### NOTICE OF MEETING



Eryri National Park Authority

Jonathan Cawley
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**Meeting:** Planning & Access Committee

**Date:** Wednesday 21<sup>st</sup> May 2025

**Time:** 10.00 a.m.

**Location:** Eryri National Park Authority Office,

Penrhyndeudraeth 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, Delyth Lloyd Griffiths, Annwen Hughes, Louise Hughes, Edgar Wyn Owen, Elfed Powell Roberts, John Pughe Roberts, Meryl Roberts, Einir Wyn Williams;

Members appointed by Conwy County Borough Council Councillor: Ifor Glyn Lloyd, Jo Nuttall, Nia Owen;

Members appointed by The Welsh Government Mr. Brian Angell, Mr. Rhys Evans, Mr. Tim Jones, Ms. Delyth Lloyd, Ms. Naomi Luhde-Thompson, Mr. Wyn Thomas.

#### 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 - 5 3. **Minutes** The Chairman shall propose that the minutes of the meeting of this Committee held on the 9th April 2025 be signed as a true record (Copy herewith) and to receive matters arising, for information. 6 - 374. **Inspection Panel Report** Inspection panel report in relation to planning application NP5/65/256B. (Copy herewith) 38 - 81 5. Reports by the Director of Planning and Land Management To submit the reports by the Director of Planning and Land Management on applications received. (Copy herewith) 82 - 87 6. **Update Reports** To submit update reports, for information. (Copies herewith) 88 - 99 7. **Delegated Decisions** To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith) 100 8. Plas Tan y Bwlch - Leasehold Property Schedule 12A Local Government Act 1972: Exemption from disclosure of documents To submit a report by the Deputy Chief Executive (Copy herewith)

#### **PART II**

9. Plas Tan y Bwlch - Leasehold Property Purchase

To submit a report by the Head of Property Service. (Copy herewith)

101 - 108

ITEM NO. 3



## PLANNING AND ACCESS COMMITTEE SNOWDONIA NATIONAL PARK

Wednesday 9 April 2025

#### PRESENT:

#### **Members appointed by Gwynedd Council**

Councillors Elwyn Edwards (Chair), Delyth Lloyd Griffiths, Annwen Hughes, Louise Hughes, Edgar Wyn Owen, Elfed Powell Roberts, John Pughe Roberts, Meryl Roberts;

#### Members appointed by Conwy County Borough Council

Councillors Jo Nuttall, Nia Owen;

#### Members appointed by the Welsh Government

Brian Angell, Rhys Evans, Delyth Lloyd, Wyn Thomas.

#### **Officers**

Jonathan Cawley, G. Iwan Jones, Aled Lloyd, Eva Jones, Elliw Owen, Eifion Jones.

The Deputy Chief Executive advised that the meeting would be webcasted and made available online at a later date.

#### 1. Apologies for absence and Chair's Statements

Apologies were received from the Councillor Einir Wyn Williams, Councillor Ifor Glyn Lloyd, Mr Tim Jones and Ms Naomi Luhde-Thompson.

The Chair mentioned that Councillor Ifor Glyn Lloyd had been in hospital recently and suggested a letter be sent to him from the Members wishing him a speedy recovery.

He welcomed Mr Rhys Evans and Mr Wyn Thomas to their first meeting as Authority Members. He stated that they were unable to contribute to decisions made at the meeting because they had not yet received the relevant instruction.

#### 2. **Declaration of Interest**

No member or officer declared an interest in any item.

#### 3. Minutes

The minutes of the Planning and Access Committee meeting held on 5 March 2025 were *adopted*, and the Chair signed them as a true record.

#### 4. Reports from the Director of Planning and Land Management

Submitted: reports by the Director of Planning and Land Management on the applications received. See the attached Schedule of Planning Decisions.

#### 5. New Eryri Local Development Plan - Delivery Agreement

Submitted: a report on the New Eryri Local Development Plan – Delivery Agreement by the Head of Planning Policy

#### Reported:-

- ➤ there were two main parts to the Delivery Agreement, namely
  - o Part A: A timetable of key stages in the preparation of the Plan; and
  - Part B: A Community Involvement Plan which outlined how and when the community would be able to participate in the preparation of the Plan
- that the delivery agreement set out how the Authority would involve the local community and other stakeholders in the preparation of the new Eryri Local Development Plan
- a draft copy of the delivery agreement had been sent to the Welsh Government for initial comments

Recommended – to discuss and comment on the content of the draft Delivery Agreement and to approve it for consultation with stakeholders.

Resolved: — to approve the draft Delivery Agreement.

#### 6. **Update Rreports**

- 6.1 *Submitted* update reports from the Director of Planning and Land Management on planning applications and Section 106 Agreements.
- 6.2 *Submitted* update reports from the Director of Planning and Land Management on outstanding applications that have been ongoing for 13 weeks or more.

#### 7. Delegated Decisions

Submitted: A list of applications decided upon in accordance with delegated authority.

The meeting closed at 10:55



#### SCHEDULE OF PLANNING DECISIONS - 09 APRIL 2025

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

Submitted:

(1) NP5/65/256B – Demolition of part of the former hotel and erection of 5 new open market houses (1 detached house and 4 townhouses), provision of 4 affordable houses with 3 accommodated with a newly built terrace and 1 within the former staff accommodation on the ground floor of the hall, Bontddu Hall, Bontddu. (Amended application).

#### Reported:

- ➤ that the site was within the Bontddu housing development boundary and would contribute to the number of affordable housing units and contribute to the Authority's target of providing 375 affordable homes within the lifetime of the Eryri Local Development Plan;
- that the site was in a fragile state and was detrimental to the visual amenities of Bontddu village and the wider area;
- there were restrictions on the development of the site due to the characteristics of the site and the current condition of the fire-damaged building;
- that the revised application submitted was a more appropriate development;
- that the application should be approved subject to the applicant entering into a Section 106 Agreement with the Authority for the successful provision of affordable housing.

Geraint Lewis of *Geraint Lewis Associates*, who presented the application on behalf of the Applicant, gave a presentation to the meeting noting:

- that the building was significantly damaged by fire in 2020 and that significant parts of the walls were at risk of collapsing;
- that the development would provide the village with four much-needed affordable houses;
- that the open market housing would assist in financing the affordable housing.

The application was *discussed* by Members and the following concerns *noted*:

- the design of the houses did not suit Bontddu
- that the design of the affordable housing and the open market housing was not the same;
- ➤ that the ratio between the number of open market housing and the number of affordable housing should be 4:4;
- that too much light would come from the buildings;
- that the development would provide the village with four much-needed affordable houses.

It was *recommended* that the Southern Area Inspection Panel visit the site to further examine the application.

Resolved: — to accept the Recommendation.

## PANEL YMWELD – Ardal y De Southern Area INSPECTION PANEL

**Dyddiad/***Date*: 16/04/25

Cais/Application: NP5/65/256B – Demolition of part of former hotel and erection of 5 new open market dwellings (1 detached and 4 town houses), provision of 4 affordable dwelling with 3 being accommodated with a new build terrace and 1 within the former staff accommodation on the lower ground floor of the hall, Bontddu Hall, Bontddu. (Revised application)

**Presennol/Present:** Cynghorwyr/Councillors: Elwyn Edwards, Annwen Hughes, Edgar Owen, Elfed Powell Roberts, John Pugh Roberts, Meryl Roberts, Louise Hughes, Delyth Lloyd Griffiths. Ms Delyth Lloyd

#### Ymddiheuriadau/Apologies:

Swyddogion/In Attendance: Mr Aled Lloyd (Principal Planning Officer)

Ms Eva Jones (Built Conservation Planning Officer

(Graduate Trainee)

**Adroddwyd/Reported:** Details of the application

Proposal is for the Demolition of part of former hotel and erection of 5 new open market dwellings (1 detached and 4 town houses), provision of 4 affordable dwelling with 3 being accommodated with a new build terrace and 1 within the former staff accommodation on the lower ground floor of the hall, (Revised application)

Revised application previous application was withdrawn. The withdrawn application was for a larger development

Members were made aware on the condition of the existing building and it was deteriorating since the

extensive fire in 2020.

Members inspected part of the internal area of the building and were shown the existing chalet building, which are to be demolished and a new terrace of 3.

Trafodaeth/Discussion Members noted the condition of the building and the

condition of the site in general and the extensive

damage caused by the fire.

Members discussed the provision of affordable housing and requested details of the garden areas for the affordable housing and the need to comply with Welsh Development Quality Requirements – Creating Beautiful

Homes and Places

Members enquired as to whether stone from the existing

building could be reclaimed and on the proposed

development.

Members queried whether internal features and materials, such as the historic floor tiles, could be reused as part of the proposed development.

Casgliad/Conclusion:

To discuss further during the next Planning and Access Committee meeting scheduled for the 21st May

## Eryri National Park Authority – Planning and Access Committee.

Date: 09-04-25

**Application Number:** NP5/65/256B **Date Application Registered:** 12/02/2025

Community: Llanelltyd Grid Reference: 267434 318942

Case Officer: Mr. Aled Lloyd Location:

Bontddu Hall, Bontddu

Applicant: H G G Ltd

c/o Geraint Lewis Associates Bryn Rhedyn Llanelltyd

Dolgellau

Gwynedd. LL40 2SU

**Description:** 

Demolition of part of former hotel and erection of 5 new open market dwellings (1 detached and 4 town houses), provision of 4 affordable dwelling with 3 being accommodated with a new build terrace and

1 within the former staff accommodation on the lower ground floor of the hall, Bontddu

Hall, Bontddu. (Revised application)

#### Summary of the Recommendation:

To GRANT Permission, subject to the applicant entering into a Section 106 Agreement to secure the delivery of affordable housing

- Commencement within 5 years
- In accordance with approved plans
- · Restriction on use
- Submission of Conservation Plan
- Submission of Lighting Plan
- Submission of Construction Environmental Management Plan
- Submission of Noise Management Plan
- Core working hours
- Implementation of Biodiversity and Enhancement measures
- Approval of Stonework
- Submission of a foul water drainage scheme
- Archaeological Recording
- Removal of Permitted Development Rights

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

The application is 'one that the Chief Executive considers that should be considered by the Planning and Access Committee.

#### Site description

Bondtddu Hall Hotel is an imposing traditional building overlooking the Mawddach Estuary. Built in 1873 as a stone construction with later extensions.

It closed as a hotel in 2004 with planning permission being granted for its use as a private residence. The hall has been used as a private residence up until June 2020. In June 2020, the premises was badly damaged by a serious fire, which has resulted in significant damage to the fabric of the building with the collapse of the roof and some walls.

The structural survey presented as part of the application highlights the varying levels of damage incurred on the building by the fire. It is clear that the damage was extensive and the building is in an irretrievable condition. This is particularly notable with regard the disintegration of core architectural elements, as well as heat-affected stone walls in the walls and foundations.

The building is divided into two main sections; the older stone building where the fire took place, and a newer extension (circa 1970s) of mixed construction, which has not been damaged by fire but has fallen into disrepair.

The former hotel and surrounding land is visible from a distant view from the Mawddach trail on the opposite side of the Mawddach estuary.

The site sits in an elevated position above the A496 and is partially screened by existing hedging and planting to the boundaries. Access to the site from the highway is through a pair of decorative wrought iron gates that lead to the tarmacadam finished parking area for the former hotel which can accommodate in excess of thirty vehicles.

#### **Land Designations / Constraints:**

- Within Housing Development Boundary
- Traditional Building
- The development site is within 40m of two watercourses, which are hydrologically connected to the Aber Mawddach / Mawddach Estuary Site of Special Scientific Interest (SSSI), which underpins the Pen Llŷn a'r Sarnau Special Area of Conservation (SAC).

#### Proposal:

The proposal is a full application for the following development:-

Demolition of part of former hotel and erection of:

5 new open market dwellings (1 detached and 4 town houses),

4 affordable dwelling with 3 being accommodated with a new build terrace and 1 within the former staff accommodation on the lower ground floor of the Hotel

In order to support the application, the following documents were submitted –

Structural Survey
Design and Access Statement;
Bat and Protected Species Survey
Green Infrastructure Statement
Community Linguistic Statement

#### Eryri Local Development Plan 2016-2031

- SP A: National Park Purposes and sustainable Development
- SP C: Spatial Development StrategyDP 1: General Development Principles
- SP Ch: Social and Physical Infrastructure in new development
- DP 2: Development and the Landscape
- SP D: Natural Environment
  SP Dd: Climate Change
  SP Ff: Historic Environment
- SP G: Housing
- DP 30: Affordable Housing
- DP 6: Sustainable Design and Materials
   DP 7: Listed and Traditional Buildings
   DP 8: Protection of Non-Designated sites
- DP 18: The Welsh Language and the Social and Cultural Fabric of Communities
- SP L: Accessibility and Transport

#### Supplementary Planning Guidance

- SPG 1: Sustainable Design in the National Parks of Wales
- SPG 2: General Development Considerations
- SPG 3: Planning and the Welsh Language
- SPG 4: Affordable HousingSPG 5: Planning Obligations

SPG 6: Nature Conservation & Biodiversity

#### **National Policy**

- Future Wales: The National Plan 2040
- Planning Policy Wales (Edition 12) 2024
- Technical Advice Note 2: Planning and Affordable Housing
   Technical Advice Note 5: Nature Conservation and Planning
- Technical Advice Note 12: Design
- Technical Advice Note 15: Development and Flood Risk
- Technical Advice Note 18: Transport
- Technical Advice Note 20: Planning and the Welsh Language
- Technical Advice Note 24: Historic Environment

#### Consultees:

Llanelltyd Community Council	No response
Natural Resources Wales	Comments – concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following condition to any planning permission granted:
	Condition: No development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority.
	Condition: External lighting Plan. The submission of an external lighting scheme including plans. This scheme shall consider existing and proposed lighting together with any spillage originating from internal locations. This component requirement shall include:
Gwynedd Council - Highways	No response
Gwynedd Council - Pollution Control and Licensing Service	Comments – Recommend conditions on a grant of planning permission for the submission of a Construction Environmental Management Plan (CEMP), Noise Management Plan and hours when construction works is carried out.
Welsh Water	Comments – Recommend condition for the submission of a foul drainage scheme. The approved scheme to be implemented before the occupation of the dwellings
SaB	Standard Advise in relation to the need for approval for surface water drainage
Gwynedd Archaeological Planning Service	Comments – Appropriate archaeological mitigation is undertaken and recommend conditions for a specification for a programme of archaeological work.
North Wales Fire & Rescue Service	No objection

# Ecology Comments - Mitigation & Recommendations to be adhered to which includes mitigation for bats, nesting birds, terrestrial mammals and reptiles. Creation of a new roost

Compensation for the loss of nesting bird habitat in the form of 4 woodcrete/woodstone bird nesting boxes to be erected on trees within the site boundary.

Details have also been submitted for the eradication of Rhododendron, Buddleia and Winter Helitrope would present a significant biodiversity enhancement and prevent the spread of identified plants into neighbouring habitats.

Due to the proximity of surrounding Protected Site(s), a HRA will be required for this application. The HRA is being drafted. Any response received with be reported to committee.

#### Responses to Publicity:

The application has been publicised by way of site notices, neighbour notification letter to 25 nearby residential properties,

2 letters have been submitted raising concerns on the grounds of,

- Traffic and congestion issues associated with the development
- Heights of affordable housing

#### 1. Background

1.1 An application (NP5/65/256A) was submitted in October 2023 for the

Demolition of part of former Bontddu Hall Hotel and the erection of

8 new open market dwellings

5 affordable units - the affordable units were to be accommodated: .

- 3 within the former holiday chalets/staff accommodation, to be refurbished
- 1 within the lower ground floor of the former hotel
- 1 within the former hotel manager's dwelling.

Following discussions with the applicant and the agent the application was withdrawn in October 2024.

1.2 The previous application (NP5/65/256A) was subject to pre-application advice when officers advised that to be in accordance with Strategic

Policy G and Development Policy 30 there will be a requirement to provide 50% affordable housing contribution on sites of 2 dwellings or more. The same policy requirements apply to the current application.

#### 2.0 Principle of Development

- 2.1 It is appropriate to consider the proposal against Strategic Policy A, G and Development Policies 1, 6, and 30.
- 2.2 The proposal would utilise a site within the housing development boundary of Bontddu, defined as a 'secondary settlement' for policy purposes in the Eryri LDP. The principle of housing development on the site is therefore accepted.
- 2.3 ELDP Strategic Policy G (Housing) and Development Policy 30 Affordable Housing is the most relevant ones to be used in determining the principle of this development.

#### 3.0 Assessment

#### **Policy Context**

- 3.1 Bontddu is designated as a Secondary Settlement for the purposes of the Eryri Local Development Plan. Within the housing development boundaries of Secondary Settlements there is a requirement for 50% affordable housing contribution on sites of 2 or more dwellings (Development Policy 30) to provide affordable housing to meet local need on all new build dwellings.
- 3.2 The policy on conversions also seeks a 50% contribution for affordable housing.
- 3.3 As well as the policies detailed above of particular relevance to the proposal is Strategic Policy G which sets out the Authorities requirements and outlines the types of housing that reflects the local housing market.

## Open Market Housing – 4 Three storey town houses & 1 Detached Open Market Dwelling

- 3.4 The proposed development comprises 5 new build Open market housing of which the proposal details 4 dwellings within a terrace and 1 detached dwelling.
- 3.5 The layout shows three storey 3 bedroom dwellings in a block of four and a two storey 5 bedroom detached dwelling.
- 3.6 Details have been submitted indicating the proposed dwellings in relation to the existing hotel building. The images show the existing structure and the height of the proposed dwellings

- 3.7 The new Open Market Dwellings are of lesser height than the existing former Hotel building.
- 3.8 Parking provision will be accommodated for both the open market and affordable dwellings on the existing hotel car park
- 3.9 The parking provision provides 25 car parking bays in relation to the development is adequate and acceptable for the number of dwellings proposed on site.
- 3.10 As LDP housing policies are predominantly targeted towards local community needs, it is considered that it would be appropriate to restrict use to Use Class C3 (permanent residential dwelling) only, and exclude uses C5 (dwellinghouses, used otherwise than as sole or main residences) and C6 (dwellinghouses, used for short term lets). The area already has a high percentage (18.39%) of short term holiday let accommodation, and therefore it seems appropriate to target the housing towards permanent residential accommodation rather than holiday let or second homes.
- 3.11 If the Authority is minded to approve the application the open market housing would normally be conditioned to restrict their occupancy to Use Class C3: Dwellinghouse to be (used as sole or main residence)
- 3.12 Communication from the agent has requested that the open market dwellings be sold and occupied for use as a Main Dwelling or Second Home.
- 3.13 Strategic Policy G: Housing states that "New housing within the National Park will be required to meet the need of local communities. Proposals must take appropriate account of local housing needs in terms of size, type and tenure of dwellings.
- 3.14 The condition to restrict occupancy to Use Class C3 would normally be applied to a grant of planning permission in consideration of the percentage of second homes in Llanelltyd. Strategic Policy G states that new housing within the National Park will be required to meet the need of local communities. The intention of Strategic Policy G is to supply permanent homes to meet the needs of for local communities. The provision of second home and short term lets does not contribute to this aim. The agent has commented that to make the scheme work on an economic and financial basis the open market houses should be offered for purchase for C3 or C5 use, there is however no substantial evidence to support that a C3 use only would impact on viability.
- 3.15 In view of the above officers consider that the use should be restricted to a C3 use

#### Design

- 3.16 The design of the terrace of 4 open market housing will encompass a traditional slate roof with stone facing on the front elevation, salvaged from the hotel and white rendered finish to the rear elevation.
- 3.17 The front (south) elevation incorporates a full length balcony on the first floor overlooking the Mawddach Estuary. The rear (north) elevation incorporates traditional sized windows and a front access porch incorporating a pitched slate roof.
- 3.18 It is concluded that the design of the dwellings, whilst of modern design incorporating glazing would assimilate into the landscape.
- 3.19 The detached open market dwelling is a two storey 5 bedroomed dwelling. 19The design of the dwelling will encompass a traditional slate roof with stone facing on the front elevation, salvaged from the hotel and white rendered finish to the rear elevation.
- 3.20 The front (south) elevation incorporates a balcony on the first floor overlooking the Mawddach Estuary. The rear (north) elevation incorporates traditional sized windows and a front access porch incorporating a pitched slate roof.
- 3.21 Each house has direct access to the former extensive gardens of the hotel, which is enclosed by boundary treatments.

#### Affordable Housing

- 3.22 affordable dwellings will be erected on the site of the former chalet buildings. The dwellings are 2 storey 3 bedroomed incorporating a traditional pitched slate roof with a mix of stone and render to the facades
- 3.23 Affordable dwelling Number 4 is to be located on the Lower Ground Floor of the former Hotel premises, formally used to accommodate a member of Staff. The accommodation comprises of 2 bedrooms, kitchen, lounge and sun lounge. As the affordable unit would be accommodated within existing buildings of a reasonable condition, with remedial building works these could accommodate affordable housing.
- 3.24 The policy requirement of DP30 for Secondary Settlements is an affordable housing contribution of 50%.
- 3.25 The total number of units now proposed is 9. As the policy requirement of DP30 is 50%, this equates to 4.5 affordable housing units. Only 4 affordable housing units are proposed. Paragraph 9.11 of the adopted Supplementary Planning Guidance on Affordable Housing states where the required contribution equates to a part unit (0.5 in this case), the equivalent of the part of the unit should be provided as a commuted

- sum, or as an additional on-site unit instead of paying a commuted sum for the partial unit.
- 3.26 A proposal must make a significant contribution to the affordable housing needs of the settlement and provide the required number of affordable housing units in accordance with the adopted policies unless it is clearly demonstrated that the affordable housing targets cannot be med due to site viability. In these circumstances the Authority can negotiate an appropriate affordable housing contribution on individual sites.
- 3.27 Within the submission the agent has stated that there would be extensive and costly demolition works required with regards to the fire damaged former Hotel, and the constraints of the site mean that the required demolition will need to be carefully controlled. Also site clearance, shoring up and sloping nature of the site adds extensively to the cost of development which renders tying the new open market houses to being for Affordable Accommodation unviable in cost and economic terms.
- 3.28 Having taken the above into consideration, officers accept whilst there are costs associated with the re-development of the site, costs have been submitted to justify that the number of affordable housing units is less than required by policy. It is noted however that whilst the affordable housing contribution is lower that policy requirements, this is only by 0.5 units, and importantly the 4 units that are proposed are to be on the development site.

#### Section 106 Agreement and Phasing

- 3.29 The applicant has agreed to enter into a Section 106 Agreement to ensure that the housing proposed as affordable units are, and remain, affordable.
- 3.30 If conditional planning permission were to be grated there would be a need for the applicant to enter into a Section 106 Agreement with the Authority to secure the delivery of affordable housing. There would be a phasing covenant within the agreement which would require that the applicant delivers part of the affordable housing before the open market housing.

#### Visual amenities

- 3.31 The site is located on land that is visible from the highway, the A496 and from surrounding vantage points including the popular Mawddach Trail.
- 3.32 It is predominantly residential within the catchment area of the application site, which include buildings of various sizes, height, elevations and age such as single-storey houses, two and three-storey houses and terraced houses.

- 3.33 Planning Policy Wales, Edition 11, as well as TAN 12: Design, support developments that promote and encourage good design by providing opportunities for innovative design that meet current and future needs.
- 3.34 Officers consider that in view of the present condition of the site, inducing the dilapidated fire damaged hotel and the under managed grounds the proposal will enhance the visual amenities of the area.

#### General and residential amenities

- 3.35 Residential dwellings are located adjacent to the A496 and to the west of the site.
- 3.36 Activity on the site would increase including vehicular movements on and of the A496. No objections have been received from the residents of the nearest dwellings on amenity grounds.
- 3.37 It is considered that in view of the nature of the site and surroundings there would be no adverse impact on the nature of the development on the residential amenity of existing residential properties.
- 3.38 There will be increased activity on the site during construction works due to demolition works associated with the nature of the development. There will be a need to submit a Construction Environmental Plan (CEMP) to include a detailed plan on measures to reduce noise, vibration, and dust control.

#### Access and Highways

3.39 In respect of vehicular access, the scheme will be served by the existing access on to the A496, with a good standard of visibility provided along the road. The proposal entrance will also provide suitable pedestrian accesses from the site onto the existing footway network around the site. No response has been received from the Highways Authority, however no objection was submitted to the previous withdrawn application for more residential units.

#### Foul Drainage

3.40 The proposal will connect to the main sewer and Dŵr Cymru/Welsh Water in their consultation response have advised that a foul drainage scheme for the site must be submitted and approved before the dwellings are occupied. This submission of a foul drainage scheme can be conditioned.

#### Ecology and Biodiversity

3.41 A Preliminary Ecological Appraisal was initially submitted. Following responses from NRW and the Authority's Ecologist a Bat and Protected Species Survey and a Green Infrastructure Statement have been submitted. Re-consultation has taken place with NRW and the Authority's Ecologist.

- 3.42 Mitigation & Recommendations for the site are detailed in the recently submitted survey and Green Infrastructure Statement which includes mitigation for bats, nesting birds, terrestrial mammals and reptiles.
- 3.43 The reports also details mitigation for bats, including the creation of a new roost. The survey reports also details enhancement for the loss of nesting bird habitat in the form of 4 woodcrete/woodstone bird nesting boxes to be erected on trees within the site boundary.
- 3.44 Details have also been submitted for the eradication of Rhododendron, Buddleia and Winter Helitrope would present a significant biodiversity enhancement and prevent the spread of identified plants into neighbouring habitats.
- 3.45 An assessment under the Habitat Regulations will need to be undertaken due to the proximity of surrounding Protected Site(s). In consideration of the comments of NRW and the Authority's Ecologist the HRA is expected to conclude that conditions will be required for the submission of a conservation and lighting plan to protect bats and the designations. The conclusions of the HRA will be reported to the committee, it is however expected that the conclusions will not be negative

#### Welsh Language

- 3.46 ELDP policy 18 acknowledges that in determining planning applications the Authority must take into consideration the needs and interests of the Welsh language. In so doing account must be taken of matters such as:
  - Supporting development which maintains or enhances the integrity of the Welsh language
  - Refusing development that would cause significant harm to the character and language balance of a community
  - Mitigate against any adverse effect
  - Encourage all signage by public bodies, commercial interests to be bilingual or in Welsh only and to promote the distinctiveness of any cultural amenity
  - Encourage the use of the Welsh language for place names, house, and street names
- 3.47 The Welsh Language is a key material consideration and as such, the implications of the proposal for the language and the local Welsh speaking community must be considered when assessing this application.
- 3.48 A Community and Linguistic Statement has been submitted in support of the application

3.49 The statement notes the overall benefits of local families occupying the proposed affordable units.

#### Dark sky reserve

3.50 The site is set within the Dark Sky Reserve (though it is not within a core zone). A lighting design scheme has not been submitted. Consultation response from NRW states that for the protection of bats there is a need to submit an external lighting scheme. A submission of a lighting design scheme has been conditioned.

#### 4. Conclusion

- 4.1 The site is within the housing development boundary of Bontddu and would contribute to the number of affordable housing units and would contribute to the Authority's target of providing 375 affordable housing within the lifetime of the Eryri Local Development Plan.
- 4.2 The site is in a precarious state and the condition of the fire damaged building continues to deteriorate and detracts from the visual amenity of the village of Bontddu and the wider area.
- 4.3 The revised submission is a more appropriate development with the provision of new affordable housing.
- 4.4 Officers further acknowledge that due to the characteristics of the site and the present condition of the fire damaged building there are constraints to develop the site.
- 4.5 On balance the application is therefore being recommended for approval subject to the applicant entering into a Section 106 Agreement with the Authority for the successful delivery of affordable housing. In view of the characteristics of the site and the need to redevelop, members may wish to inspect the site before coming to a decision.

## RECOMMENDATION: To GRANT planning permission subject to the following conditions and the applicant entering into a Section 106 Agreement

- 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:
  - Site Location Plan
  - Drawing Ref N.1/23 No 1 Proposed Block Plan
  - Drawing Ref N.1/23 Parking 01 Car Parking Bays
  - Drawing Ref N1/23 No 03 Affordable Housing Front and Rear Elevations – Affordable Housing

- Drawing Ref N1/23 –N0 02 Proposed Floor Plans Affordable Dwellings
- Drawing Ref N1/23 Affordable Dwellings Ridge heights & Levels
- Drawing Ref N1/23 Lower Ground Floor Apartment
- Drawing Ref M.4/24 No 03 Proposed Elevations Detached Open Market Housing
- Drawing Ref M.4/24 No 02 Proposed Floor Plans Detached Open Market Housing
- Bat & Protected Species Surveys by Cambrian Ecology dated 9th August 2024
- 3. The open market dwellinghouses hereby approved shall not be occupied other than in strict accordance with the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022, Use Class C3:

  Dwellinghouse, i.e., as sole or main residence for more than 183 days in any calendar year and for no other purpose within Use Class C.
- 4. No development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include, but not necessarily be limited to:
  - a) Build upon the principles outlined in the ecological report Proposed Building Demolition & Conversion Bat & Protected Species Surveys for Bontddu Hall, Bontddu by Cambrian Ecology ltd. dated 09.08.24;
  - b) Submission of further details (including plans) of all bat roost compensation enhancement measures including identified roost access points;
  - c) Details of timing, phasing and duration of construction activities and conservation measures;
  - d) Timetable for implementation and demonstrating that works are aligned with the proposed phasing of the development;
  - e) Actions to be taken in event previously unidentified species of bat are found:
  - f) A scheme to audit the implementation of ecological measures; (See below)
  - g) Persons responsible for implementing the works;
  - h) Long-term Management Plan. This plan shall include, but not necessarily be limited to.:
    - Defined aims and objectives (including targets that can be used as key performance indicators for monitoring purposes); for each species of bat) Provision of financial resources:
    - Management and maintenance prescriptions;
    - Site liaison, wardening, incident reporting and response arrangements;
    - Current and any proposed changes to the freehold tenure of the compensation area (tenure of the ecology area to be approved by the Local Planning Authority)

- Periodic review mechanism for the Ecology Management Plan;
- Monitoring methodologies and defined targets for each ecological feature and reporting requirements;
- Details of persons or bodies responsible for undertaking management and surveillance together with required skills and competencies;
- Reporting requirements associated with species surveillance and habitat management;
- No external lighting may be installed without the prior submission of a formal lighting plan by means of a formal application to the authority for approval. This lighting plan shall consider existing and proposed lighting together with any spillage originating from internal locations. This component requirement shall include:
  - Details of lighting to be used during and post construction
  - Plans illustrating the location and type of lighting
  - Plans illustrating projected or retained bat emergence points; together with retained or proposed features planned to be functionally used by bats for foraging/dispersal purposes
  - Ecological compliance audit external lighting key performance indicators.
  - Post construction light monitoring
  - Provisions of the scheme shall accord with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust Guidance Note 08/23: Bats and Artificial Lighting at Night
- 6. No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted and approved by means of a formal application to the Local Planning Authority This should include a detailed plan on measures to reduce noise and vibration, and dust control
- 7. Before starting the development, a Noise Management Plan should be submitted for written approval by the Local Planning Authority. The plan should discuss the extent of the potential noise impact of the development, and relevant mitigation measures. As part of the plan, a construction noise assessment should be carried out in accordance with BS 5228 to gain an informed understanding of the levels of noise and vibrations arising from the proposed development.
- 8. The core working hours for general construction work shall be limited to between 0800 and 1800 Monday to Friday, 0800 and 1300 Saturday, and no working on a Sunday or Bank Holidays, unless otherwise approved by the relevant Local Planning Authority.
- 9. The Mitigation & Recommendations for the site detailed in Section 9, pages 22-34 of the Bat and Protected Species Surveys by Cambrian Ecology dated 9<sup>th</sup> August 2024 shall be implemented in full.

- 10. The biodiversity enhancement measures in the form of woodcreate/woodstone and eradication of invasive Non-Native Species detailed in Section 9.2.2 of the Bat and Protected Species Surveys by Cambrian Ecology dated 9<sup>th</sup> August 2024 shall be implemented within 3 months following the substantial completion of the development hereby permitted and retained thereafter.
- 11. The roof of the dwellinghouses shall be covered with blue-grey slates from the Blaenau Ffestiniog area, or slates with equivalent colour, texture and weathering characteristics details of which shall be provided and approved in writing by the Local Planning Authority.
- 12. Prior to any stonework commencing on the site, a trial stonework panel including pointing not less than 2.00 m² shall be constructed. No building operations in stone shall be carried out on the site unless and until the trial panel has been inspected and approved by means of a formal application to the Local Planning Authority. The stonework of the extension shall be built in accordance with the approved sample.
- 13. No development shall commence until a foul water drainage scheme for the site has been submitted to and approved by means of a formal application to the local planning authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.
- 14. No development (including site clearance or groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.
- 15. Prior to development, a fully specified landscaping plan, providing details of hard and soft landscaping items, security, lighting, and plantings shall be submitted to and approved in writing by the local planning authority and shall endure as such thereafter.
- 16. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting or amending that Order with or without modification) nothing shall operate so as to permit (within the area subject to this permission) any development referred to in the Parts and Classes of Schedule 2 to the Order, summarised below:

PART 1: DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

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

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

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

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

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

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

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

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

PART 2: MINOR OPERATIONS

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

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

## The reasons for the Authority's decision to grant permission for the development subject to compliance with the conditions herein before specified are:

- 1. To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
- 2. To define the permission and for the avoidance of doubt.
- 3. To ensure that the dwellinghouse(s) is/are only used as sole or main residence in accordance with the Eryri Local Development Plan (2016-2031), in particular Policies SP A, and G and DP 9.
- To ensure a satisfactory standard of development and to minimise the risk of unacceptable harm or disturbance to protected species in accordance with Eryri Local Development Plan Policies and in particular Policy D.
- To ensure a satisfactory standard of development and to minimise the risk of unacceptable harm or disturbance to protected species in accordance with Eryri Local Development Plan Policies and in particular Policy D.

- 6. To minimise the loss of amenity to neighbouring properties the surrounding area and to limit light pollution in general in accordance with Eryri Local Development Plan Policies and in particular Policy 1.
- 7. To safeguard the amenities of the area.
- 8. To minimise the loss of amenity to neighbouring properties and the surrounding area in general in accordance with Eryri Local Development Plan Policies and in particular Policy 1
- 9. 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.
- 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.
- 11. To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan Policies and in particular policies 1, 6 and A.
- 12. To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan policies and in particular policies A, 1 and 6.
- 13. To prevent hydraulic overloading of the public sewerage system, to protect the health and safetyof existing residents and ensure no pollution of or detriment to the environment.
- 14. A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork
- 15. To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (ClfA).
- The local planning authority considers that such development should be subject to formal control in order to safeguard the amenities of the area.

#### **Advisory Notes:**

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

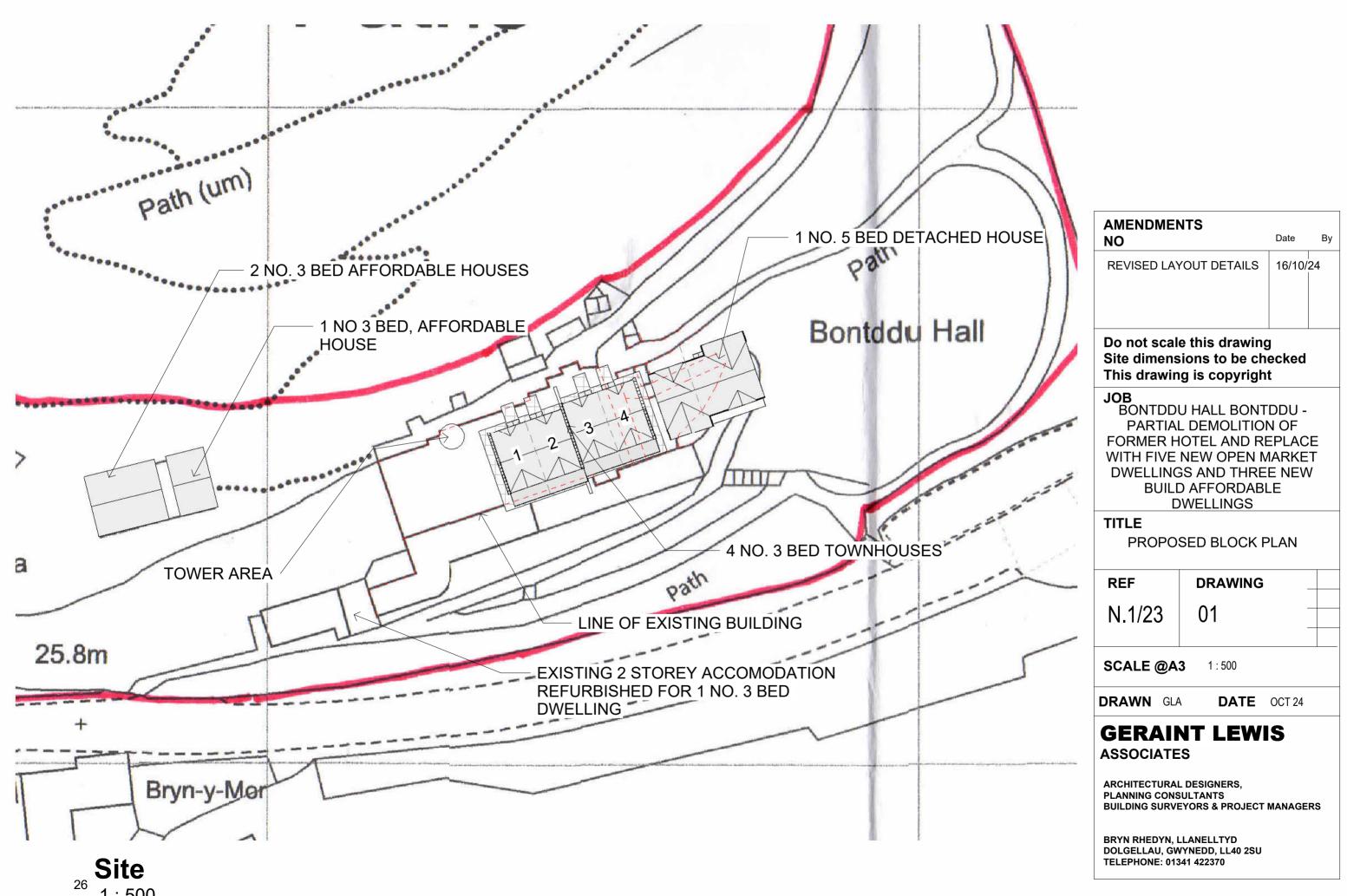
The introduction of legislation on 7th January 2019 made sustainable drainage systems a mandatory requirement on new development where

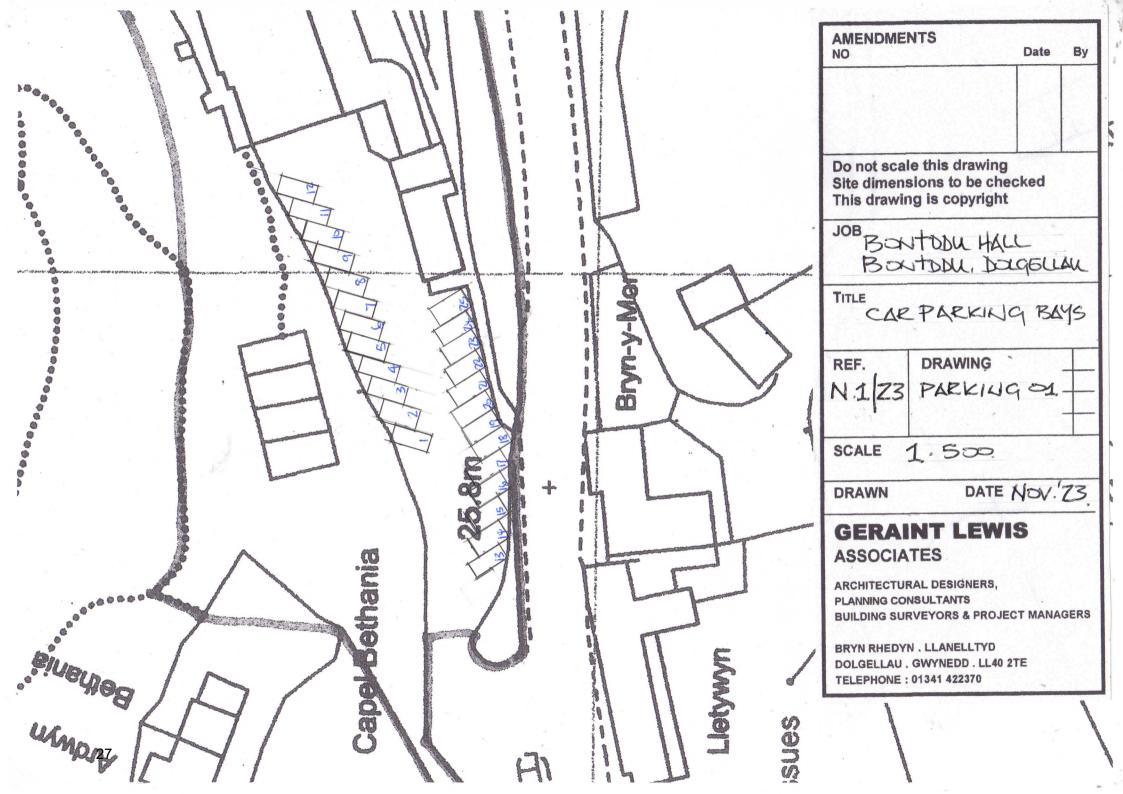
the construction area is 100m2 or more. It is considered that this development exceeds the above identified threshold and may require Sustainable Drainage Systems (SuDS) consent from the relevant Sustainable Drainage Systems Approval Body (SAB) prior to construction works commencing.

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

 External lighting to be compliant with the provisions of the Institute of Lighting Professionals/Bat Conservation Trust Guidance Note 08/18: Bats and Artificial Lighting in the UK (see <a href="https://www.theip.org.uk/documents/gudiance-note-8-bats-and-artificail-lighting/">https://www.theip.org.uk/documents/gudiance-note-8-bats-and-artificail-lighting/</a>)

## RHIF CAIS NP5/65/256B / APPLICATION NO. NP5/65/256B







**WEST ELEVATION PLOT 1&2** 

1:100



**NOR**<sub>8</sub>TH ELEVATION PLOT 1&2

1:100



## **SOUTH ELEVATION PLOT 1&2**

1:100



**EAST ELEVATION PLOT 1&2** 

1:100

AMENDMENTS NO	Date	Ву

#### Do not scale this drawing Site dimensions to be checked This drawing is copyright

JOB
BONTDDU HALL BONTDDU PARTIAL DEMOLITION OF
FORMER HOTEL AND REPLACE
WITH FIVE NEW OPEN MARKET
DWELLINGS AND THREE NEW
BUILD AFFORDABLE
DWELLINGS

#### TITLE

PROPOSED ELEVATIONS PLOTS 1&2

REF	DRAWING _	
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**DRAWN** GLA **DATE** JUNE 24

### **GERAINT LEWIS**

**ASSOCIATES** 

ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS



## **WEST ELEVATION PLOTS 3&4**

1:100



**NORTH ELEVATION PLOT 3&4** 

1:100



## **SOUTH ELEVATION PLOT 3&4**

1:100



**EAST ELEVATION PLOTS 3&4** 

1:100

AMENDMENTS NO	Date	Ву

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JOB BONTDDU HALL BONTDDU -PARTIAL DEMOLITION OF FORMER HOTEL AND REPLACE WITH FIVE NEW OPEN MARKET **DWELLINGS AND THREE NEW BUILD AFFORDABLE DWELLINGS** 

#### TITLE

PROPOSED ELEVATIONS PLOTS 3&4

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SCALE @A3

**DRAWN** GLA **DATE** JUNE 24

### **GERAINT LEWIS**

**ASSOCIATES** 

ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS **BUILDING SURVEYORS & PROJECT MANAGERS** 



## **SOUTH ELEVATION STREET SCENE**

1:200



## NORTH ELEVATION STREET SCENE

1:200

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GERAII	NT LEW	IS	

**ASSOCIATES** 

ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS

BRYN RHEDYN, LLANELLTYD DOLGELLAU, GWYNEDD, LL40 2SU

TELEPHONE: 01341 422370

**BUILDING SURVEYORS & PROJECT MANAGERS** 



**FRONT PERSPECTIVE** 

AMENDMENTS NO	Date	Ву

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JOB
BONTDDU HALL BONTDDU PARTIAL DEMOLITION OF
FORMER HOTEL AND REPLACE
WITH FIVE NEW OPEN MARKET
DWELLINGS AND THREE NEW
BUILD AFFORDABLE
DWELLINGS

#### TITLE

PROPOSED PERSPECTIVE FRONT

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DRAWN GLA DATE

**DATE** JUNE 24

## **GERAINT LEWIS**

**ASSOCIATES** 

ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS



**REAR PERSPECTIVE** 

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TITLE

PROPOSED PERSPECTIVE REAR

DWELLINGS AND THREE NEW BUILD AFFORDABLE DWELLINGS

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**DATE** JUNE 24

## **GERAINT LEWIS**

ASSOCIATES

ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS BUILDING SURVEYORS & PROJECT MANAGERS



PROPOSED FRONT ELEVATION

1:100



PROPOSED SIDE ELEVATION

1:100



PROPOSED SIDE ELEVATION

1:100



## PROPOSED REAR ELEVATION

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**JOB** 

BONTDDU HALL BONTDDU PARTIAL DEMOLITION OF
FORMER HOTEL AND REPLACE
WITH FIVE HOUSES AND
THREE AFFORDABLE
DWELLINGS

TITLE

BONTDDU HALL BONTDDU

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DRAWING 03 PROPOSED ELEVATIONS

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## **GERAINT LEWIS**

**ASSOCIATES** 

ARCHITECTURAL DESIGNERS,
PLANNING CONSULTANTS
BUILDING SURVEYORS & PROJECT MANAGERS





**ELEVATIONS** 

BRYN RHEDYN, LLANELLTYD DOLGELLAU, GWYNEDD, LL40 2SU TELEPHONE: 01341 422370

**BUILDING SURVEYORS & PROJECT MANAGERS** 

**GERAINT LEWIS** 

ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS

**AMENDMENTS** 

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**BONTDDU HALL BONTDDU -**PARTIAL DEMOLITION OF FORMER HOTEL AND REPLACE WITH THREE NEW AFFORDABLE DWELLINGS

PROPOSED ELEVATIONS

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**TITLE** 

**REF** 

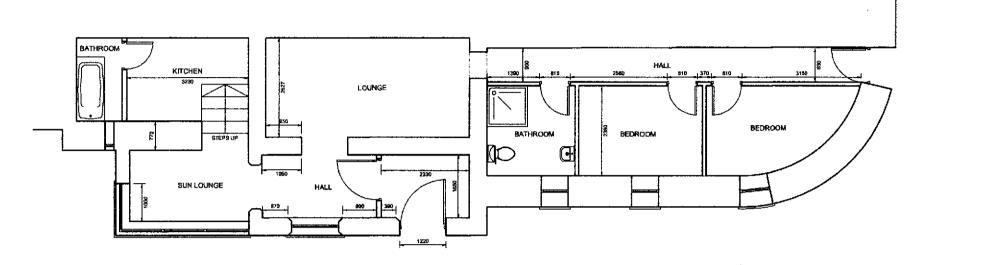
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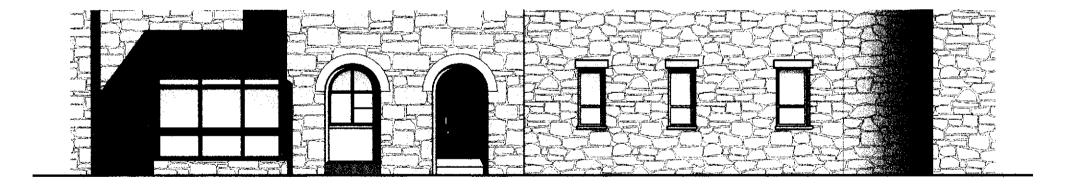
**ASSOCIATES** 

Date



#### **EXISTING LOWER GROUND FLOOR PLAN**

SCALE: 1:100 @ A3



#### **EXISTING FRONT ELEVATION**

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0 3m 4m 6m 8m 10m

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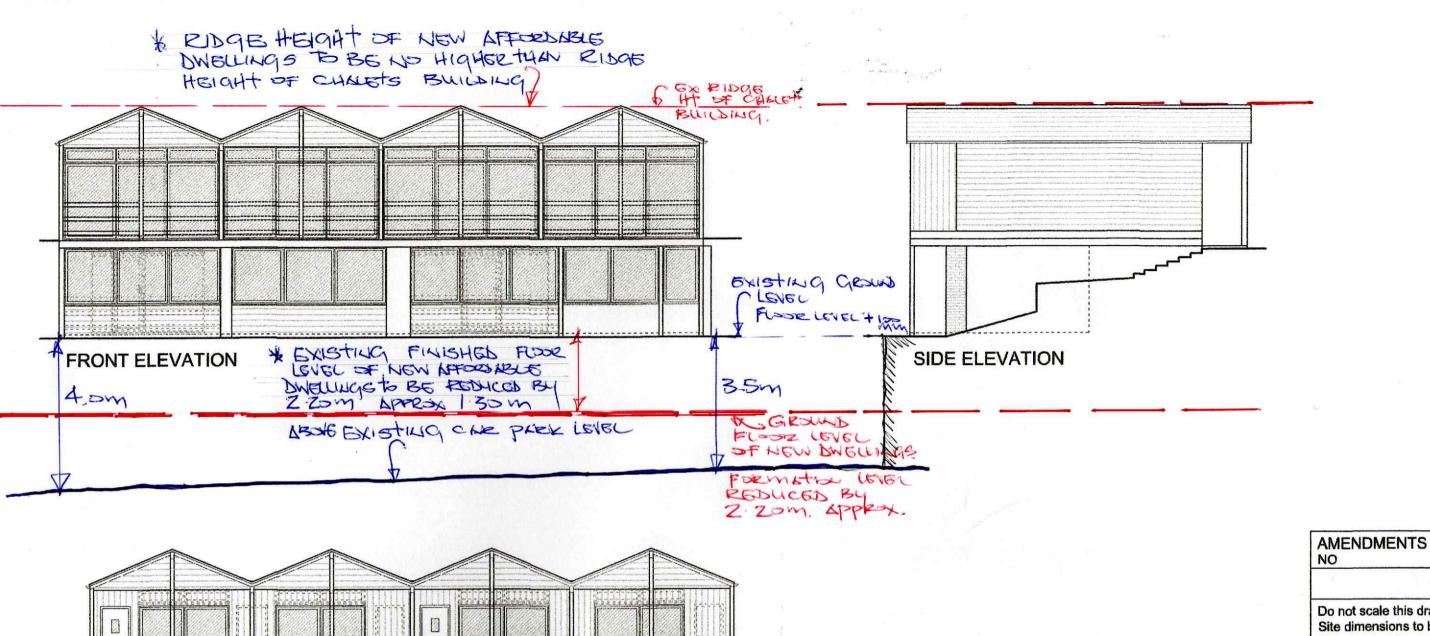
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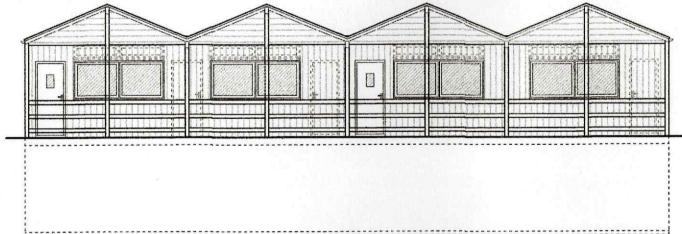
**ASSOCIATES LTD** 

BRYN RHEDYN . LLANELLTYD DOLGELLAU . GWYNEDD . LL40 2SU

TELEPHONE: 01341 422370

AMENDMENTS





**REAR ELEVATION** 

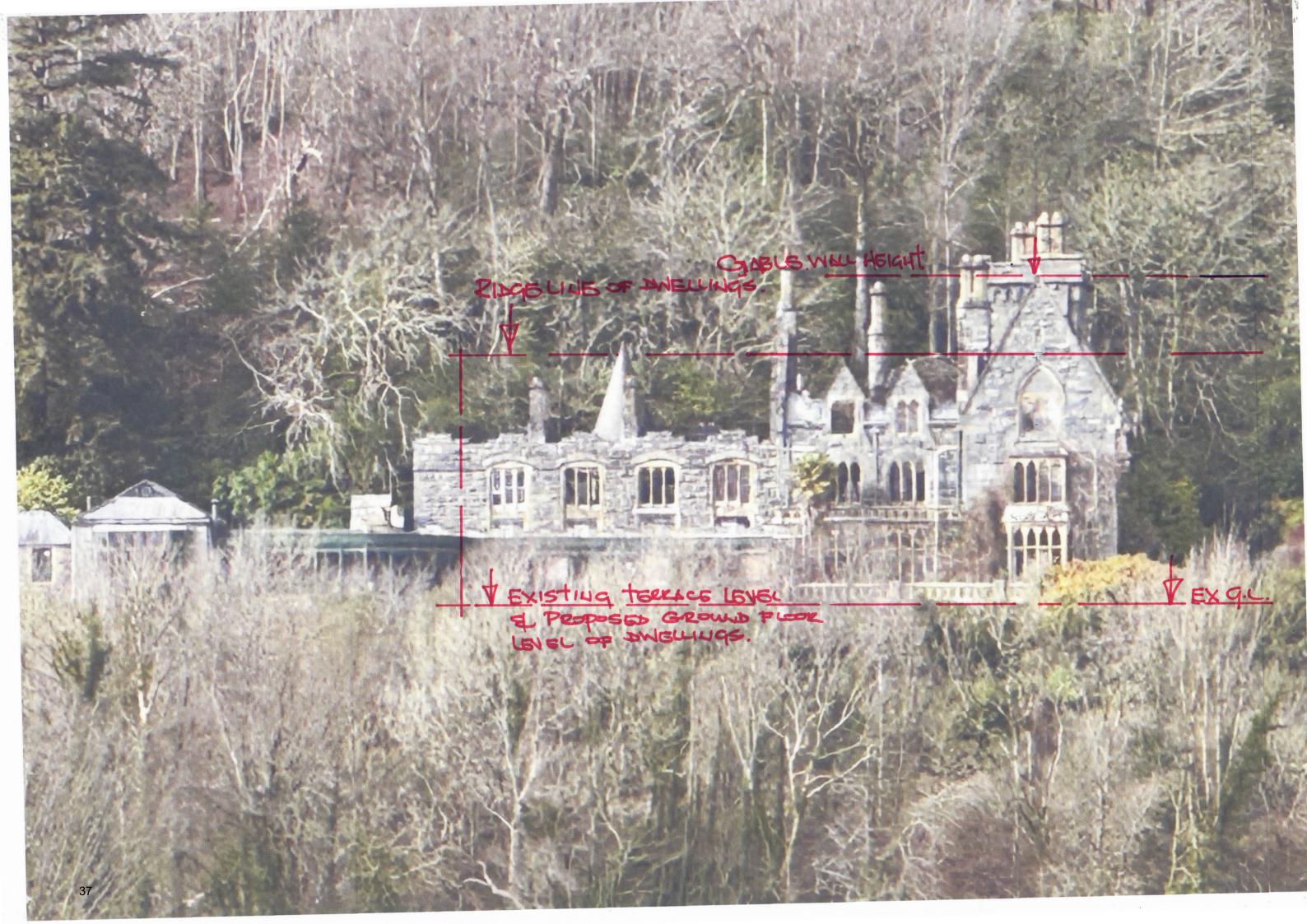
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TELEPHONE: 01341 422370

GLA DATE MARCH 25

### **GERAINT LEWIS ASSOCIATES**

ARCHITECTURAL DESIGNERS, PLANNING CONSULTANTS **BUILDING SURVEYORS & PROJECT MANAGERS** BRYN RHEDYN . LLANELLTYD DOLGELLAU . GWYNEDD . LL40 2SU



# EITEM RHIF 5.0 / ITEM NO. 5.0

Rhif Eitem / Item No.	Cyfeirnod / Reference No.	Disgrifiad / Description.	Swyddog Achos / Case Officer
1	NP2/16/442	Creu llwybr troed drwy goetir gan gynnwys rhodfa bren ddyrchafedig, pontydd, arwyddion sy'n dangos pa ffordd i fynd (arwyddbyst/cyfeirbwyntiau), meinciau, paneli dehongli, lloches a 'Phortalw', Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen. LL51 9AX / Creation of footpath link through woodland to include raised boardwalks, bridges, way markers, benches, interpretation panels, shelter and 'Portaloo', Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen. LL51 9AX	Miss Sophie Berry

# Snowdonia National Park Authority Date: 21-May-2025

- Planning & Access Committee

Community: Dolbenmaen Grid Reference:

Case Officer: Miss Sophie Berry Location:

Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen. LL51 9AX

Applicant: Description:

Chris Brown

Flat 3

To include raised boardwalks, bridges,
waymarkers, benches, interpretation

Waymarkers, benches, interpretation

London panels, shelter and 'Portaloo' SE1 3RS

#### Summary of the Recommendation:

To GRANT permission subject to conditions relating to:

- Accordance with approved plans.
- signage to be in English and Welsh
- · submission of details of materials and finish
- submission of pollution prevention plan
- submission of details of contract for temporary toilet
- hours of construction
- limit days of temporary structures to 30 per calendar year.

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

Scheme of Delegation - The Community Council has expressed a contrary view to the recommendation, based on sound planning reasons, received within the consultation period.

#### **Land Designations / Constraints:**

Outside settlement boundary.
Mineral Safeguarding Area - Sandstone
Area of Natural Beauty
Within 300m of Scheduled Ancient Monument (Castell Caerau)
Adjacent to Craig-Y-Garn SSSI
Public Rights of Way

#### **Site Description:**

The application site is located at Coed Hendre Ddu, a privately owned deciduous woodland. It is located below and east of Craig-y-Garn, a Site of Special Scientific Interest (SSSI). Cwm Pennant staddles the boundary to the west and south. Hendre Ddu quarry is located in the central part of the site, on the eastern slopes of Craig-Y-Garn

The area comprises vast areas of open grassland between woodland areas. It is traversed by several existing tracks, including Public Rights Way. Coed Hendre Ddu has been awarded National Trust-Forest Status as one of 23 woodlands in Wales.

The application site is within an Area of Natural Beauty and a mineral safeguarding zone.

#### **Proposed Development:**

The proposal aims to improve connectivity between woodlands, ease of access within the woodland and to encourage community involvement through 'social forestry'. The proposed development comprises the following elements:

- The installation of a steel and plastic foot bridge (5m x 1.2m with a 1.4m high rail) with exit gates and a sleeper bridge (2.6m x .675m with a 1m high rail.
- The installation of a 84m x 1m **boardwalk** across wet ground approaching the bridge;
- The creation of a new permissive path (Track 7) to link with existing permissive forest maintenance tracks. Reprofiling of ground to depth of 10cm x 49x1.5m.
- The erection of 7 Way pointers
- The erection of 3 **orientation panels**
- The erection of a temporary canvas canopy within an existing sheepfold to provide shelter in inclement weather for participants at woodland experience sessions for a maximum of 30 days per year
- The erection of a temporary Portaloo at drop off point near Old Barracks during woodland experience sessions
- The erection of 5 Interpretation Panels at viewpoints
- The placing of 5 wooden benches at viewpoints

#### **Development Plan Policies:**

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises Future Wales and the Eryri Local Development Plan (LDP) 2016-2031 which was formally adopted by the Authority on 06 February 2019 and within which the following policies are of relevance:

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

- SP A National Park Purposes and Sustainable Development
- SP C Spatial Development Strategy
- DP 1 General Development Principles
- DP2 Development and the Landscape
- SP E (1) Minerals Safeguarding Policy
- SP D Natural Environment
- SP Ff Historic Environment
- DP 6 Sustainable Design and Materials
- DP10 Advertisements and Signs
- DP18 The Welsh Language and the Social and Cultural fabric of communities
- SP H A Sustainable Rural Economy
- DP19 New Employment and Training Development
- SP I Tourism
- DP21 Tourism and Recreation
- SP L Accessibility and Tourism

#### Future Wales: The National Plan 2040

Policy 9 - Resilient Ecological Networks and Green Infrastructure

#### Other Policy/Guidance

#### Supplementary Planning Guidance:

- SPG 1 Sustainable Design in National Parks
- SPG 2 General Development Considerations
- SPG 6 Nature Conservation and Biodiversity

#### National Policy/Guidance

- Planning Policy Wales (PPW), Edition 12 February 2024
- TAN 5 Nature Conservation and Planning
- TAN 12 Design
- TAN 24 The Historic Environment

# **Consultations:**

Dolbenmaen Community	Objects for the following reasons:
Council	<ul> <li>Lack of parking</li> <li>Fire Risk</li> <li>A site inspection carried out in February</li> <li>Lack of consultation with neighbours</li> <li>It's overdevelopment in the countryside.</li> <li>The road to Cwm Pennant is narrow – there is a risk of accidents.</li> <li>The negative impact it can have on the local people, culture and language of the area.</li> <li>We ask that a Planning Officer go out and visit the venue.</li> </ul>
Natural Resources Wales (NRW)	No objection
ENPA Ecology	We are in receipt of a document titled 'Ecological Constraints Walkover; Hendre Ddu' by Enfys Ecology Ltd dated 29/01/2024 for which we have the following comments.  • The document confirms the works are of a low impact and will not significantly alter the site or habitats/species present. No further survey work is required.  • Recommendations are made within the report in relation to INNS (Invasive Non Native Species, this should be followed and implemented in full. Please ensure this is secured by condition.  • Further recommendations are made in relation to runoff into watercourses. To avoid any potential impact to water courses, during all phases of the proposed works, pollution prevention guidelines must be adhered to. These can be found at - gpp-5-works-and maintenance- in-or-near-water.pdf (netregs.org.uk) This represents established best practice, and its implementation provides confidence in preventing uncontrolled discharges to the surrounding habitats. Please ensure this is secured by condition.

ENPA Forestry	No formal Biodiversity     Enhancement measures have been submitted in support of this application. However, the report from Enfys confirms the works will prevent further erosion of tracks within the site, which are likely to benefit the sites ecology in the 'long run'. We are in agreement with this statement and consider these preventive works to be enhancement.  Improvements work to the existing
1	infrastructure (i.e. the forestry access
	paths) have been consented under
	Permitted Development (Our Ref:
	NP2/16/C442A), and I have no objection if
	the same access tracks are used
	by pedestrian (and / or visitor to site) with
	new waymarking posts, information panel,
	bridges, boardwalks, car
	parking etc included as part of this
	planning application. I can confirm that all
	in all I'm comfortable with the
	development, and importantly, greater
	visitor enjoyment of the woodland should
	not hamper the ongoing (positive) woodland management
	prescription for the entire woodland
GAPS	No comments
Gwynedd Environmental	No objection. Advises a pollution
Health	prevention plan is required to ensure
Tioditii	methods are taken to prevent pollution
	(soil/mud) entering the waters sources.
	Also advise that contract will be required
	for the temporary toilets to ensure they are
	emptied on a regular basis and that they
	must be placed away from rivers and
	streams.
	Construction work should take place
	during hours 0800-1800 Monday to Friday,
	0900 -1300 Saturday and at no times on
	Sundays and bank holidays
Gwynedd Highways	No response
Gwynedd Footpaths	No response

#### **Response to Publicity:**

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

At the time of writing this report 5no. objections had been received. The concerns raised related to:

- submitted information isn't clear in terms of location of parking and there is no parking along the track
- increased parking could result in highways safety concerns as there is already a problem with parking in the area
- concern regarding the emptying of the temporary toilet and it could encourage use of the area by campers
- concern that the work is being done to promote shooting
- no indication as to regularity of forestry sessions.
- compostable toilet more preferable
- limited access along valley
- toilet will be unsightly

#### Assessment:

#### 1. Background

1.1. There is no relevant planning history pertaining to the application site, however, the applicant did engage in the pre-application process to establish whether planning permission would be required for the development. It was confirmed it would, although works for the maintenance and repair of tracks would not. The ENPA Tree and Forestry Officer has confirmed that improvement work to the existing infrastructure (i.e. the forestry access paths) have been consented under Permitted Development (Ref: NP2/16/C442A).

#### 2. Principle of Development

- 2.1. There are two aspects to this application: the physical works and the short-term use of areas for educational purposes and the siting of a Portaloo.
- 2.2. Improving access to woodland areas and promoting tourism and leisure to promote areas of the National Park that attract visitors and public understanding and enjoyment of the 'Special Qualities' of the National Park is in general accordance with the aims of SPA, SPC, SPD, SPI, DP21 and SPL. The proposal is therefore acceptable in principle. This is subject to compliance with the other relevant policies and guidance outlined above.

#### 3. Planning Assessment

- 3.1. The main issues affecting the acceptability of this scheme are:
  - the impact of the physical development on the character and appearance of the area and landscape;

- the impact of the increase in use by groups for educational/training purposes
- the impact of the development on ecological features and the natural environment;
- The impact on amenity
- The impact of the development on highway and pedestrian safety

#### Impact of the Physical Development

3.2. Improvement and maintenance of the existing tracks has already been approved under permitted development. This work did not include any of the physical features proposed under this application.

#### Bridge

- 3.3. The proposed bridge is to be located over a watercourse on the route of a new track (track 7) which extends north-eastwards from Waymark 6. As well as plans, an image of an identical bridge at Bethesda Bach has been provided within the submitted Design and Access Statement. A sleeper bridge is proposed between the two. The result will be the linking of the Public Right of Way's Dolbenmaen 103 and 104 and allowing walkers to access Amos Bothy.
- 3.4. The proposed bridge is considered acceptable in terms of its scale and appearance and utilises appropriate materials. It will improve access between woodlands over an area where this is currently difficult and facilitate the creation of a new permissive path in accordance with the aims of SPA, SPC, SPD, SPI, DP21 and SPL whilst being compliant with the requirements of DP1, DP2 and DP6.

#### Boardwalk and permissive path

- 3.5. A new permissive path is proposed from the position of waymark 6. the intention is to reprofile the ground to a depth of 10cm over a distance of 49 metres. the earth will be tamped down and filled with a mix of grass and slate up to 50mm.
- 3.6. A boardwalk is proposed from the edge of the reprofiled area to the bridge, over particularly wet ground. The boardwalk will be constructed from timber decking boards supported by recycled plastic stobs in order to support the structure and prevent rot. A visual representation of the boardwalk has been provided within the submitted Design and Access Statement.
- 3.7. The proposed boardwalk and work to facilitate the permissive path are considered acceptable in terms of its scale and appearance within the landscape. The boardwalk will utilise appropriate materials. It will improve access between woodlands over an area where this is currently difficult and facilitate the creation of a new permissive path in accordance with the aims of SPA, SPC, SPD, SPI, DP21 and SPL whilst being compliant with the requirements of DP1, DP2 and DP6.

#### Benches, waymarkers, signs, interpretation panels

- 3.8. A total of 5 timber benches are proposed at viewpoints within the woodland, positioned in the northern part of the woodland. These are to be of a simple backless design measuring 2m in length with a depth of 0.31m and seat height of 0.45m.
- 3.9. At the site of each bench, there is to be an interpretation panel. These panels are to comprise a ground level timber base with board mounted on top providing information on the views but also relating to archaeological, ecological, cultural and arboreal points of interest in the vicinity of the viewpoint.
- 3.10. The new waymarkers will be placed along the routes of PROW's and permissive paths and will comprise of timber posts measuring 1.8m in height.
- 3.11. The three orientation panels are to be located at: Panel Tyn Lan entrance, Panel main entrance and the existing car park. An image of an example panel has been provided within the submitted Design and Access Statement.
- 3.12. These features are all small in scale and are proposed to be located at strategic points to provide information about the area and improve accessibility. A condition will be attached to any permission granted to ensure that all text is in both English and Welsh. The features are considered to be compliant with SPA, SPC, SPD, SPI, SPL DP21, DP1, DP2 and DP6.

#### Temporary structures

- 3.13. Both the temporary class room and Portaloo are to be positioned along the route of Track 4. The classroom is to comprise a canvas tent which is to be erected over the remains of a sheep fold. It is proposed to measure 10m in length by 6m in width. It is proposed to be erected for a maximum period of 30 days per year. Participants (in groups of up to 10) in educational sessions will be taught woodland skills, engage in painting or be given information about the area.
- 3.14. The temporary toilet is proposed to be installed during the forestry sessions and is to be located at the position of the Old Barracks which is within 5m of the drop of point. At the end of each event the Portaloo will be removed from the site, complete with its contents.
- 3.15. Permitted development rights would allow the structures to be erected for a period of 28 days per year. The proposal seeks to allow their retention for just 2 days longer than this (confirmed *via* email 18 Aug 2024). In some instances they may be present for a period of days and then removed at the end of the block of educational sessions. The

temporary classroom canvas would be confined to the area of the existing sheepfold and it is possible to attach a condition to any planning permission granted to control its colour. The temporary toilet would be positioned near the existing old barrack structure and would therefore be well screened against it for the short time it is in situ. In visual terms therefore, the impact of these structures for this period of time would not have a permanent impact upon the character of appearance of the wider landscape or immediate area. SPA, SPC, SPD, SPI, SPL DP21, DP1, DP2 and DP6. A condition will be attached to any planning permission granted to limit the use of temporary structures to a period of 30 days per calendar year and to require the submission of a scheme for emptying the loo.

#### **Impact of the Temporary Uses**

- 3.16. The appearance of the temporary structures on the location and wider landscape has been considered acceptable. Objections have been received with regards to the nature of the uses and the impact of vehicle safety and parking. The applicant has confirmed that the structures are not to facilitate shoots but will be run by Non-Governmental Organisations to target ramblers, low-level recreational users and the general public who want to improve their well-being through nature. However, it is difficult to control the use of the areas for lawful purposes during the times the structures are present. Notwithstanding this, the structure will only be permitted to be present for 30 days per year to facilitate educational classes, which could occur within the open for either 28 days or a longer period if considered to be ancillary/incidental to the wider woodland use.
- 3.17. In terms of increased impact on traffic and congestion, there has been no formal response from Highways or the Public Rights of Way Officer. However, given the scale of the proposed temporary classroom, the low numbers of participants and the length of time for which it is sought, it is not anticipated that there will be any adverse impact on highways safety in terms of a significant increase in traffic or impact on vehicle parking within existing parking areas.
- 3.18. Objectors have also raised concerns with regards to the use of the temporary toilet by campers. The applicant confirmed that this is not a problem but if it does become a problem, they will address it through incursion measures. There is no intention for the temporary structures to be used for overnight stays.
- 3.19. It is worth noting that this application is not for a change of use of land but includes proposals for temporary structures for educational activities which could be held on the land, at the same intensity, without planning permission. The use of the temporary structure will help to encourage and facilitate these recreational activities which will enhance the understanding of the Special Qualities of the National Park, in compliance with the overriding principles of the LDP and in particular policies, SPA, SPH, SPI and SPL. There is considered to be no conflict with Policy DP1 in terms of any adverse impact upon the character of the area or traffic implications.

#### Other Matters

- 3.20. Neither NRW nor the ENPA Ecologist have objected to the proposals. The submitted ecological report confirmed that the works are of low impact and will not significantly alter the site habitats/species present with no further surveys recommended. Pollution prevention guidelines are recommended to ensure there is no impact on any water courses. Although no formal biodiversity enhancement measures have been proposed, a Green Infrastructure Statement has been submitted and it is agreed that the proposed works are likely to benefit the site ecology in the long run through prevention of the further erosion of the tracks, and can therefore be considered enhancement.
- 3.21. Environmental Health Officers have recommended that a pollution prevention plan should be put in place to ensure that no pollution (soil/mud) enters water sources. A condition will be attached to any planning permission granted. There will also have to be a contract in place regarding the temporary toilets. A condition will be attached to any planning permission granted to prevent the installation of the toilet until details of the contract and name of the contractor/regime for emptying has been submitted formally for consideration. Hours of construction work will also be limited by condition.
- 3.22. The community Council has objected on several grounds. Parking and access have been addressed above and it has been considered that there will be no adverse impact, with the proposal enhancing access to the woodland for users. Other concerns include:
  - Fire Risk
  - · Lack of consultation with neighbours
  - Overdevelopment in the countryside.
  - The negative impact it can have on the local people, culture and language of the area.
- 3.23. In terms of fire risk, this is considered low. Should campfires be set up then the organisers will be bound by health and safety requirements.
- 3.24. Adequate consultation has been carried out as part of the planning application and not required to be carried out by the applicant in this instance.
- 3.25. The proposal is not considered to be overdevelopment., but low-impact and facilitating enjoyment and recreation within the area.
- 3.26. It is not perceived that the proposal will have a negative impact on culture or the Welsh language. The aim is to facilitate recreational enjoyment of the area and enhance knowledge and understanding. A condition will be attached to any planning permission granted to require signs to be in Welsh as well as English.

3.27. The proposal is within a mineral protection zone. However, the proposal is not considered to be incompatible with safeguarding this resource. It would not prevent its extraction in the future. Therefore, it is considered to comply with SPE(1).

#### 4. Conclusion

- 4.1. The decision to recommend planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises Future Wales and the Eryri Local Development Plan 2016-2031.
- 4.2. Having regard to Eryri Local Development Plan policies SP A, SP D, SP E(1), SP H, SP Ff, SP I, SPL, DP 1, SP D, DP6, DP10, DP18, DP19 and DP21. The development is compatible with the capacity and character of the site and locality within which it is located, is not unduly prominent and will use materials that are sympathetic to or enhance their surroundings. Furthermore, the proposal as a whole will encourage sustainable recreation within the area and enjoyment and understanding of the Special Qualities of the National Park. As such, the development is considered acceptable subject to compliance with the relevant conditions.
- 4.3. It is considered that the decision complies with the Authority's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Background Papers in Document Bundle No.1: No

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

- 1) The development hereby permitted shall be retained in accordance with the following approved plans and documents:
  - Map 1a Location Plan (2 May 2024)
  - Map 2a Locations: Footbridge, exist gate, boardwalk, Track 7 and Waymark (2 May 2024)
  - Map 3a Location of Waypointers
  - Map 4 Viewpoints and orientation panels (2 May 2024)
  - Map 7 Location of orientation boards (2 May 2024)
  - Map 8 Location of Interpretation Panels
  - Map9 Location of Benches (2 May 2024)
  - Map 10 Location of Classroom and Portaloo Toilet
  - OBS-2024-008 GA003 Bison Bridge (2 May 2024)
  - OBS-2024-008 GA004 Sleeper bridge (2 May 2024)
  - OBS-2024-008 GA002 boardwalk (2 May 2024)

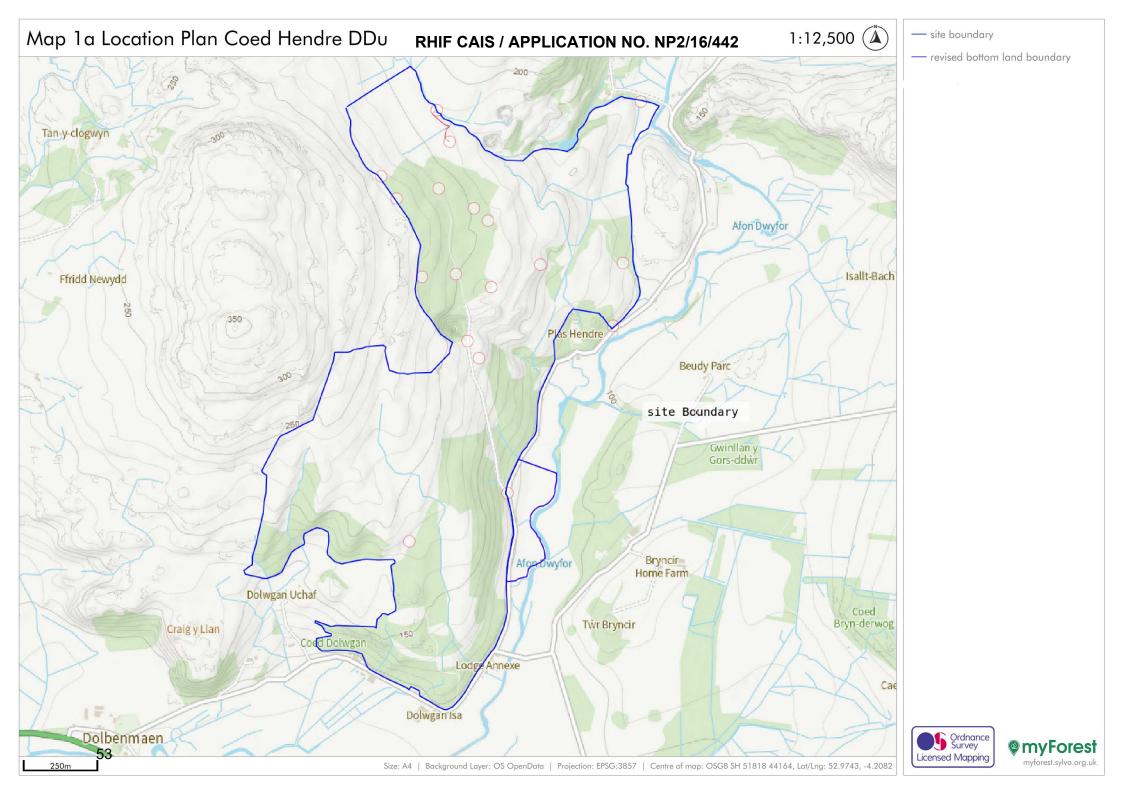
- OBS-2024-008 GA001 track sections (2 May 2024)
- OBS-2024-008 GA005 waymarker (2 May 2024)
- OBS-2024-008 GA006 bench (2 May 2024)
- OBS-2024-008 GA008 Orientation board (2 May 2024)
- OBS-2024-008 GA010 Portaloo (2 May 2024)
- OBS-2024-008 GA009 Rev A Shelter (10 May 2024)
- OBS-2024-008 GA007 Interpretation Board (2 May 2024)

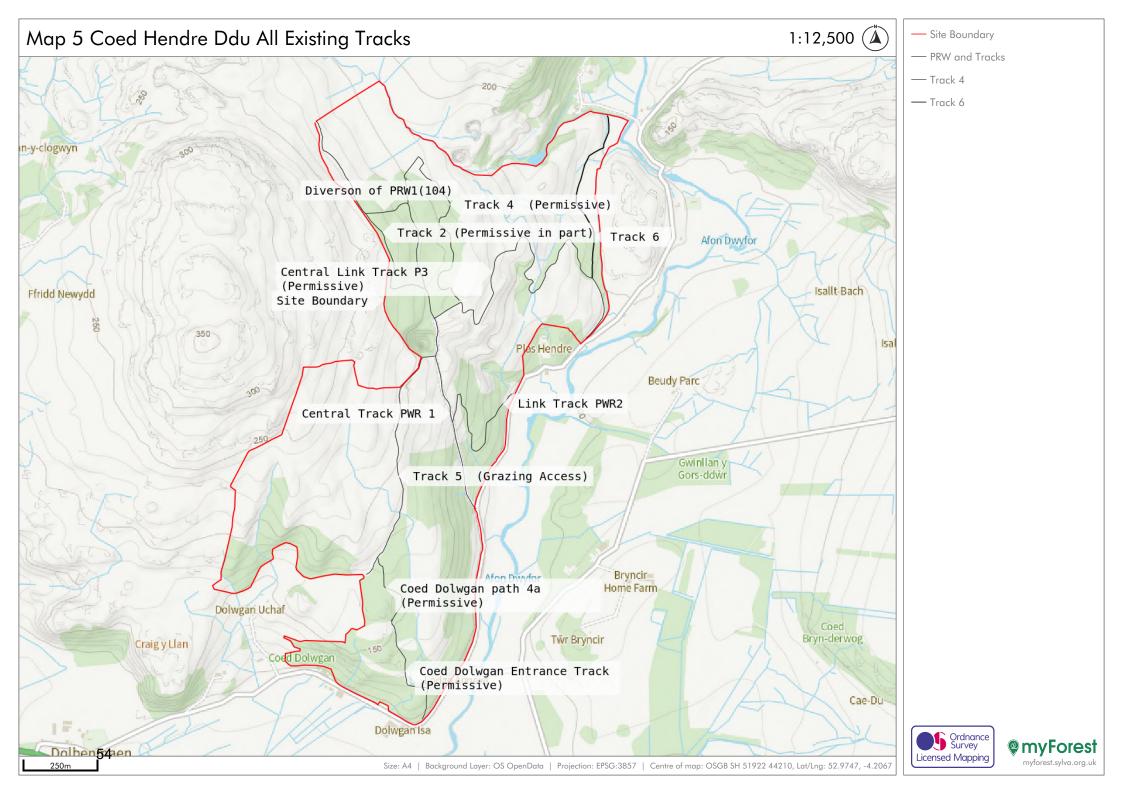
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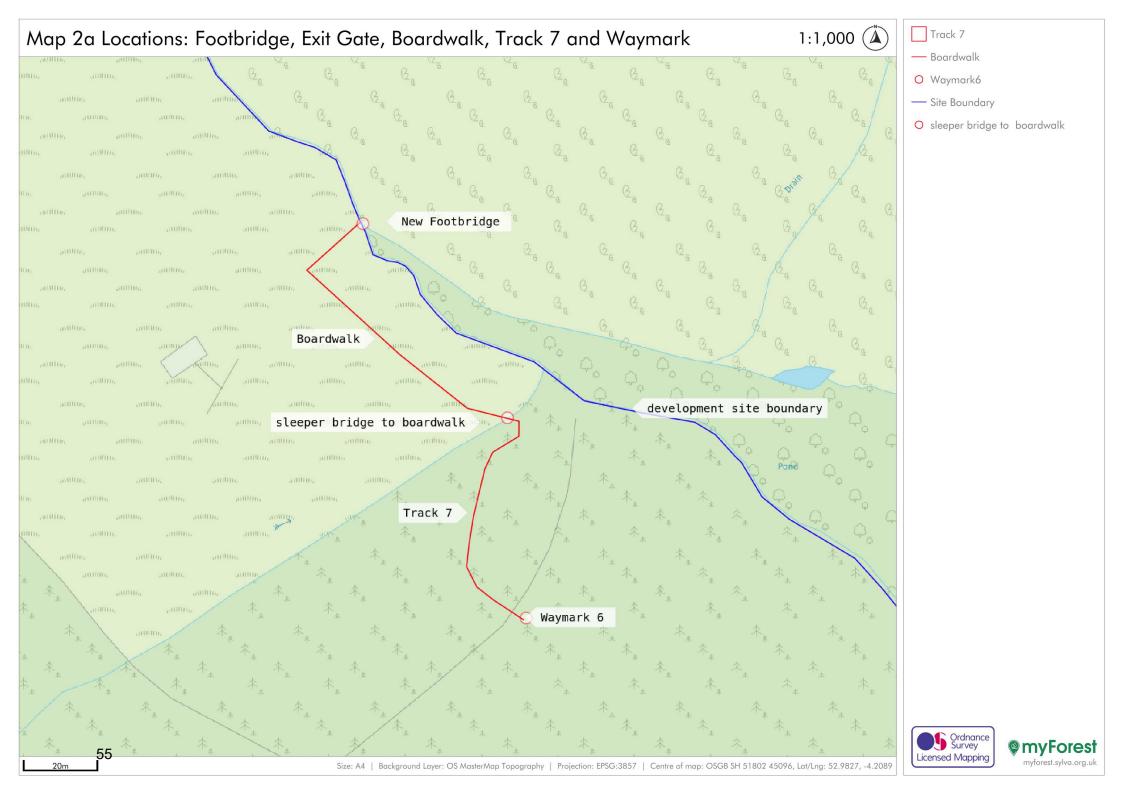
- Design and Access Statement (8 March 2024)
- Ecological Walkover, Enfys Ecology, dated 29 Jan 2024
- email from Gerwyn jones to Richard Thomas 18 Aug 2024 containing letter ref OBS-2024-009/GL01
- 2) 75 No development shall take place until details of the materials and finishes of the temporary classroom, bison bridge, boardwalk, way markers, interpretation panels and orientation boards and benches have been submitted to and approved by the local planning authority by means of a formal application. Development shall be carried out in accordance with the approved details.
- 3) Prior to the commencement of development, a pollution prevention plan detailing how water courses and water sources will be protected during all phases of the development shall be submitted to and approved by the local planning authority by means of a formal application, The approved plan shall be strictly adhered to.
- 4) Prior to the first siting of the temporary toilet details of an agreed contract for its emptying and maintenance and confirming the name of the relevant contractor shall be submitted to and approved by the local planning authority by means of a formal application. Emptying and maintenance shall be carried out in accordance with the approved details.
- 5) All signage including waymarkers, interpretation panels and orientation boards shall be in both Welsh and English.
- 6) The temporary structures hereby approved shall only be erected/installed for a period not exceeding 30 days per calendar year. They shall be removed from site as soon as practicable after an associated event has concluded.
- 7) 15 Construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

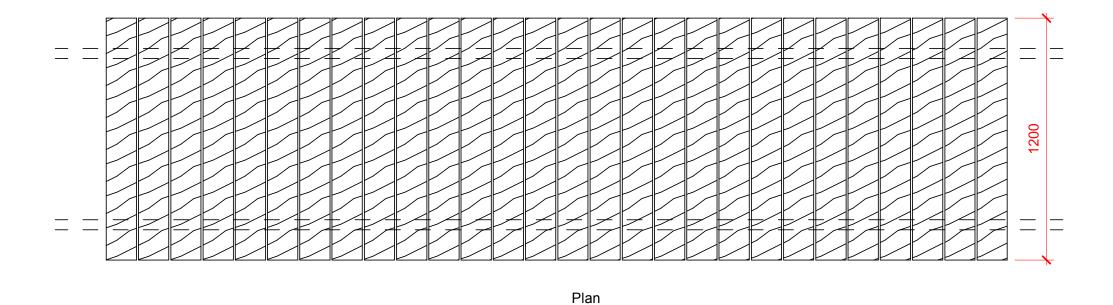
#### Reasons:

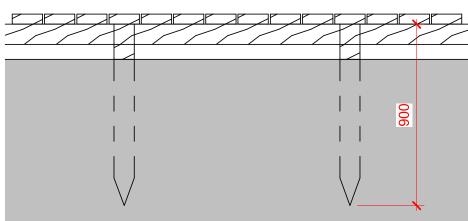
- 1) To define the permission and for the avoidance of doubt.
- 2) To minimise the loss of amenity to neighbouring properties and the surrounding area in general in accordance with Eryri Local Development Plan Policies and in particular Policy 1.
- 3) For the avoidance of doubt and in order to protect the biodiversity, the environment of the area and the visual impact on the wider landscape in accordance with Eryri Local Development Plan Policies and in particular policies 1, A and D
- 4) For the avoidance of doubt and in order to protect the biodiversity, the environment of the area and the visual impact on the wider landscape in accordance with Eryri Local Development Plan Policies and in particular policies 1, A and D
- 5) To support the Welsh Language and the Social and Cultural fabric of communities in compliance with DP18
- 6) In order to protect the visual impact on the wider landscape in accordance with Eryri Local Development Plan Policies and in particular policies 1 and A
- 7) To minimise the loss of amenity to neighbouring properties and the surrounding area in general in accordance with Eryri Local Development Plan Policies and in particular Policy 1.





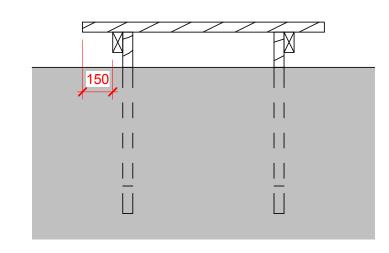






Side Elevation





Cross Section

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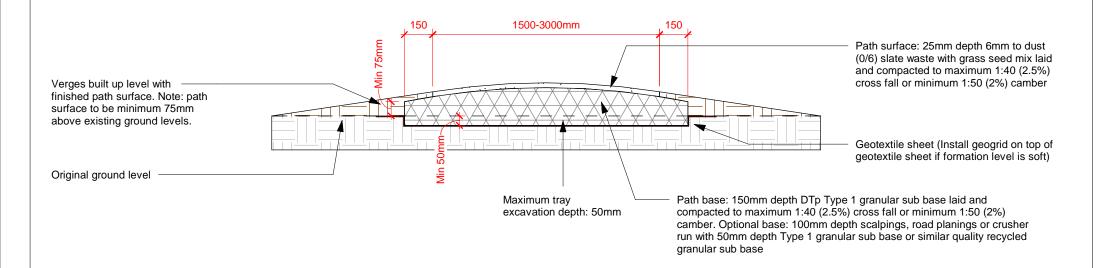
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#### Construction notes:

- 1. Stripped turf and excavated soil to be re-used to form verges and stabilise path edges.
- 2. Lay path base and surface with drag box if available.
- Path base and surface to be laid to maximum 1:40 (2.5%) cross fall or minimum 1:50 (2%) camber and compacted to refusal using heavy vibrating roller (minimum 120 type roller recommended).
- 4. Surface regularity maximum 10mm gap under 3.0 metre straight edge placed along the base surface and maximum 5mm gap for path surface.
- Soft spots to be excavated and filled with lower quality sub base e.g. scalpings, crusher run, crushed demolition waste.



#### Note:

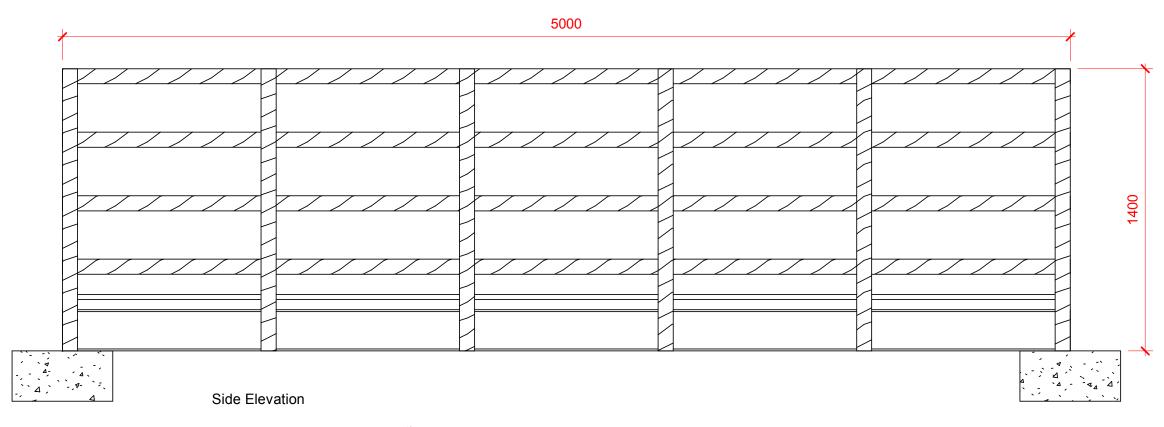
This detail is indicative only and not intended to be relied upon in specific site cases. A designer should satisfy themselves of site conditions and vary details and dimensions to suit. OBS Cyf accept no liability for any inaccuracies or for any loss, expense, damage or injury or accident arising from the use or application of information contained here in.

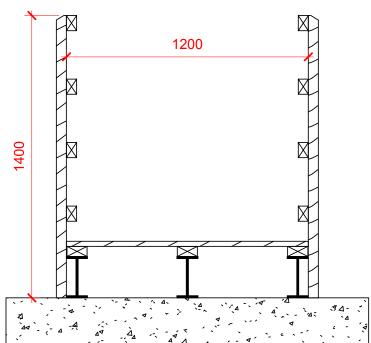
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Front / Rear Elevation

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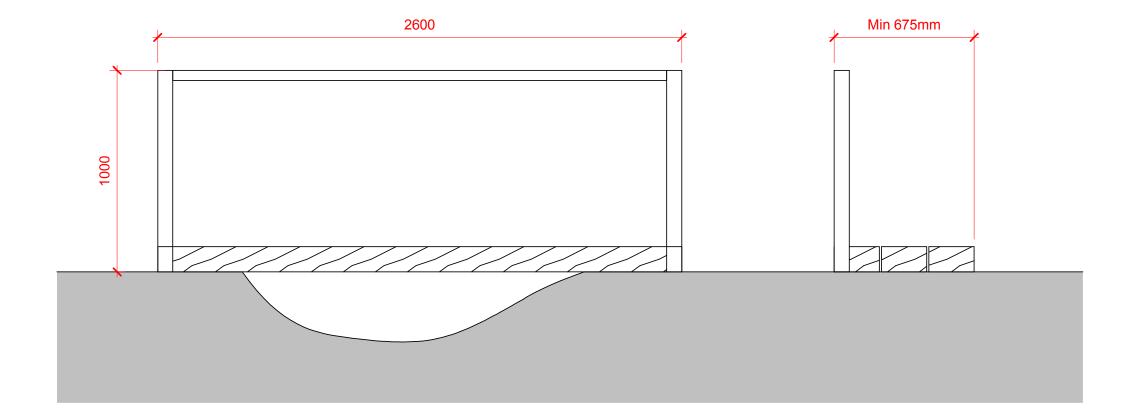
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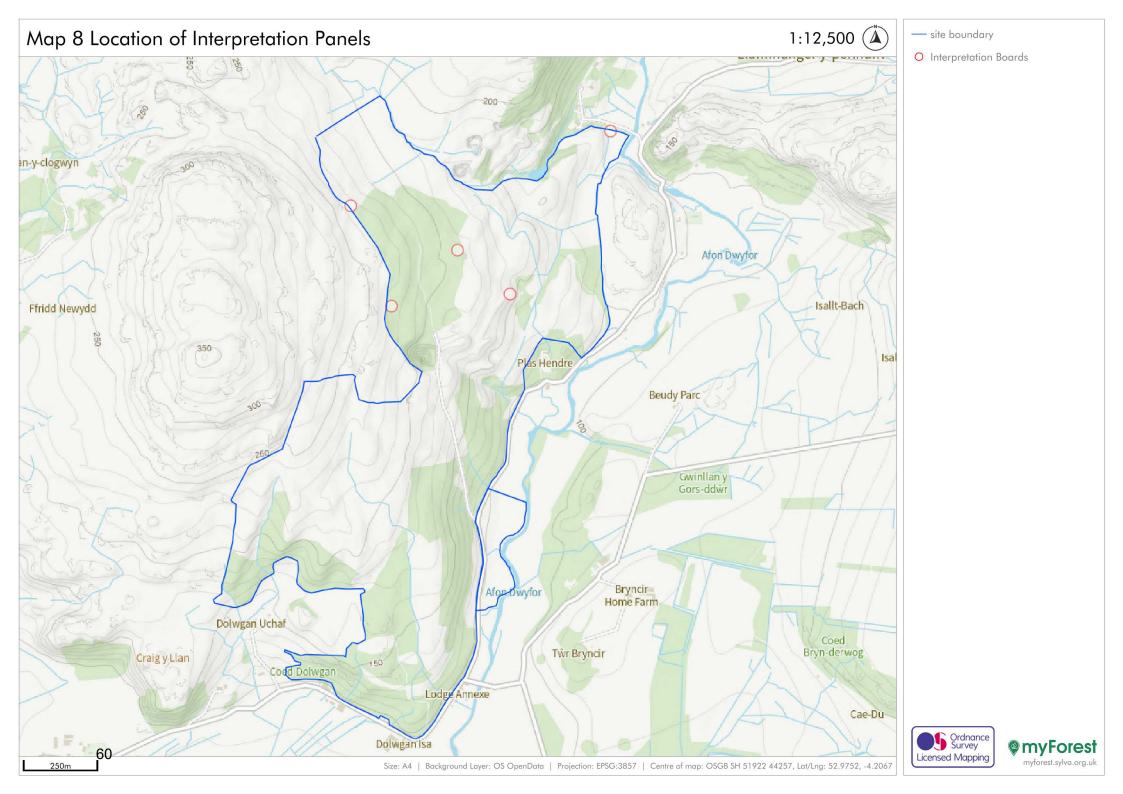


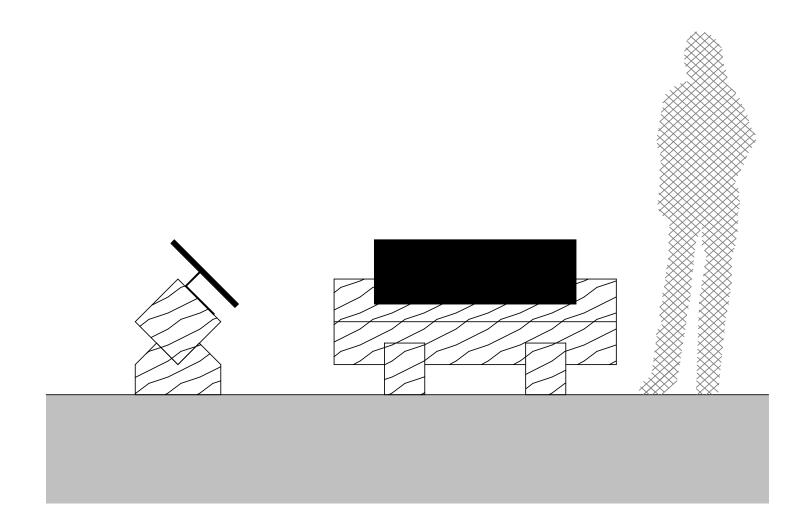
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Sleeper Bridge Drawing

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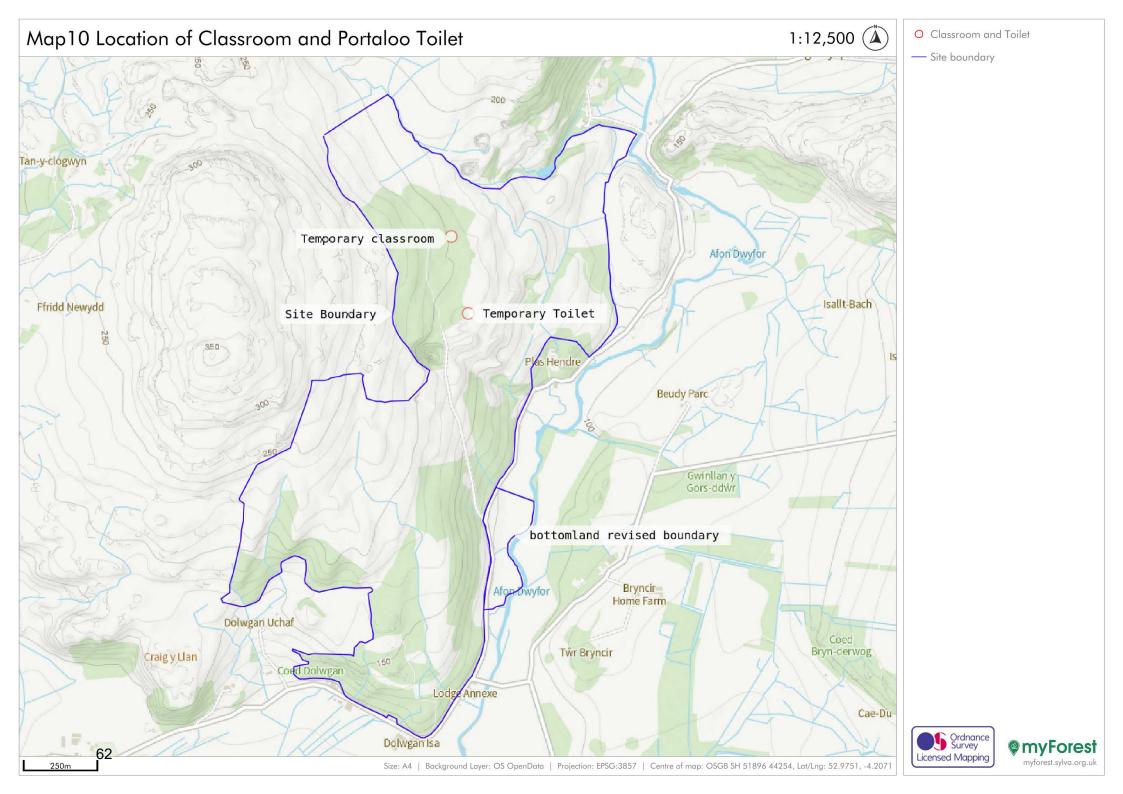


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Interpretation Board Drawing

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## Specification:

5x5m timber framed forest shelter Locally sourced heavy timber frame sections

Finished section size 200x200mm

Steel roof sheeting complying with BS 5427, BS EN 14782, BS EN 508

Galvanised guttering and downpipes, including leaf catchers

200mm plinth block at all post bases

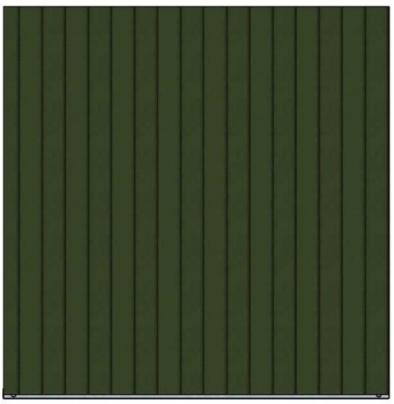
200x75mm purlins in the same timber as the frame

Purlins supported by heavy duty, face fix hangers

All timber to be graded C24

Pad foundations are nominally 450x450x450mm

Site specific engineers calculations are required for each new instance of the building





Project: Lloches Coedwig

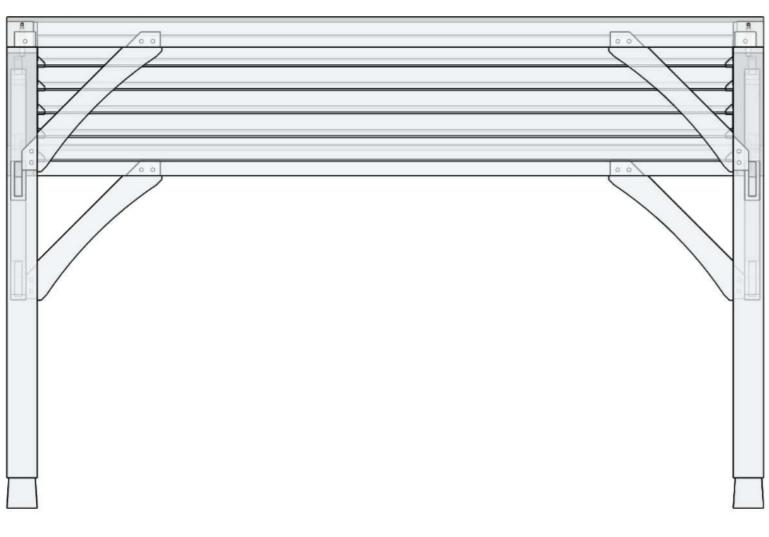
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Date: 22/03/2025

Designer: M Chapman

Element: Overview

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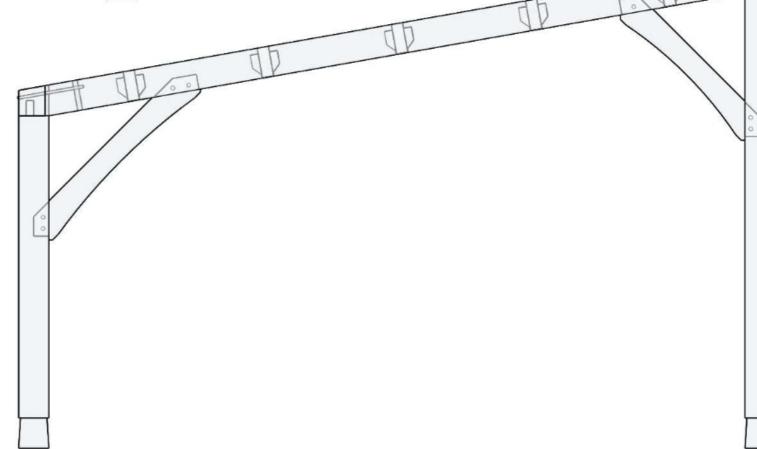
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Date: 22/03/2025

Designer: M Chapman

Element: Technical pt1

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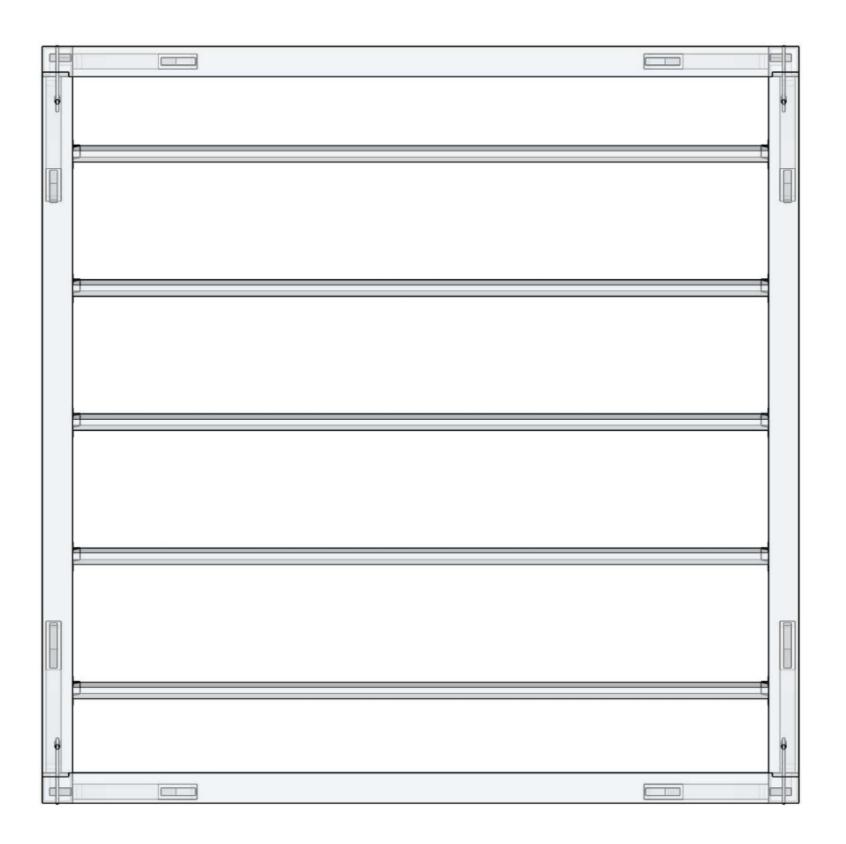


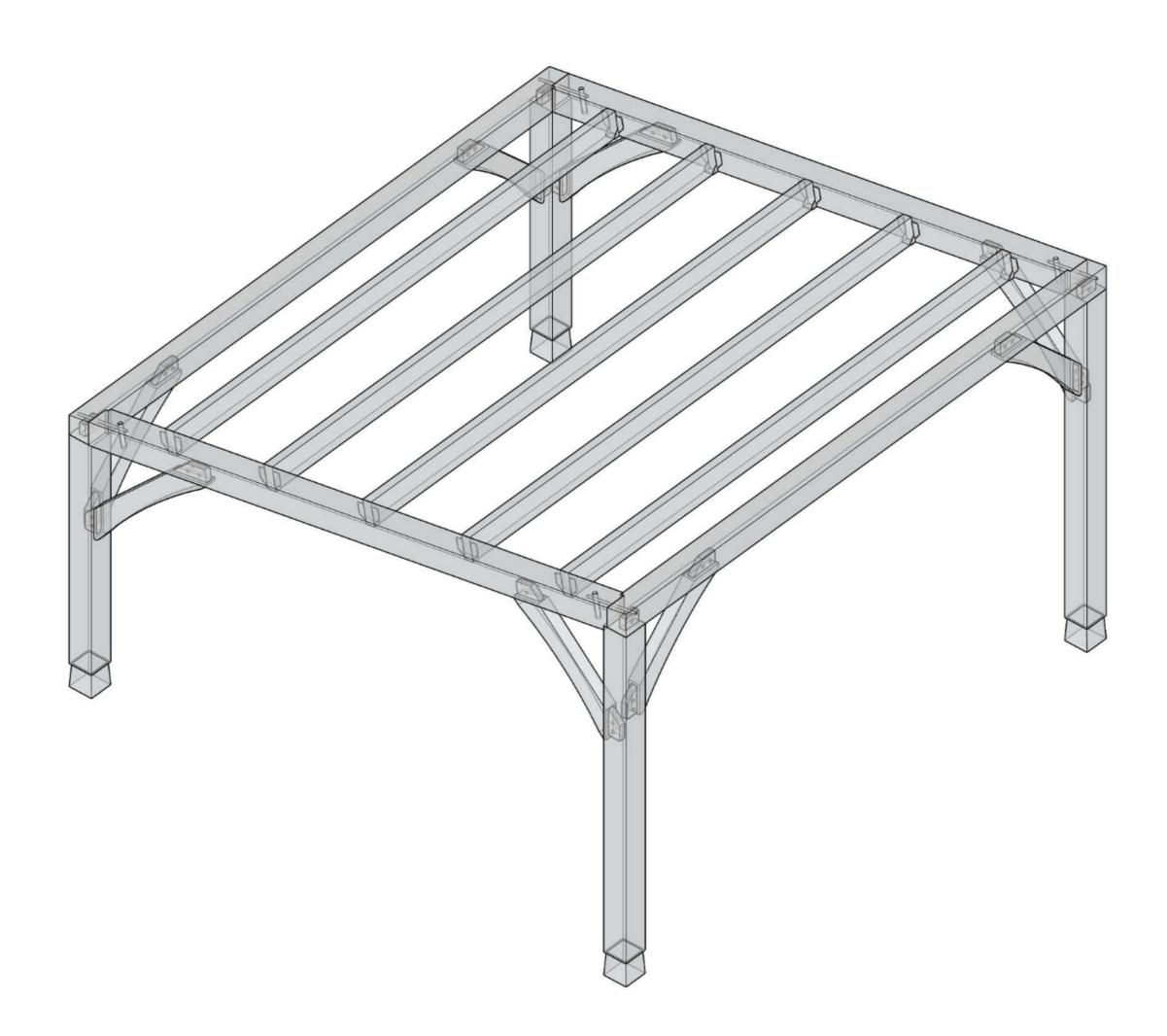
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Revision: 1.0 - Final

Date: 22/03/2025

Designer: M Chapman

Element: Technical pt3

**Scale:** 50:1 @ A3



## Specification:

5x5m timber framed forest shelter Locally sourced heavy timber frame sections

Finished section size 200x200mm

Steel roof sheeting complying with BS 5427, BS EN 14782, BS EN 508

Galvanised guttering and downpipes, including leaf catchers

200mm plinth block at all post bases

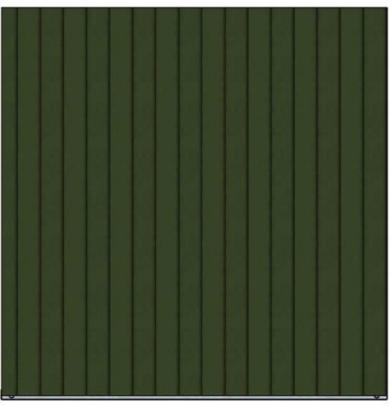
200x75mm purlins in the same timber as the frame

Purlins supported by heavy duty, face fix hangers

All timber to be graded C24

Pad foundations are nominally 450x450x450mm

Site specific engineers calculations are required for each new instance of the building





Project: Lloches Coedwig

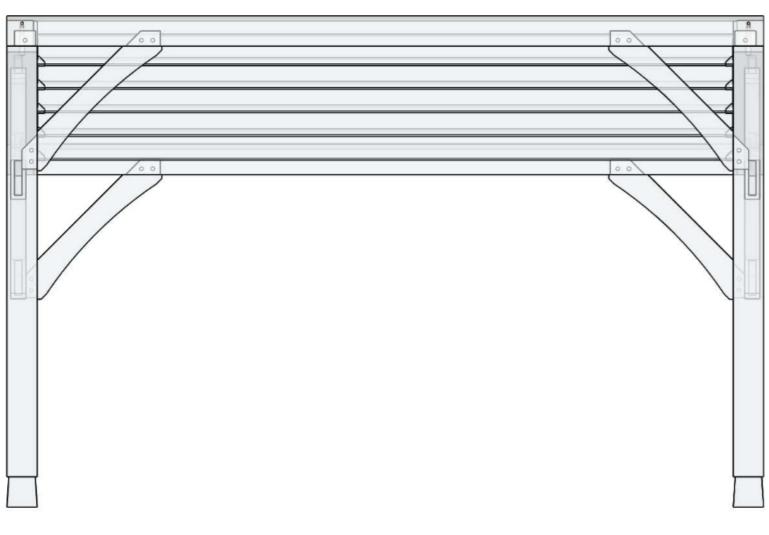
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Designer: M Chapman

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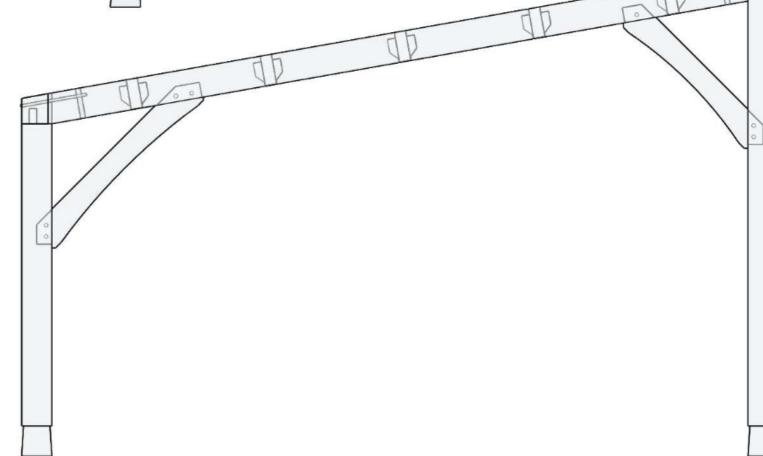
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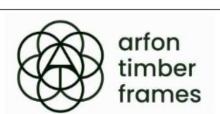
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Designer: M Chapman

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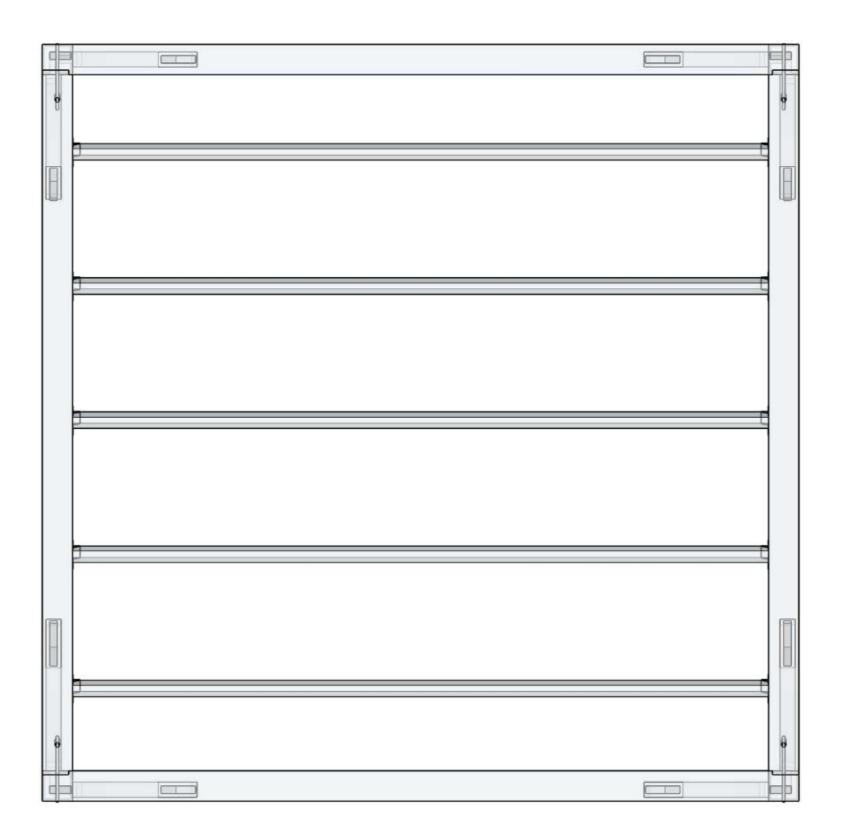


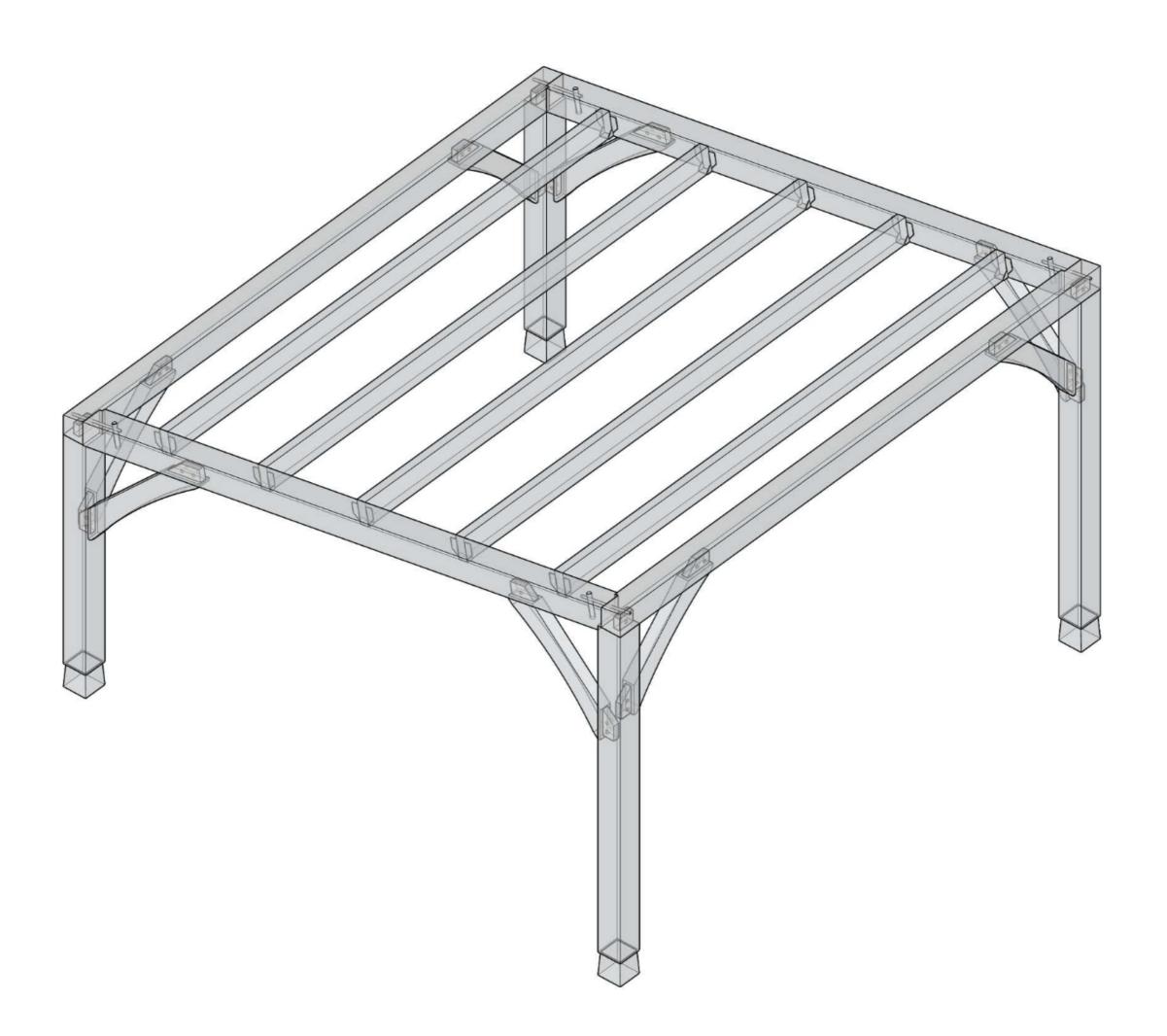
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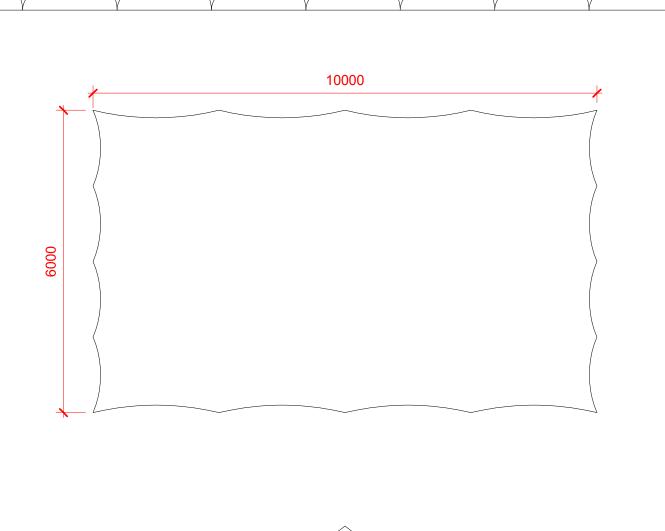
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Date: 22/03/2025

Designer: M Chapman

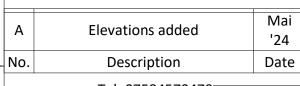
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# **Temporary Class Room**

Canopy to be erected for four classroom events each year, with each event lasting no more than 5 days.



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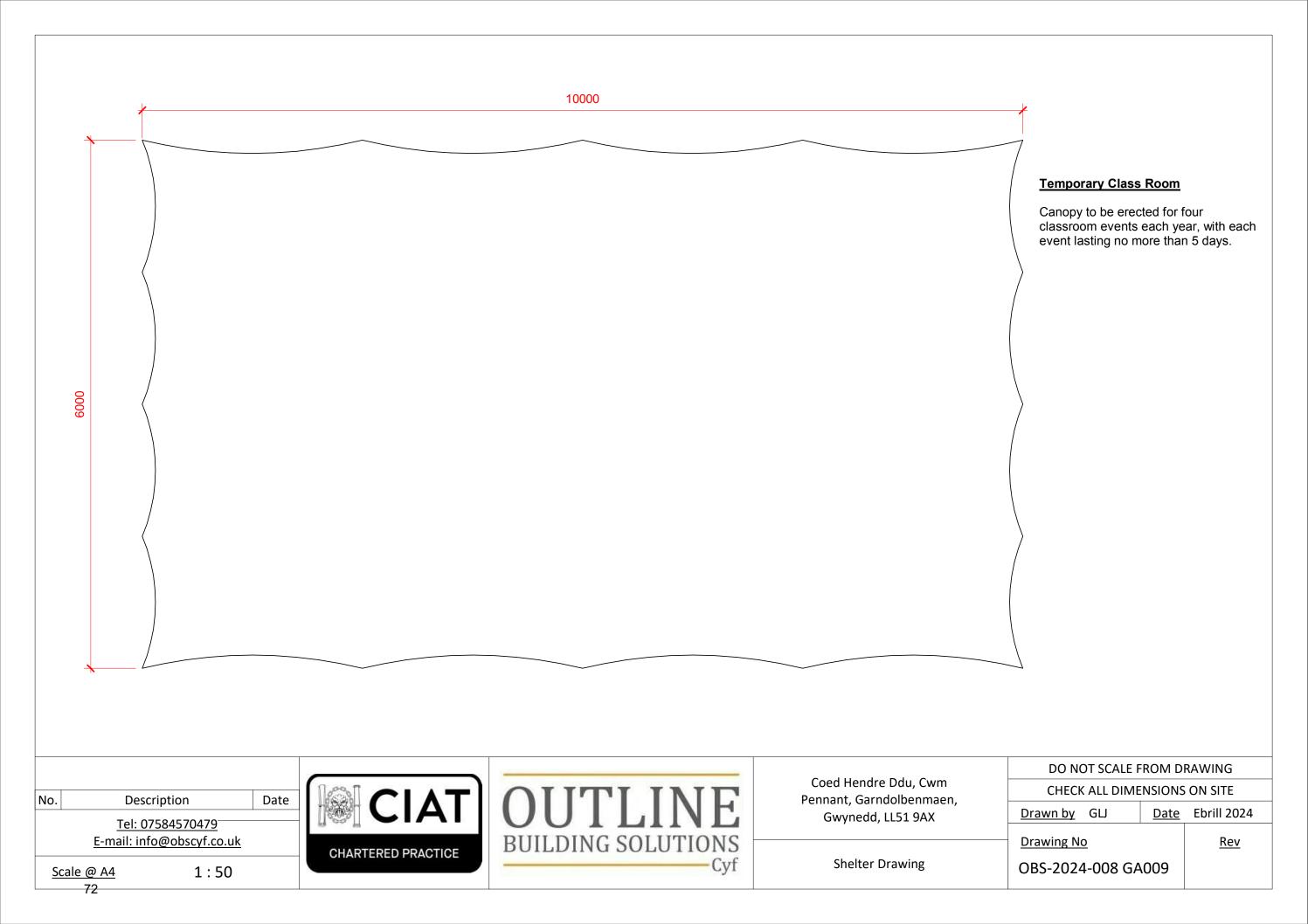
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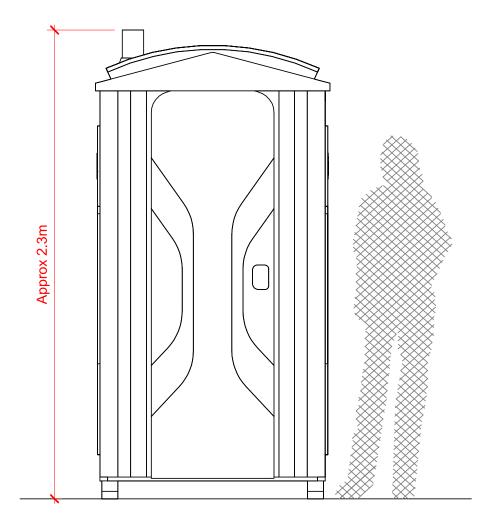
Shelter Drawing

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Approx dimensions of Porterloo

Height - 2300mm
Width - 1190mm
Depth - 1090mm
Tank Capacity - 227 Litres
Weight - 85kg
Door Height - 2000mm

Note: Exact dimensions might vary slightly depending on exact supplier.

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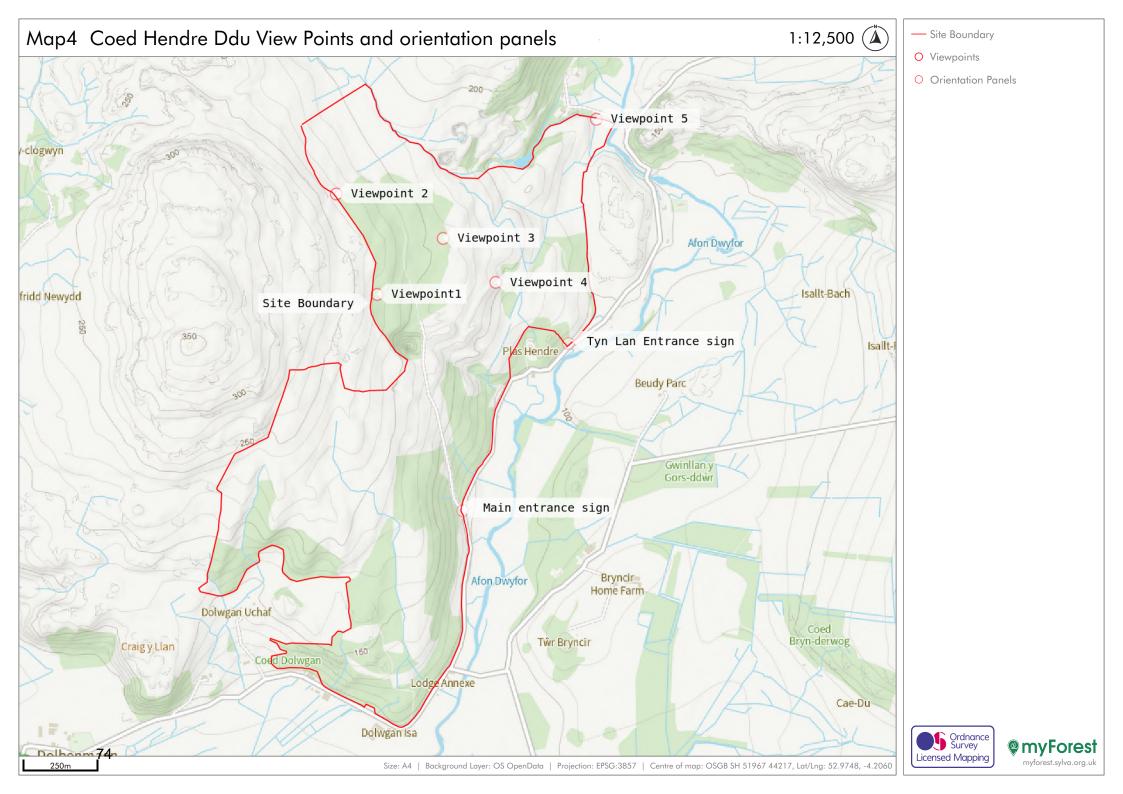
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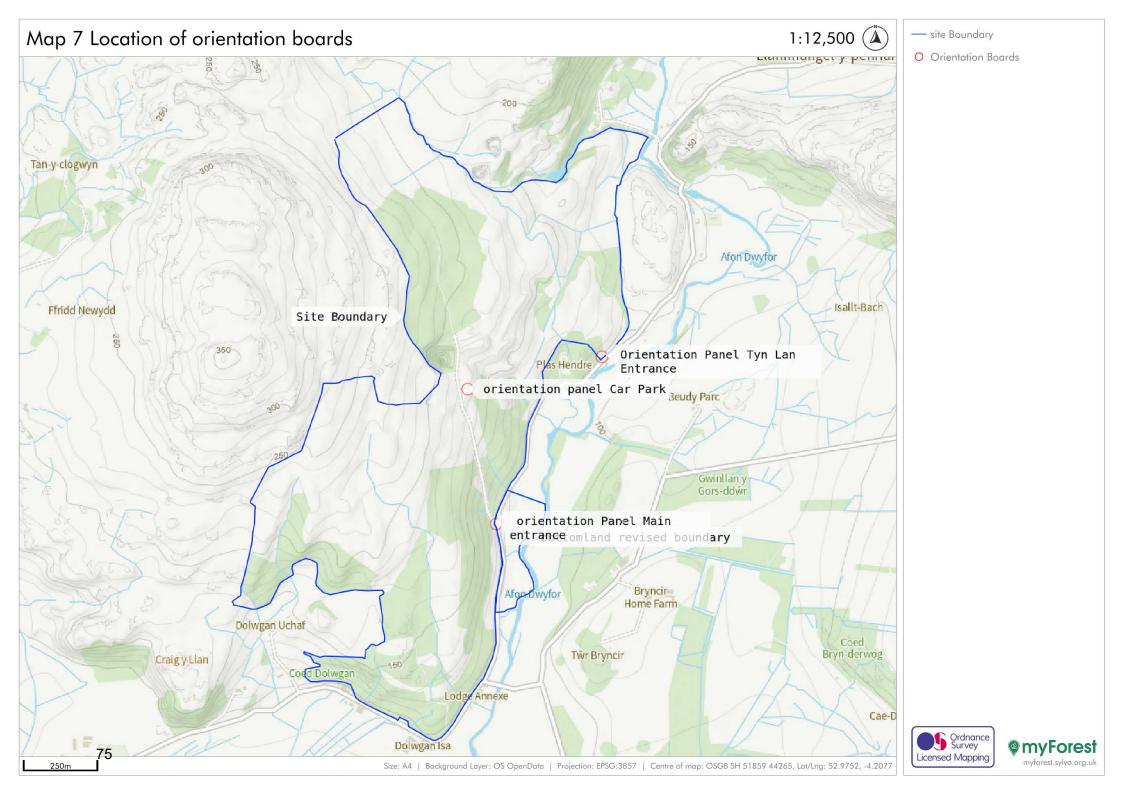
Porterloo Drawing

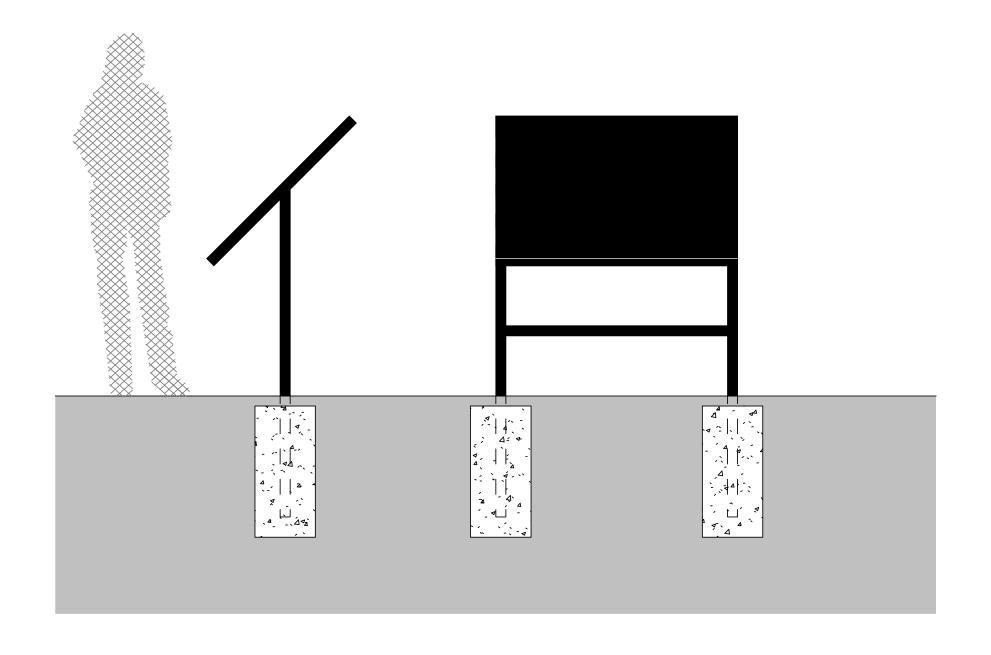
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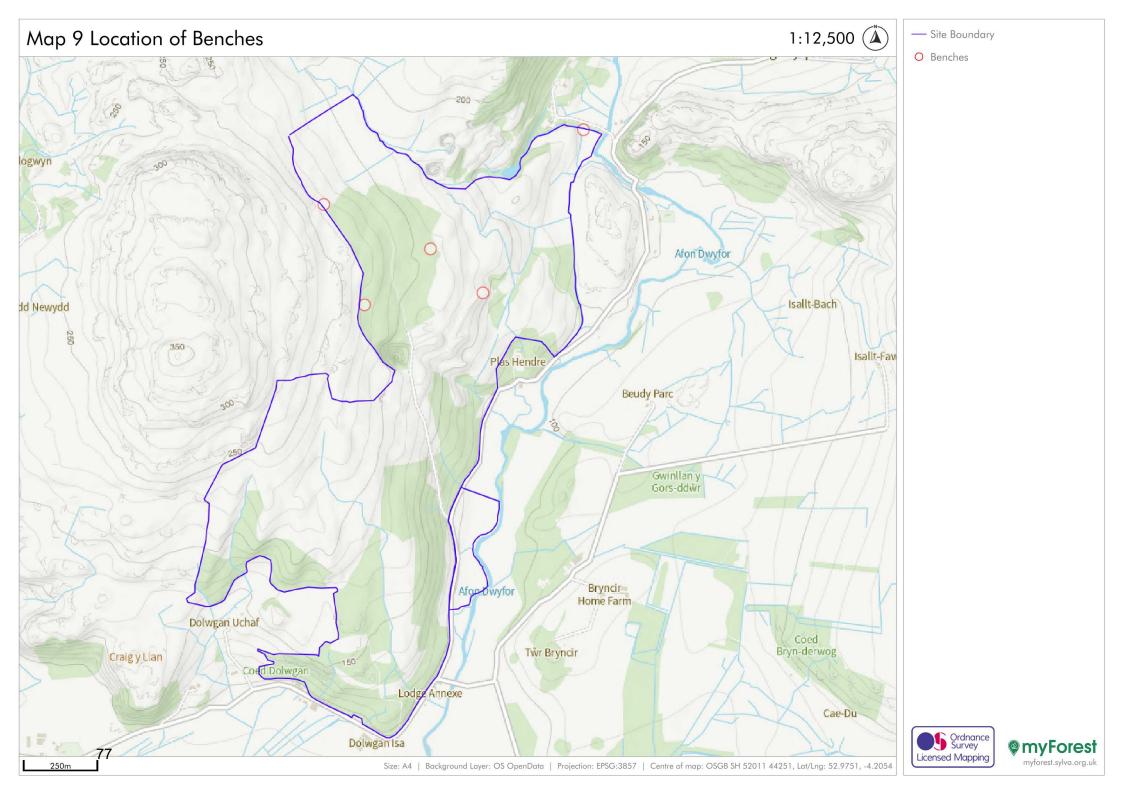
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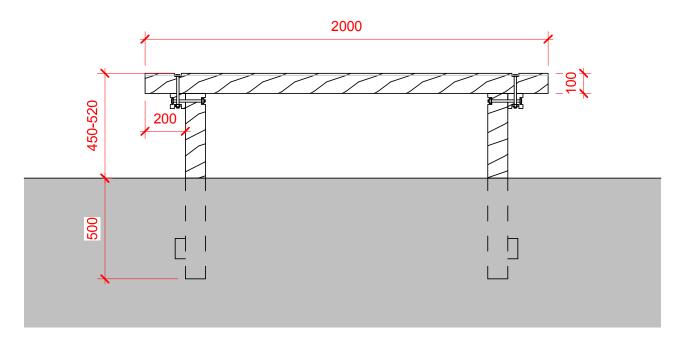
Orientation Board Drawing

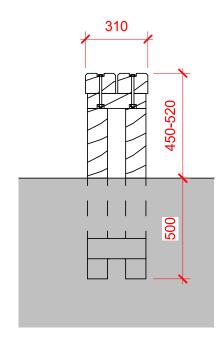
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OBS-2024-008 GA008

76







Front / Rear Elevation

Side Elevation

No.	Description	Date		
	Tel: 07584570479 E-mail: info@obscyf.co.uk			
Scale @ A4 1:25				

78

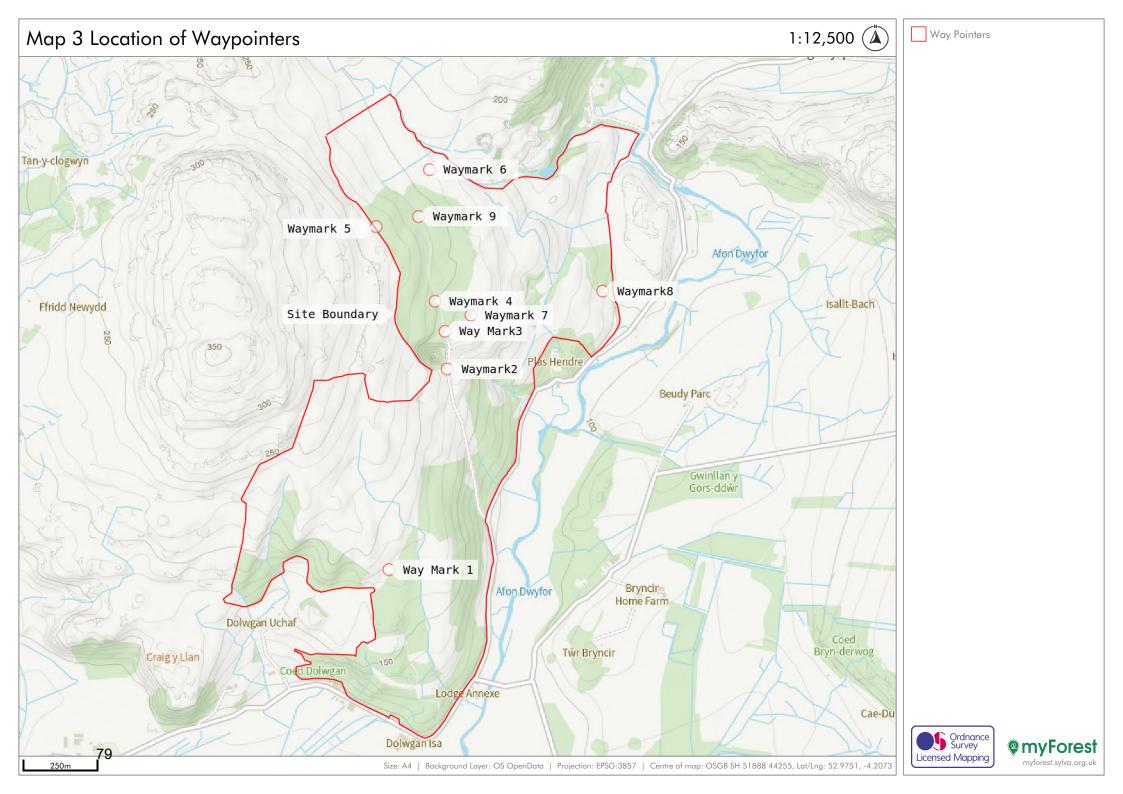


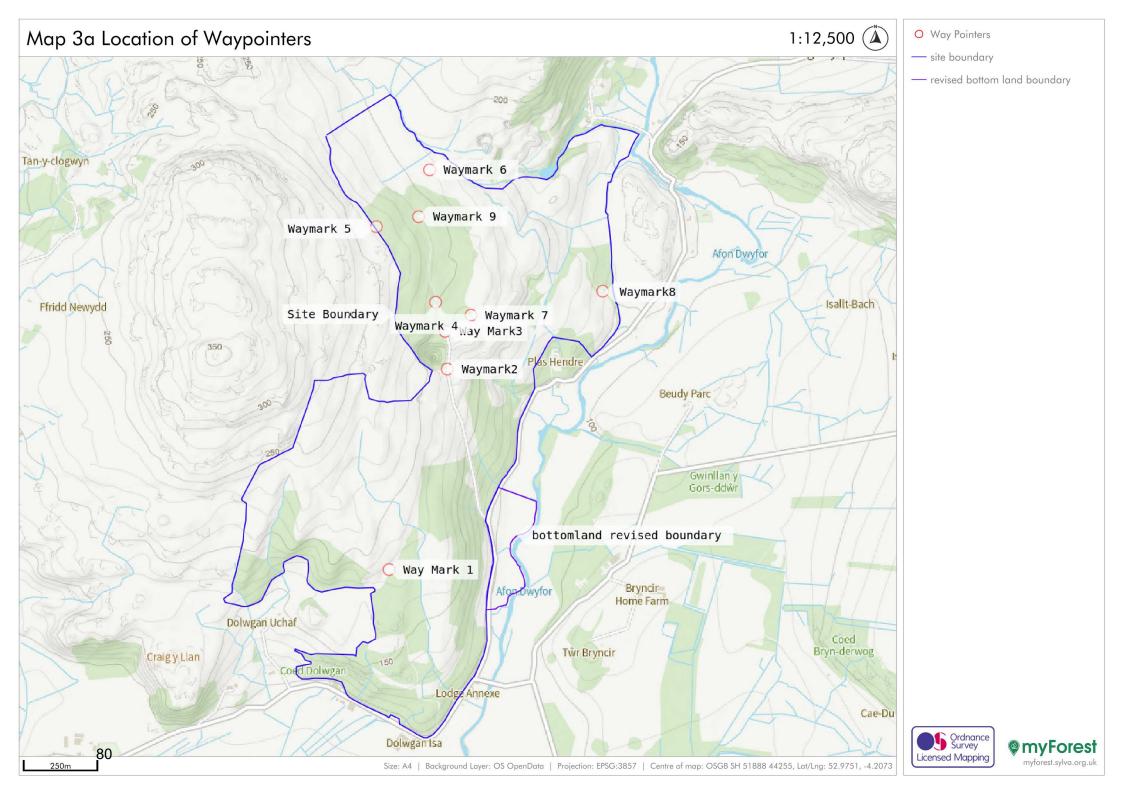


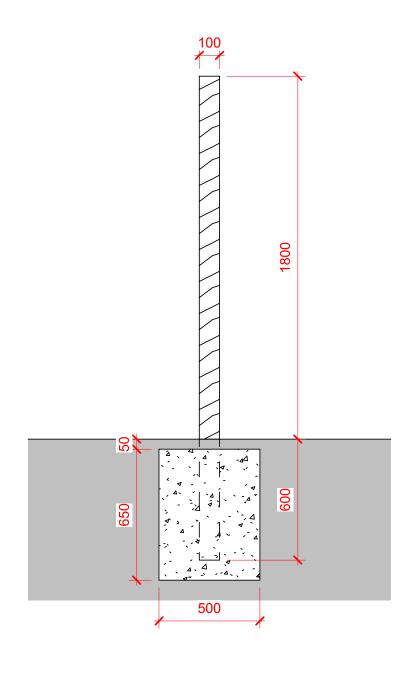
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Bench Drawing

DO NOT SCALE FROM DRAWING				
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Drawn by GLJ Date Ebrill 2024				
<u>Drawing No</u> <u>Rev</u>				
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Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen, Gwynedd, LL51 9AX

Waymarker Drawing

DO NOT SCALE FROM DRAWING			
CHECK ALL DIMENSIONS ON SITE			
<u>Drawn by</u> GLJ	<u>Date</u>	Ebrill 2024	
<u>Drawing No</u>	<u>Rev</u>		

OBS-2024-008 GA005



# PLANNING AND ACCESS COMMITTEE 21 MAY 2025

## **SECTION 106 AGREEMENTS**

## SNOWDONIA NATIONAL PARK AUTHORITY PLANNING AND ACCESS COMMITTEE 21 MAY 2025

#### **SECTION 106 AGREEMENTS**

Rhif	Application No.	Date application was received	Location	Development	Present Position
1.	NP3/15/T173C	01/08/2024	Yr Helfa, Llanberis. LL55 4UW	Change of use of short-term holiday letting dwelling (Use Class C6) to open market dwellinghouse (Use Class C3)	Draft agreement sent 08/01/2025, waiting for a response from the solicitors.
2.	NP5/55/46G	12/07/2023	Geufron Farm, Bryncrug, LL36 9RW	Conversion of barn and stable to short-term holiday let accommodation.	Draft agreement sent 19/08/24. Awaiting response from the agent
3.	NP5/58/646	17/03/2023	Land near Pentre Uchaf, Dyffryn Ardudwy.	Erection of a special adapted bungalow and a two-storey dwelling	Discussions are being held to amend the draft agreement.
4.	NP5/73/439	23/11/2023	Land near Llech-y- Cwm, Gellilydan. LL41 4EU	Erection of rural enterprise dwelling, formation of new vehicular access, and installation of septic tank	Draft Agreement sent 12/02/2025.

Number of applications on committee list 09 April 2025= 4

## APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE PLANNING & ACCESS COMMITTEE 09 APRIL 2025

Application No.	Location	Development

# APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT WHICH HAVE BEEN REFUSED, WITHDRAWN, OR DISPOSED, OR WHERE AN AGREEMENT IS NO LONGER NECESSARY SINCE PLANNING & ACCESS COMMITTEE 09 APRIL 2025

Application No.	Location	Development



# PLANNING AND ACCESS COMMITTEE 21 MAY 2025

# OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

#### **SNOWDONIA NATIONAL PARK AUTHORITY**

# PLANNING AND ACCESS COMMITTEE 21 MAY 2025 OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

#### **Awaiting Ecology Information / Response**

NP3/12/96S		LL54 7YS	Erection of a part single storey part two storey building to be used for functions ancillary to the operating of the campsite including an ancillary café and ancillary shop for the clientele of the campsite, staff rest room/sick bay, administration office, dry store and log store.
NP4/26/334D	13/12/24	Moel-yr-Iwrch Uchaf, Nebo, Llanrwst. LL26 0TF	Extension to existing agricultural outbuildings,
NP5/55/78G	21/10/24		Retrospective Application for 1 holiday unit in lieu of the 2 approved under Planning Permission NP5/55/78C dated 01/06/2000, including changes to the design and extending the holiday occupancy period.
NP5/72/254	22/01/24	Ddol Hir, Fron Goch, Bala, LL237NT	Construction of a rural enterprise dwelling and installation of a package treatment plant.

#### **Awaiting Details from Agent / Applicant**

NP2/11/141B	27/11/24 Hirka, Nantmor. LL55 4YG	Extension to side and rear, dormer windows, chimney and terrace extension,
NP2/16/442	10/05/24 Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen. LL51 9AX	Creation of footpath link through woodland to include raised boardwalks, bridges, waymarkers. benches, interpretation panels, shelter and 'Portaloo'.
NP4/11/L79J	13/01/25 Hen Siop Pont y Pair, Betws y Coe 0BW	d. LL24 Retrospective Application for extension of rear outdoor seating platform and extension of A3 food and drink use to extended area,
NP4/11/398B	05/08/24 Land to rear of Medical Surgery, Bo Coed. LL24 0BP	etws-y- Discharge of Conditions 4 (Roofing slates) and 5 (Stone sample) attached to Planning Permission NP4/11/398 dated 17/01/2022,
NP4/12/228C	01/10/24 Ysgol Tal-y-Bont, Tal-y-Bont. LL32	Demolition of former classroom cabin and conversion of former school and headmaster's lodge into two dwellings and new double garage / workshop (Repeat Application).
NP4/16/246	11/06/24 Bryn Tirion, Dolwyddelan. LL25 0Jl	Conversion and extension of outbuilding to form affordable local occupancy dwelling
NP4/26/348	09/09/24 Land adjoining A470, near Hendre Llanrwst.	Wen, Erection of cattle and manure store and associated works.
NP4/26/349	04/12/24 Carreg Coediog, Betws y Coed. LL	24 0HF Erection of dry manure store,
NP4/31/113J	04/12/24 Gwern Hywel Isaf, Pentrefoelas. LI	.24 0HS Construction of slurry pit.
NP4/31/127	31/05/24 Land adjoining Hendre Ifan, Ysbyty	Ifan. Erection of 2 two storey affordable dwellings,
NP5/53/T154N	17/06/24 National Westminster Bank Buildir High Street, Bala. LL23 7NE	ngs, 44-46 Change of use of the ground floor from A2 use (Financial and professional services to A1 use (Retail shops and stores), omit the previously consented semi-detached dwellings (2) and omit the previously consented single storey extension to the rear of
85		the existing building.

NP5/55/60L	20/05/24	1	Residential development comprising of 12 dwellings (Open market) and associated development including open space, parking, access and drainage infrastructure,		
NP5/56/153D	13/11/24	Dyfi Bike Park, Pantperthog. SY20 9AS	Retrospective application for the construction of café/admin block, erection of uplif shelter, additional tracks and associated jumps and amendments to opening hours,		
NP5/58/505C	19/11/24	Llecheiddior Isaf, Talybont. LL43 2BA	Retrospective application for the change of use of agricultural land to holiday accommodation comprising the retention of 3 no. shepherds huts, converted horse box, external paths, wooden decking and canopies with proposed landscaping.		
NP5/63/281	15/05/24	•	Part retrospective application for replacement roof with increased eaves height to rear creating additional accommodation at first floor level, removal of 2 chimneys and addition of 2 new chimneys, installation of 4 dormer windows and 4 rooflights, alteration/addition of windows and doors, and landscaping including creation of hardstanding for parking and turning area		
NP5/68/100G	28/02/24	Creua, Llanfrothen. LL48 6SH	Change of use of building and erection of single storey extension to existing building for use in association with existing pottery business.		
NP5/69/AD56Q		Sunbeach Holiday Park, Llwyngwril. LL37 2QQ	Advertisement Consent for the installation of two flagpoles and two backlit signs and the re-siting of two existing flagpoles		
NP5/78/421A		Land opposite Ty Llwyd Terrace, Trawsfynydd. LL41 4TH	Conversion of existing garage into dwelling (Affordable & Local Occupancy) together with installation of 2 new rooflights		

#### **On Hold Pending Appeal Decision**

NP5/62/426A	18/09/24 Gwynfryn Bach, Llanbedr, LL45 2NY.	Siting of static caravan to provide residential accommodation ancillary to Gwynfryn
		Bach, Llanbedr.

#### Re-Consulting on Amended Plans / Additional Information

NP4/11/AD405C			Advertisement Consent for 3 no. fascia signs, 3 no. wall signs, 1 no. projecting sign and 1no. replacement totem sign.	
NP5/58/427F	16/01/25	2 Ty'n Llidiart, Dyffryn Ardudwy. LL44 2EF	Retention of air-source heat pump sited on the front of the property.	
NP5/58/658	14/01/25 Coed Gors y Gedol, Dyffryn Ardudwy. LL44 2RJ			

#### **Awaiting Tai Teg Assessment**

NP5/78/421A	17/11/23 Land opposite Ty Llwyd Terrace,	Conversion of existing garage into dwelling (Affordable & Local Occupancy) together
	Trawsfynydd. LL41 4TH	with installation of 2 new rooflights

#### Awating response from NRW on HRA

NP5/61/647A	12/03/24 Ty'n y Gwater, Harlech. LL46 2UW	Demolition of existing buildings and construction of a rural enterprise dwelling (Re-
86		submission).

#### **Awating response Highways**

NP5/77/27K	04/11/24 The Garage, Talsarnau. LL47 6UB	Change of use from car showroom to Shop A1 together with extension to the from		
		and erection of first floor extension to create a residential unit (as per previously.		

#### **Views of External Consultant Awaited**

NP5/59/495C	17/07/24 Land Near Pont yr Afon Gam, Llan Ffestiniog.	Proposed hydro-electric generation scheme to generate up to (600kW) at Afon Cynfal, to include pipe route, intake weir, extraction pond, below ground penstock (circa 1.2km), turbine building, metering building, alterations to existing access and re-positioning of an existing highway access, laydown areas, temporary construction compound, temporary footpath diversion and above and below ground electric power connection to national grid (circa 600m) (Re-submission)
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Total applications on list = 30

Total applications on list Committee 09 April 2025 = 23



# PLANNING AND ACCESS COMMITTEE 21 MAY 2025

## **DELEGATED DECISIONS**

#### **SNOWDONIA NATIONAL PARK AUTHORITY**

#### **PLANNING AND ACCESS COMMITTEE 21 MAY 2025**

#### **DELEGATED DECISIONS**

#### **Applications Approved**

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP2/11/LB219A	Listed Building Consent for replacement front door	7 Sygun Terrace, Beddgelert. LL55 4NA	19/03/25	Miss Eva Jones
2.	NP2/11/LB28E	Installation of sewage treatment plant	Dolfriog Hall, Nantmor. LL48 6SN	12/03/25	Miss Eva Jones
3.	NP2/11/LB28F	Listed Building Consent to install sewage treatment unit	Dolfriog Hall, Nantmor. LL48 6SN	12/03/25	Miss Eva Jones
4.	NP2/11/LB28H	Listed Building Consent to replace sections of scalloped slates on roof with Welsh mineral slates and to replace uPVC rainwater goods with cast iron.	Dolfriog Hall, Llanfrothen. LL48 6SN	02/04/25	Miss Eva Jones
5.	NP2/11/LB28K	Listed Building Consent for internal alterations	Dolfriog Hall, Llanfrothen. LL48 6SN	01/04/25	Miss Eva Jones
6.	NP2/11/LB28M	Listed Building Consent for the removal of existing pointing and application of lime render to exterior elevations	Dolfriog Hall, Llanfrothen. LL48 6SN	02/04/25	Miss Eva Jones
7.	NP3/12/LB103B	Discharge Conditions 3 (Slate specification), 4 (Roof specification), 5 (Rooflight specification) & 6 (Rainwater goods) attached to Listed Building Consent NP3/12/LB103A dated 28/11/2024	Ffridd Isaf, Rhyd Ddu. LL54 6TN	26/02/25	Mr David Jones
8.	NP3/12/LB104C	Discharge of Condition 5 (Bat conservation plan) attached to planning permission NP3/12/LB104A dated 05/08/2024	Barn, Ffridd Isaf, Rhyd Ddu. LL54 6TN	13/02/25	Ms. Emma Watkins
9.	NP3/12/LB105C	Discharge part of Condition 6 (Report and drawings) attached to Listed Building Consent NP3/12/LB105B dated 20/05/2024.	Cowhouse, Ffridd Isaf, Rhyd Ddu. LL54 6TN	21/02/25	Miss Eva Jones

10.	NP3/15/227C	Vary Condition 2 attached to Planning Consent NP3/15/227B dated 19/01/2024 for alterations to approved plans including amendments to internal access design/arrangements	Cae Ty'n Twll, Nant Peris. LL55 4UL	03/03/25	Ms. Emma Watkins
11.	NP3/21/T78A	Variation of Conditions 2 (Approved plans) and 8 (Size of delivery vehicles) attached to Planning Permission NP3/21/T78 dated 12/10/2024	Old Barn, Ty'n-y-Maes, Nant Ffrancon, Bethesda. LL57 3LX	11/03/25	Mr David Jones
12.	NP3/21/T78B	Discharge Conditions 4 (Biodiversity enhancement plan), 5 (Archaeological recording), 6 (Report on the archaeological work) & 9 (Service Management Plan) (numbered 8 under NP3/21/T78A) attached to Planning Permission NP3/21/T78 and NP3/21/T78A	Old Barn, Ty'n-y-Maes, Nant Ffrancon, Bethesda. LL57 3LX	11/03/25	Mr David Jones
13.	NP4/11/338A	Erection of side and rear extensions together with the installation of solar panels and alterations to the front elevation for the installation of a new double-glazed window and door in an aluminium frame on the front elevation	Bwyd i Fynd, Station Approach, Betws y Coed. LL24 0AE	08/04/25	Mr Aled Lloyd
14.	NP4/11/377C	Erection of rear extension and extension of café/restaurant (Use Class A3) and shop (Use Class A1) uses to extended area (Retrospective)	Hangin' Pizzeria, Unit 1, Station Approach, Betws y Coed. LL24 0AE	05/03/25	Mr. Gavin Roberts
15.	NP4/11/398D	Discharge Condition 8 (Foul water drainage scheme) attached to Planning Consent NP4/11/398 dated 03/01/2024 dated 17/01/2022	Land to rear of Medical Surgery, Betws-y-Coed. LL24 0BP	13/02/25	Ms. Emma Watkins
16.	NP4/11/76V	Installation of solar panels on south-east elevation	Glan Aber Hotel, Betws y Coed. LL24 0AB	10/03/25	Ms. Sophie Berry
17.	NP4/11/95A	Replacement footbridge and improvements to public rights of way to include engineering works, and associated works	Sapper's Bridge, Betws y Coed.	05/03/25	Mr. Dafydd Thomas
18.	NP4/12/167D	Construction of annexe extension	Cae Rhedyn, Rowen. LL32 8YN	17/03/25	Ms. Sophie Berry

19.	NP4/12/214D	Discharge Conditions 6 (Habitat Conservation Plan) & 7 (Construction Method Statement) attached to Planning Permission NP4/12/214C dated 15/02/2024.	Llyn Dulyn Reservoir, Tal-y- Bont.	03/03/25	Ms. Emma Watkins
20.	NP4/12/235A	Discharge Condition 4 (Construction Method Statement) attached to Planning Permission NP4/12/235 dated 06/02/2024	Land near Rowlyn Uchaf, Tal- y-Bont.	03/03/25	Ms. Emma Watkins
21.	NP4/12/241	Proposed alterations to dwelling, installation of solar panels, replacement roof light, and alterations to vehicular access	Plas Bach, Llanbedr-y- Cennin. LL32 8UT	20/03/25	Ms. Sophie Berry
22.	NP4/13/13F	Retrospective Application for construction of dormer window to rear roof slope, insertion of two roof windows to rear roof slope and reduced length of open lean-to addition to front elevation	Bryn Glo, Capel Curig. LL24 0DT	04/03/25	Ms. Sophie Berry
23.	NP4/13/2L	Erection of 5 serviced accommodation 'pods' and associated works	Ty'n-y-Coed Hotel, Capel Curig. LL24 0EE	17/02/25	Mr David Jones
24.	NP4/16/37B	Erection of single storey side extension, single storey plant room, glazed link corridor, glazed conservatory, reconfigured front porch, erection of rear porch, erection of timber log store	Snowdon View, Dolwyddelan. LL25 0UJ	07/02/25	Ms. Emma Watkins
25.	NP4/16/78K	Change of use and extension of an outbuilding for use as an ancillary annex to the primary dwellinghouse (Tanaeldroch) including an attached bat roost building.	Tanaeldroch, Dolwyddelan. LL25 0LZ	25/03/25	Mr David Jones
26.	NP4/19/17E	Retrospective conversion from garage to annex	Pant-y-Tan, Henryd. LL32 8BX	20/02/25	Ms. Sophie Berry
27.	NP4/26/120H	Variation of Condition No.2 (Approved plans) attached to Planning Consent NP4/26/120F dated 21/11/2023	Ty'n y Fron, Ffordd Llanrwst, Betws y Coed. LL24 0HD	14/02/25	Ms. Emma Watkins
28.	NP4/26/97L	Retrospective application for the amended location of pods, provision of hardstanding area and hot tub surrounding the pods, siting of a washroom cubicle on site, provision of lighting scheme and provision/implementation of amended landscaping scheme to that previously approved by application ref NP4/26/97J dated 04/03/2020	Maes Madog, Capel Garmon. LL26 0RG	11/02/25	Mr. Dafydd Thomas

29.	NP4/29/LB135B	Discharge of Condition 4 (Detailed roof plans) attached to Listed Building Consent NP4/29/LB135A dated 03/09/2024	Bwlch y Maen, Dolwyddelan. LL25 0HX	26/02/25	Miss Eva Jones
30.	NP4/29/LB17F	Listed Building Consent to provide lime render shelter coat to the South gable wall of Tŷ Mawr Wybrnant to prevent on-going damp problems, reconfigure stairs to make them more accessible, and indicative layout for an improved bible exhibition in the outbuilding that is not listed, but within the curtilage of a Listed Building	Ty Mawr, Wybrnant, Penmachno. LL25 0HJ	15/04/25	Miss Eva Jones
31.	NP5/50/150A	Single storey extension	Talarfor, Penrhos, Aberdyfi. LL35 0NR	08/04/25	Mr David Jones
32.	NP5/50/762	Construction of detached garage with level parking area, formation of decking area, alterations to pedestrian access and dwelling alterations	Four Winds, 3 Corbett Lane, Aberdyfi. LL35 0RB	12/02/25	Mr David Jones
33.	NP5/50/L443F	Retrospective application for a Variation of Conditions 2 (Approved plans), 3 (External finishes) and 4 (Biodiversity enhancements) attached to planning permission NP5/50/L443 dated 22/09/2020	Balkan Hill House, Aberdyfi. LL35 0LB	10/04/25	Mr David Jones
34.	NP5/51/LU119B	Application for a Certificate of Lawful Use (Existing Use) for use of land as a campsite	Caerddaniel Caravan Park, Llanaber. LL42 1RR	06/02/25	Mr Aled Lloyd
35.	NP5/52/393A	Replacement of retaining wall and covered veranda	Bryn y Mor, Bryn Road, Fairbourne. LL38 2HX	14/02/25	Mr David Jones
36.	NP5/53/106R	Construction of 10 car parking spaces at the front along with other modifications / alterations to existing highway and footway	Units 18 & 19, Bala Enterprise Park, Bala. LL23 7NL	11/03/25	Mr. Rhydian Williams
37.	NP5/54/477	Construction of a two-storey extension, new front dormer windows and other alterations to dwelling	Pen y Banc, Llanfachreth. LL40 2DT	18/03/25	Mr. Rhydian Williams
38.	NP5/55/245	Installation of two ground-mounted air-source heat pumps within residential curtilage	Fferm Bont, Bryncrug. LL36 9PH	28/03/25	Mr David Jones
39.	NP5/57/1176A	Discharge Condition 6 (Scheme to eradicate Japanese Knotweed) attached to Planning Permission NP5/57/1176 dated 10/11/2023	Dolfeurig Centre, Dolgellau.	07/04/25	Mr David Jones

40.	NP5/57/1198	Alterations and extensions and the formation of a new vehicular access and car parking area	Mynwy, Maes Caled, Dolgellau. LL40 1UF	11/03/25	Mr David Jones
41.	NP5/57/485E	Redevelopment of pedestrian access and the construction of a porch	Cilfryn, 15 Fron Wnion, Dolgellau. LL40 1SL	17/02/25	Mr David Jones
42.	NP5/57/LB103P	Listed Building Consent for re-roofing building including replacement of damaged timber, leadwork to chimneys and valleys and replace the rainwater goods	Cerrig Camu, Dolgellau. LL40 2SP	12/02/25	Mr David Jones
43.	NP5/57/LB103Q	Discharge Condition 3 (Bat Roost Details) attached to Listed Building Consent NP5/57/LB103P dated 12/02/2025	Cerrig Camu, Dolgellau. LL40 2SP	27/03/25	Mr David Jones
44.	NP5/57/LB361K	Demolition of the existing store, alterations to the garage, installation of gate and resurface the yard area	Meirion House, Finsbury Square, Dolgellau. LL40 1RE	17/03/25	Mr David Jones
45.	NP5/58/LB316B	Listed Building Consent for external and internal alterations to Grade 2* house, including conversion of outbuildings to ancillary accommodation	Bron-y-Foel Isaf, Dyffryn Ardudwy. LL44 2HZ	10/04/25	Miss Eva Jones
46.	NP5/59/LB200L	Listed Building Consent for internal refurbishment works and interior decoration internally to the main property and to internal rooms	Pengwern Old Hall, Llan Ffestiniog. LL41 4PG	10/04/25	Miss Eva Jones
47.	NP5/60/166A	Creation of 32m long path to the Bloomeries archaeological site	Land to South of Bwlch y Ffordd, Coed y Brenin, Ganllwyd.	07/02/25	Mr. Dafydd Thomas
48.	NP5/61/654E	Discharge Condition 16 (Street names & associated signage) attached to Planning Permission NP5/61/654D dated 17/01/2025	Land adjoining Pen yr Hwylfa, Harlech.	17/03/25	Mr Aled Lloyd
49.	NP5/61/670	Erection of a rear and side balcony with glass balustrades, new bridge to access upper garden and erection of new timber pergola to terrace	Afallon, Ffordd Pen Llech, Harlech. LL46 2YL	18/02/25	Mr Aled Lloyd
50.	NP5/61/671	Demolition of existing steel balcony and erection of new steel and glass balcony on rear (West elevation), block up two windows and installation of 'bee post'	Treflan, 32 Heol y Bryn, Harlech. LL46 2TU	18/02/25	Mr Aled Lloyd

51.	NP5/61/LB3Y	Listed Building Consent to install temporary roof over theatre storage area	Coleg Harlech, Harlech. LL46 2PU	12/02/25	Mr Aled Lloyd
52.	NP5/62/399A	Discharge Conditions 4 (Construction Environmental Management Plan), 6 (Environmental Commitments Register) & 7 (Biosecurity Risk Assessment) attached to Planning Permission NP5/62/399 dated 12/11/2018	Land to the West of Llanbedr Village, Llanbedr.	06/02/25	Mr. Dafydd Thomas
53.	NP5/62/399B	Discharge Conditions 8 (Vibration Assessment), 9 (Dust Control Management System) & 10 (Water Feature Survey) attached to Planning Permission NP5/62/399 dated 12/11/2018	Land to the West of Llanbedr Village, Llanbedr.	06/02/25	Mr. Dafydd Thomas
54.	NP5/62/399C	Discharge Conditions 5 (Construction Method Statement), 11 (Archaeological specification for a programme of works) & 14 (Landscape scheme) attached to Planning Permission NP5/62/399 dated 12/11/2018	Land to the West of Llanbedr Village, Llanbedr.	06/02/25	Mr. Dafydd Thomas
55.	NP5/64/195	Installation of air source heat pump	32 Maesegryn, Llanegryn. LL36 9SH	07/04/25	Mr David Jones
56.	NP5/64/86G	Erection of roof over existing agricultural yard	Nant y Cynog, Llanegryn. LL36 9LN	27/03/25	Mr David Jones
57.	NP5/68/19D	Erection of front porch, first floor rear extension with mono pitch roof and alterations to side extension to incorporate a balcony (Revised application)	5 Tan-y-Marian, Rhyd. LL48 6ST	07/04/25	Miss Eva Jones
58.	NP5/69/348H	Discharge Conditions 3 (External Materials) and 5 (Slate details) attached to Planning Permission NP5/69/348G dated 25/06/2024	Land adjacent to Machlud Haul, Llwyngwril. LL37 2JQ	06/02/25	Mr David Jones
59.	NP5/69/56N	Alterations to vehicular access	Sunbeach Holiday Park, Llwyngwril. LL37 2QQ	25/03/25	Mr David Jones
60.	NP5/71/477E	Installation of new outdoor air source heat pump units and air extract/input vents linked to mechanical ventilation heat recovery installations and construction of external steps and elevated walkway to form new first floor access into building	Gwersyll Yr Urdd, Glanllyn, Llanuwchllyn. LL23 7ST	14/02/25	Mr. Dafydd Thomas

61.	NP5/71/495A	Variation of Condition 2 (Approved plans) attached to Planning Permission NP5/71/495 dated 19/06/2024	Land near Cefn Yr Odyn, Llanuwchllyn. LL23 7TL	08/04/25	Mr. Rhydian Williams
62.	NP5/71/LB95A	Listed Building Consent for proposed extension and alterations	Pant-y-Ceubren, Llanuwchllyn. LL23 7DD	20/02/25	Mr. Dafydd Thomas
63.	NP5/73/441C	Discharge Condition 3 (Roofing material) attached to Planning Permission NP5/73/441B dated 04/10/2024	Wern Meirch, Gellilydan. LL41 4RE	13/02/25	Mr Aled Lloyd
64.	NP5/77/360	Retention of air-source heat pump sited on the rear of the property	6 Cilfor, Llandecwyn. LL47 6YH	17/03/25	Mr Aled Lloyd
65.	NP5/77/LB330A	Discharge Conditions 3 (Submission of site wide Construction Environmental Management Plan (CEMP)) & 4 (Detailed specification or samples of materials) attached to Listed Building Consent NP5/77/LB330 dated 06/02/24	Llenyrch, Talsarnau. LL47 6YT	07/03/25	Mr Aled Lloyd
66.	NP5/78/T364	Installation of air-source heat pump to rear of property	Gorffwysfa, Bryn Glas, Trawsfynydd. LL41 4SW	08/04/25	Mr. Rhydian Williams

### **Applications Refused**

Арр	No.	Proposed	Location	Reason for Refusal	Case Officer
1. NP5/50/13	ma acc ere	attline application with all atters reserved except cess and layout for ection of a rural enterprise velling	Bwlch Gwyn Farm, Aberdyfi. LL35 0SG	The information submitted is insufficiently robust and fails to demonstrate a functional or labour requirement, or that the rural enterprise is financially sustainable in the longer term and that the cost of the additional labour and proposed dwelling can be sustained. It has also not been demonstrated why the existing dwellings on the enterprise cannot meet any identified need or whether alternative accommodation is available for conversion or occupation. The size of the rural enterprise dwelling is also considered excessive relative to the requirement of the enterprise and local affordable housing needs. Accordingly, the application fails the tests set out in Technical Advice Note 6: Planning for Sustainable Rural Communities and as such also conflicts with Planning Policy Wales (Edition 12), Strategic Policy C (xxi) and DP 30 of the adopted Eryri Local Development Plan 2016-2031 and Supplementary Planning Guidance Affordable Housing (January 2020).  The development would encroach on and result in a prominent and elevated urban feature in an upland rural setting adjacent to the public rights of way network which would detract from the character and appearance and the amenities of this part of the national park. It has also not been demonstrated that the "step-wise" approach has been applied in minimising these environmental effects. As such it is contrary to	Mr David Jones

			Strategic Policy A and Development Policies 1 and 2 of the Eryri Local Development Plan 2016-2031, Planning Policy Wales and the Supplementary Planning Guidance: Landscapes and Seascapes of Eryri (July 2014).	
2.	Erection of single storey detached building to accommodate garage and one bedroom ancillary accommodation to the existing dwelling (Ty'n Twll) (Revised application)	Ty'n Twll, Ffordd Glan Mor, Talybont. LL43 2AR	By reason of the proposed annexe not being physically attached to the existing dwelling and not being ancillary to the main dwelling in terms of its location, scale, usage and design it fails to comply with Development Policy 14: Annexe Accommodation of the Eryri Local Development Plan and Supplementary Planning Guidance 11: Annexe Accommodation.	Mr Aled Lloyd
			The proposed building, by reason of its, scale would detract from the character and appearance of the host dwelling and the immediate surroundings, contrary to policy DP1 of the adopted Eryri Local Development Plan 2016-2031.	
3.	Listed Building Consent for the installation of photovoltaic panels on roof of house	Taltreuddyn Fawr, Dyffryn Ardudwy. LL44 2RQ	O7/04/25  The proposal, by virtue of form and scale, would be harmful to the special historic character and appearance of the listed building. The proposal therefore fails to satisfy the requirements of Policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031; the guidance set out in Planning Policy Wales 12 (February 2024), specifically paragraphs 6.1.10 to 6.1.13; and the guidance set out in Technical Advice Note 24 The Historic Environment, specifically paragraphs 5.9 to 5.14.	Mr Aled Lloyd

4.	NP5/58/LB443M	Siting of photovoltaic panels on roof of house	Taltreuddyn Fawr, Dyffryn Ardudwy. LL44 2RQ	The proposal, by virtue of form and scale, would be harmful to the special historic character and appearance of the listed building. The proposal therefore fails to satisfy the requirements of Policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031; the guidance set out in Planning Policy Wales 12 (February 2024), specifically paragraphs 6.1.10 to 6.1.13; and the guidance set out in Technical Advice Note 24 The Historic Environment, specifically paragraphs 5.9 to 5.14.	Mr Aled Lloyd
5.	NP5/58/LB443N	Siting of children's playhouse within the curtilage of a Listed Building and installation of 'bee post'	Taltreuddyn Fawr, Dyffryn Ardudwy. LL44 2RQ	The siting, design and use of materials of the children's play house would adversely affect the character and appearance of the area and Taltreuddyn Fawr, a Grade II* Listed Building. It conflicts with Development Policy 1 and Strategic Policy Ff of the adopted Eryri Local Development Plan (2016-2031), which requires proposals to conserve and enhance the 'Special Qualities', historic assets, and cultural heritage of the National Park. Additionally, Development Policy 1 seeks, amongst other things, for the nature, location and siting, height, form, and scale of development to be compatible with the capacity and character of the site and locality within which it is located.	Mr Aled Lloyd
6.	NP5/58/LB443P	Listed Building Consent for the siting of children's playhouse within the curtilage of a listed building and installation of 'bee post'	Taltreuddyn Fawr, Dyffryn Ardudwy. LL44 2RQ	The siting, design and use of materials of the children's play house would adversely affect the character and appearance of the area and Taltreuddyn Fawr, a Grade II* Listed Building. It conflicts with Development Policy 1 and Strategic Policy Ff of the adopted Eryri Local Development Plan (2016-2031),	Mr Aled Lloyd

	which requires proposals to conserve and enhance the 'Special Qualities', historic assets, and cultural heritage of the National Park. Additionally, Development Policy 1 seeks, amongst other things, for the nature, location and siting, height, form, and scale of development to be compatible with the capacity and character of the site and locality within which it is located.	
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#### ITEM NO. 8

MEETING	Planning and Access Committee
DATE	21 <sup>st</sup> May 2025
TITLE	EXEMPTING THE REPORT ON: PLAS TAN Y BWLCH - LEASEHOLD PROPERTY
REPORT BY	Deputy Chief Executive
PURPOSE	To request the Authority to approve the exemption of the above report

#### 1. BACKGROUND

- 1.1 I have considered the grounds for exemption of information contained in the report referred to above and make the following recommendations to the Authority:
- 1.2 Exemptions applying to the report:
- 1.2.1 14. Information relating to the financial or business affairs of any particular person (including the authority holding that information).
- 1.3 Factors in favour of disclosure: None
- 1.4 Prejudice which would result if the information were disclosed:
  - i. Regardless of how the report is worded the financial affairs of the person, persons or Authority the subject of the report would be revealed.
- 1.5 My view on the public interest test is as follows:
  - Public interest is best served if the Authority retains the information in order to ensure the identity of the individual(s) concerned and the financial information is protected.

#### 2. RECOMMENDATION

That the Authority agrees to make the report "Plas Tan y Bwlch - Leasehold Property" exempt