in conflict with ELDP Policies DP1 and DP9.

Field of view and location of driveway with gate.

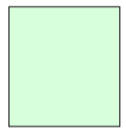
Field of view as per purple line.

Set back 2.4m from kerb edge

New Tree planting

Hedge planting (Native)

Field of view Set back 2.4m from kerb edge



To be planted with native broadleaf trees. Species of local provenance.

Grid ref: SH 796549

Woodland Cottage

Stream crossing

Parking Terram Covered with gravel

Gate to driveway set back 15m from kerb edge

Gravel pathway for pedestrian use.

Driveway to gate Laid with Tarmac incorporating a cross drain to road edge to contain any run off surface water.

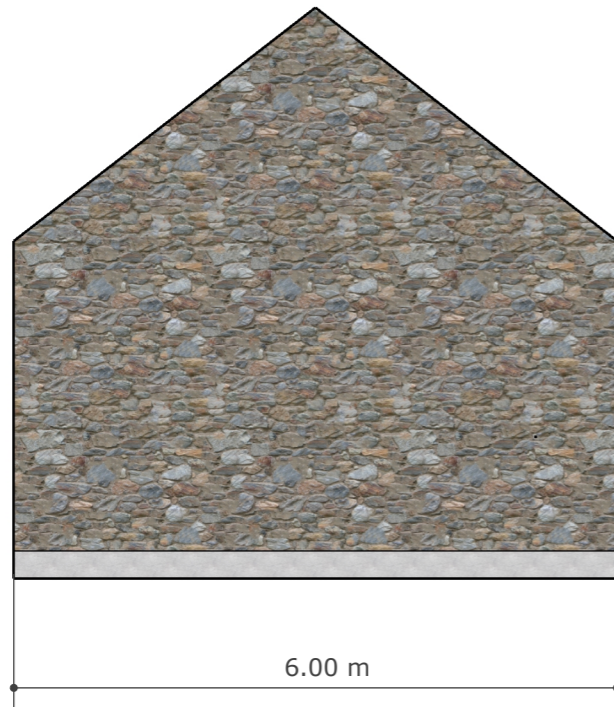
0.9m Stone wall, topped with Post and wire for Maximum visibility

Post and wire Fence on top of a 0.9m stone wall to field edge. Clear view with no shrubs or trees

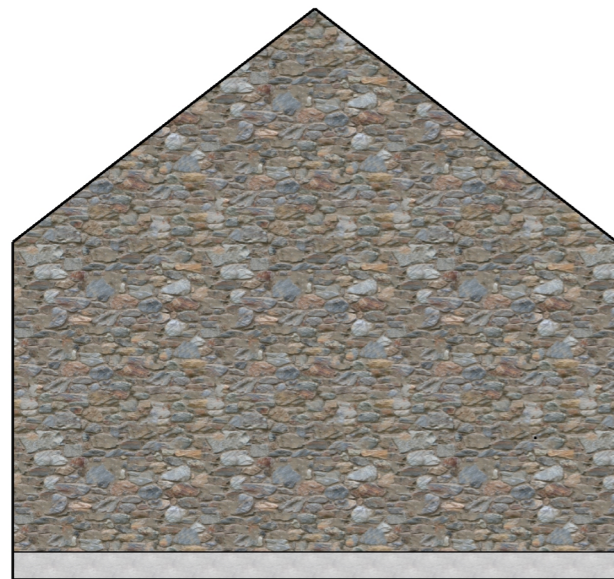
Total area outlined in red 8,365m²

scale = 1:1000 @ A3

Existing Elevations

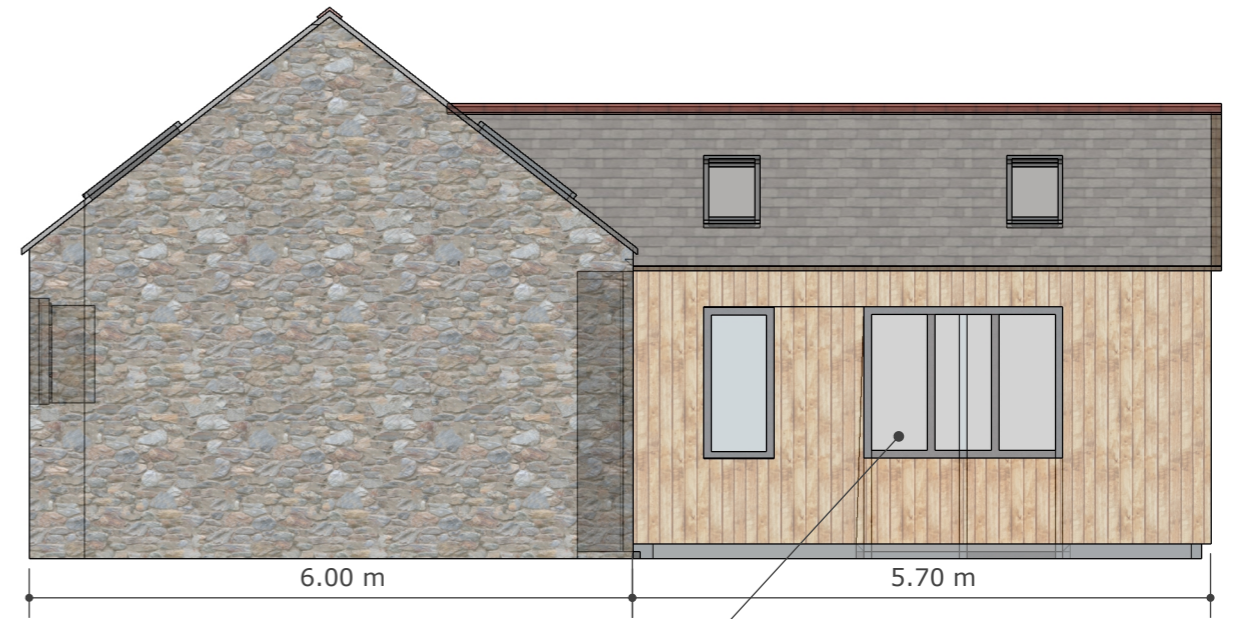


West

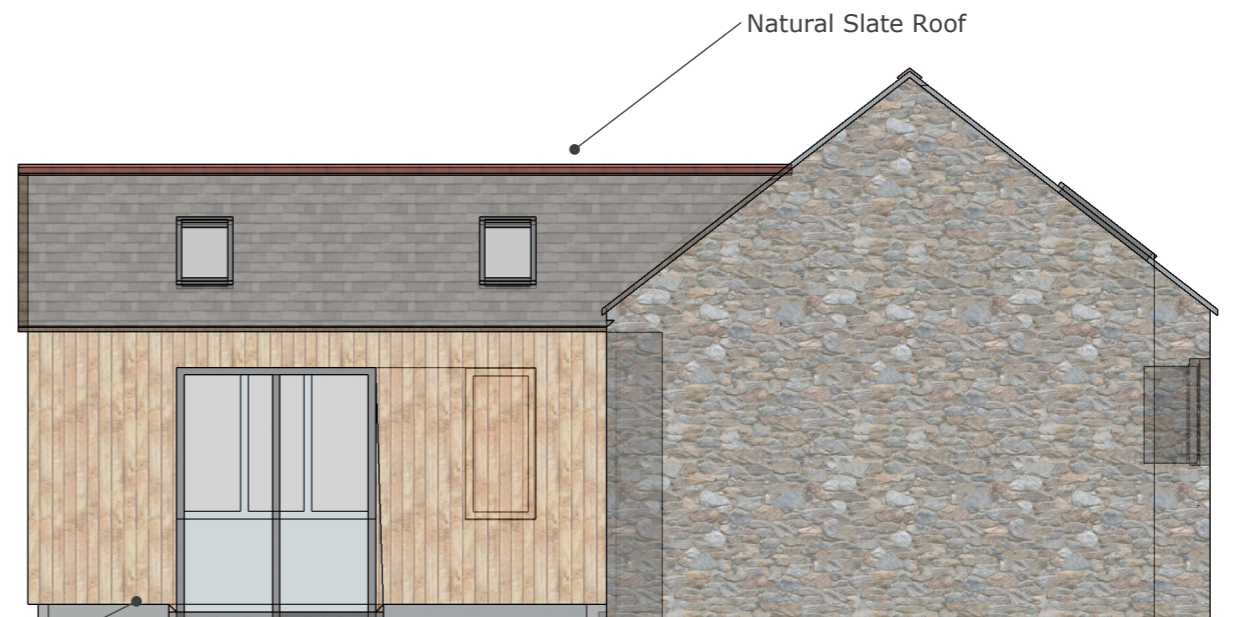


East

Proposed Elevations



Matt gray aluminium windows and door frames



Natural Slate Roof

125mm X 20mm Larch cladding

Craig Glan Conwy

Scale = 1:75 @ A3

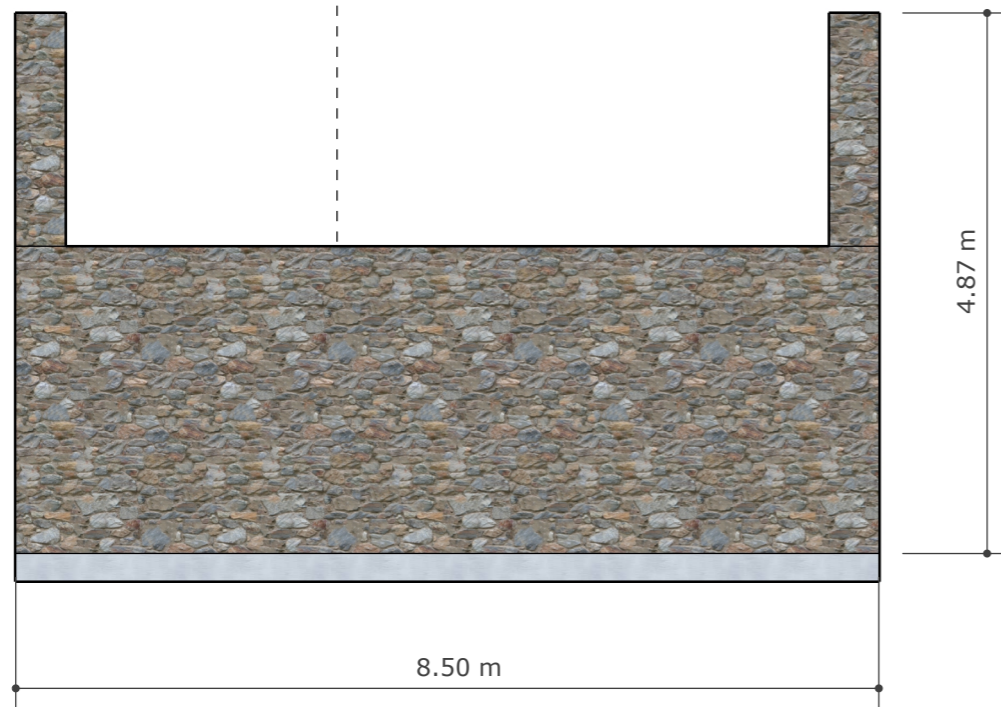
July 30, 2020

Graig Glan Conwy Betws Y Coed Conwy

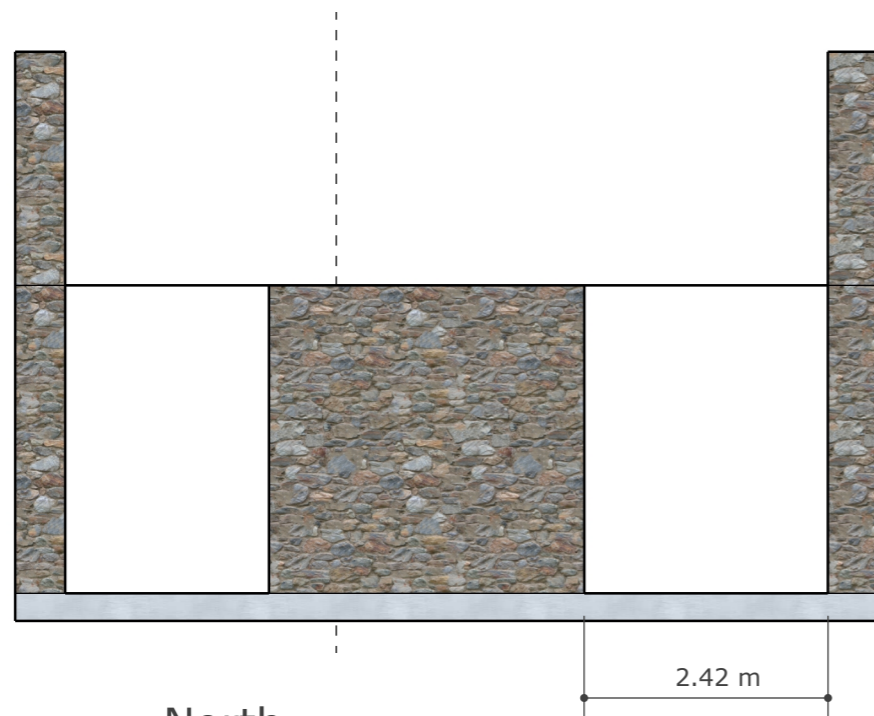
Woodland Cottage

A 02

Existing Elevations

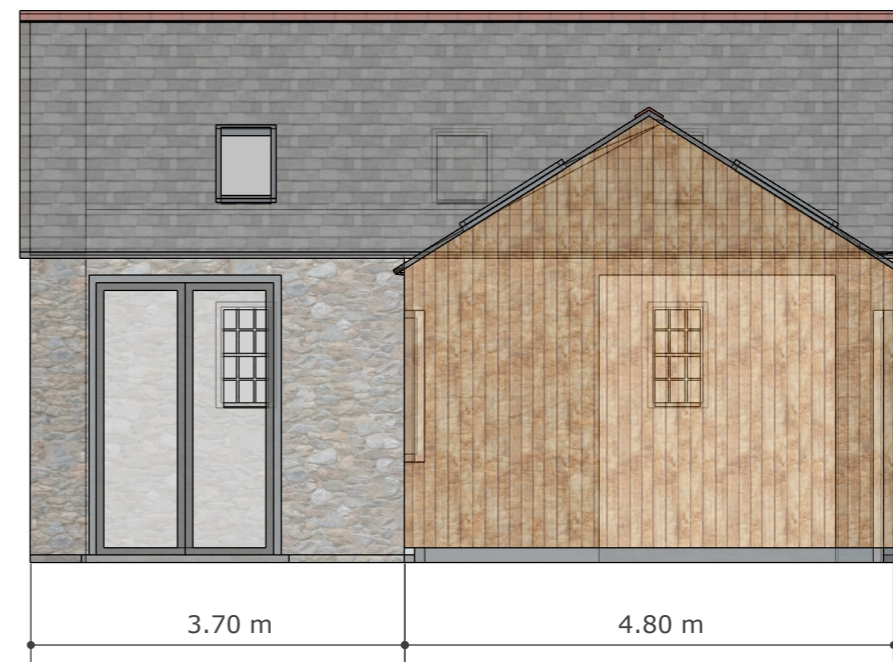
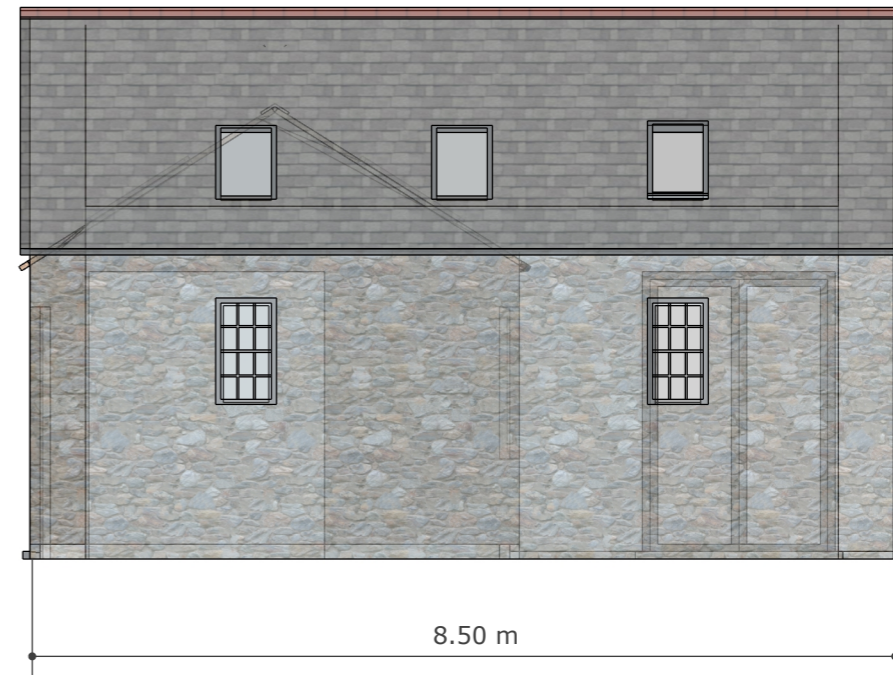


South



North

Proposed Elevations



Craig Glan Conwy

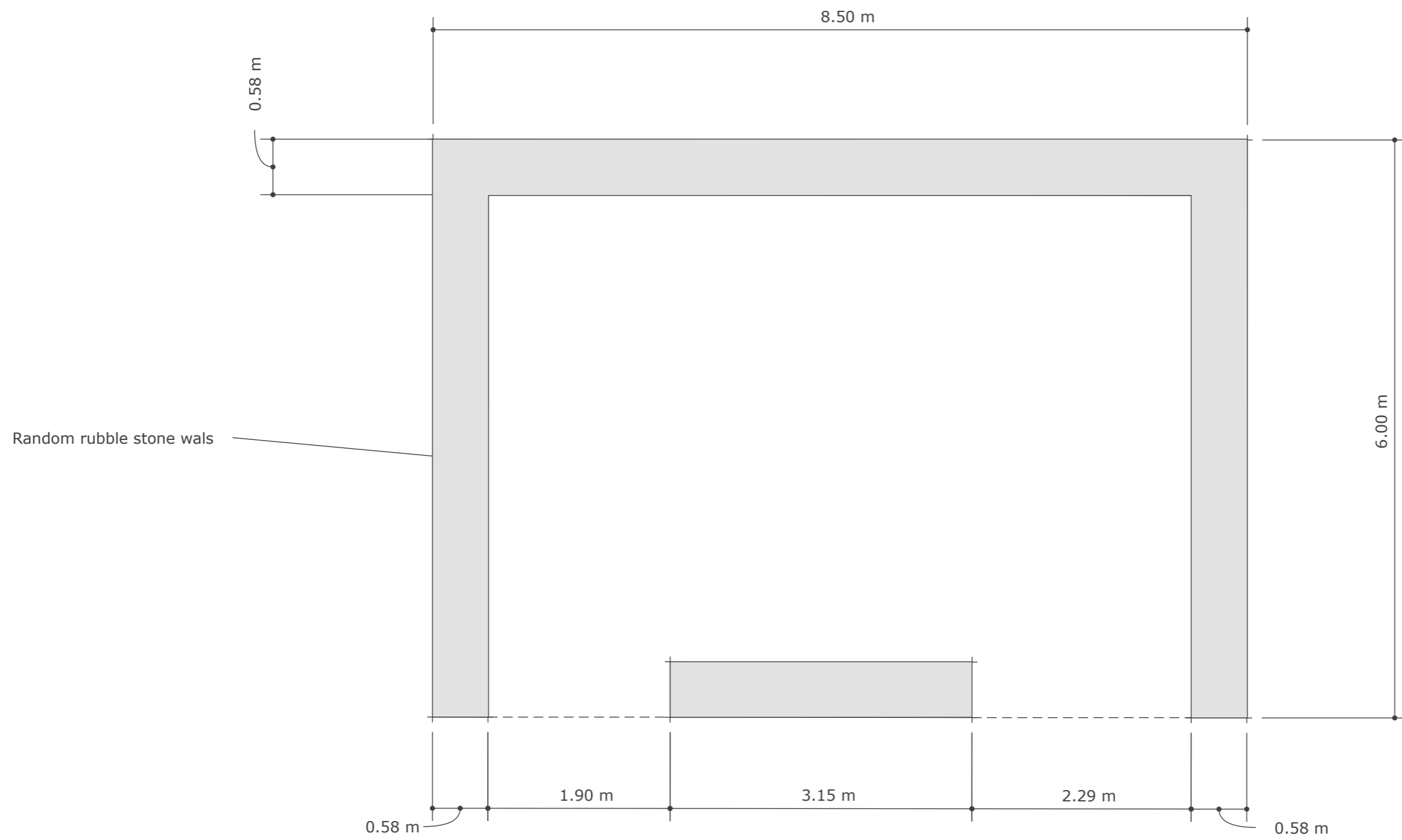
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July 30, 2020

Graig Glan Conwy Betws Y Coed Conwy

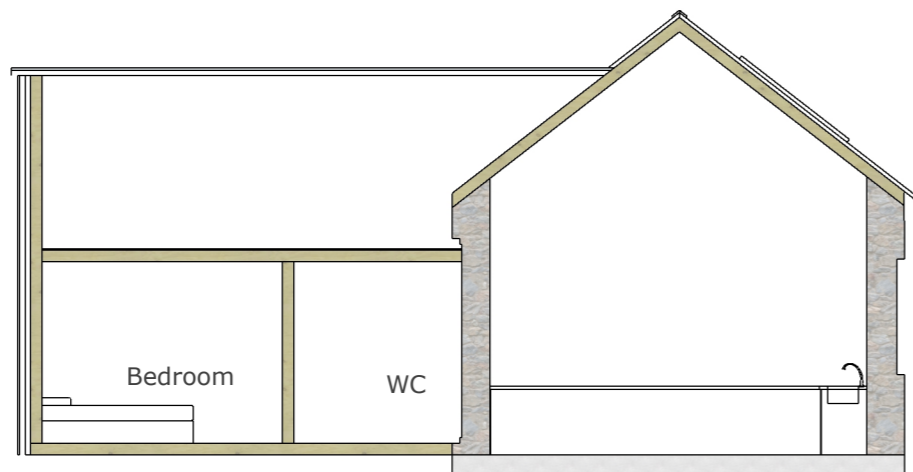
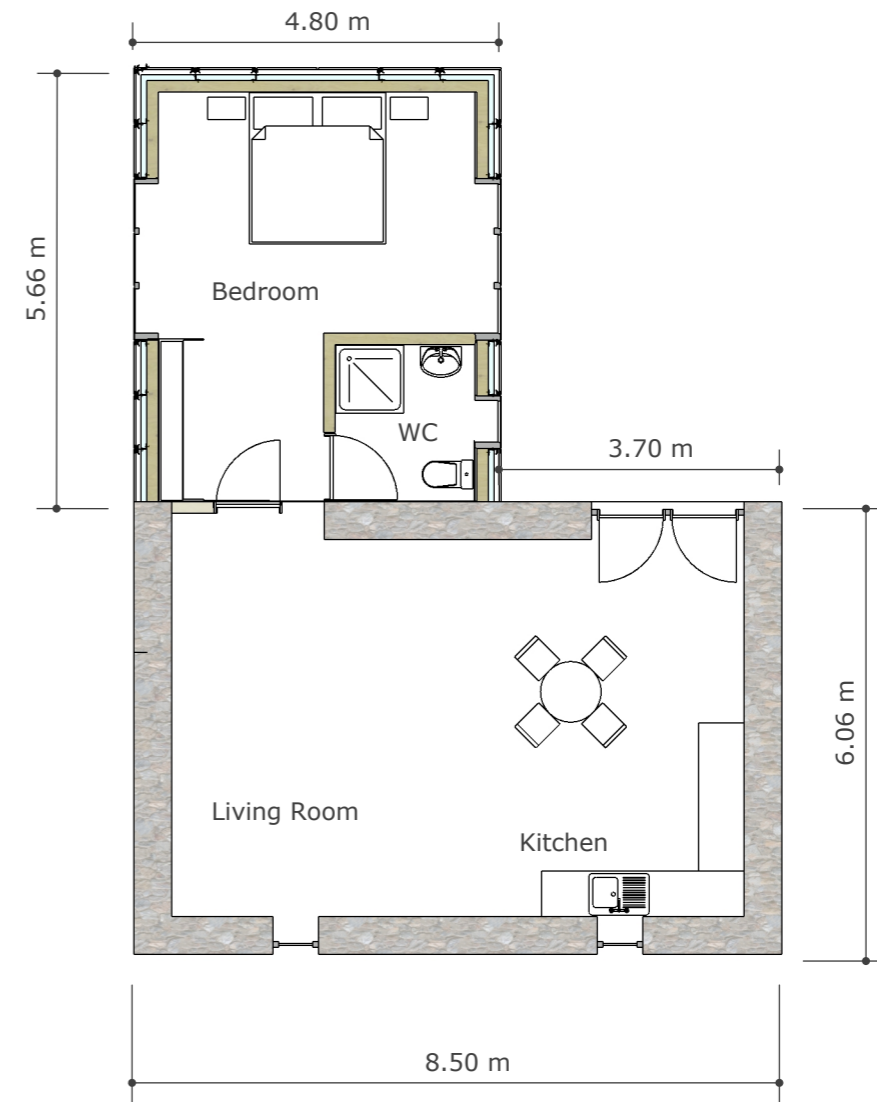
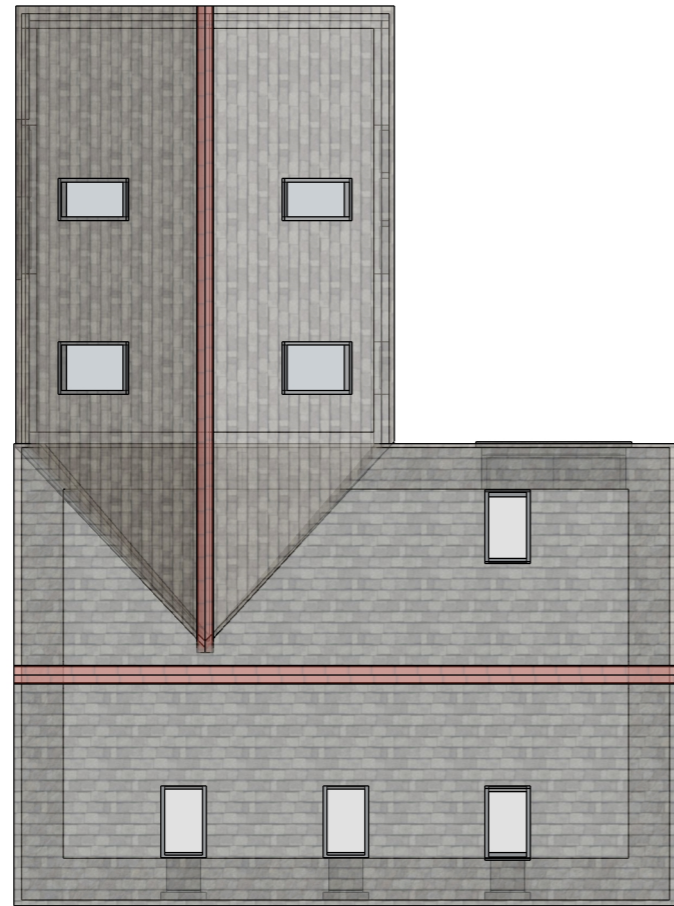
Woodland Cottage

A 01



Existing floorplan

Scale 1:50 @ A3



Craig Glan Conwy

Scale = 1:100 @ A3

July 30, 2020

Graig Glan Conwy Betws Y Coed Conwy

Woodland Cottage

A 03



Drive way for parking out of sight behind the treeline.

Proposed extension

Craig Glan Conwy

Snowdonia National Park Authority Date: 22-May-2024
– Planning & Access Committee

Application Number: NP5/54/462

Date Application Registered: 01/11/23

Community: Brithdir

Grid Reference: 273674 320841

Case Officer: Mr. Dafydd Thomas

Location:
Llyn Cynwch, Brithdir.

Applicant:

Mr. Hywel Jones,
Awdurdod Parc Cenedlaethol Eryri
Swyddfa'r Parc Cenedlaethol
Penrhyndeudraeth
Gwynedd
LL48 6LF

Description:

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

Summary of the Recommendation:

To APPROVE subject to the following conditions;

- o Work to commence within 5 years.
- o To be built in accordance with approved plans and documents.
- o Mitigation measures outlined within submitted and approved ecological report to be adhered to at all times.
- o A biodiversity enhancement plan to be submitted and approved by the Local Planning Authority within 3 months from the date of this decision notice.

Reason(s) Application Reported to Committee:

Application by Eryri National Park Authority.

Land Designations / Constraints:

- Open Countryside
- Area of Natural Beauty
- Site of Special Scientific Interest – Parc Nannau
- CADW Historic Landscape – Vale of Dolgellau
- CADW Historic Parks and Gardens - Nannau
- Cofnod Wildlife Site – Llyn Cynwch / Coed Fedw Felen
- Adjacent to restored ancient woodland site.

Site Description:

The application site is located to the north of the town of Dolgellau and to the south of the villages of Ganllwyd and Llanfachreth. The site, footpath surrounding Llyn Cynwch, is situated within the open countryside and within proximity to Foel Offrwm. The site is also a part of the popular 'Precipice Walk' walking route.

The application site is accessible via an unnamed road that connects with Bala Road and the A494 to the south adjacent to the town of Dolgellau. The application site is within land ownership of Dwr Cymru Welsh Water, however, is submitted by wardens of Eryri National Park Authority to undertake essential repair and improvement work to the existing footpath at Llyn Cynwch.

Proposed Development:

Development proposals relate to footpath improvement works on the footpath surrounding the lake known as 'Llyn Cynwch'. A key purpose of the work is to prevent and reverse wave action erosion, and so, retain and prolong the lifespan of the circular access around the lake. Through improvement to the footpath, the work will also improve the accessibility for all within this area.

In summary, the proposed footpath improvement works will comprise of replacing approximately 70m of severely undermined gabion basket retaining structure with local quarried (Trawsfynydd) dry stone walling. This will safeguard the future use of the site as an all-ability route.

The above footpath improvement works will be undertaken at five different locations / sections around Llyn Cynwch, with the ambition of stabilising and reinforcing eroded shoreline sections. The section lengths varying between 4 metres and 34 metres. Specific details on each of these sections are included within the package of documents submitted.

In addition to above work, in order to 'future proof' the sites usage, repair and maintenance work is also proposed by way of resurfacing (Minffordd quarry basalt) and regrading the existing track and footpath for approx. 1,585m.

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 21: Tourism and Recreation.

Supplementary Planning Guidance

- SPG 2: General Development Considerations.

National Policy/Guidance:

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

Consultations:

Brithdir and Llanfachreth Community Council	Support.
Natural Resources Wales	No objection – comments raised relating to protected sites, biodiversity and pollution prevention.
CADW – Planning Considerations	No objection.
National Park – Ecologist	No objection – comments raised relating to mitigation measures and biodiversity enhancement measures.
Gwynedd Council – Highways	No objection.
Gwynedd Council – Footpaths Meirionnydd	No response received.

Response to Publicity:

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

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

Assessment:

1. Principle of Development
 - 1.1 It is appropriate to consider the proposal against Strategic Policy A, C, D, Ff, I and L and Development Policies 1, 2, 6 and 21. Proposals of this type will only be permitted provided that they do not significantly harm the visual appearance and character of the immediate area or the wider landscape, or adversely affect the 'Special Qualities' of the National Park and the amenity of those living close by. In addition, proposals such as this will only be permitted if it is designed or modified to improve accessibility for all, whilst not have a negative impact on the wider landscape.
 - 1.2 In this instance, the principle policies to consider are Development Policy 2: Development and the Landscape, Development Policy 6: Sustainable Design & Materials and Development Policy 21: Tourism and Recreation.
 - 1.3 Development Policy 2 states that the scale and design of new development, including its setting, landscaping and integration should respect and conserve the character, qualities and views of the landscape.
 - 1.4 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.
 - 1.5 Development Policy 21 states that within the National Park existing tourist attractions will be protected and enhanced through adopting the principles of sustainable or eco-tourism.
 - 1.6 An assessment of these policies and guidance against the proposal is as follows.
2. Planning Assessment
 - 2.1 The main policy considerations are Development Policy 2: Development and the Landscape, Development Policy 6: Sustainable Design & Materials and Development Policy 21: Tourism and Recreation.

Development Policy 2: Development and the Landscape.

- 2.2 As mentioned, Development Policy 2 gives significant notice to impact of new development on the landscape. Specifically, the policy states that unacceptable impacts on the landscape will be resisted and particular regard will be had for the protection of;
- I. The Snowdonia Dark Skies Reserve, in particular Core Areas;
 - II. The Dyfi Biosphere Reserve;
 - III. Section 3 areas of natural beauty;
 - IV. Undeveloped coast;
 - V. Panoramas visible from significant viewpoints;
 - VI. Sensitive Landscape Character Areas.
- 2.3 The proposed works are to be undertaken to an existing footpath surrounding Llyn Cynwch, which is located within an area of Natural Beauty and provides panoramas visible from other viewpoints. As such, careful attention and consideration has been given to the proposal and it is appropriate to consider any negative impact on the landscape as a result for the restoration works undertaken.
- 2.4 As outlined, the proposed footpath improvement works will primarily include replacing approximately 70m of severely undermined gabion basket retaining structure with local quarried (Trawsfynydd) dry stone walling in addition to other repair and maintenance work along the existing footpath. It is important to note that the works will generally follow the current path line minimising therefore the overall impact to the surrounding area and local amenity.
- 2.5 The above works (of replacing gabion baskets with stone walling) will be undertaken at five locations along the existing footpath at Llyn Cynwch. The work will require the placement of stone to form a robust and long-lasting edge to the track, with compacted aggregate backfilling forming the track / footpath itself. As per the submitted documentation, this method was chosen because:-
- It will require minimal future maintenance.
 - Of its durability and ability to withstand heavy usage and erosion.
 - Of its appearance and ability to blend in with the landscape.
 - The use of local stone is sustainable and supports local businesses.
 - It is relatively quick and easy to install.

- 2.6 As such therefore, the above improvements have been chosen as it is considered that, importantly, it will require minimal future maintenance and therefore minimal impact on the landscape. Whilst this project will undoubtedly have some minor impact during the construction period, in the long term, the proposed footpath improvement works is a sustainable and eco-friendly solution that does not require further interference with the landscape. The minor impact during the construction phase of the development is also considered to be localised and will not adversely impact on the panoramic views of the surrounding area and the wider landscape.
- 2.7 Whilst it is considered that the construction period of the walking path may cause some minor adverse impact on the visual amenity for a period of time, the applicant has incorporated remedial measures into the project that will assist in mitigating any long term adverse impacts. Considering the above therefore and with the remedial measures imposed along with the wider benefits of the footpath improvements in the long term to improve overall accessibility for all (in line with Development Policy 21), it is deemed that the proposal can be supported.

Development Policy 6: Sustainable Design and Materials

- 2.8 Based on the context of Development Policy 6: Sustainable Design and Materials, the proposed development is required to take into account a number of considerations, with those most relevant to the development being;
- ii. Landscape protection and enhancement;
 - iii. Biodiversity protection and enhancement;
 - iv. The Historic Environment; and
 - v. Environmental sustainability.
- 2.9 In relation to criteria ii, iii and iv above, the applicant has submitted a method statement and a Construction Phase Plan that sets out measures to ensure landscape protection. The scheme will be developed in line with standard construction good practice guidelines to reduce any pollution risks.

- 2.10 Chapter 6 of Planning Policy Wales, (Edition 12, February 2024), planning authorities must seek to maintain and enhance biodiversity. The applicant has undertaken a Preliminary Ecological Appraisal of the site which provides a summary of the site as well as mitigation measures to ensure biodiversity protection and enhancement. The Authority's Ecologist raised no objection to the application, however provided the following recommendations;
- The ecological report submitted confirms "The only habitats to be impacted by the proposed works are the surface of the existing footpath and two restricted areas where remedial erosion works are required. There will be no significant negative ecological impact due to habitat loss". Therefore, no further survey work will be required.
 - Section 9 of the ecological report covers 'mitigation measures' – these shall be followed and implemented in full.
 - Section 10 covers 'biodiversity enhancement' for the site in the form of tree planting (x10 black poplar and x10 rowan) on the site shown in Figure 9. This shall be followed and implemented in full.
 - A site plan must be submitted which clearly illustrates the 'Biodiversity Enhancement' measures as detailed within the report, this should include location, species and quantity.
- 2.11 Should permission be granted, a condition is to be imposed requesting a biodiversity enhancement plan be submitted to and approved by the Authority in writing within a reasonable timeframe.
- 2.12 Natural Resources Wales were consulted on the planning application and did not raise any objections to the proposal (response ref CAS-251925-B4N8 dated 09/04/24). Within their response, it was noted that the application site is adjacent to Parc Nannau SSSI and that Parc Nannau is of special interest for its biological features comprising semi natural broadleaved woodland and lichens. In their response it was also noted that based on the information submitted, if works are completed as prescribed on the Assent Under Section 28H of the Wildlife and Countryside Act 1981, and the correct trees planted, the proposed development is not likely to damage the features for which Parc Nannau is of special interest. Notwithstanding the above, NRW requested that a biosecurity risk assessment be submitted to and approved by the Local Planning Authority. This has since been submitted by the Authority and has been issued to NRW for any further comment. It was also stated by NRW that it is advised that the developer adhered to pollution prevention guidelines – of which will be made aware to the applicant.

- 2.13 Similarly, CADW were also consulted on the planning application and did not object to the proposals. It was stated that the site resides within a grade II registered historic park and garden at Nannau and that the registered area at Nannau represents the remains of an extensive late eighteenth-century landscape park, with earlier walled deer park and a scenic walk. No concerns or objections were raised on the proposals.
- 2.14 In relation to environmental sustainability (criteria iv) the applicant has advised that, when possible, the works would involve utilising local quarried (Trawsfynydd) dry stone walling as well as excavated material for landscaping. The applicant is therefore not only using local resources for the project but also as previously adhered to, is using materials that blend in with the landscape and require minimal future maintenance, demonstrating the scheme's sustainability.
- 2.15 In addition to the above, it should also be noted that the proposal complies with Development Policy 21: Tourism and Recreation as it promotes the Special Qualities of the National Park in a sensitive way whilst improving accessibility for all.

3. Conclusion

- 3.1 Development proposals relate footpath improvements work of an existing route at Llyn Cynwch, situated to the north of the town of Dolgellau and to the south of Llanfachreth and Ganllwyd. Proposals specifically relate to replacing approximately 70m of severely undermined gabion basket retaining structure with local quarried (Trawsfynydd) dry stone walling at various locations along the popular walking route.
- 3.2 It is considered that the construction phase of the proposed development will inevitable bring some minor adverse impact to the landscape, however with the mitigation measures proposed, these will be kept a minimum. Similarly, considering the wider benefits and improved sustainability of the footpath improvements, it is considered that the development may be supported.
- 3.3 As noted, the purpose of the footpath improvement works is to not only future proof the path but also to improve the accessibility for all, which is a material consideration that needs to be given considerable weight when consideration this application as it will deliver promote opportunities for enjoyment within the National Park whilst not detracting from the 'Special Qualities' of the Park in line with Development Policy 2, 6, 21 and Strategic Policy FF, I and L of the Eryri Local Development Plan

3.4 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:
 - Map Datblygiad Cynwch (27/10/23).
 - Map Gwaith Trwsio Llyn Cynwch Track Repair Map (27/10/23).
 - Design and Access Statement Llyn Cynwch (27/10/23)
 - Specification of Works (27/10/23).
 - Cyldaith Cynwch (29/04/24)
 - Manyldeb Glan Llyn Cynwch – Appendix D – Method Statement and Risk Assessment (29/04/24).
 - Parc Nannau SSSI – SNPA Llyn Cynwch Path Repairs Asent (27/10/23).
 - Biosecurity Risk Assessment – Llyn Cynwch 2024 (23/04/24);
 - Mynedfa Gwaith Llyn Cynwch (20/11/23);
 - Llyn Cynwch Access Improvements PEA Report (Final) – 13th of March 2024.
- 3) The mitigation measures outlined within Section 9 of ‘Llyn Cynwch Access Improvements PEA Report (Final) – 13th of March 2024’ shall be adhered to at all times.
- 4) Within 3 months from the date of this decision notice, a biodiversity enhancement plan shall be submitted to the Local Planning Authority for approval by means of a formal application. Thereafter, the biodiversity enhancement plan shall be implemented in full and adhered to at all times.

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.

Mynediad i safle gwaith Llyn Cynwch



320000

320000

Graddfa / Scale: 1:4,190

Creawdwr / Creator: Hywel Jones

Dyddiad / Date: 20/11/2023



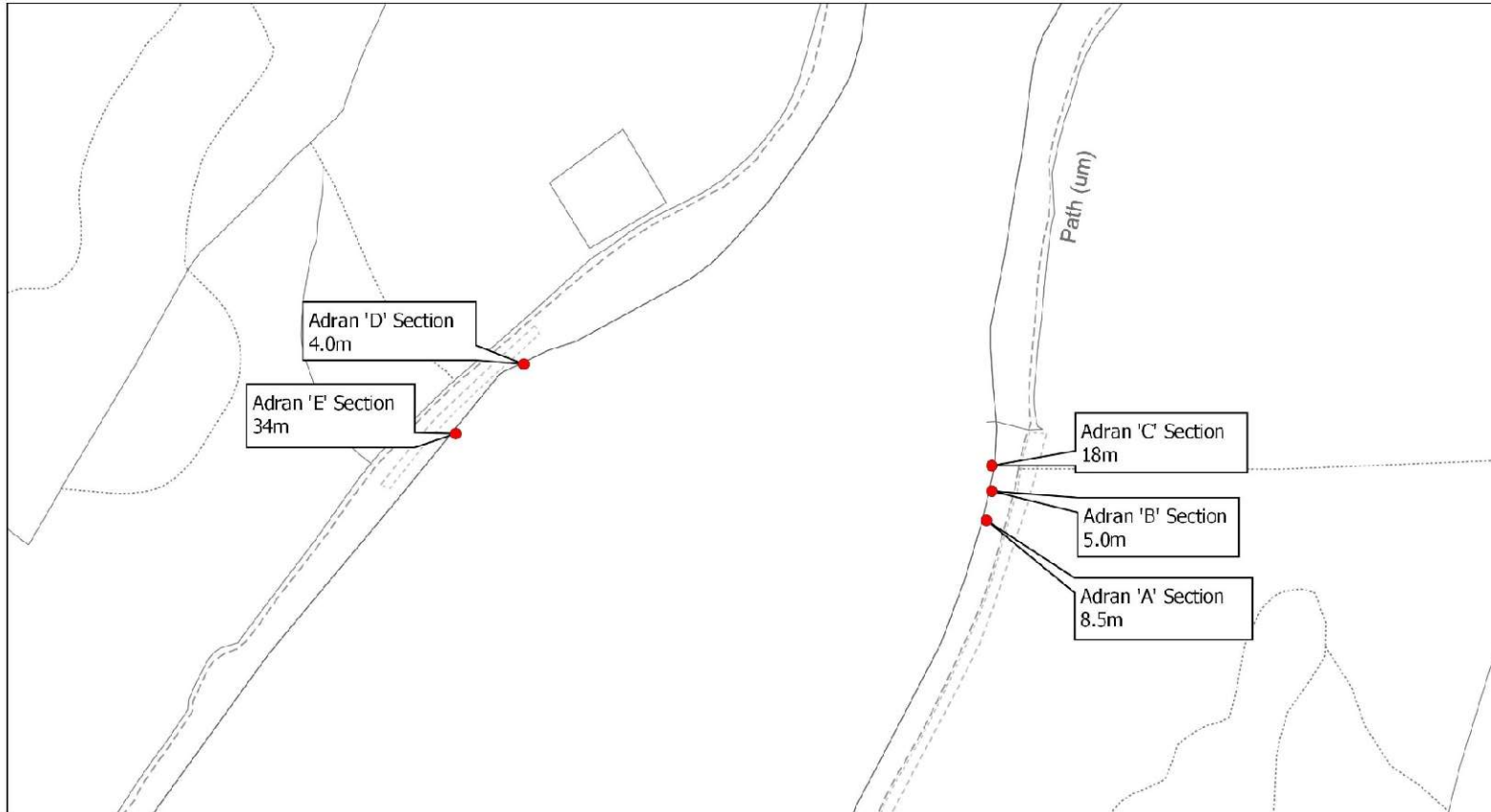
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Awdurdod Parc Cenedlaethol Eryri ~ Snowdonia National
 Park Authority

Swyddfya'r Parc Cenedlaethol ~ National Park Office
 (01766 Penrhvndraeth



Map Gwaith Trwsio Llyn Cynwch Track Repair Map



Graddfa / Scale: 1:1,250
Creawdwr / Creator: Hywel Jones
Dyddiad / Date: 17/10/2023



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Park Authority
Swyddfa'r Parc Cenedlaethol ~ National Park Office
(01766 Penrhyneddraeth





Llun 1. Cwmp yn adran C.



Llun 2. Golygfa o effaith erydiad a cwmp y wal bresenol yn adran E.



Llun 3. Golygfa gyffredinol o effaith erydiad tonau ar lan y llyn.



Llun 4. Tanseiliad yn adran D.



Llun 5. Tanseiliad a cwmp y trac yn adran A.



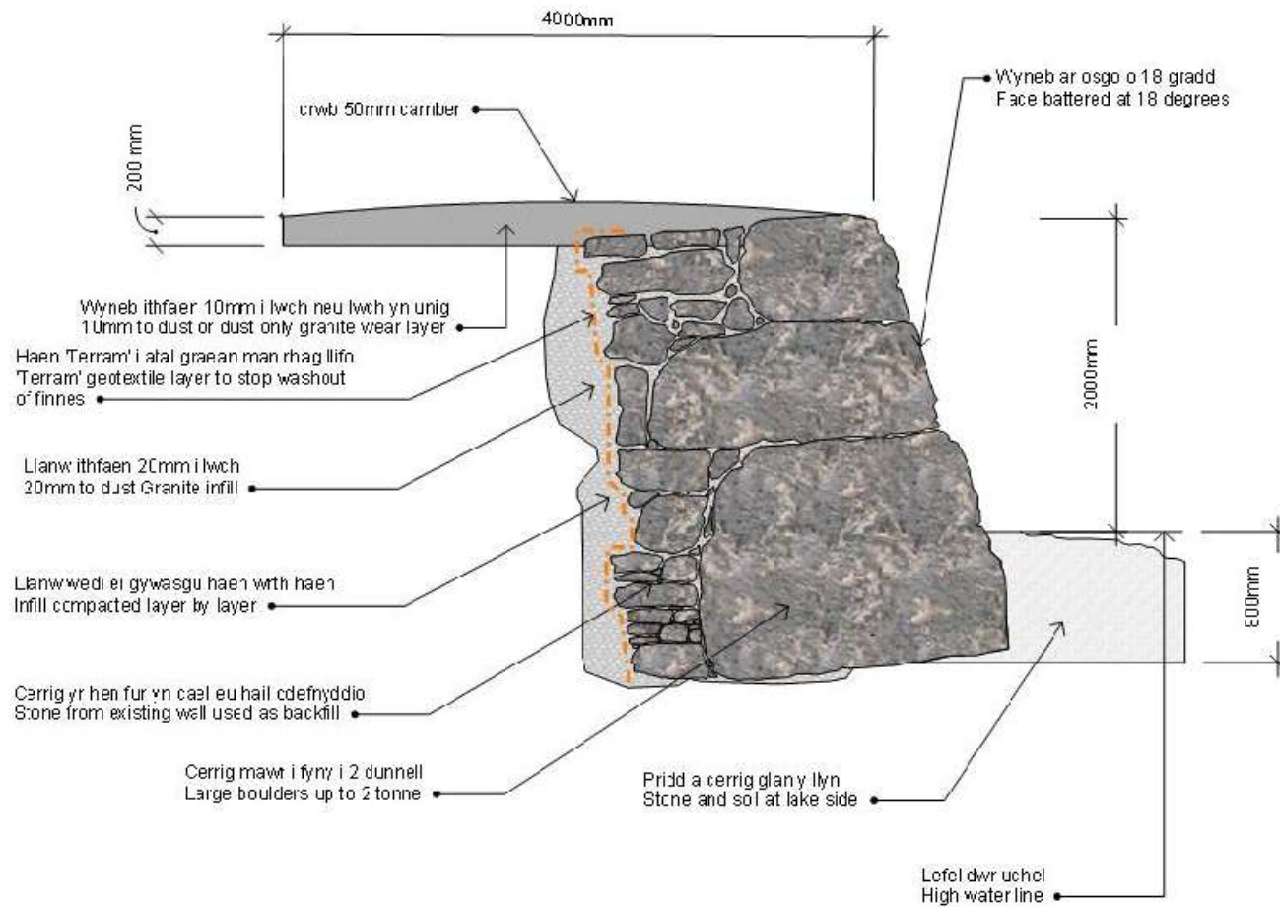
Llun 6. Tanseiliad cewyll gabion yn adran C.



Llun 7. Tanseiliad cewyll gabion yn adran C.



Llun 8. *R. Ponticum* yn adran A,B, ac C



Dyddiad / date
21/11/2022

Mur gynnal Llyn Cymwch retaining wall

cylur wyd gar / drawn by
rywel jones

ITEM NO. 4.3

**Snowdonia National Park Authority –
Planning & Access Committee**

Date: 22-May-2024

Application Number: NP5/69/56M

Date Application Registered: 20/06/23

Community: Llangelynin

Grid Reference: 258452 308881

Case Officer: Mr David Jones

Location:

Sunbeach Holiday Park, Llwyngwriil, LL37
2QQ

Applicant:

Sunbourne Limited
Sunbeach Holiday Park
Llwyngwriil
LL37 2QQ

Description:

Extension of the holiday caravan site to provide (a) a new main site entrance with internal access road and amenity area; re-distribution of already consented holiday caravans and redevelopment within the existing holiday caravan site to provide (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. Up to 455 holiday caravans can be stationed on the holiday caravan site.

Summary of the Recommendation:

To Refuse planning permission for the following reasons:

- Unacceptable enlargements and extension of the caravan park.
- Unacceptance impact on the landscape, the amenities of the area and of a residence in proximity.
- Insufficient information on protected species.
- Significant tree losses not acceptable on biodiversity and climate change grounds.
- Absence of transport statement.
- Absence of archaeological geophysical survey.

Reason(s) Application Reported to Committee:

This planning application is being reported to the planning committee because it is defined as a major planning application under the Town and Country Planning (General Development Procedure) Order 1995 (as amended) as the application site exceeds 1 hectare in area. In accord with the authority's scheme of delegation major planning applications need to be determined by the Planning and Access Committee.

Land Designations / Constraints:

Within the open countryside
Setting Scheduled Ancient Monument
Special Protection Area
Special Area of Conservation
Site of Special Scientific Interest

Site Description:

Sunbeach Carvan Park is located to the south of Llwyngwrl in proximity to the coastline. It is a large established caravan park which encompasses an area of 11.6 hectares and has a site licence for 455 static caravans. Vehicular access to the caravan park is from the A493 which is located to the east. The access road leads west from the A493 through a tunnel under the Cambrian railway line. The application site (which is the area shown in red on the submitted plans) encompasses an area of around 4 hectares. The component parts of the application site are listed below:

- a) a former shop and the hardstanding area which is within the caravan park to the west of the Cambrian railway line.

Most of the application site is located to the east of the Cambrian railway line, where there are presently no caravans:

- b) Land to the northeast encompassing the existing vehicular access with the A493 and an internal access road to the caravan park (which then runs through a tunnel under the Cambrian railway line). Most of land in this area comprises a landscaped amenity area with a mature blocks of conifers and other trees present which were likely planted in accord with previous planning permissions. There is also a workshop and open storage area (maintenance yard) present in this area.
- c) The central area of the application site is described as "recently purchased" on the application form. The land has the appearance of an open field. There is a bench present for seating and dog waste collection facilities. A footpath leads to this area from the area to the northeast described in (a) above.

- d) The southeastern part of the application site encompasses an access track which goes through a crossing point on the Cambrian railway line into the caravan park. There is a large hardstanding area present at the access of the track with the A493, which it is understood formed part of a former petrol station. Within this area there is a residential property "Seaview Bungalow" which has access off the track. The submission states that this property was previously used as managers accommodation in connection with the caravan park but that it is no longer required for these purposes. Mature trees and hedges are present within the grounds of the residential property and there is a group of evergreen trees present between the forecourt area and the Cambrian railway line. Again, these are likely to have been planted in accord with planning permissions associated with the caravan park.

Proposed Development:

The proposal for each part of the application site is as follows:

- a) Within the existing caravan site, the former shop which comprises a single storey pitched roof building would be demolished. Three static holiday caravans would be placed in this area.
- b) The area to the northeast would be redeveloped for 24 static caravans including their own access track. Existing roads and hardstanding's are shown to be removed. It is also understood that the maintenance yard would be removed. The layout shown would retain the mature block of coniferous trees present nearest the A493, but other trees present in the landscaped areas of the site would be removed. The existing vehicular access onto the A493 would be closed. The main access road to the caravan park from area c) below would lead through this part of the site to the tunnel under the Cambrian railway line.
- c) A new vehicular access would be sited around 100 metres to the southwest of the existing access in the central area of the application site. Visibility splays of 215 metres are shown either side of this access alongside the A493. A "clawdd" would be constructed behind the visibility splays alongside the public highway. A new access would lead from this access to area b) and under the existing tunnel under the Cambrian railway line to the caravan park. The submission indicates that the remainder of this area will be used as an amenity area for users of the caravan park, and a series of circular pedestrian footpaths are shown on the plans.

- d) The area to the southeast would be redeveloped for 12 static caravans. As part of these proposal the dwelling would be demolished, and the hardstanding's associated with the petrol filling station removed. Mature trees and hedges and the group of coniferous trees present in this area would be felled. These units would be served by a new access track leading to the central area (numbered c above). The existing vehicular access with the A493 would be retained in an altered form as would the existing track leading over the Cambrian railway into the caravan park.

A total of 39 caravans are shown on the layout plan within the application site and they would be sited in areas a), b) and d) above. These units will not increase the total number of caravans present on the caravan site but will be distributed from the units which have already been consented on the caravan park (i.e. 455). It is proposed that the caravans can be occupied for holiday purposes throughout the year. The applicant has indicated that they are willing to accept a planning condition restricting occupation of the caravans for holiday purposes with a requirement to maintain an up-to-date register of their occupants.

A number of consultation responses and objections indicate that the proposal entails an increase in the overall numbers of caravans on the caravan park. It was clarified that the proposal does not entail an increase in the number of caravans on the caravan park in April 2023 with the submission of an amended application form and Planning Design and Access Statement.

Two sizes of caravan are shown on the key to the proposed layout plan comprising a single unit (45 x 22ft) and a twin unit (40 x 13ft). Five of the larger twin units would be sited in area a) and seven in area d) (12 in total).

A part of the submission indicative landscaping is shown in the following areas:

- along the boundary of the application site with the A493.
- alongside part of the eastern side of the Cambrian railway line.
- Some internal areas of the application site to the east of the Cambrian railway line.

Drawings included with the planning application include a Site Wide Improvement Plan which shows environmental improvements proposed as part of the submission including:

1. The reduction in the number of caravans in the northern part of the caravan park including realignment of the roads and moving units away from the Cambrian railway line.
2. Re-bunding, fencing and resurfacing of the boat yard present alongside the coast to the west of the caravan site.
3. Bank improvements, dredging of silt, landscaping and fencing of two streams running through the application site/caravan park and the improvement of a headwall.

4. Renewing an outfall pipe which takes the stream out to sea to reduce the flooding.
5. Resurfacing of existing internal roads with tarmac.
6. Renewal of pumps in the sewer pumping station and the installation of a second pump chamber to alleviate potential overflows.
7. Renewal of caravan bases to allow for larger and heavier caravans.
8. Renewal of land drains.
9. Renewal reed bed to the south of the caravan park.
10. Upgrade of underground electrical cables in two areas and new distribution units.
11. General maintenance.
12. Landscape/biodiversity enhancements to the perimeters of the northern part of the caravan park.
13. Phased installation of low-level lighting bollards in lieu of high level.

Supporting information submitted with the planning application includes:

- Design Access and Planning Statement. Benefits of the proposal are listed including: removal of the maintenance yard, demolition of the bungalow and shop and removal of hardstanding's and an improvement to the type/style of the holiday units.
- Landscape Appraisal and Design Strategy (LADS) – This concludes that views of the caravan park are relatively confined to short distance views of up to 500m from the site perimeter with longer distance views from the foothills to the northeast. Receptors predicted to have changes to views and residual effects include the Wales Coast Park, local footpaths and roads, individual dwellings and vehicles travelling along the A493.
- Arboricultural Impact Assessment – The report identifies root protection areas for trees to be retained as part of the development.
- Preliminary Ecological Appraisal (PEA) – This recommends that further survey work is required to identify establish whether an identified badger set is active.
- Ecological Appraisal – Amongst the recommendations was that a riparian mammal (otter/water vole) survey should be completed the distributary of the River Dysinni intersecting the site between April and October. The Ecological Appraisal also recommend ecological mitigation and enhancement measures including the implementation of a sensitive lighting strategy, retention of mature hedgerows, provision of a range of wildlife boxes, reptile mitigation and management plan and landscaping.
- Bat Survey – This confirmed that that there were no bats roosting in the old reception building or “Seaview” bungalow which would be demolished as part of the proposals. It acknowledges that bats were present in the local area and mitigation measures are proposed.

- Reptile Survey – This confirmed the presence of slow worms, grass snakes and common lizard on the site and recommended mitigation measures.
- Travel Plan – this is intended to influence staff and visitors to travel to the caravan park by sustainable modes of transport.
- Flood Consequences Assessment – the report concludes that flooding from a minor watercourse is the main potential source of flood risk though the majority of the site is in Flood Zone A on the NRW Development Advice Maps and at very low risk of flooding.
- Drainage Strategy – Surface water run off will be discharged into a watercourse with attenuation provided by ponds/basins. Foul flows will be discharged via gravity to the 225mm public combined sewer located to the northeast of the caravan park.
- Community and Linguistic Statement - This concludes that there is no negative impact on the Welsh Language.

Development Plan Policies:

Future Wales 2040

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

Eryri Local Development Plan 2016-2031

- Strategic Policy C: Spatial Development Strategy
- Strategic Policy D: Natural Environment
- Strategic Policy H: A Sustainable Rural Economy
- Strategic Policy I: Tourism
- Development Policy 1: General Development Principle
- Development Policy 2 (Development in the Landscape)
- Development Policy 6: Sustainable Design and Materials
- Development Policy 8: Protection of Non Designated Sites
- Development Policy 22: Chalet and Static Caravan Sites

Supplementary Planning Guidance

- Supplementary-Planning-Guidance-1---Sustainable-Design-in-the-National-Parks-of-Wales
- Supplementary-Planning-Guidance-2---General-Development-Considerations
- Supplementary Planning Guidance 13: Landscape Sensitivity and Capacity Assessment “SPG Landscape Sensitivity and Capacity Assessment”

National Policy/Guidance:

- Planning Policy Wales (PPW), Edition 12
- Technical Advice Note 5 Nature Conservation and Planning
- Technical Advice Note 18 Transport
- Technical Advice Note 24 The Historic Environment

Consultations:

Consultee:	Responses:
<p>Llangelynnin Community Council</p>	<p>The concerns raised during the pre-planning meetings held in late 2022 have been disregarded by the developer. The council unanimously agreed that they were against the application. The Councils concerns include:</p> <ul style="list-style-type: none"> • Cutting down of mature trees which form an existing partial screening to the site and were subject to a previous planning condition (NP5/69/56B), which raises an issue of damage to the eco-systems and harm to wildlife. • There is a limited benefit to the local community as the park is self-contained and offers little additional trade to those established businesses within the village. • The negative visual impact will increase and will blight a much larger area, especially with mature trees and green corridors being removed. This would impact on both the railway and views from the Wales Coastal Path. • Demolishing a habitable dwelling during a housing crisis is morally wrong in a community where housing is an issue. • There has been no support to the application within the community to date. <p>It is worth noting that something which is unreasonable and causes substantial interference on the use and enjoyment of neighbouring properties is defined under the law as a nuisance, In the 1997 case of Hunter v Canary Wharf Ltd the House of Lords identified 3 kinds of private nuisance. It is the third (interference with a neighbour's quiet enjoyment of their land) that needs to be considered within this application. An increase</p>

	<p>in noise levels both from units and increased transport movements, floodlights and other bright lighting all fall within this category.</p> <p>There has been no highway assessment to date.</p> <p>Within document E6 the map showing the boundary to the southern part of the site includes land which is not part of Allen's ownership.</p>
Gwynedd Highways	<p>Before determining whether to offer comments on this application I ask that the applicant provide a Transport Statement detailing the impacts of relocating the main access upon the highway. The Statement should also confirm whether there will be any works to the southern access point, and if so what the layout and purpose of the access would be. It should also clarify how staff and guests are currently accessing the bus stop, and if this mode would change.</p>
Eryri Ecologist	<ul style="list-style-type: none"> • Section 5.6 of the Ecological Appraisal states no mature trees will be removed as a result of the proposals; however, the tree report confirms 12 trees will be removed. These trees do not appear to have been surveyed for potential roosting features, therefore further information will be required, and the associated report submitted to the authority. Compensatory measures will be required to cover the loss of the trees in their own right as well as the loss of potential nesting bird habitat and/or bat roosting features, this also applies to areas of hedging which will be lost. • Section 5.8 of the Ecological Appraisal states pre-commencement works will be required in relation to badgers to determine if an identified sett is active, it is also unclear if the proposals would allow for sett retention if the survey revealed active use. At present there is insufficient information, we require the submission of the badger survey/report so we may understand if and how the site is used by badgers and assess what compensation and mitigation measures

	<p>are proposed.</p> <ul style="list-style-type: none"> • Section 5.2 of the Reptile Survey Report states the production and implementation of a Reptile Mitigation Strategy and Management Plan is required and should be agreed with the LPA, please may we request the submission of this document. • NRW's comments dated 31/07/2023 confirm the need for an HRA, we are in agreement with this.
Tree and Woodland Officer	<p>Recommendation made in relation to the Arboriculture Impact Assessment (AIA) & other recommendations more generally in terms of landscaping. Key points are as follows:</p> <ul style="list-style-type: none"> - It is understood that there will be significant tree losses, but these trees were planted to provide some screening in previous planning applications for the caravan park. It is considered that there are no important tree specimens of trees age wise present, but they are possibly important for ecological value. - Wishes to see a robust landscaping and management plan. - Additional landscaping details are requested. - Tentative support expressed, no major objections.
Dark Skies Officer	No observations received.
Natural Resources Wales (NRW)	<p>Further information requested regarding protected landscapes. If this information is not provided NRW object.</p> <p>The main part of the application site relates to a tract of mostly undeveloped land bound to the east by the Cambrian Coast Railway. Currently, people on the A493 see existing static caravans within Sunbeach Caravan Park a distance. The actual and perceived separation between road users and the caravans is due to:</p> <ul style="list-style-type: none"> • The Cambrian railway line forming a strong eastern boundary to areas of static caravans within the caravan park. • Land east of the Cambrian railway line, within the application site, providing physical separation between the caravans and the A493.

	<ul style="list-style-type: none"> • The sense of separation between the road and existing caravans is strengthened by existing tree groups within the site which filter views of the caravans from the A493. <p>The proposals would require the removal of 5 tree groups, 7 trees and the part removal of 3 tree groups. Overall, the development would result in a reduction in tree coverage within the site and new accommodation lodges in areas currently characterised by open space or trees. The characteristics associated with visitor accommodation would no longer be confined to land west of the Cambrian railway line but would extend east up to the boundary of the A493. People using this road would be aware of this change due to:</p> <ul style="list-style-type: none"> • The immediate proximity of new caravans to the road. • The loss of existing vegetation within the site; and • Visibility of the new site entrance and access where once there was an open field. <p>The proposed planting alongside the road is in places too narrow to achieve the level of filtering/ screening described in the LVA – which states this planting would ‘significantly filter, if not screen views of the proposal’.</p> <p>This change would result in an adverse cumulative effect on scenic qualities locally, and the visual amenity of road users, many of whom will be visitors to the National Park. Similar impacts may also be experienced by passengers on the Cambrian Coast Railway.</p> <p>We advise the proposals conflict with guidance in Supplementary Planning Guidance (SPG) 13: Landscape Sensitivity and Capacity Assessment for Landscape Character Area 20, in which the site is located. Specifically, the proposals conflict with guidance to ‘Avoid cumulative effects on busy tourist routes such as the A493 and A487 and the Cambrian Coast Railway’.</p>
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	<p>In our pre-application advice (Ref CAS-199567-M1T6) we advised an extension could potentially be accommodated but further measures were needed to:</p> <ul style="list-style-type: none">• Minimise the potential visual impacts on receptors using the Railway and A493; and• Reduce the impact of the existing caravan park including through new tree planting within the existing development. <p>The second point relates to Policy 22 of the ELDP, which sets out how proposals to extend facilities will be supported where there is an overall improvement to the site and its setting in the landscape. Policy 22 is supported by SPG 8: Visitor Accommodation which states that 'Exceptionally, site extensions could be permitted without increasing pitches, if this is part of an overall environmental improvement to the site and results in reducing the overall impact of the site on the surrounding environment'. Further, the SPG states 'As an example, a physical extension could be supported if this helps to reduce densities within a caravan park, does not increase pitches and does create more space for landscaping leading to an improved overall layout'.</p> <p>With reference to the submitted Site Wide Improvements Plan we advise the proposals would be contrary to the examples above, because they:</p> <ul style="list-style-type: none">• Would not reduce densities within the caravan park.• Would increase the number of pitches; and• Would not create more space for landscaping leading to an improved overall layout. <p>Overall, we continue to have concerns regarding the potential impacts of the development on the National Park and consider the proposals do not meet the requirements of ELDP and SPG 8 relating to overall improvements to the site and its setting in the landscape. We note this policy context exists because static caravan and lodge developments are a recognised detractor within</p>
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the National Park. The proposals would extend the occurrence of this detractor without adequate proposals to mitigate its impact nor achieve overall landscape improvements.

In order to address these concerns, we advise changes should be made to the proposals to include:

- A reduction in the number of lodges within the land between the Railway and the A493. This reduction should facilitate a greater set back of development from the road. An increased set back would also allow greater retention of existing tree groups / additional planting.
- Bolster new planting around the proposed site entrance.
- Bolster new planting alongside the Railway.
- Include demonstrable areas of new planting across the wider site to soften views of existing caravans and fragment the existing development pattern. One way this might be achieved is by reducing the density of development across the site.

In addition to these changes, we advise the submitted Site Wide Improvements Plan does not provide sufficient detail in relation to landscape proposals. A more detailed landscape plan should be submitted to support any revisions to the proposals. This plan should include, as a minimum, clearly defined areas of planting and an indication of the species, grades, and densities of planting within each area so that confidence can be had that the desired outcomes are realistic and achievable. This should be supported by a landscape management plan.

Protected Sites

Special Area of Conservation (SAC) / Special Protection Area (SPA)

The application is located within 280m of the Pen Llŷn a'r Sarnau Special Area of Conservation (SAC) (hydrologically connected to the application site) and 560m of the Northern Cardigan Bay Special Protection Area (SPA).

	<p>We have concerns that harm from the proposed development on the SAC and SPA cannot be ruled out. We have concerns regarding the impacts of pollution on the protected sites.</p> <p>To secure appropriate mitigation measures, and to ensure all necessary management measures are implemented for the protection of the environment during construction, we advise that a condition requiring a Construction Environmental Management Plan (CEMP) is attached to any planning permission for this development. Provided the development is carried out in accordance with this condition, we do not consider that it will adversely affect the integrity of the SAC and SPA.</p> <p>As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on the SAC and SPA, either alone or in combination with other plans or projects, make an appropriate assessment of the implications of the project for that site in view of its conservation objectives.</p> <p>NRW consider the proposals have the potential to impact upon Glannau Tonfanau i Friog Site of Special Scientific Interest (SSSI). Providing the impact pathways referenced above for the SAC and SPA are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded.</p> <p>Protected Species</p> <p>We consider the survey and assessment to be satisfactory and therefore concur with the conclusions and recommendations of the report.</p> <p>Bats – The Ecological Appraisal submitted in support of the above application has identified that bats are present at the application site. As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural</p>
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	<p>range (Subject to the planning conditions recommended).</p> <p>Dormouse - Ecological Appraisal submitted in support of the application has identified the potential for dormouse to be present at the application site. Concur with the Reasonable Avoidance Measures in respect of dormouse (see also Section 5.15 of the recommendations).</p> <p>Foul Drainage - We advise that consideration should be given to how the new static homes would connect to the existing mains sewer i.e., by gravity sewer or rising main. Also, consideration should be given to how the proposed sewer would cross the railway.</p>
Welsh Water	<p>The application form states that the foul flows from the site are to be disposed of via the public sewerage system and it is noted that it is proposed to connect to the 225m combined sewer to the northeast of the site (within the wider site boundary, although outside of the red line boundary of this application). We are able to confirm that capacity exists within the network to accommodate the domestic only foul flows from the site.</p> <p>We would advise that the proposed development would overload the Wastewater Treatment Works and no improvements are currently planned within Dwr Cymru Welsh Water's Capital Investment Programme. A planning condition is recommended requiring an assessment of the impact of the development on the waste water treatment plant and its reinforcement to accommodate foul drainage from the development.</p>
YGC Water and Environment Unit	<p>INFORMATIVE: The site lies within zone A (Development advice maps accompanying TAN15: Development and Flood Risk) which is usually considered to be at little or no risk of flooding. However, the site is shown to be at risk of flood risk in the latest floodmap for surface water. As such, we consider that flooding is a material consideration in accordance with section 11.1 of TAN15.</p>

	<p>CONDITION: The developer has provided a Flood Consequences Assessment (FCA) which demonstrates that the site can be safely developed in accordance with TAN15. The developer should ensure that the recommendations provided in the FCA are followed in order to adequately reduce flood risk.</p>
GAPS	<p>As part of the PAC gaps recommended an evaluation in the form of a Geophysical Survey. It is understood that this has not been undertaken but it is still required to better understand if any archaeological remains survive beneath the surface.</p>
CADW	<p>The proposed development is located some 500m west of scheduled monument ME053 Castell y Gaer which comprises the remains of a hillfort, which probably dates to the Iron Age period (c. 800 BC - AD 74, the Roman conquest of Wales). The proposed development is within the identified significant views. However, the proposed changes will be seen in the context of the existing caravan site where the design of the proposed lodges will enable them to be integrated well, additionally the areas where new accommodation is to be located are partially screened by existing vegetation. As such whilst there may be a slight visual change in the view from the monument this will not have any effect on the way that it is experienced, understood, and appreciated. Consequently, the proposed development will have no impact on the setting of scheduled monument ME053. Cadw therefore has no objections.</p>
Gwynedd Council Pollution Control and Licensing Service	<p>There are areas on the caravan site which could be improved to achieve the minimum & maximum spaces required between the caravans and between site boundaries in accord with conditions of the site licence. It was confirmed during a site visit that there are currently 367 static caravans on the site. It is unclear as to how many pitches remain empty and how many caravans in total would be on the site if the new development were granted. The area where there are 3 new caravans to replace the shop should be used to relocate caravans from the existing site. Proposed twin unit caravans within the proposed development</p>

	<p>should be replaced with single unit caravans to allow more caravans to be re-located. Any re-location of caravans from the existing site is unclear, a new plan should be submitted demonstrating clearly what the proposals are on the site.</p>
<p>Network Rail</p>	<p>Network Rail has no objection in principle to the above proposal but due to the proposal being next to Network Rail land and our infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway we have included asset protection comments which the applicant is strongly recommended to action should the proposal be granted planning permission:</p> <ul style="list-style-type: none"> • Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection Agreement, if required, with a minimum of 3months notice before works start. • All surface water drainage should be directed away from Network Rail's land. Soakaways are not acceptable where the following apply: <ul style="list-style-type: none"> a) Where excavations which could undermine Network Rail's structural support zone or adversely affect the bearing capacity of the ground b) Where there is any risk of accidents or other acts leading to potential pollution of Network Rail's property/infrastructure c) Where the works could adversely affect the water table in the vicinity of Network Rail's structures or earthworks. <p>Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows</p>

	<p>or run-off onto Network Rail’s property / infrastructure. Ground levels – if altered, to be such that water flows away from the railway. Drainage does not show up on Buried service checks.</p> <p>Fencing - Because of the nature of the proposed developments we consider that there will be an increased risk of trespass onto the railway. The Developer must provide a suitable trespass proof fence adjacent to Network Rail’s boundary (minimum approx. 1.8m high) and make provision for its future maintenance and renewal. Network Rail’s existing fencing / wall must not be removed or damaged.</p> <p>Landscaping - Additionally, no new trees should be planted near the boundary to minimise the risk of a falling tree to the railway.</p> <p>This response was subsequently amended to a stipulation that no trees shall be planted within 5 metres of the railway line. The tree planting species proposed are for the most part fine apart from Acer Pseudoplatanus – this is not to be planted due to it being prone to falling leaves and vigorous growth. This poses a risk to the railway in terms of debris falling onto the tracks.</p>
Fire and Rescue Service	Does not have any observations in regard to access for appliances and water supplies.

Response to Publicity:

Three objections have been received on the following grounds:

- 39 new units are proposed whereas 32 were proposed in the pre-application consultation.
- The positioning of the new access onto the A493 will have a very significant and serious effect on the residential property opposite. All vehicle movements for the 445 existing caravans and the 39 new caravans will be concentrated on this access.
- Objection to the new access being used for abnormal loads.
- It is not entirely clear if the existing access will still be used.
- The impact of the development on Tyddyn Ithel has not been assessed in the Planning, Design and Access Statement.
- The applicants have not met the National parks’ “best practice” to consult neighbours.

- The installation of lights and flags on the new access will create a major nuisance for the residential property opposite.
- The creation of a new access at this point will make it difficult for the number 28 bus to stop here.
- Impact on construction traffic.
- No independent traffic assessment has been submitted with the planning application.
- Safety accident history is not a reason to move the access.
- Moving the access further away from the village will mean that occupants of the caravan site will need to walk further along the A493 where the speed limit is 60 mph and where there is no pavement.
- There is a limited bus service, and it is therefore not useful for staff, although suitable for occasional use by visitors, cars will be the overwhelming transport mode.
- A footway required from Llwyngwriil Station but this may not be possible due to the width of the road.
- Re-positioning the access as far north as possible towards the village would mitigate the impacts.
- Policy 22 of the Eryri Local Plan requires that proposals to extend an existing caravan site should also help reduce the visual impact.
- At night the lighting from the caravan park overwhelms the area.
- We are very concerned about the loss of mature trees and shrubs as noted in the Arboricultural Report and elsewhere. The trees along the stream beginning near the current access act as a wildlife corridor and includes hazel but are proposed for clearance.
- Impact of the tree planting on views of the sea from the residential property opposite.
- Network Rail may not be content with trees being planted on both sides of the railway line.
- The character and the appearance of the area will change considerably with the loss of the trees and the addition of new caravans.
- Stated that the ecological survey is desk based and does not capture all species present.
- Services including electricity and water are already strained/overloaded.
- Noise because of tree felling and construction more generally.
- Removal of the dry stone wall and likely impact on traffic.
- Water drainage strategies should accompany any planning application.
- NRW require a CEMP before the planning application is determined. The public should also be able to have sight of these documents.
- Overall, there is a lack of information on traffic, environmental and other area.
- Object to the overall changes to the appearance of the site with the loss of mature trees at the southern end and along the stream, plus the general enlargement of the caravan park with caravan lodge units up to the A493 with associated nuisance and noise.
- Object to the extension of the site boundary which includes the new access because of the various forms of visual intrusion and noise created by the development.

- Object due to the impact on the tranquillity and amenity, landscape, biodiversity, dark skies and general impact on the local area and Eryri National Park.
- The site is big enough already.

Assessment:

1. Background

- 1.1. The site is subject to a lengthy planning history associated with the caravan park but the main planning permissions relating to the use of the site as a caravan park are as follows:

DOL.R/615/P	Outline Application for the establishment of a caravan site, Approved 29-Oct-1954
DOL.R/4817/P	Additional caravans (104 with not more than 304 on the site as whole), installing tree planting on northern and western boundaries. Approved 03-Mar-1974
NP5/69/56B	Erection of clubhouse & amendment to approved layout, Approved 17-Dec-1996
NP5/69/LU56H	Use of land at Sunbeach Caravan Park as recreational and leisure use ancillary to the established caravan park. Approved 11-Aug-2016

- 1.2. Sunbeach caravan park was formed following the amalgamation of two adjacent caravan sites and a total of up to 455 caravans have been consented. Area b) land to the northeast where the existing access is situated was formerly part of the Gwriil Carvan Site. Area d) comprising Seaview bungalow and the former petrol station was formerly part of the original Sunbeach caravan site. It also appears that “Seaview” bungalow was originally granted planning permission as managers accommodation in connection with the caravan park.

- 1.3. The proposal does not entail an increase in the overall number of caravans on the caravan park but a redistribution of 36 of the 455 units already consented.

2. Strategic Policies

- 2.1. The following strategic policies are material in determining the planning application:

- 2.2. Strategic Policy A (National Park Purposes and Sustainable Development) – Seeks to promote sustainable development in way which further national park purposes and duty whilst conserving and enhancing the national park’s “Special Qualities” through the listed criteria which include:

- i. Give the highest priority to the protection and enhancement of the natural beauty...
- 2.3. Strategic policy D (Natural Environment) states that the natural resources, biodiversity, geodiversity and “Special Qualities” of the Eryri National Park will be protected from inappropriate development. Proposals should not adversely affect the National Park’s biodiversity resources including designated sites from an international through to a local level. The policy also states that development proposals which are likely to adversely affect the integrity of European designated sites will not be permitted unless the requirements of the Conservation of Habitats and Species Regulations 2010 have been fulfilled.
- 2.4. Strategic policy Dd (Climate Change) states that the contribution that emissions of greenhouse gases from the National Park make to climate change will be reduced by the listed measures which include conserving and enhancing area of woodland.
- 2.5. Strategic policy Ff (Historic Environment) states that heritage assets will be conserved and enhanced due to their contribution to the character and the “Special Qualities” of the national park. This includes archaeological assets.
- 2.6. Strategic policy I (Tourism) seeks to create and retain sustainable or eco-tourism within the national park by means of the listed criteria. These include supporting the accommodation industry by encouraging the improvement of the sustainability and quality of existing visitor accommodation. Also to encourage proposals which will promote the opportunity for the public understanding and enjoyment of the “Special Qualities” of the national park including proposals that will assist disabled people.
- 2.7. Strategic policy L (Accessibility and Transport) states that the national park is committed to improving access to local facilities and reduce the need to travel especially by private car. Within the National Park walking and cycling, improved access to public transport and provision of facilities will be encouraged. Development will be supported in accord with the listed criteria which include accessibility to footpaths, cycle paths and public transport, improvement to accessibility for all and the provision of secure cycle parking facilities.
- 3. Planning Assessment
 - 3.1. Principle of Development
 - 3.2. DP 22 (Chalet and Static Carvan Sites) is directly relevant to the proposed development. The policy supports redevelopment within existing site boundaries, reducing densities or other beneficial environmental improvements if there is an overall improvement to the site and its setting in the landscape. It is considered that this part of the

policy would be applicable to that part of the proposal in areas a) comprising the former shop and hardstanding b) land to the northeast where the existing access is situated and d) “Seaview” bungalow, concrete apron and conifers adjacent to the A493.

- 3.3. Exceptionally policy DP 22 allows for the enlargement of the caravan park area but without increasing the number of pitches where this would achieve a clear overall environmental improvement, both to the site and the setting in the surrounding landscape. This part of policy DP 22 is more onerous, and it is applicable to area c) where the new access to the A493 and the amenity area are proposed in a field outside the boundaries of the caravan park.
- 3.4. The plans for area c. show a series of circular walkways to provide an amenity area in connection with the caravan park. This amenity area would be within area c. where an enlargement of the caravan site boundary is proposed. Policy DP 22 allows such extensions in exceptional circumstances. The application does not provide any information on the exceptional circumstances which may be applicable in this instance. Area c. amounts to an area of around 0.9 hectares and the majority of this area would be used for amenity purposes. The supporting text of the policy DP 22 states that the extent of any physical site enlargement should be kept to a minimum and clearly related to the overall environmental improvements proposed, these are considered further below.
- 3.5. As part of the Site Wide Improvement Plan the applicant is proposing to reduce the number of caravans in the northern part of the caravan park. Eighty units are shown in this area on the existing and proposed plans and 47 single unit caravans are shown on the Site Wide Improvement Plan, which is a reduction of 33 units. This authority has previously accepted in a Certificate of Lawfulness of Existing Use or Development (CLEUD) reference NP5/69/LU56H that works consisting of the laying of access tracks and hard standings would be permitted development (that is they do not require planning permission) under Class B, Part 5, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) if they are required by conditions of the site licence. This means that the works to the northern area of the caravan park proposed in the Site Wide Improvements would not require planning permission.
- 3.6. A landscape/biodiversity enhancement strip is also shown along the boundaries of the northern area of caravan park. Other improvements of the type sought by policy DP 22 include the phased installation of low-level lighting bollards in lieu of existing high-level units present on the caravan park.
- 3.7. Several other Site Wide Improvements are also proposed including dredging of streams, renewals of outfall pipes, pumps, drains, reed beds, access roads, electrical equipment as well as general

maintenance. It is questionable whether these improvements can be regarded as environmental improvement to the site and its setting in the surrounding landscape as required for the purposes of policy DP 22.

- 3.8. It is also proposed to re-bund and resurface a boat yard present alongside the coast to the west of the caravan park. No details of these proposal are provided but it is likely that planning permission would be required to undertake such work. The area is not included within the red line area of the application site and as such limited weight can be attributed to this proposed improvement. It is also unclear from the information provided how the proposal would amount to an environmental improvement of the type sought by policy DP 22.
- 3.9. In relation to the Site Wide Improvements NRW advise that they do not consider that they are acceptable on the following grounds they would:
- not reduce the density of caravans on the caravan park.
 - increase the number of pitches.
 - not create more space for landscaping leading to an improved overall layout.
- 3.10. Contrary to NRW's comments the proposal does not entail an increase in the overall numbers of caravans on the caravan park (though this was only clarified recently). There is also a reduction in the density of caravans on the northern part of the caravan park and landscaping would be introduced on the perimeters of this part of the caravan park. It is agreed with NRW that policy DP 22 seeks an overall improvement to the site and its setting. Except for the phased installation of low-level lighting bollards, removal of concrete hardstandings and the upgrading of caravan units it is unclear how other site wide improvements proposed would meet this policy objective. Whilst the maintenance yard is proposed to be moved no details of alternate provision or its location have been provided.
- 3.11. Gwynedd Council Pollution Control & Licensing Service have expressed concerns about elements of the caravan park. These concerns relate to the minimum distances between existing caravans and also between existing caravans and park boundaries. The site has consent for 455 units yet only 367 were stationed at the time of Gwynedd Council Pollution Control & Licensing Service visited the caravan park which indicates that there may be pressures in spacing caravans on the caravan park. Whilst these are primarily site licensing matters, they are considered material considerations in the assessment of the current proposal as explained below.
- 3.12. Twelve of the caravans to be relocated to the eastern part of the caravan park would be twin units. The Site Wide Improvements on the existing caravan park also include provision for the renewal of caravan bases to allow for larger and heavier units (i.e. twin units). These

elements of the proposal are considered to result in pressure to utilise amenity areas within the caravan park to accommodate consented units. This does not align with the provisions of policy DP 22 which generally supports the reduction in densities so as to improve the site and its setting in the landscape.

- 3.13. The supporting text of policy DP 22 also states that the authority will not look favourably on extending site boundaries if this is a result of replacing units with larger caravans resulting in the loss of amenity space. Whilst no caravans are proposed in that part of the application site where site boundaries are being extended (being area c), the proposal does, however, result in the loss of amenity areas and significant tree losses on areas already forming part of the caravan park to accommodate the redistributed caravans and this is considered further in the next section.

4. Protected Landscape

- 4.1. There are several policies which are material in assessing the relationship of the development with its surroundings. DP 1 (General Development Principles) in particular requires that to conserve and enhance the “Special Qualities” and purpose of the National Park that:

- the location and the scale of the development is compatible with the capacity and character of the site and locality.
- that the development is not unduly prominent in the landscape and will not harm the amenity of neighbouring property.
- The development does not result in the loss of landscape features including woodland, healthy trees, hedgerows, dry stone walls or damage any important open space or view.

- 4.2. Policy DP 2 (Development in the Landscape) requires that the scale and design of new development, including its setting, landscape and integration should respect and conserve the qualities and views of the landscape. The policy goes on to state that unacceptable impacts on the landscape will be resisted. Further that particular regard will be had to the Landscape Character Areas as defined in the SPG Landscape Sensitivity and Capacity Assessment.

- 4.3. NRW object to the proposal as they consider that users of the A493 would be impacted by the development due to the proximity of the development, the siting of the new access in the open field and the loss of tree coverage as part of the proposal. NRW further consider the mitigation measures proposed including the landscaping alongside the A493 are insufficient to mitigate the visual impacts predicted in the landscape assessment (or LADS). NRW also advise that they consider that the proposal conflicts with guidance in the SPG Landscape Sensitivity and Capacity Assessment for Landscape character Area 20 which states proposals should “avoid cumulative effects on busy tourist

routes such as the A493...and the Cambrian Coast Railway.” The authority agrees with the comments of the statutory consultee for the protected landscape of the National Park. It is therefore considered that a proposal encompassing the area to the east of the Cambrian railway line will not conserve and enhance the landscape which is one of the Special Qualities of the National Park.

4.4. Turning to that part of the application site which is beyond the current caravan park site boundaries (area c,) which would be used as an amenity area. It is material that it may not be possible to control all the amenity activities which could take place in this area or indeed any other incidental uses associated with the caravan park. Such uses have the potential to exacerbate the landscape impacts outlined in the previous paragraph. It is also material that the CLEUD under reference NP5/69/LU56L established that caravans and access roadways could be lawfully developed on a former amenity area to the south of this caravan park in accord with conditions the site licence. Great care therefore needs to be taken when an area is proposed to be included within the boundaries of a caravan park. This is reflected in the provisions of policy DP 22 which only permits extensions to caravan park boundaries in exceptional circumstances and that any site enlargement is kept to a minimum.

4.5 NRW and the Authority’s Tree & Woodland Officer have requested more detailed landscaping and management proposals are submitted at the application stage. Consideration has been given to whether these are matters that can be dealt with by way of a landscaping condition. The landscape plans are indicative and are supplied at a very large scale. They also show areas where the extent of landscaping proposed is unclear for instance between the caravans in area d. and the Cambrian railway line. Network Rail also have stipulations in terms of trees planted near the boundary, distance from the Cambrian railway line and species, it is unclear if the proposals are presently acceptable. Given the provisions of policy DP 22, and the other material landscape policies, clarity is required on the landscaping proposals to enable the landscape impacts to be fully assessed.

5. Ecology and Biodiversity

5.1. Policy DP 1 seeks to conserve and enhance the “Special Qualities” and purpose of the National Park by ensuring that that development will not have an unacceptable impact on the biodiversity of Eryri, particularly habitats and species protected under national and European legislation. Planning Policy Wales and TAN 5 are also material and one of their requirements is that the presence, or otherwise, of protected species, and the extent to which they may be affected by the proposal is established prior to planning permission being granted.

5.2. The Eryri Ecologist notes that the Ecological Appraisal states that no mature trees will be felled as part of the proposal, however, as explained in the preceding section, the proposal entails significant tree

losses. The Eryri Ecologist advises that the trees to be removed will not have been surveyed for any protected species present. Information is also required to determine if an identified badger site is active on the site. It is considered that this lack of ecological information contravenes the provisions of policy DP1, Planning Policy Wales and TAN 5.

- 5.3. Section 6 of Environment Act Wales 2016 (section 6 duty) also requires that public authorities must seek to maintain and enhance biodiversity in exercising their functions to promote the resilience of Ecosystems. The proposal entails significant tree losses which contravenes this section 6 duty. It also contravenes more recent changes to Planning Policy Wales to address the nature emergency by revising Chapter 6 'Distinctive and Natural Placemaking and Well-Being'. These changes impact on all planning applications and require that the step-wise approach is applied, whereby the impacts on habitats and species are avoided, minimised, mitigated, compensated on site or compensated off site in sequential order. The proposal is not considered compliant with these statutory and policy provisions which seek to retain green corridors, trees and woodland in the first instance. Further that if compensation for such losses is necessary then there should be a net biodiversity gain in accord with the section 6 duty.
- 5.4. The application is located within 280m of the Pen Llŷn a'r Sarnau SAC (hydrologically connected to the application site) and 560m of the Northern Cardigan Bay SPA. NRW state that there is potential impact from the development on these European protected sites because they are hydrologically linked. As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), this authority has screened the proposal and concluded that there would be no likely significant effect on the integrity of these protected sites subject to mitigation in the form of a CEMP which could be secured by way of a planning condition.
- 5.5. NRW also advise that the proposal to impact on the Glannau Tonfanau Friog Site SSSI but that a planning condition requiring the submission of a CEMP would safeguard features of the SSSI.
6. Access & Highway Safety
 - 6.1. A new vehicular access is proposed around 100 metres to the southwest of the existing vehicular access, which will be closed. The access would be located in area c. where an enlargement of the caravan park boundary is proposed. As explained previously policy DP 22 allows such extensions in exceptional circumstances. The Design and Access and Planning Statement states that the new site access will enhance the arrival experience, enable the relocation of the internal access allowing the land (area b. to the northeast) to be utilised for caravan development. It is also stated that the new access will increase the visibility splays available onto the A493 in both directions.

Whilst no details are provided of the visibility splays available at the existing vehicular access, it is considered that improved highway safety could amount to the exceptional circumstances referred to in the policy and provide justification to extend the site boundary to accommodate the new access.

- 6.2. Gwynedd Council have raised no objections to the new vehicular access in principle. They have, however, requested a Transport Statement detailing the impacts of the proposal on the public highway. Clarification is sought on the purpose of the revised access arrangements proposed to area d) (where 12 caravans would be stationed). Clarification has also been requested on how staff and customers would access bus services following the repositioning of the main vehicular access. These details have not been received and it has therefore not been demonstrated that the proposal is acceptable on highway grounds.
7. Residential Amenity
 - 7.1. Objections have been received contending that the re-positioning of the proposed vehicular access to the caravan park will unacceptably impact on the residential amenities of the occupants of the residential property at Tyddyn Ithel opposite due to vehicular movements (this could also include illumination by vehicle headlights) and the installation of flags, lights, and signage in connection with the caravan park.
 - 7.2. The proposed vehicular access would be sited slightly to the south of the private access to Tyddyn Ithel. Tyddyn Ithel is also set back from the road and has a gable end with no windows facing the proposed vehicular access. A stone wall, trees and hedges are also present between residential curtilage and the proposed access which would provide some screening. The introduction of a vehicular access for a large caravan park would nevertheless impact on the amenities of the occupants of this residential property. It is considered that some of these impacts could be mitigated with planning conditions (lighting for instance). Any flags or signage would be subject to separate consents.
 - 7.3. The remainder of the area opposite would be used as an amenity area in connection with the proposed caravan park (area c.). This is the part of the application site which would extend the current boundaries of the caravan park. Reservations have already been expressed in relation to the potential usage of this area and policy compliance with policy DP 22. The plans for this area show a series of circular walkways for residents. As an amenity area for a caravan park, this area could, however, be used for a plethora of amenity uses in connection with the caravan park. Whilst holiday uses of this type are not inherently noisy they do have the potential to impact on residential amenity due to noise and disturbance. In this regard it is material to consider the scale of the area proposed in the area opposite Tyddyn Ithel and the potential for

such activities to impact on residential amenity, particularly as much of an existing amenity area has been taken up by caravans, which would lead to a concentration of activity in the area now proposed. The increase in the size of units on the existing site, and those to be relocated, would similarly reduce space on the wider site and concentrate activities in this location.

- 7.4. In combination it is considered that the introduction of an access to the caravan park and a large amenity area in close proximity to Tyddyn lthel has the potential to unacceptably impact on amenity of its occupants. This reinforces the unacceptability of the overall scheme.

8. Archaeology

- 8.1. There is a Scheduled Ancient Monument (SAM) (Castell y Gaer) located 500 metres to the east of the proposed development. The impact of the development on the significance of the setting of the SAM is a material consideration. CADW advise whilst there may be a slight visual change in the view from the monument that it is not considered that the proposed development will unacceptably impact on the setting of the SAM.

- 8.2. GAPS requested geophysical survey is undertaken so that it can be established whether any archaeological remains are present on the application site and this information remains outstanding. This information is required at this stage to establish the significance of any archaeology present, any archaeological remains could also impact on the layout of the development. Planning Policy Wales states that where there is the potential for archaeological remains to survive an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation to allow a full understanding of the impact of the proposal on the significance of the remains.

9. Other Matters

- 9.1. Turning to foul drainage Welsh Water advise that whilst they have no objections to the proposal a planning condition will be necessary to reinforce the wastewater treatment plant to accommodate additional loadings from the development. The proposal does not, however, increase the number of caravans consented on the caravan park. On this basis it is not considered reasonable or necessary to attach the planning condition recommended by Welsh Water (who have been advised of the authority's position).

- 9.2. Welsh Water advise that the connection point to the public sewer is outside of the application site but within the caravan park boundary. Such a connections would normally be within the application site and the matter has been brought to the attention of the applicant.

- 9.3. Llangelynnin Community Council have raised land ownership issues and state that the land on the southern part of the application site is within the ownership of Gors Wen House. These matters have been responded to by the applicant who have confirmed that the extent of the land shown in blue (being land within the applicant's control) is correct on the submitted location plan.
10. Conclusion
- 10.1. Policy DP 22 is the primary policy consideration material in the assessment of the proposal. In relation to those parts of the development within the existing caravan boundaries it supports redevelopment subject overall improvements to the caravan park and its setting in the landscape. On an exceptional basis an enlargement of the caravan park would also be permitted subject to similar considerations, but any enlargement should be kept to a minimum and be clearly related to the overall improvements proposed.
- 10.2. There are beneficial aspects of the proposal, notably the reduction in the density of caravans and landscaping proposed on the perimeters of the northern part of the caravan park. Other site wide improvements are less persuasive and generally do not improve the site and its setting in the surrounding landscape.
- 10.3. Turning to that part of the proposal which entails an extension to the boundaries of the caravan park. Policy DP 22 only permits extension to the boundaries of the caravan park in exceptional circumstances. Based on the information provided it is not considered that these exceptional circumstances have been demonstrated in relation to that part of this area to be used as an amenity area. The scale of the proposed extension to this part of the caravan park is also considered excessive relative to the provisions of policy DP 22 and the Site Wide Improvements being proposed. An objection is also raised to this aspect of the proposal as there is the potential for increased uses to take place from this area which would have unacceptable impact on the amenities of the locality and a residence adjacent.
- 10.4. It is considered that the proximity of the development to the A493, including the siting of the new vehicular access in the open field and the loss of tree coverage would have a detrimental impact on the character and appearance of the landscape. This is one of the Special Qualities of the National Park which should be conserved and enhanced.
- 10.5. Another of the National Park's Special Qualities is the biodiversity and protected species present. The planning application is accompanied by insufficient information on protected species which could be impacted by the development. The proposal also entails significant tree losses, and this is considered to contravenes the statutory and policy provisions outlined in the report including more recent changes to Planning Policy Wales.

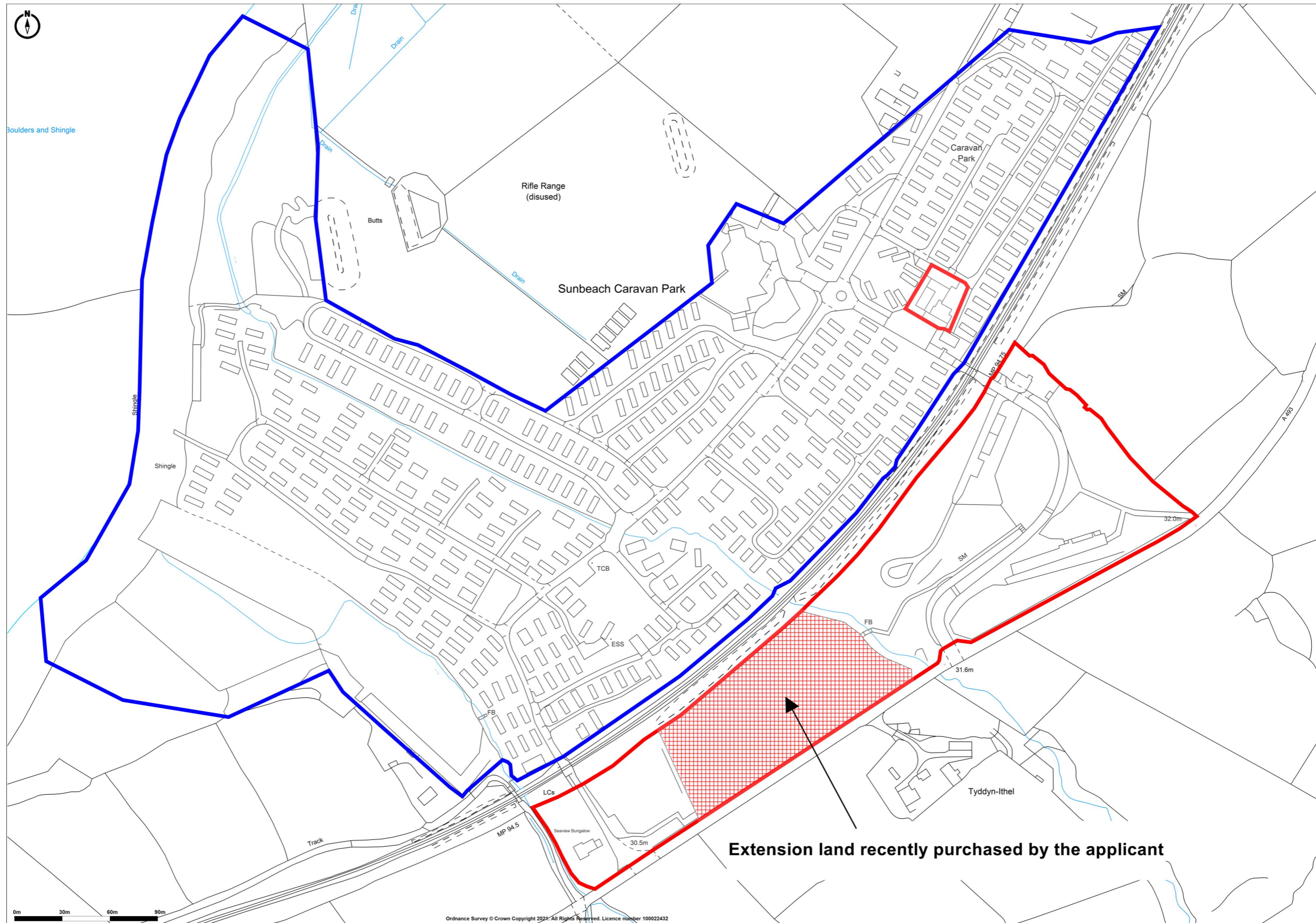
- 10.6. Gwynedd Council Highways have requested a Transport Assessment addressing issues associated with the relocation of the existing access and the reconfiguration of the existing access to the south. GAPS have also requested a geophysical survey to establish whether any archaeological remains are present. Without this additional information the proposal cannot be considered acceptable based on the comments of these consultees.

Background Papers in Document Bundle No.1: No

RECOMMENDATION: That planning permission is REFUSED for the following reasons:

1. The proposed redevelopment and the enlargement of the caravan park would not provide satisfactory improvements for the overall site and its setting in the landscape. Nor does the proposal demonstrate any exceptional circumstances for the extension to the caravan park in relation to the proposed amenity area. The proposal is therefore considered to contravene the provisions of policy DP 22 of the Eryri Local Plan 2016 – 2031.
2. It is considered that elements of the proposed development to the east of the Cambrian railway line would have a detrimental impact on the character and appearance of the landscape, the amenities of the area and of the residence in proximity (Tyddyn Ithel). This would contravene the provisions of policies SP A, DP 1, DP2, DP 6 of the Eryri Local Plan 2016 – 2031, Supplementary Planning Guidance 13: Landscape Sensitivity and Capacity Assessment and Planning Policy Wales Edition 12.
3. The submission does not include sufficient ecological information in relation to any protected species present so that a fully informed decision can be made on this application. In the absence of this information, the proposal would contravene the provisions of policies SP D and DP 1 of the Eryri Local Plan 2016 – 2031, Planning Policy Wales Edition 12 and Technical Advice Note 5 Nature Conservation and Planning.
4. The proposal entails significant tree losses which it is considered unacceptable on biodiversity and climate change grounds. This would contravene the provisions of policies SP D and DP 1 of the Eryri Local Plan 2016 – 2031 and Planning Policy Wales Edition 12.
5. The submission does not include a Transport Statement and it has not been demonstrated that the proposal is acceptable on highway safety, convenience and sustainability grounds. In the absence of this information, the proposal would contravene the provisions of policies SP L and DP 1 of the Eryri Local Plan 2016 – 2031, Planning Policy Wales Edition 12 and Technical Advice Note 18 Transport.

6. The submission does not include an archaeological geophysical survey and it is therefore considered that insufficient information is available in relation to the effects on any archaeology which could be present. In the absence of this information, the proposal would contravene the provisions of policies SP Ff and DP 8 of the Eryri Local Plan 2016 – 2031, Planning Policy Wales Edition 12 and Technical Advice Note 24 The Historic Environment.





LIST OF IMPROVEMENTS

1. Rationalising of Northern Area
 This area of the park will be redesigned to reduce the number of units and improve the quality of development through the introduction of landscaping and formal parking. The bases will be positioned away from the railway line to establish a strong landscape buffer. This will take place following the implementation of the permission and will be a phased approach over time.

2. Boat Park
 The boat park is due to be overhauled over the next two years, a significant clear out and rebunding of the area with renewed fencing and resurfacing of crushed slate.

3. Streams
 The two streams running through the park will require bank improvements and dredging of silt. The post and rail fencing will be replaced along the entirety. Improvement works to the headwall where the stream passes under the internal park road will be carried out with consent from the local authority drainage officer. The hedges rows on the northern side of both streams need thorough maintenance. These have been allowed to thicken over the years to form a clear barrier, however such is the growth that hard thinning and reduction is required.

4. Outfall
 The outfall pipe that takes the stream out to sea has deteriorated significantly, consent was gained from Crown Estates and Snowdonia previously to renew the pipe work as it passes under the beach head and into the sea, this concrete pipe having a brass non return valve. These works are required to reduce the flooding of the reed bed area and allow water to flow out at low tide. For a number of reasons the work was not carried out when we had consent. We will again apply for the required consents and endeavour to get these works carried out. It will involve substantial works and external contractors and requires scheduling for ideal weather conditions as the beach head will have to be excavated to 5 metres. These works come at considerable cost.

There is a second outfall just off our boundary to the north of the park, however the main stream running through the park egresses through this outfall and the stream bed and banks running up to this outfall require work in collaboration with the neighbouring farmer.

5. Resurfacing
 An number of the roads will require elements of resurfacing. It is anticipated that circa £70,000 will spent in the five years on tarmac for roads.

6. Pumping
 The main sewer pump station opposite the boat yard has annual maintenance and is currently having telemetry fitted. However both duty pumps will need to be replaced within the next three years. At this point it is likely we will sink a second pump chamber, this will alleviate issues of potential overflow and constant demands on the pumps. This chamber will be designed by PJ Tinton pump specialists.

7. Base Upgrades
 Outside of the area of potential planning it is likely that we will fully concrete up to no. 40 caravan bases across the park over the next five years. These will be replacing either too smaller bases or strip and stone bases to allow for the now common larger and heavier caravans. These bases will have renewed electrical and water supplies.

8. Land drains
 There are a number of land drains that need to be replaced and also new drains added to the system. The areas of Captains Lane and Beach Way require the most drainage.

9. Reed Bed
 The reed bed to the south of the park requires significant maintenance to cut and clear the existing reeds to allow regeneration. The existing channels that over time have filled with silt again need to be mechanically cleared out.

10. Electrical
 Although the electrical supply across the park is tested regularly. There are two areas of the park that require upgrades to underground cables and new distribution units. This will allow for the increase of supply required for new caravans. These works will be carried out by Hawkins Electrical Ltd.

10. General Maintenance
 There will obviously be our standard schedule of works and maintenance annually to keep all areas of the park in the best possible condition.

11. Landscape/Biodiversity Enhancements
 There will be side-wide enhancements to existing areas and boundaries.

12. Lighting
 High level lighting columns (not required for wifi stations) will be phased out in lieu of low level lighting bollards.



ALLENS CARAVANS

zla 1198
Sunbeach Holiday Park
 Llwyngwril

L-300
Site-wide Improvements

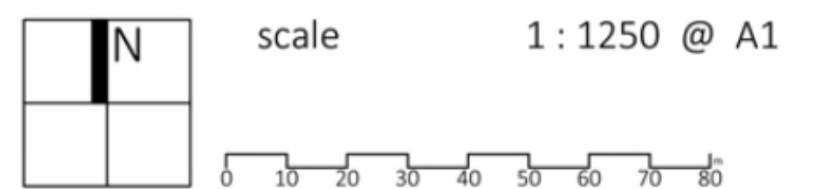
date December 2021
 status planning

rev **A**

- KEY**
- Ownership boundary
 - Red Line Boundary
 - Proposed units 45 x 22ft
 - Proposed units 40 x 13ft
 - Proposed woodland planting with trees and areas of species-rich grassland
 - Proposed access road/entrance
 - Proposed clawdd wall
 - Proposed pedestrian links
 - Proposed parking
 - Existing Units
 - Existing road removed
 - Projected Vis-Splay

INDICATIVE SPECIES LIST

- 1. Proposed Species-rich Native Hedgerow**
 Acer campestre, Corylus avellana, Crataegus monogyna, Ligustrum vulgare, Prunus avium, Prunus spinosa, Rosa canina, Viburnum opulus
 Planted at 7no. plants per linear meter, in a double staggered row, with evergreen species evenly distributed along length
- 2. Proposed Scrub Planting**
 Cornus sanguinea, Corylus avellana, Crataegus monogyna, Euonymus europaeus, Frangula alnus, Ilex aquifolium, Rhamnus cathartica, Viburnum opulus
 Planted at 2no. plants per square meter with evergreen species evenly distributed along length
- 3. Proposed Tree Planting**
 Acer pseudoplatanus, Alnus incana, Pinus sylvestris, Prunus avium, Quercus robur, Salix caprea, Sorbus aria
 Planted as feathers and heavy standard specification.



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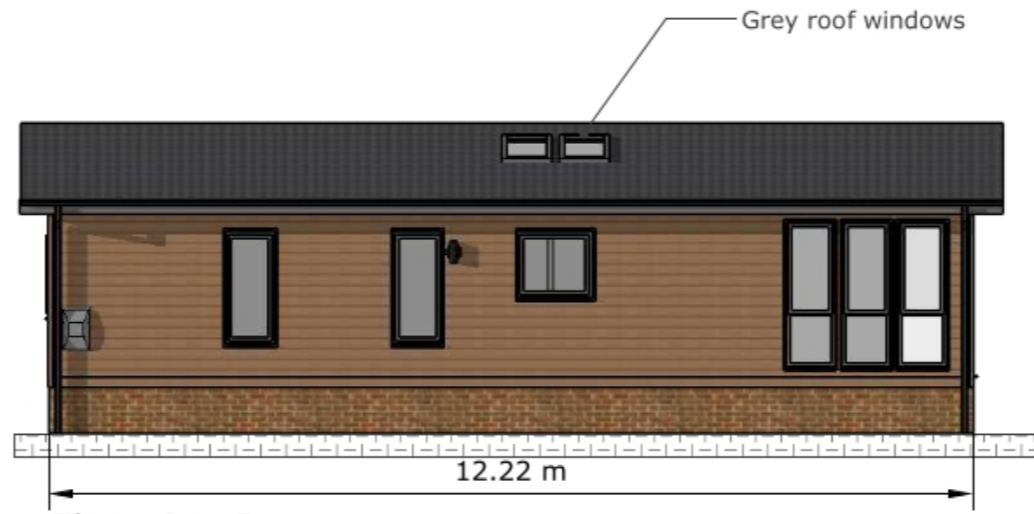
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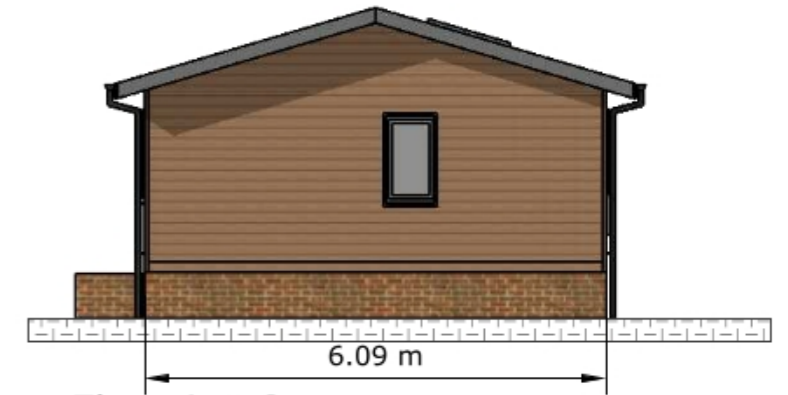
Level deck area to suit individual installation



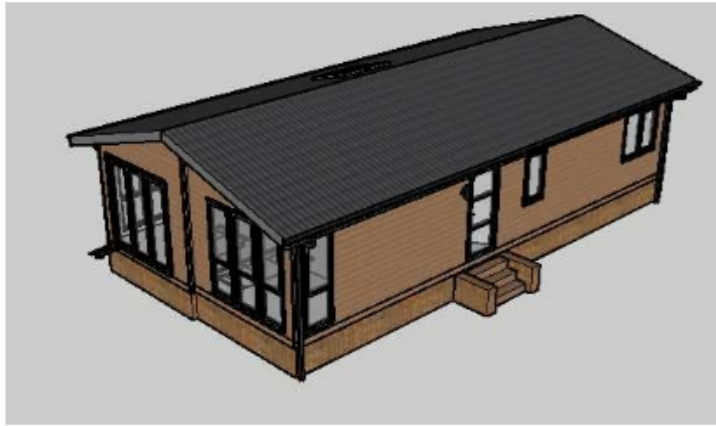
Elevation C



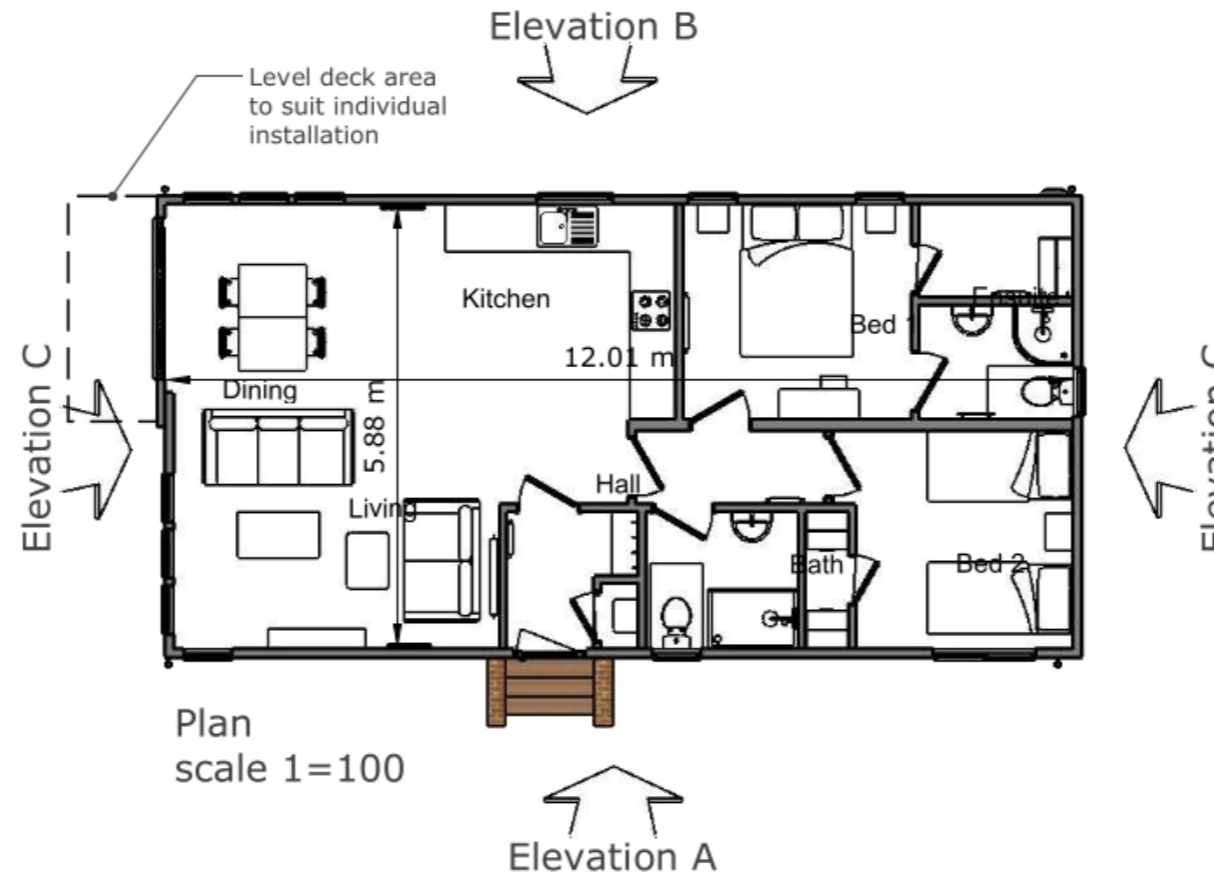
Elevation B



Elevation C




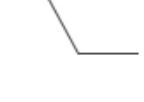


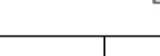
Perspective



Elevation A



Canaxel colour choice

-  Textured steel roof tiles in charcoal grey
-  Grey UPVC fascia and soffit
-  Grey UPVC windows and doors
-  Canaxel cladding
-  Plinth will be either facing brick or board type cladding
-  Black UPVC rainwater goods



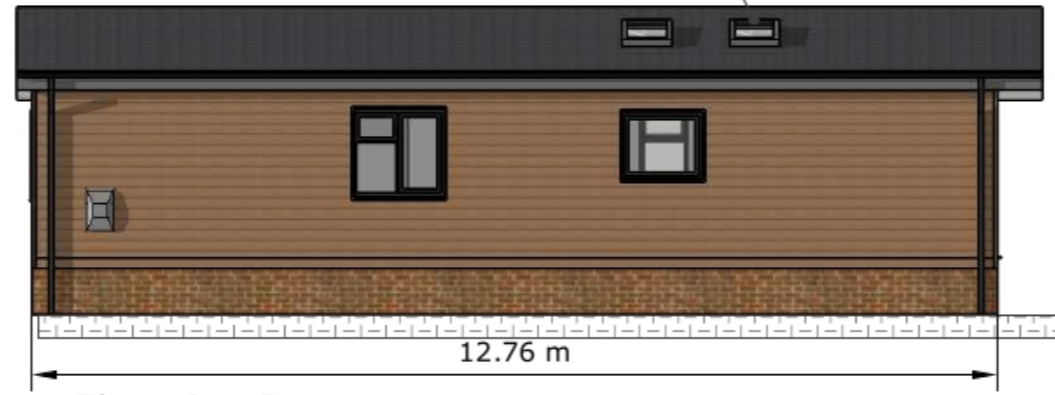
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				DWG NO.
				SCALE 1=100

Level deck area to suit individual installation

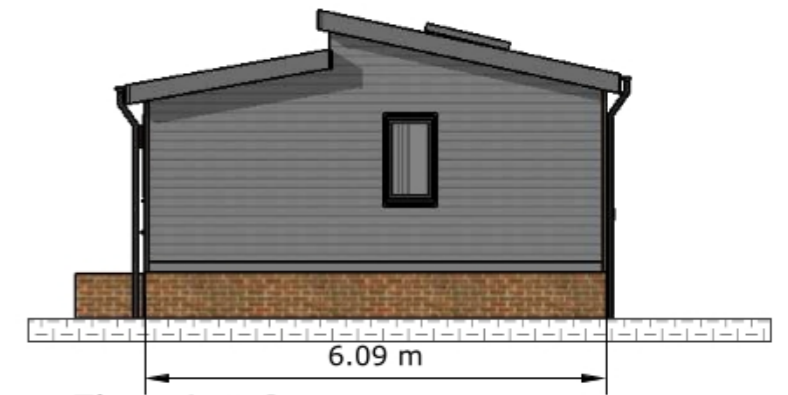


Elevation C

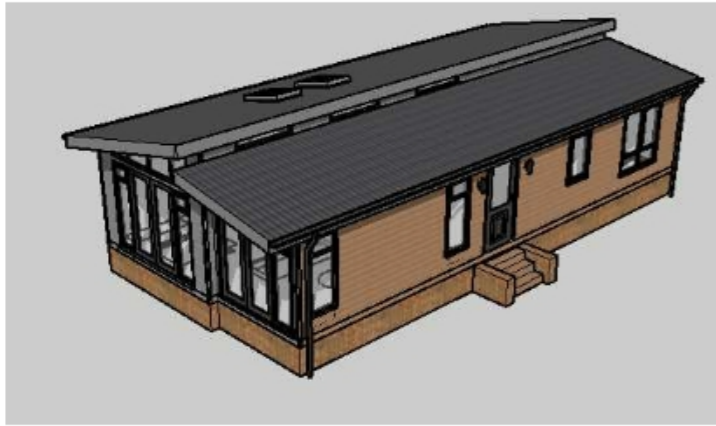
Grey roof windows



Elevation B

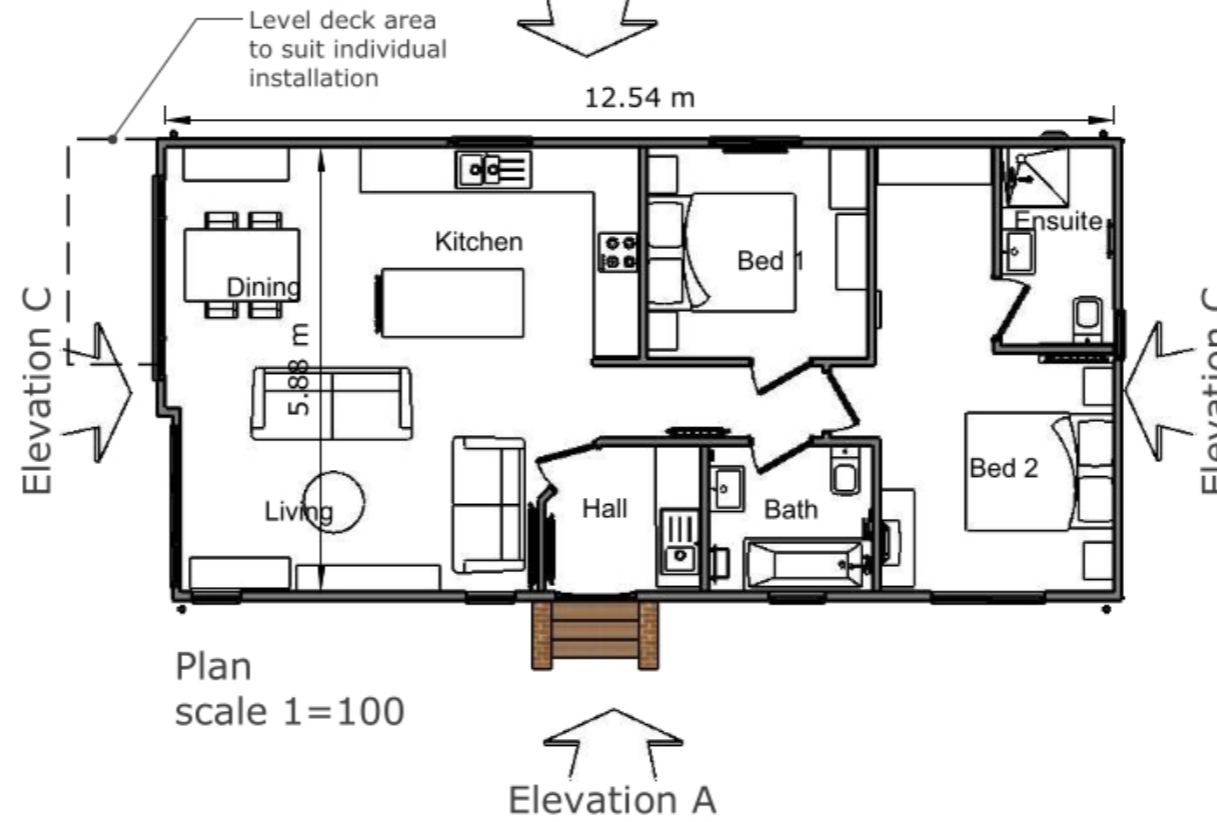


Elevation C



Perspective

Elevation B



Canaxel colour choice



Textured steel roof tiles in charcoal grey



Grey UPVC fascia and soffit



Black UPVC windows and doors

Canaxel cladding

Plinth will be either facing brick or board type cladding

Black UPVC rainwater goods

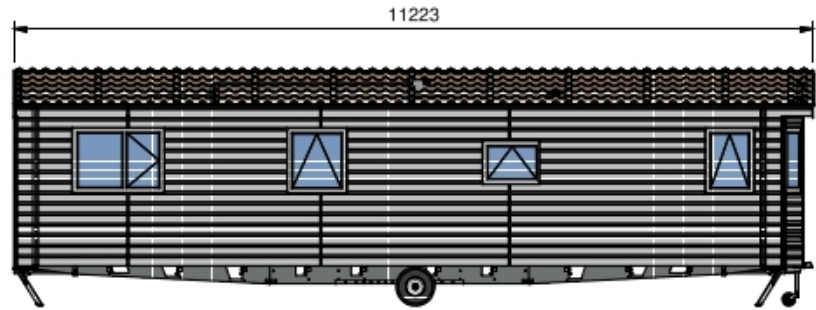


Elevation A



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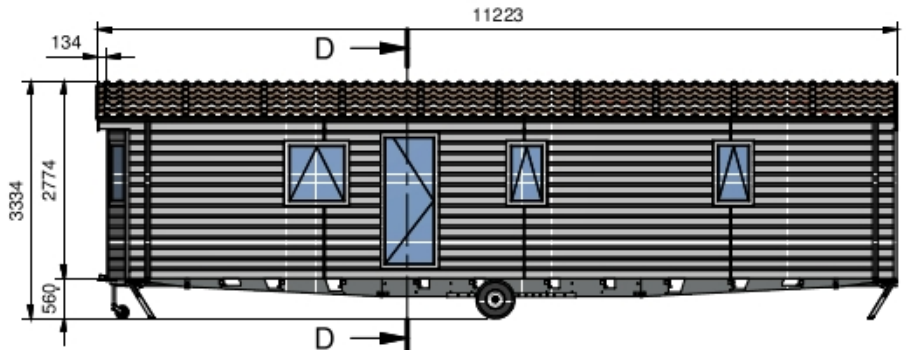
REV	DESCRIPTION	AUTH	DATE	TITLE
				WILLERBY WILLERBY PARK HOMES ROWAN for PLANNING PURPOSES ONLY
				DWG NO.
				SCALE 1=100



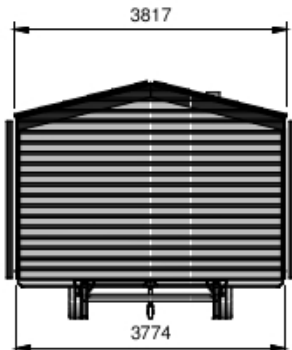
VIEW ON LH ELEVATION



VIEW ON FRONT ELEVATION



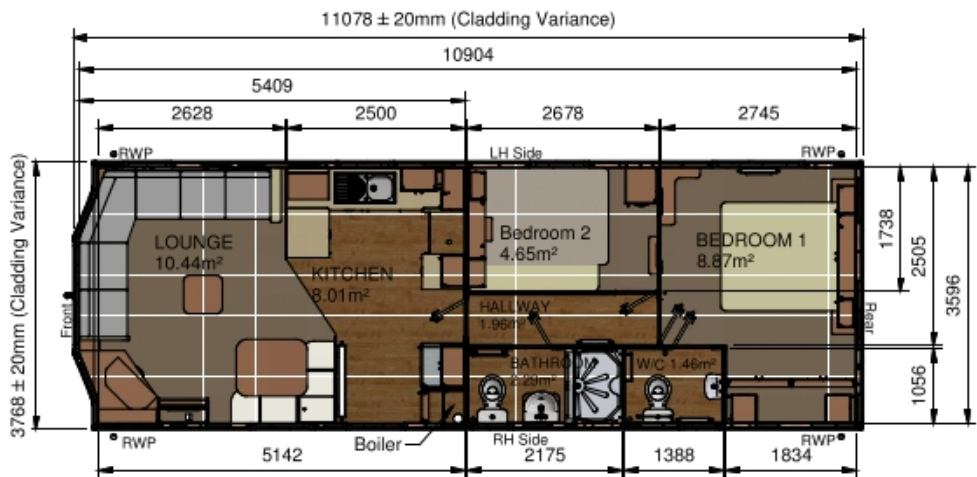
VIEW ON RH ELEVATION



VIEW ON REAR ELEVATION



SECTION D-D



PLAN VIEW

FINISHING DETAILS:

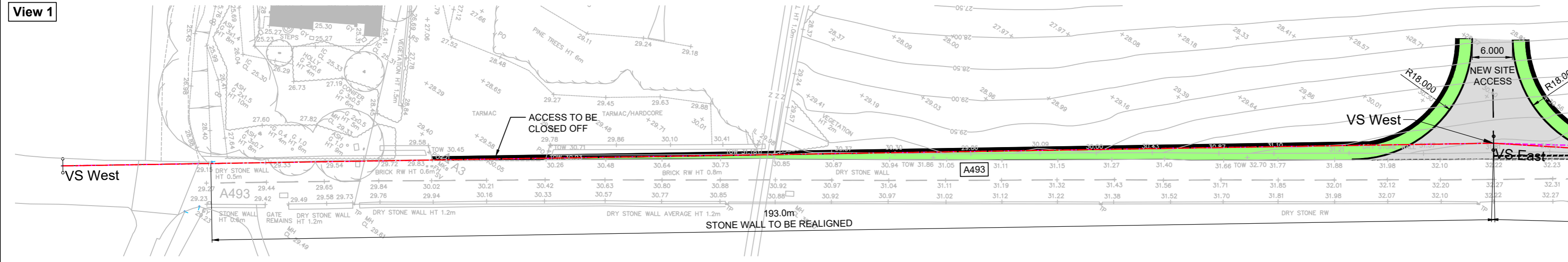
- Roof - Pentile Roof Sheets - Colour varies per customers request
- RWP - UPVC - Colour varies per cladding colour & customers request
- Cladding - General standard cladding is Rigid Vinyl - Optional cladding and colour on customers request.
- Windows & Doors - UPVC double glazed - Colour varies per cladding colour & customers request
- Plinth & Decking to be done by others

NOTES:

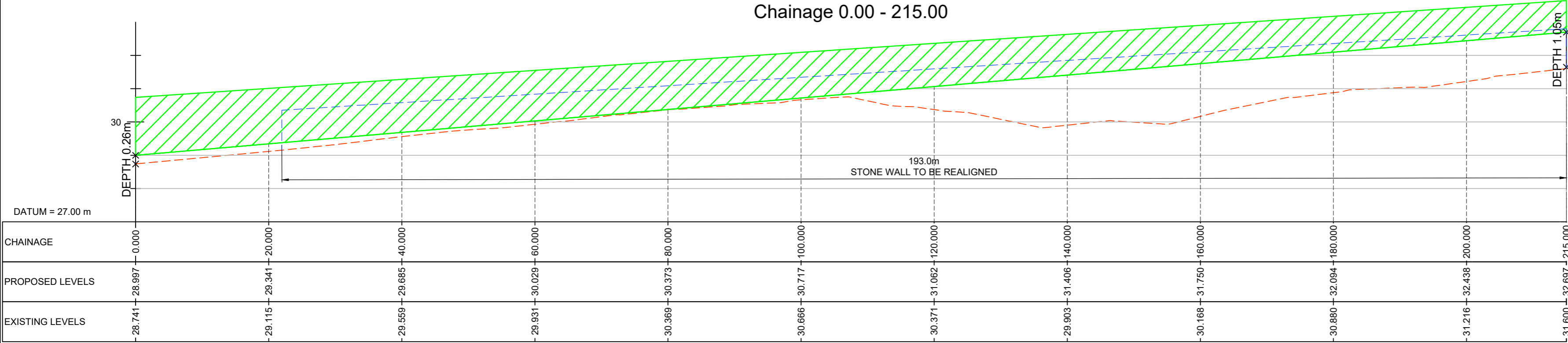
1. Refer to Drawing "RIO GOLD 35 12 2 BED" for window schedule
2. All dims are to drawing tolerance and does not include fabrication build up
3. Carpet to Lounge and Bedrooms, Vinyl to Kitchen, Hallway & Bathrooms
4. Chassis axle/ wheels qty & dims differ pending on unit weights,
5. Shown is a single axle, options could require Two axles
6. Incoming services are generally on the rear rh side (gas, water and electrical)
7. Out going services are below each drain.
8. Siting of the unit for the foundation is to be in accordance to COP 501

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	<p>DOCUMENT TYPE: ASSEMBLY</p> <p>DWG. No: Planning Drawing</p> <p>MATERIAL: EST. MASS: N/A</p>	<p>SHEET: 1 OF 1</p> <p>SCALE: 1:50</p> <p>REV: 1</p> <p>SHEET: A3</p>	

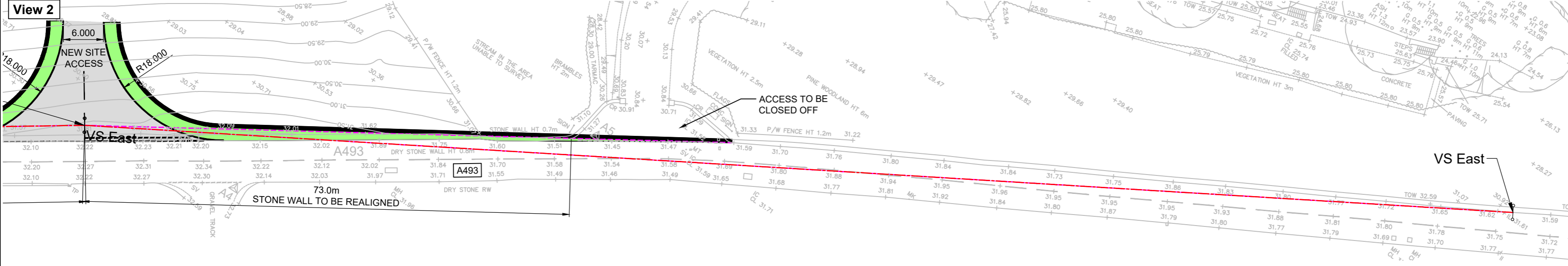
View 1



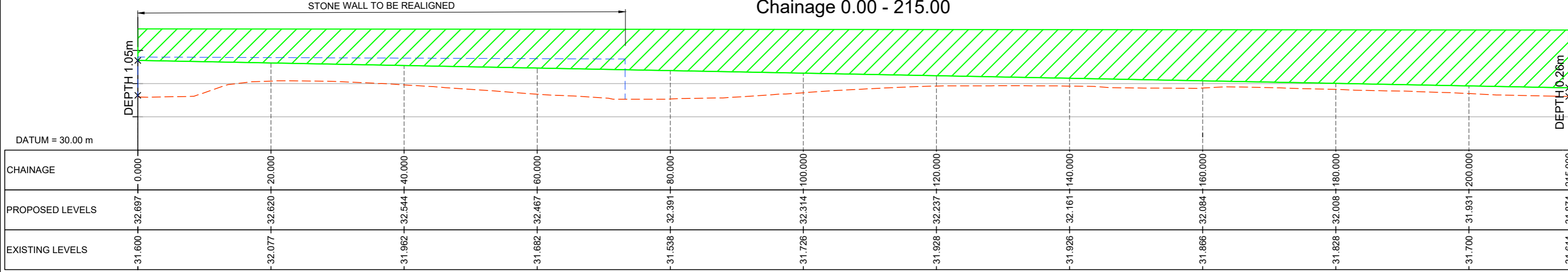
VS WEST
Chainage 0.00 - 215.00



View 2



VS EAST
Chainage 0.00 - 215.00

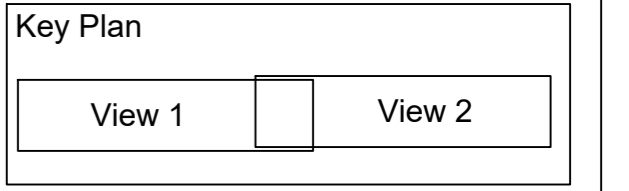


First issue	A	LZ	25.11.21
REVISIONS	REV	Auth	DATE

PLAN KEY:
--- 215m x 2.4m VISIBILITY SPLAY TO DMRB
 60MPH DESIGN SPEED

LONG SECTIONS KEY:
--- VERTICAL VISIBILITY SPLAY
--- EXISTING GROUND PROFILE

HORIZONTAL SCALE 1:500
 VERTICAL SCALE 1:100



First issue	A	LZ	25.11.21
PURPOSE OF ISSUE	REV	Auth	DATE

Integrated Transport Planning Ltd
 Charles House
 148 Great Charles Street
 Birmingham
 B3 3HT
 Tel: 0121 285 7301
 http://www.itpworld.net

CLIENT
Allens Caravans Ltd.

PROJECT
SunBeach Holiday Park

DRAWING TITLE
Visibility splays at proposed site access

BASE SCALE	DATE
1:500 @ A2	Nov 2021
DRAWING NUMBER	REV
PC1810-RHD-ZZ-SB-DR-D-0100	A



PLANNING AND ACCESS COMMITTEE

22 MAY 2024

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE, 22 MAY 2024**

SECTION 106 AGREEMENTS

Rhif	Application No.	Date application was received	Location	Development	Present Position
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.	NP5/55/L140E	03/06/2021	Capel Bethlehem, Brynchrug. LL36 9PW	Change of use of chapel to form one 1 bedroomed and one 5 bedroomed dwelling	Draft sent to applicant.
3.	NP5/57/49H	08/09/2023	Trem Hyfryd, Dolgellau, LL402SP	Conversion of guest house accommodation to form two separate dwellings and creation of new parking area	Agreement being completed.
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.	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.	NP5/62/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
8.	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

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

Application No.	Location	Development
NP4/31/112B	Gwern Hywel Uchaf, Ysbyty Ifan. LL24 0PD	Demolition of outbuilding and erection of rural enterprise dwelling, creation of new access and associated works
NP5/61/T558D	Former Tabernacl Chapel, High Street, Harlech. LL46 2YB	Conversion of former car showroom & basement car parts shop to convenience store on ground and basement, creation of 2 flats on first floor (Open market) together with the removal of existing unauthorised UPVC windows and replace with timber slimline double-glazed windows.
NP5/61/654	Land adjoining Pen yr Hwylfa, Harlech.	Erection of 20 (twenty) affordable dwellings, formation of new access on to the A496, and associated development
NP5/74/L167J	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

**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 17 APRIL 2024**

Application No.	Location	Development



PLANNING AND ACCESS COMMITTEE

22 MAY 2024

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

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 22 MAY 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.
NP5/78/421A	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
NP5/72/254		Ddol Hir, Fron Goch, Bala, LL237NT	Construction of a rural enterprise dwelling and installation of a package treatment plant.
NP5/73/439	23/11/23	Land near Llech-y-Cwm, Gellilydan. LL41 4EU	Erection of rural enterprise dwelling, formation of new vehicular access, and installation of septic tank

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, Llwyngwriol. 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

87	05/01/24	National White Water Centre, Canolfan Tryweryn, Fron Goch, Bala, LL237NU	Installation of a 30m lattice tower supporting 6 antennas, 4 transmission dishes, 4 equipment cabinets, 1 electric meter cabinet, construction of a 2.1m high weld mesh fence, and ancillary development thereto, including Remote Radio Units (RRUS) and formation of a hardstanding area, National White Water Centre,
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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

NP2/11/18M	26/01/24	Warws Beddgelert, Caernarfon Road, Beddgelert, Caernarfon, LL554UY	Change of use of retail/showroom unit (Use Class A1) to indoor climbing wall and gym facility (Use Class D2) and construction of roof over existing external staircase
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)
NP5/71/495	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.

Additional information recently submitted is being assessed.

NP5/50/130D	25/01/24	Bwlchgwyn Farm, Aberdovey, LL350SG	Construction of rural enterprise dwelling (re-submission).
NP5/69/50L	15/01/24	Rola, Llwyngwriil, LL372QJ	Change of use of the existing agricultural building to an ancillary use associated to the existing holiday lets
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 agreement 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
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Total applications on list = 25

Total applications on list Committee 17 April 2024 = 27



PLANNING AND ACCESS COMMITTEE
22 MAY 2024

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 22 MAY 2024

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP4/13/2J	Refurbishment of existing inn to include external alterations and extensions, demolition, installation of solar PV panels and associated works	Ty'n-y-Coed Hotel, Capel Curig. LL24 0EE	13/03/24	Mr Richard Thomas
2.	NP4/19/62B	Discharge Condition No.5 (landscaping scheme) attached to Planning Consent NP4/19/62A dated 06/12/2023	Land near Tyrau Duon, Sychnant, Conwy, LL32 8BZ	07/03/24	Mrs. Alys Tatum
3.	NP4/26/344A	Construction of agricultural shed	Gwninger, Capel Garmon, Llanrwst, LL260RE	14/03/24	Mr Richard Thomas
4.	NP4/29/514	Retrospective application to retain access	Llys Meddyg, Penmachno. LL24 0YA	12/04/24	Mr. Dafydd Thomas
5.	NP4/29/524	Installation of a 30m high lattice communications mast, antennas, ground based apparatus and ancillary development	Land at Iwerddon, Penmachno. LL24 0PS	04/04/24	Mr Richard Thomas
6.	NP4/31/112B	Demolition of outbuilding and erection of rural enterprise dwelling, creation of new access and associated works	Gwern Hywel Uchaf, Ysbyty Ifan. LL24 0PD	22/03/24	Mr Richard Thomas
7.	NP4/31/116B	Erection of a cattle shed and slurry pit and installation of underground 5000ltr water tank	Pant Glas, Ysbyty Ifan, Betws-y-coed, LL240PG	14/03/24	Mr Richard Thomas
8.	NP4/31/LB82B	Conversion of an existing holiday cottage to additional living accommodation for Pant Glas farmhouse and the installation of an external flue	Pant Glas, Padog, Ysbyty Ifan. LL24 0PG	07/03/24	Ms. Sophie Berry
9.	NP4/31/LB82C	Listed Building Consent for internal alterations and the installation of an external flue to allow the conversion of holiday accommodation into additional living accommodation for Pant Glas farmhouse	Pant Glas, Ysbyty Ifan, Betws-y-coed, LL240PG	07/03/24	Ms. Sophie Berry
10.	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, Aberdovey, LL350NR	07/03/24	Mr David Jones

11.	NP5/52/LB232B	Listed Building Consent for internal and external alterations including amendments to previous consent NP5/52/LB232 - alterations to existing roof including position of rooflights, amendment to internal layout, alterations to existing outhouse to house air source heat pump, new glass roof lean-to extension on east elevation, new fire escape window, log burner and flue	Henddol Old Farm, Henddol Road, Y Friog, LL38 2RZ	12/03/24	Conservation Consultant
12.	NP5/52/LB247B	Listed Building Consent to replace existing steel frame window to rear bedroom (East elevation)	Cader Bunkhouse, Islawrdref, Dolgellau, LL401TS	12/03/24	Mr David Jones
13.	NP5/53/AD482A	Advert Consent to display information panel for Taith Mari Jones	Land near Ty Thomas Charles, Stryd Fawr, Bala. LL23 7AD	26/03/24	Mr. Dafydd Thomas
14.	NP5/53/T262	Change of use from existing retail shop (Use Class A1) to proposed tea shop / small gift shop (Use Class A3 & A1)	Paddleworks Ltd, 98, High Street, Bala, LL237AD	12/03/24	Mr. Dafydd Thomas
15.	NP5/54/468A	Construction of a new highway access for forestry operations from the A494(T) comprising a 60m long, up to 4.6m wide, lay-by parallel to the A494 with a lockable vehicle access gate at each end and a separation island between the A494(T) and the new lay-by. Construction of a temporary 80m long vehicle access (diverge) taper extending South West from the lay-by adjacent the A494(T), and a temporary 30m long vehicle exit (merge) taper extending North East from the lay-by adjacent the A494(T). Construction of 120m length of forest road, between 4.0m and 13.0m wide, extending to the South West and North East from the west side of the layby to connect with forest tracks and to provide access to timber stacking areas. Construction of a 240m loop of 3.4m wide forest access track connecting to each end of the forest road. Installation of a total of 325m length of up to 3m high temporary rockfall protection barrier (catch fencing) parallel to the A494, extending	Coed y Wenallt Forestry, Rhydymain.	12/03/24	Mr. Dafydd Thomas

		North East from a point approximately 280m North East of the new layby.			
16.	NP5/54/585A	Installation of a 25m lattice tower supporting 6 antennas and 4 transmission dishes, 2 equipment cabinets, 1 electric meter cabinet, V Sat and ancillary development thereto, including remote radio units (RRU's), 1.2m timber fence and GPS module for the Shared Rural Network project	Land at Ty Newydd-y-Mynydd, Rhydymain.	12/04/24	Mr. Dafydd Thomas
17.	NP5/55/238	Installation of an Air Source Heat Pump to side of property	21, Y Groesffordd, Brynchrug, Tywyn, LL369RP	13/03/24	Mr David Jones
18.	NP5/55/6C	Non-material amendment to Planning Consent NP5/55/6B dated 19/01/2024 to increase lean-to roof pitch and reduction in fenestration area	Felin yr Ynys, Brynchrug. LL36 9NU	11/04/24	Mr David Jones
19.	NP5/58/618B	Erection of an extension and conversion of outbuilding to an annexe. Installation of 12 new conservation rooflights, insertion of new windows and doors (Amended Scheme)	Meifod Uchaf, Dyffryn Ardudwy, LL442RJ	11/03/24	Mr Aled Lloyd
20.	NP5/58/666	Installation of external air source heat pump to front of property	65, Llwyn Ynn, Talybont, LL432AL	22/03/24	Mr Aled Lloyd
21.	NP5/61/657D	Discharge Condition No 3 (slate) & 4 (stonework) attached to Planning Consent NP5/61/457B dated 09/11/2023	Aelfor, Ffordd Isaf, Harlech, LL46 2PR	17/04/24	Mr Aled Lloyd
22.	NP5/61/T558D	Conversion of former car showroom on ground floor to convenience store and conversion of basement to 2 (affordable flats) and 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	Former Tabernacl Chapel, High Street, Harlech. LL46 2YB	23/04/24	Mr Aled Lloyd
23.	NP5/66/8J	Erection of new guest accommodation building, with alterations and refurbishment of retained buildings to create new communal hall, dining and kitchen facilities and other ancillary spaces and facilities	Pensarn Wharf, Llanbedr. LL45 2HP	22/03/24	Mr Aled Lloyd
24.	NP5/67/AD206A	Advert Consent to display information panel for Taith Mari Jones	Pennant Farm, Llanfihangel Y Pennant, Tywyn, LL369TU	22/03/24	Mr David Jones

25.	NP5/69/113N	Change of use of former mill into an office and storage space to be used on an ancillary basis to the commercial use of the land outlined in blue and the replacement of an existing bat roost	Llanfendigaid, Rhoslefain. LL36 9LS	04/04/24	Mr David Jones
26.	NP5/69/113X	Retrospective application to retain sewage treatment plant discharging into stream	Llanfendigaid, Rhoslefain, Tywyn, LL369LS	11/04/24	Mr David Jones
27.	NP5/69/420	Construction of a single storey detached garage for domestic use	The Dingle, Llwyngwriil, LL372JE	25/03/24	Mr David Jones
28.	NP5/71/119L	Telecommunications installation upgrade to existing 10m Lattice Tower on 3.5m x 3.5m concrete (Top of EE/H3G Antennas +13.0m AGL) and associated works	Drws-y-Nant, Llanuwchllyn. LL23 7UL	23/04/24	Mr. Dafydd Thomas
29.	NP5/73/LB27Q	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)	Grapes Hotel, Maentwrog. LL41 4HN	09/04/24	Mr Aled Lloyd
30.	NP5/74/464F	Amendments to the 'Red Bull Hard Line (Mountain Bike)' Course including new jump and drop features	Land at Graig Wen, Dinas Mawddwy.	23/04/24	Mr. Dafydd Thomas
31.	NP5/74/L171F	Discharge Condition No.3 (slate details) attached to Planning Consent NP5/74/L171B dated 25/05/2021	Penrhyn, Cwm Cywarch, Dinas Mawddwy, SY20 9JG	08/04/24	Mr. Dafydd Thomas

Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP5/66/LB186B	Vary Condition No.8 attached to Listed Building Consent NP5/66/LB186 for the holiday unit to be run and managed in association with a 10 acre parcel of land (Agricultural Holding Number 53/306/0010)	Beudy Allt y Mor, Llandanwg.	08/04/24 By reason that an application to vary the condition tying the use of the self-catering holiday accommodation to only 10 acres (which could subsequently be sold separately to the existing rural enterprise business), this is contrary to Eryri Local Development Plan Development Policy 9, that requires applications for holiday accommodation to be part of a rural enterprise scheme.	Mr Aled Lloyd
2.	NP5/66/LB186C	Vary Condition No.8 attached to Planning Consent NP5/66/LB186A for the holiday unit to be run and managed in association with a 10 acre parcel of land (Agricultural Holding Number 53/306/0010)	Allt Y Mor, Llandanwg, Harlech, LL462SD	08/04/24 By reason that an application to vary the condition tying the use of the self-catering holiday accommodation to only 10 acres (which could subsequently be sold separately to the existing rural enterprise business), this is contrary to Eryri Local Development Plan Development Policy 9, that requires applications for holiday accommodation to be part of a rural enterprise scheme.	Mr Aled Lloyd
3.	NP5/74/482D	Non-material amendment to Planning Consent NP5/74/482B dated 14/03/2023 for alterations to floor plans and elevations	Land by The Cemetery, Dinas Mawddwy.	26/03/24 In the opinion of the Snowdonia National Park Authority the amendments proposed are considered to be 'material' amendments in nature as they will result in a material form of change to the original planning permission. As such the changes proposed cannot be deemed a 'non-material' change and will require the benefit of a new planning permission.	Mr. Dafydd Thomas

Appeal Decision

By Declan K Beggan BSc (Hons) MSc DipTP DipMan MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 07/05/2024

Appeal reference: CAS-03006-T4C6C1

Site address: Coed Dwynant, Barmouth

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Karl Jackson against the decision of Eryri National Park Authority.
 - The application Ref NP5/51/680E, dated 30 February 2023, was refused by notice dated 17 August 2023.
 - The development proposed is described as “Erection of timber structure to be used as classroom”.
 - A site visit was made by the Inspector on 5 March 2024.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The description of both the site address and proposed development varies slightly between that stated on the submitted planning application form and the Council’s decision notice; I have used the latter descriptions as they are more concise.
3. The appellant highlights that he originally planned to use a parking spot at the bottom of the track used to access the site. However, in order to overcome one of the Council’s grounds for refusal and concerns of local residents, suggests as part of this appeal that this aspect of the scheme be discounted and instead, I consider an alternative approach now as part of this appeal process; this is not acceptable as this would be a significant variation to the scheme. In the interests of fairness to all parties, I have only considered the scheme as submitted before the Council and on which all parties were previously consulted on.

Main Issue

4. The main issue in this appeal is whether the proposed development is justified bearing in mind planning policies which seek to strictly control development in the countryside, with particular regard to its location within Eryri National Park (ENP).

Reasons

5. The appeal site is located in open countryside in a woodland off a minor road. In line with national planning policy as reflected in Planning Policy Wales Edition 12, Strategic Policy

C: Spatial Development Strategy of the adopted Eryri Local Development Plan (LDP), in broad terms seeks to strictly control development and generally directs it to within or adjoining settlements. The policy sets out the forms of development that would be acceptable in principle within the countryside; in the absence of any substantive evidence to indicate otherwise, the appeal development does not fall within any of the listed developments. Development Policy 1: General Development Principles (1) of the LDP seeks to conserve and enhance the 'Special Qualities' and purposes of the national park and states development will only be permitted, amongst others, subject to the location of development being compatible with the site/locality. Development Policy 2: Development and Landscape (2) refers to new development respecting and conserving the character, qualities, and views of the landscape.

6. PPW highlights the plan led system underpins sustainable development. It also states the countryside, in line with sustainability principles should be conserved and where possible enhanced for its own sake, and that new building in the open countryside that is away from existing settlements or areas allocated for development in development plans must be strictly controlled.
7. The classroom would be a single storey flat roofed timber structure with a footprint of some 7.2 metres by 3.6 metres. The classroom would be used for educational purposes. Whilst the appellant highlights that the classroom would sit on non-permanent foundations, nonetheless, it is still a permanent structure in terms of its siting within the countryside.
8. The development would be well screened by existing vegetation and unlikely to be visible from public vantage points. However, within the countryside the fact that any particular development on any site would be unobtrusive is not, by itself, a good or persuasive argument in favour of permission; such permissions cumulatively would result in detriment to the character and appearance of the countryside and therefore to the 'Special Qualities' of the national park.
9. The appellant seeks to draw comparisons between the proposed development and other types of permitted development such as holiday accommodation, however, unlike his proposal these types of development as referred to in the LDP are plan/policy led, and also reflect the supportive approach for such development in national planning policy. Despite the appellant's arguments, there is little in the way of justification for the proposed development or planning policy support.
10. The proposed car parking located adjacent to a road, albeit transitory in nature, would draw the eye of the observer, and be at odds with the generally tranquil nature of the immediate area that is reflective of the natural environment. The parking of cars in the general proximity of the site would be a visually intrusive and prominent feature and be harmful to the character and appearance of the area. The visual impact of the proposed parking arrangements to serve the proposal further adds to my concerns in terms of its detrimental impact.
11. The appellant highlights the benefits e.g. on the economic/employment, however these benefits or any others have not been quantified in any meaningful way. I have considered the appellant's conservation/educational work and any other biodiversity benefits that may accrue from the development, nonetheless, these nor any other benefits the appellant has highlighted would outweigh the harm identified.
12. I therefore conclude the proposed development has not been justified in its rural location and would be harmful to the character and appearance of the area, and as a result the special qualities of the ENP. The proposal is therefore contrary to Strategic Policy C: Spatial Development Strategy, Development Policy 1: General Development Principles

(1) and Development Policy 2: Development and Landscape (2) of the LDP, and national planning as espoused in PPW which collectively seek to safeguard visual amenity.

Other Matters

13. The appellant has drawn my attention to other developments that have been granted planning permission by the Council, however, I note that in some instances these are not directly comparable e.g. developments relating to domestic settings or business premises. In addition, I do not know the precise circumstances surrounding such development in terms of how and why they were permitted and the planning policies that allowed them, and so cannot be sure such development represents a direct parallel to the appeal proposal; in any event I have determined this appeal on its own merits.
14. In support of his case, the appellant has suggested a number of planning conditions, however these would not overcome the concerns raised above, due to amongst other matters, a lack of precision/enforceability, and indeed a number of them would result in the significant variation of the scheme that was originally submitted to the Council.
15. I note the need for a Habitats Regulations Assessment (HRA), however bearing in mind my conclusion on the main issue I do not need to undertake a HRA in the circumstances because the plan or project would not be given consent, permission or authorisation under Regulation 63(1) of the Conservation of Habitats and Species Regulations 2017, given the objection I have set out on policy grounds. In addition, other concerns were raised by objectors to the scheme, however once again due to my findings on the main issue there is no need to pursue these matters. I note the support for the proposal however, such support would not outweigh my concerns as outlined above.

Conclusion

16. After taking account of all the evidence before me, and for the reasons given above, I conclude that the appeal be dismissed.
17. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objectives.

Declan K Beggan

Inspector

Appeal Decision

by Mr A Thickett BA (Hons) BTP Dip RSA MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 24/04/2024

Site address: Caerynwch, Brithdir, LL40 2RF

Appeals made by Ms R Abrams against decisions made by Snowdonia National Park Authority (NPA).

Appeal A: CAS-03045-F8S3X9

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
- The application Ref NP5/54/LB210D, dated 5 August 2020, was refused by notice dated 21 June 2023.

Appeal B: CAS-03066-T0P5K3

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The application Ref NP5/54/LB210C, dated 5 August 2020, was refused by notice dated 21 June 2023.

Proposed development/works is the conversion of three buildings in the curtilage of the main house into four cottages. Building 1 is currently a garage and wood store and will be converted into a one bedroom cottage. Building 2 is currently a garage with four bays and a loft and will be converted into a cottage with two bedrooms. Building 3 is currently comprised of a flat above a stables and will be converted into two back-to-back two bedroom cottages.

A site visit was made on 3 April 2024.

Decision

1. The appeals are dismissed.

Procedural Matters

2. Two sets of plans were submitted with the appeal with minor differences. The NPA confirmed its determination was based on the plans originally submitted by the appellant.
3. All three buildings have been converted but none in accordance with either set of submitted plans. There are too many differences to list but include powder coated (or similar) side hung dual pane aluminium windows and single glazed doors of similar make and style. Rooflights inserted where none are shown or not where they are shown, walls

rendered when shown as stone. Other changes to the elevations include a gable on the eastern end of the northern elevation of the Garage (Building 1).

4. I don't doubt urgent repairs were needed but the works carried out go well beyond that necessary to prevent further deterioration of the buildings. The appellant refers to plans submitted to the NPA's former Conservation Officer and various agreements from him that works could proceed. If these plans are different to those submitted, I have not seen them, nor does it appear the NPA based its decisions on them. I have determined these appeals on the basis of the plans originally submitted to the NPA. Neither I nor the NPA are bound by advice allegedly given by an officer who had no authority to grant planning permission or listed building consent.

Application for costs

5. An application for costs made by Ms R Abrams against the NPA is the subject of a separate Decision.

Main Issues

6. The main issues are:
 - impact of the proposed works on the special architectural and historic interest of Caerynwch, a Grade II listed building,
 - whether the proposed development conflicts with policies designed to protect the countryside and promote sustainable development,
 - the impact of the proposed development on protected species (bats).

Reasons

Listed Building

7. Caerynwch is a substantial Grade II listed house built at the turn of the 19th century. The outbuildings subject to these appeals are thought to predate the existing house, possibly having been associated with a nearby older estate. The buildings are grouped to the east of the main house separated by a drive and parking area. The Stables (Building 3) is a substantial two storey building with an external covered timber stair on the northeast elevation. From the appellant's photographs, of the 3, The Stables seems to have suffered least from unsympathetic alteration prior to the works carried out by the appellant.
8. A courtyard separates The Stables from the Garage and Coach House (Building 2). The appellant's photographs show the Coach House had 4 bays fitted with modern up and over garage doors with rooflights in the roof above and an offset gable with a window giving light to the first floor. The Garage is single storey with a modern garage door on the west elevation and two openings on the eastern side on to the courtyard.
9. Internally, the appellant's photographs only show parts of The Stables. No plans have been submitted of the buildings pre conversion making it difficult to properly appreciate the full extent and necessity of the works that have been carried out. However, it is clear that extensive changes have taken place and are proposed.
10. I acknowledge finding an economically viable use to ensure the ongoing maintenance and future retention of these buildings may require compromises. However, I agree with Cadw that the Heritage Impact Assessment lacks detail regarding the historical development and significance of the outbuildings necessary to understand the impact of the proposals.

The Stables

11. The photographs shows exposed stone walls on all but the upper half of the southwest elevation and the part of the northeast elevation which includes the timber glazed external stair. Other than the southwest elevation, nothing is submitted to indicate the walls were rendered. One would not expect outbuildings to be finished to the same quality as a main house. From a historical perspective, nothing is submitted to justify rendering the walls. Unfortunately, this has already been done to the detriment of the historical interest of this building.
12. I note the statement on the application form that where possible, existing windows would be restored and retained and where necessary replaced with wood framed windows with heritage double paned glass. However, most windows have been replaced with no explanation to justify why none could be restored. I am not persuaded the windows that have been fitted (which are not as shown on the submitted plans) were the only way to satisfy building regulations.
13. The appellant agrees to a condition requiring the submission of detailed drawings of new windows. However, I consider such details are necessary to consider whether listed building consent should be granted in the first place. The submitted plans for all 3 buildings are insufficiently detailed to allow proper consideration and understanding of what is proposed. For example, the lintels over windows in the southwest and southeast elevations on The Stables are not shown and it is not clear whether the sills shown are existing.
14. Internally, whilst I acknowledge the stall dividers, troughs and other features would have presented a challenge to the design of living space, no effort appears to have been made to retain them in situ or justify why they had to be removed. Their loss significantly undermines the appreciation of the historical link between Caerynwch and its former stables. I do not consider using these fittings externally to demark artificial boundaries or as garden ornaments respects their standing as original artefacts which help explain the historical function of The Stables.
15. Further, the courtyard and spaces around the buildings would have had a single purpose, to serve Caerynwch and its occupants. I agree with Cadw that the introduction of enclosures would be out of keeping with and undermine appreciation of the group's historical function.

The Coach House

16. To the courtyard the bays formerly containing the garage doors are and are proposed to be fully glazed. It is likely the bays housed taller doors to accommodate carriages. It may be the size of the openings was reduced to fit the up and over garage doors (clearly a 20th century addition) and the full height glazing reflects the original form of the building. However, nothing is submitted to confirm this and the design of the windows, with large fixed panels pays little regard to the original function of these openings.
17. It is common for companies sell rooflights with labels such as conservation or heritage but it does not follow that they are acceptable in all circumstances. Again the applications lack the detail necessary to properly consider the impact of new rooflights on these protected buildings. Those that are fitted, illustrate the harm caused by large modern lights with bulky frames protruding above the roof slope to roofs that historically would have been plain and simple. Any lights in the roof would have been panes set into the roof as illustrated by the photograph of the Coach House pre conversion.

The Garage

18. One of the openings facing the courtyard includes a pivot glazed door but the large panes contrast poorly with the smaller frames on the coach house openings. Again, render would cover stone walls to the detriment of the appearance and appreciation of the relationship between this building and the main house. The concrete lintel and frame to the garage door in the south east elevation is not pretty but is a link to the buildings past and appears to be lost on the submitted plans.
19. I consider the proposed works would have a detrimental impact on the buildings subject to these appeals and as a consequence, would not preserve the special architectural and historic interest of Caerynwch. I conclude, therefore, that the proposal conflicts with Policies A, Ff, 1, 6 and 7 Eryri Local Development Plan 2016 – 2031, adopted 2019 (LDP).

Countryside

20. Development Policy 9 is permissive of the conversion of redundant rural buildings to short term holiday accommodation as part of a rural enterprise scheme, subject to various criteria. Although formerly used as a hotel and bed and breakfast, Caerynwch is occupied as a dwelling and the NPA alleges conflict with Development Policy 9 as the proposed development is not associated with a rural enterprise.
21. The reasoned justification to the policy supports the conversion of redundant rural buildings as part of a rural enterprise scheme but neither the policy nor reasoned justification precludes against conversions in other circumstances. Indeed, the reasoned justification to the policy refers to abandoned houses, chapels, schools, both the latter unlikely to be found on a farm. The reasoned justification also refers to the importance of retaining architecturally and historically important buildings and finding new uses as a means of successful preservation.
22. As I do not consider the proposed works would be sympathetic to the character of the buildings, the proposal conflicts with Development Policy 9(iii). Were that not the case, I consider the retention of these historically important buildings would outweigh any conflict with national and local policies designed to protect the countryside and promote sustainable development.

Protected species

23. NRW report a record of a lesser horseshoe roost at the property and numerous bat records locally. Also the site is within 200m of the Meirionnydd Oakwoods and Bat Sites Special Area of Conservation (SAC). NRW state that a likely significant effect from the proposed development on the SAC cannot be ruled out and a survey is necessary to assess any likely significant effect and the need for Habitats Regulations Assessment.
24. The appellant indicates a willingness to commission a survey and NRW has issued a licence to the appellant to carry out various measures. However, a survey should have been carried out to inform the design and implementation of the works, not after the event. Without a survey, I cannot conclude the proposed development would not harm a protected species or that it would not have a likely significant effect on the SAC. I conclude, therefore, that the proposal conflicts with Strategy Policy D and Development Policy 1 of the LDP.

Conclusion

25. For the reasons given above and having regard to all matters raised, I conclude that the appeals should be dismissed.

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

A Thickett

Inspector