

NOTICE OF MEETING



Eryri National Park Authority

Jonathan Cawley

Chief Executive

Snowdonia National Park Authority

Penrhyndeudraeth

Gwynedd LL48 6LF

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Meeting: Planning & Access Committee

Date: Wednesday 3rd September 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. Rhys Evans, Salamatu Fada, Mr. Tim Jones,
Ms. Delyth Lloyd, Ms. Naomi Luhde-Thompson,
Mr. Wyn Thomas.*

**This Agenda is also available in Welsh*

A G E N D A

Page No's

1. **Apologies for absence and Chairman's Announcements**
To receive any apologies for absence and Chairman's announcements.
2. **Declaration of Interest**
To receive any declaration of interest by any members or officers in respect of any item of business.
3. **Minutes**
The Chairman shall propose that the minutes of the meeting of this Committee held on the 25th June 2025 be signed as a true record (Copy herewith) and to receive matters arising, for information. **3 - 8**
4. **Reports by the Director of Planning and Partnerships** **9 - 40**
To submit the reports by the Director of Planning and Partnerships on applications received. (Copy herewith)
5. **Update Reports** **41 - 47**
To submit update reports, for information. (Copies herewith)
6. **Delegated Decisions** **48 - 62**
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)
7. **Appeal Decisions** **63 - 65**
 - (1) To submit an oral report by the Director of Planning and Partnerships on the Inspector's decision to dismiss an appeal by Mrs Helen Fenner against the decision of Eryri National Park Authority for a refusal to grant planning permission for erection of timber visitor/holiday accommodation cabin, Waen Fechan, Llanbedr-y-Cennin, Conwy LL32 8UR. **63 - 65**
(A copy of the Inspector's decision is enclosed – Copy herewith)
 - (2) To submit an oral report by the Director of Planning and Partnerships on The Inspector's decision to dismiss an appeal by Caroline Evans against an enforcement notice issued by Eryri National Park Authority for "without planning permission, the material change of use of the land from open woodland to a mixed use of open woodland and the stationing of a static caravan for residential purposes with associated residential paraphernalia", land near Plas Gwynfryn, Llanbedr LL45 2NY. **66 - 71**
(A copy of the Inspector's decision is enclosed – Copy herewith)
 - (3) To submit an oral report by the Director of Planning and Partnerships on the Inspector's decision to allow an appeal by Mr Alan Peter Francis and Mrs Susan Ann Francis against the decision of the Eryri National Park Authority for a refusal to discharge a planning obligation, Maes Lledfan, Rhoslefain, Tywyn, Gwynedd LL36 9NH. **72 - 74**
(A copy of the Inspector's decision is enclosed – Copy herewith)



MINUTES
PLANNING AND ACCESS COMMITTEE
ERYRY NATIONAL PARK
Wednesday 25 June 2025

PRESENT:

Members appointed by Gwynedd Council

Councillors Elwyn Edwards, Delyth Lloyd Griffiths, Annwen Hughes, Edgar Wyn Owen, Elfed Powell Roberts, John Pughe Roberts, Meryl Roberts, Einir Wyn Williams;

Members appointed by Conwy County Borough Council

Councillor Nia Owen;

Members appointed by the Welsh Government

Brian Angell, Rhys Evans, Delyth Lloyd, Naomi Luhde-Thompson, Wyn Thomas.

Officers

Jon Cawley, G. Iwan Jones, Keira Sweeney, Jane Jones, Iona Roberts, David Pryce-Jones, Geraint Evans, Aled Lloyd, Richard Thomas, Eifion Jones.

The Interim Deputy Chief Executive advised that the meeting was webcast and would also be available online later.

1. Chairman

The Interim Deputy Chief Executive outlined the procedure for electing a Chair of the Planning and Access Committee. He advised that, in accordance with Standing Orders 5.2 and 5.3, he had received nominations proposing only one name, namely Elwyn Edwards.

Elwyn Edwards was *elected* as Chairman of the Planning and Access Committee.

The Chairman thanked the Members for their support

2. Vice-chairman

The Interim Deputy Chief Executive outlined the procedure for electing a Vice-chairman of the Planning and Access Committee. He advised that, in accordance with Standing Orders 5.2 and 5.3, he had received nominations offering only one name, namely Nia Owen.

Nia Owen was *elected* as Vice Chair of the Planning and Access Committee.

The Vice-chairman thanked the Members for their support

3. Apologies for absence and Chairman's Announcements

Apologies were received from Councillors Louise Hughes, Ifor Glyn Lloyd, Jo Nuttall, and Mr Tim Jones.

The Chair welcomed Keira Sweeney, the Park's new Director of Planning to her first meeting of the Planning and Access Committee.

He also noted that this would be Brian Angell's last Planning meeting. He thanked him for his service over the past eight years.

4. **Declaration of Interest**

No declaration of interest was received.

5. **Minutes**

The minutes of the Planning and Access Committee meeting held on 21 May 2025 were *adopted*, and the Chairman signed them as a true record.

Matters arising from the minutes

Item 4: It was noted that the minutes indicate that the recommendation was accepted, but that it was not noted that one Member objected to the recommendation. It was explained that an objection will not be noted unless the Member specifically requests this.

Following this, Councillor Delyth Lloyd Griffiths requested that her objection to application NP5/65/256B (to demolish part of the former Bontddu Hall hotel and erect 5 new open market houses (1 detached house and 4 town houses), to provide 4 affordable houses with 3 to include a newly built terrace and 1 within the former staff accommodation on the lower ground floor of the hall) be officially included in the minutes.

6. **Supplementary Planning Guidance: Controlling the use of dwellings as Holiday Homes (second homes and short-term holiday accommodation)**

A report was *submitted* by the Planning Policy Officer.

Reported:

- the Article 4 Directive came into force on 1st June 2025, and that an important element to ensure that the wider objective of implementing the Article 4 Directive was delivered was the preparation of Supplementary Planning Guidance;
- the purpose of the Supplementary Planning Guidance was to assist individuals that submitted planning applications, and planning officers and members of the Park Authority who decided on planning applications relating to the change of use of main homes, second homes and short-term holiday accommodation;
- the guidance note is one of a series of Supplementary Planning Guidance (SPG) documents that would provide more detailed information on how policies contained in the Eryri Local Development Plan (LDP) (2016-2031) would be applied in practice by the National Park Authority;

The Members *discussed* the report, and the following was *noted*:

- The department was thanked for all their work;
- It was emphasized that the Directive was one consideration among others, and the other considerations would continue even if the percentage of second homes and short-term rental accommodation within a community was below the threshold of 15%;
- It was confirmed that second homes and short-term rental accommodation within a community can be re-examined within the year, to consider whether the threshold should be changed;
- It was noted that the figures for second homes and short-term rental accommodation could rise and fall within individual communities, but the hope was that the number across the Park would decrease;
- It was agreed that it should be specified more clearly what type, and amount, of information and evidence owners of second homes and short-term rental accommodation should collect and retain.

Recommendation – that Members:

- (i) adopt the *Supplementary Planning Guidance: Formally managing the use of dwellings as holiday homes (second homes and short-term holiday accommodation)* as a material planning consideration.
- (ii) delegate the right to the Authority's Director of Planning and Partnerships to make any necessary formatting adjustments and minor corrections before publication.
- (iii) agree that the Supplementary Planning Guidance is updated annually, with updated percentages of second homes and short-term rental accommodation from the total housing stock within each community council area in Appendix B of the report.

Resolved: - to **accept** the Recommendation.

7. **Reports from the Director of Planning and Land Management**

Presented: reports from the Director of Planning and Land Management relating to the applications received. See the attached Schedule of Planning Decisions.

8. **Development Management Performance Report – Q3 And Q4 2024/2025**

Presented a report from the Head of Development Management and Compliance.

Reported:

- the team has been 50% below their normal staffing capacity during the Quarter 3 and Quarter 4 2024/2025 periods;
- the post of Planning Officer has been vacant since the beginning of March 2025 and that this has led to the remaining Principal Planning Officers being under immense pressure;
- the new Director of Planning and Partnerships started in his post on 23 June;
- a graduate trainee was advertised to try to reduce this pressure, and a new Planning Officer Graduate Trainee will commence in post towards the end of July;
- improvements had been made in the last two quarters of 24/25, and good progress had been made in the right direction given the challenges faced.

The report *was discussed* and the following *noted* :

- there is a recruitment problem throughout Wales;
- pre-application advice is given, but many ignore the advice.

Recommendation – that Members note the content of the report in relation to performance and capacity and provide any comments.

Resolved: -to **accept** the Recommendation.

9. **Compliance Update**

The Chief Planning Officer (Compliance) presented a report.

Reported:

- the background of the report and the current situation;
- the latest information on the notable cases.

Recommendation: - that Members note the content of the report.

Resolved: - to **accept** the Recommendation.

10. **Update Reports**

10.1 Update reports *were submitted* by the Director of Planning and Land Management on planning applications and Section 106 Agreements.

Reported:

- a response has been received from the Highways Committee regarding application NP5/77/27K Y Garej, Talsarnau, - they are looking at the application;
- Natural Resources Wales has agreed with the Habitats Regulations Assessment conducted in application NP5/61/647A Ty'n y Gwter, Harlech.

10.2 *Submitted* - Update reports by the Director of Planning and Land Management on outstanding applications that had not been decided for 13 weeks or more.

11. **Delegated Decisions**

Presented: the list of applications decided in accordance with delegated authority.

12. **Appeal Decisions**

1 (a) *Submitted:* An oral report by the Director of Planning and Land Management on the Inspector's decision to **allow an appeal** by the Ffestiniog Railway Company against Eryri National Park Authority refusal to grant planning permission for "The construction of a new railway station building on the existing concrete slab", Beddgelert Railway Station Building, Beddgelert LL49 0NF.

1 (b) *Submitted* An oral report by the Director of Planning and Land Management on the Inspector's Decision to **allow an appeal** by the Ffestiniog Railway Company against Eryri National Park Authority (ENPA) for a full costs award, Beddgelert Railway Station Building, Beddgelert LL49 0NF.

2 (a) *Submitted:* An oral report by the Director of Planning and Land Management on the Inspector's decision to **allow an appeal** by Charles Mador of Tremlett Mews Limited against Eryri National Park Authority for refusing to grant planning permission for land development without complying with conditions subject to which previous planning permission was granted, Taltreuddyn Fawr, Dyffryn Ardudwy LL44 2RQ.

Reported:

- that the circumstances of the case are unique because it relates to a listed building, and that it is a decision that could be learned from.

2 (b) *Submitted:* An oral report by the Director of Planning and Land Management on the Inspector's Decision to **reject an appeal** by Charles Mador of Tremlett Mews Limited against Eryri National Park Authority (ENPA) for a full costs award, Taltreuddyn Fawr, Dyffryn Ardudwy LL44 2RQ.

Reported:

- that the decision not to allow costs is proof that the condition given was reasonable, but for the special circumstances of the case.

The meeting ended at 11:30

SCHEDULE OF PLANNING DECISIONS – 25 JUNE 2025



7. Report by the Director of Planning and Land Management

Presented:

- (1) NP2/16/442 – Creation of a woodland footpath to include raised boardwalks, bridges, signposts, benches, and interpretation panels. Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen LL51 9AX

Presented: A report by the Head of Development Management and Compliance

Reported:

- that this was a supplementary report providing more information about the application following questions raised by Members;
- the application has been amended, and the applicant has decided to remove the temporary structures from the application, and would use his permitted development rights for a maximum of 28 days in any calendar year;
- the design of the Bison Bridge has been revised to allow level access without steps on and off the bridge;
- the new path was not intended to be a walking path for all abilities but to enable the connection of two existing Public Rights of Way;
- the interpretation panels comply with the objectives of the Eryri Local Development Plan;
- Coed Hendre Ddu' is part of the National Forest of Wales, an initiative supported by the Welsh Government.

Presentation: by Mr Terry Thomas on behalf of the Applicant pleading in favour of the application.

Recommendation: – that the Members of the Authority approve the application with the conditions listed.

Resolved: — to **approve** the proposal.

- (2) NP4/29/527 – Construction of one open market dwelling, Land near Tryfan, Penmachno. LL24 0YE

Presented: A report by the Senior Planning Officer - Development Management

Reported:

- that Penmachno Community Council supports the application, on condition that the dwelling is subject to local affordable occupation section 106. It was explained that Penmachno is defined as a secondary settlement in the Development Plan and therefore the requirements of Section 106 on local affordable occupation did not have to be met and it could be considered to allow the construction of an open market dwelling.

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

- an advisory note would be included noting that there must be sustainable drainage and a porous surface;

Recommendation: – that the Members of the Authority approve the application with the conditions listed.

Resolved: — to **approve** the proposal.

- (3) NP5/50/532F – Removal of Condition 3 (Restriction on the retail sale of hot food off premises) attached to Planning Permission NP5/50/532C dated 11/03/2016. Unit 2, Wharf Gardens, Aberdyfi. LL35 0EE.

Presented: A report by the Senior Planning Officer - Development Management

Reported:

- the application was presented to the Committee because it related to a building owned by Eryri National Park Authority;
- the application was to remove the condition only;
- there were other amenities nearby that already offered takeaway food and drink;
- there would be a planning condition limiting use to between the hours of 09.00am and 11.00pm.

Recommendation: – that the Members of the Authority approve the application with the conditions listed.

Resolved: — to **approve** the proposal.

- (4) NP5/53/130H – Fit insulation and installation of new cladding and solar panels at the ENPA Warden Centre, installation of ANPR and CCTV cameras, and erection of a new access gate. Warden Centre and Llyn Tegid Car Park, Bala. LL23 7SR

Presented: A report by the Senior Planning Officer - Development Management

Reported:

- Because the site is within a Special Conservation Area and a Site of Special Scientific Interest an appropriate Habitats Regulations Assessment had to be undertaken, and that this had been completed by the authorities and ecologists, and that Natural Resources Wales had agreed with the Assessment;

The Members *discussed* the application, and the following was *noted*:

- Provision of bird nesting boxes to be included as part of the scheme;
- the use of local wood for the cladding should be encouraged if possible, and an advisory note would be noted as part of the application.

Recommendation: – that the Members of the Authority approve the application with the conditions listed together with an advisory note to use local trees for the cladding.

Resolved: — to **approve** the proposal.

- (5) NP5/70/122A – Renovation of existing toilets and installation of new external cladding, renovation of existing parking spaces and creation of new spaces, installation of ANPR and CCTV cameras, and installation of a new access gate. Eryri National Park Car Park, Llangywer. LL23 7DA

Presented: A report by the Senior Planning Officer - Development Management

Reported:

- the application includes the creation of 92 new parking spaces which would bring additional revenue to the Park;
- the report found that it was possible that pollution could affect Llyn Tegid. An appropriate Habitats Regulations Assessment was conducted which concluded that this could be avoided if the developers and the Authority ensured that they used anti-pollution measures while developing the site.
- Natural Resources Wales is happy with this, and that the permission includes an anti-pollution advisory note.

Members had *discussions* and the following was *noted* :

- Provision of bird and bat nesting boxes are a part of the scheme;
- an advisory note would be placed on the application promoting the use of local wood for the cladding.

Recommendation: – that Members approve the application with the conditions listed.

Resolved: — to **approve** the proposal.

<u>Rhif Eitem / Item No.</u>	<u>Cyfeirnod / Reference No.</u>	<u>Disgrifiad / Description.</u>	<u>Swyddog Achos / Case Officer</u>
1	NP5/57/AD872C	Caniatâd Hysbyseb i arddangos plac cofeb, Maes Parcio, Penmaenpool LL40 1YD / Advertisement Consent for the display of memorial plaque, Car Park, Penmaenpool LL40 1YD	Mr. David Pryce Jones
2	NP5/71/499A	Diwygio Amod 2 (Meddiannaeth Gweithiwr Amaethyddol) o Ganiatad Cynllunio PEN.R/1246/P dyddiedig 19/07/1973 i amod annedd menter wledig, Derwen Gam, Llanuwchllyn / Vary Condition 2 (Agricultural Worker Occupancy) attached to Planning Permission PEN.R/1246/P dated 19/07/1973 to rural enterprise dwelling condition, Derwen Gam, Llanuwchllyn.	Mr. Rhydian Williams
3	NP5/75/46B	Newid defnydd tir i ganiatáu lleoli un gwerthwr bwyd a diod symudol (Dosbarth Defnydd A3) Maes Parcio, Tan-y-Coed, Esgairgeiliog / Change of use of land to allow the stationing of one mobile food and drink vendor (Use Class A3) Car Park, Tan-y-Coed, Esgairgeiliog.	Mr. David Pryce Jones

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

Date: 3-September-2025

Application Number: NP5/57/AD872C

Date Application Registered: 06/05/2025

Community: Dolgellau

Grid Reference: 269505 318501

Case Officer: Mr David Pryce Jones

Location:
Car Park, Penmaenpool LL40 1YD

Applicant:
Dolgellau Town Council

Description:
Advertisement Consent for the display of
memorial plaque, Car Park, Penmaenpool
LL40 1YD.

Summary of the Recommendation:

To GRANT advert consent subject to conditions relating to:

- Removal within 10 years.
- No illumination permitted.
- Accordance with approved plans.

Reason(s) Application Reported to Committee:

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

Land Designations / Constraints:

Within the open countryside
Proximity to listed building

Site Description:

The advert would be displayed on land which is within the ownership of this authority. The land is in proximity to the authority's Penmaenpool Car park and alongside the Mawddach Trail footpath.

There are small trees within proximity. Near the west is the southern side of the Penmaenpool Bridge and Toll Booth, which are Grade II listed.

Proposed Development:

The proposal entails the construction of a semi-circular seat around either a single large stone or a bespoke base constructed of local stone. A non-illuminated black and white plaque (1047 mm in height and 898mm in width), which is a memorial relating to a historical event, will be fixed to one of the plinth options.

This application has been submitted by Dolgellau Town Council. Planning permission will not be necessary for that part of the proposal which entails development, that is, the seating area and the two plinth options for the installation of the sign. This development can be undertaken using the town council's permitted development rights.

Development Plan Policies:

Future Wales 2040

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

Eryri Local Development Plan 2016-2031

- SP A National Park Purpose and Sustainable Development
- DP 1 General Development Principles
- DP10 Advertisements and Signs
- DP 18 The Welsh Language and the Social and Cultural Fabric of Communities

Supplementary Planning Guidance

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

National Policy/Guidance:

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

Consultations:

Consultees	Responses:
Community Council	No observations received.
Conservation Adviser	No objections, there will be some changes to the setting of the listed building, but this will be seen within the tourism and recreational use of the site.
Tree Officer	No observations received.

Response to Publicity:

No observations have been received following the publicity undertaken.

Assessment:

1. Principle of Development

- 1.1. Strategic policies A and I promote opportunities for understanding and enjoyment of the “Special Qualities” of the National Park by the public and tourists. The display provides information on the area’s cultural heritage, which is one of the Special Qualities of the National Park. The principle of displaying the advertisement is acceptable, having regard to these strategic policies.

2. Planning Assessment

2.1. Amenity

- 2.2. Policy 10 (Advertisements and Signs) states that private signs will be permitted subject to the listed criteria, which include considerations relating to the advert's size and its prominence.
- 2.3. In assessing the acceptability of an advertisement consent, it is necessary to consider any impact on amenity and public safety.
- 2.4. In assessing amenity, it is necessary to consider any impact on the character and the appearance of the area. The advert is relatively small and will not be illuminated. Other public display adverts are already present in the Eryri Car Park adjacent and the Mawddach trail footpath. In these circumstances, the impact on the amenity of the area will be minimal, and the proposal is thus considered to be compliant with policy DP 10.
- 2.5. The information board is bilingual, which aligns with the aspirations in the supporting text of policy DP 10 and DP18.
- 2.6. Having regard to the comments of the Conservation Adviser, it is not considered that the proposal will unacceptably impact on the historic amenity of the setting of the Penmaenpool Bridge and Toll Booth, which are Grade II listed.

3. Conclusion

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

Background Papers in Document Bundle No.1: No

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

- 1. The advertisement and any associated fittings shall be removed from the site in its entirety no later than 10 years from the date of this decision or 10 /years after the date of completion of building operations, whichever first occurs.**
- 2. The advertisement hereby permitted shall at no time be illuminated by any means.**
- 3. The advertisement hereby permitted shall be displayed strictly in accordance with the application form and the following drawing numbers and specifications:**

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Bwriad 01 B1 +02 01

Bwriad 02 B1 +03 01

Safle Bwriad SB1+01 00

Safle Presennol SP1+02 00

Reasons

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

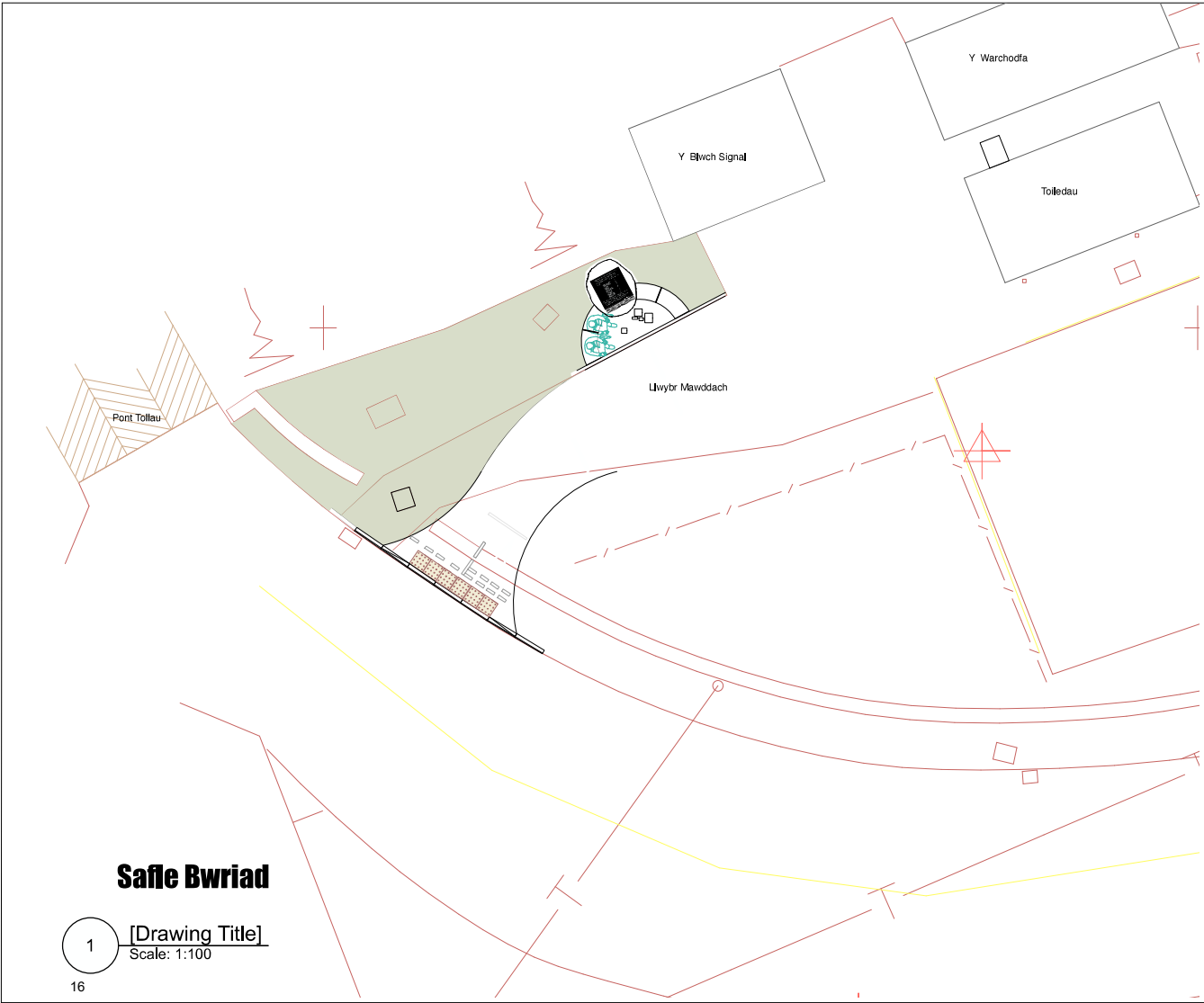
To comply with Regulation 13(5) of the Town and Country Planning (Control of Advertisements) Regulations 1992 which contains 5 standard conditions:

- i. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**
- ii. No advertisement shall be sited or displayed so as to:**
 - a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);**
 - b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or**

- c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- iii. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- iv. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- v. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Advisory Notes:

To comply with policy DP 18, signage should be Welsh or bilingual with priority given to the Welsh language.



PENSEIR ARCHITECTS	
Derec H Jones Cedris, Cae Dantur, Dolgellau Gwynedd, LL40 2YS T : 01341 422 226 T : 07990 927 650 e : derechjones@gmail.com	
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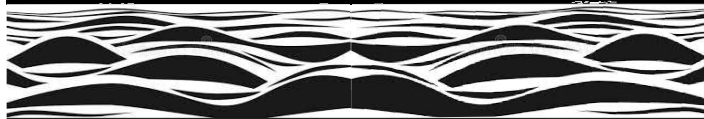
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Gwyneth Preeble	9
Frederick George Watts	44
Doreen Watts	43
David Watts	10
Angela Watts	9
Thomas James Fraser	58
Douglas Francis Cheeld	46
Barbara Boardman	31
Craig Boardman	6
Lynn Vickerman	6
Edith Fowler	41
Elsie Winifred Miles	54
Ethel May Hardings	69
Phyllis Dovey	53

Mewn cydnabyddiaeth i'r rheini, heb ddim ystyriaeth
am ddiogelwch eu hunan, a fu yn gymorth i
achub y 28 teithiwr a criw oedd yn weddill.

In recognition of those, who with no regard for their
own safety, assisted rescuing the 28 remaining
passengers and crew.

Cyngor Tre Dolgellau Gorffennaf 2026



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Tecst : HELVETICA REGULAR
Uchter : 18mm & 14mm

Tecst : HELVETICA REGULAR
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PENSEIR	ARCHITECTS
Derec H Jones Cedris, Cae Dantur, Dolgellau Gwynedd, LL40 2YS T : 01341 422 226 T : 07990 927 650 e : derechjones@gmail.com	
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**Eryri National Park Authority –
Planning and Access Committee.**

Date: 3-September-2025

Application Number: NP5/71/499A

Date Application Registered: 17/06/2025

Community: Llanuwchllyn

Grid Reference: 287277 328960

Case Officer: Mr. Rhydian Williams

Location:
Derwen Gam, Llanuwchllyn. LL23 7UN

Applicant:
Guthrie Jones & Jones

Description:
Vary Condition 2 (Agricultural Worker
Occupancy) attached to Planning
Permission PEN.R/1246/P dated
19/07/1973 to rural enterprise dwelling
condition.

Summary of the Recommendation:

To GRANT permission subject to conditions relating to:

- occupancy of the dwelling restricted to rural enterprise worker

Reason(s) Application Reported to Committee:

Scheme of Delegation

Llanuwchllyn Community Council has expressed a contrary view to the recommendation, based on sound planning reasons

Land Designations / Constraints:

The site is located in the open countryside

The site is located within a catchment of phosphorus Sensitive SAC – River Dee.

Site Description:

The property is located to the south of Llanuwchllyn and Llyn Tegid. The site is accessible via an unnamed road that is directly accessible from the B4403 that runs through Llanuwchllyn.

The property is a single storey bungalow with an attached garage. The floor area of the property is comfortably within the maximum size allowance for an affordable unit of this type.

Proposed Development:

This is a S73 application to vary condition 2 (agricultural worker occupancy) attached to planning permission PEN.R/1246/P dated 19/07/1973, to a rural enterprise dwelling condition.

The applicant's reasons (as outlined within the application form) for varying condition 2 is as follows -

"The condition currently requires the occupant to be employed full time in agriculture at Cilgellan. The bungalow is now under separate ownership from Cilgellan (whereas previously at the time of the consent it was under the same ownership).

It is considered that it would be impossible for anyone to be able to reside in the property whilst adhering to the condition and therefore it is requested that the condition is varied to a more standard rural enterprise dwelling condition as per paragraph 4.13.1 of Tan 6 which would therefore allow the occupants to be working or last working on a rural enterprise in the locality or eligible for affordable housing".

Development Plan Policies:

Future Wales – The National Plan 2040

- Policy 4 – Supporting rural communities
- Policy 5 – Supporting the rural economy
- Policy 7 – Delivering affordable homes

Eryri Local Development Plan 2016-2031

- SP A – National Park Purposes and Sustainable Development
- SP G – Housing
- DP17 – Removal of Agricultural and holiday Accommodation Occupancy Condition
- DP 18 (The Welsh Language and the Social and Cultural Fabric of Communities)
- DP 30 – Affordable Housing

National Policy/Guidance:

- Planning Policy Wales (PPW), Edition 12 February 2024
- TAN 6: Planning for Sustainable Rural Communities

Consultations:

Llanuwchllyn Community Council	The Council's decision was to oppose the application, and that Condition 2 should be kept as it is because there is an inseparable relationship between Derwen Gam and Cilgellan, and that the original condition therefore remains relevant.
Local Councillor	No response received

Response to Publicity:

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

At the time of writing one objection has been received; their comments are summarised as:

- As the owners of Cil Gellan, with neighbouring family working in Cil Gellan, we are able to comply with the exiting condition. We have tried to reach an agreement to keep Derwen Gam as part of the Cil Gellan land and have made an offer on the property, but it was rejected.
- The replacement condition that they are seeking for gives the right to any person who has been working in any 'rural enterprise' and not in agriculture and this could mean any person who lives outside the locality, which is against the Park's policies.
- In terms of affordable housing, the property is in a very poor condition and the new owner would need to demolish it and start again which would not make it affordable.
- As the owners of Cil Gellan, having someone else own the property would create problems for us farming the land and concerns with the private water supply from a well on our land, which provides water for two properties.

Assessment:

1. Background

- 1.1 Planning permission PEN.R/1246/P relates to the erection of a bungalow for an agricultural worker. This was granted planning permission on 19/07/1973 subject to conditions. Condition 2 of the above planning application (PEN.R/1246/P) states the following:

“2. The dwelling being occupied by a person employed full-time in agriculture at Cilgellan”.

- 1.2 The reason for imposing this condition was:

“It is the council’s policy not to approve of single dwellings in open rural areas unless justified by some special reason, the reason put forward in this case is that the building is required in the interests of agriculture”.

- 1.3 An application to remove condition 2 attached to planning permission PEN.R/1246 dated 19/07/1973 was registered on 18/04/2023 and subsequently refused on 27/07/2023 for the following reason:

By reason of insufficient evidence provided to justify the removal of condition 2 with the proposal therefore failing to comply with the criteria outlined in Development Policy 17 of the ELDP.

- 1.4 No evidence had been provided to justify the removal of the condition and there was no intention to enter into a rural enterprise dwelling condition in line with TAN 6. The Authority was therefore unable to support the application.

2. Principle of Development

- 2.1 Proposals to remove agricultural occupancy conditions must be compliant with policy contained within the Eryri Local Development Plan 2016 – 2031, notably in this case, Development Policy 17: Removal of Agricultural and Holiday Accommodation Occupancy Condition.

- 2.2 Development Policy 17 of the Eryri Local Development Plan reads as follows:

“Within the National Park an application for the removal of an agricultural occupancy condition or a holiday accommodation occupancy condition will only be permitted where it can be demonstrated that no long term need exists for those purposes in the locality, and, in the case of holiday accommodation, the building is suitable for permanent occupancy.

Where permission is granted for the removal of agricultural occupancy condition it will be replaced with a rural enterprise dwelling condition as set out in paragraph 4.13.1 of TAN 6 or for the removal of a holiday accommodation occupancy condition it will be substituted with one which restricts occupancy to affordable housing for local needs as defined in paragraph 5.26 and 5.27.

If an assessment clearly demonstrated that a controlled occupancy is long longer required, the condition will be replaced with an affordable housing for local needs occupancy condition”.

- 2.3 Based on the policy context outlined above the principle of the proposal can be supported.

3. Planning Assessment

- 3.1 This application is to replace condition 2 of planning permission PEN.R/1246 with a rural enterprise dwelling condition.
- 3.2 As outlined earlier in the report the removal of an agricultural occupancy condition will only be permitted where it can be demonstrated that no long term need exists for those purposes in the locality. Only where the Authority is satisfied that this has been fully justified will the condition be replaced with a rural enterprise dwelling condition.
- 3.3 This approach is also in line with national policy set out in Technical Advice Note (TAN) 6. This will require the dwelling to be occupied by a worker (and/or dependant(s) or widow/er) directly associated with a rural enterprise, or if there is no such eligibility by a person meeting the affordable housing for local needs eligibility criteria in line with the condition set out in national guidance. Paragraph 4.13.5 of TAN 6 states that where planning applications are received to lift existing agricultural conditions the Authority should consider replacing the existing agricultural occupancy condition with a rural enterprise dwelling (RED) condition.

- 3.4 Further clarification was sought from the agent in relation to the objections received from the Community Council and the owners of Cil Gellan that the existing condition still serves a useful purpose. In response, the agent has provided the following justification:

“[T]he property is being sold out of the estate of the late [owner]. The property is also of non-standard construction which means that it cannot be purchased by anyone requiring mortgage assistance, thus limiting the available pool of potential purchasers. The existence of the current planning condition together with the fact that the property is of non-standard construction renders the property virtually unsaleable to anyone other than Cil Gellan which in turn means that the sale of the property cannot be in accordance with market conditions for properties with more standard RED conditions.

The amendment of the condition to a more modern RED condition would not restrict the owners of Cil Gellan purchasing or occupying the property, but it would allow the applicant to obtain a fair market value for the property (in line with other restricted RED properties) together with, and more importantly, allowing the potential for the property to be purchased and or occupied by other people who would qualify for the wider RED condition. Ultimately, the amended condition will enable the property to be used by more than one specific farm and will enable a greater amount of people to qualify for the property therefore securing the RED housing stock within the locality. Currently, the offer from Cil Gellan for the purchase of the property is not acceptable and not within the parameters of the market and therefore, as a result of the current condition as worded, the property is not making any contribution to the wider RED housing stock”.

- 3.5 Having regard to the information provided by the agent, and the fact that the dwelling has not been in the same ownership as Cil Gellan for some time, it is considered that replacing the exiting condition with a rural enterprise condition would ensure that the dwelling is kept available to meet the housing needs of rural workers but would broaden the traditional agricultural occupancy condition to embrace a wider range of rural enterprises. Any long-term need is therefore safeguarded, but it also significantly increases the number of eligible occupiers for rural enterprise dwellings in this rural location. This approach is supported by national policy (TAN 6).

- 3.6 The concerns raised by the owners of Cil Gellan have been noted. The occupancy of the dwelling under a rural enterprise condition would not open up the occupancy to anyone (from any part of the country), there would still be a requirement for the occupier to be or have been working in the locality on a rural enterprise.
- 3.7 Policy DP 18 requires that all applications take into account the needs and interests of the Welsh Language. Imposing a new condition, that would restrict the use of the dwelling to a rural enterprise and following that, only then as an affordable dwelling (in accordance with the Authorities affordable housing occupation criteria), would ensure that the development continues to adhere to policy DP 18 and would not have a detrimental impact upon the Welsh language and the social and cultural fabric of the local community.

4. Conclusion

- 4.1 The proposal will ensure that the dwelling is kept available to meet the housing needs of rural workers and local people in need of affordable housing and would comply with Development Policy 17.
- 4.2 The effect of an application under S73 is to create a new planning consent which sits alongside the original consent, it does not replace it. Conditions from the original consent should be repeated where they are still relevant. In this case there is no need to repeat conditions 1 (roofing materials) and 3 (start within 5 years of permission) as the original development (the dwelling) has been substantially completed.
- 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 occupancy of the dwelling shall be restricted to those:**
 - a) solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those;**
 - b) who would be eligible for consideration for affordable housing under the local authority's housing policies: or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b);**
 - c) widows, widowers or civil partners of the above and any resident dependants.**

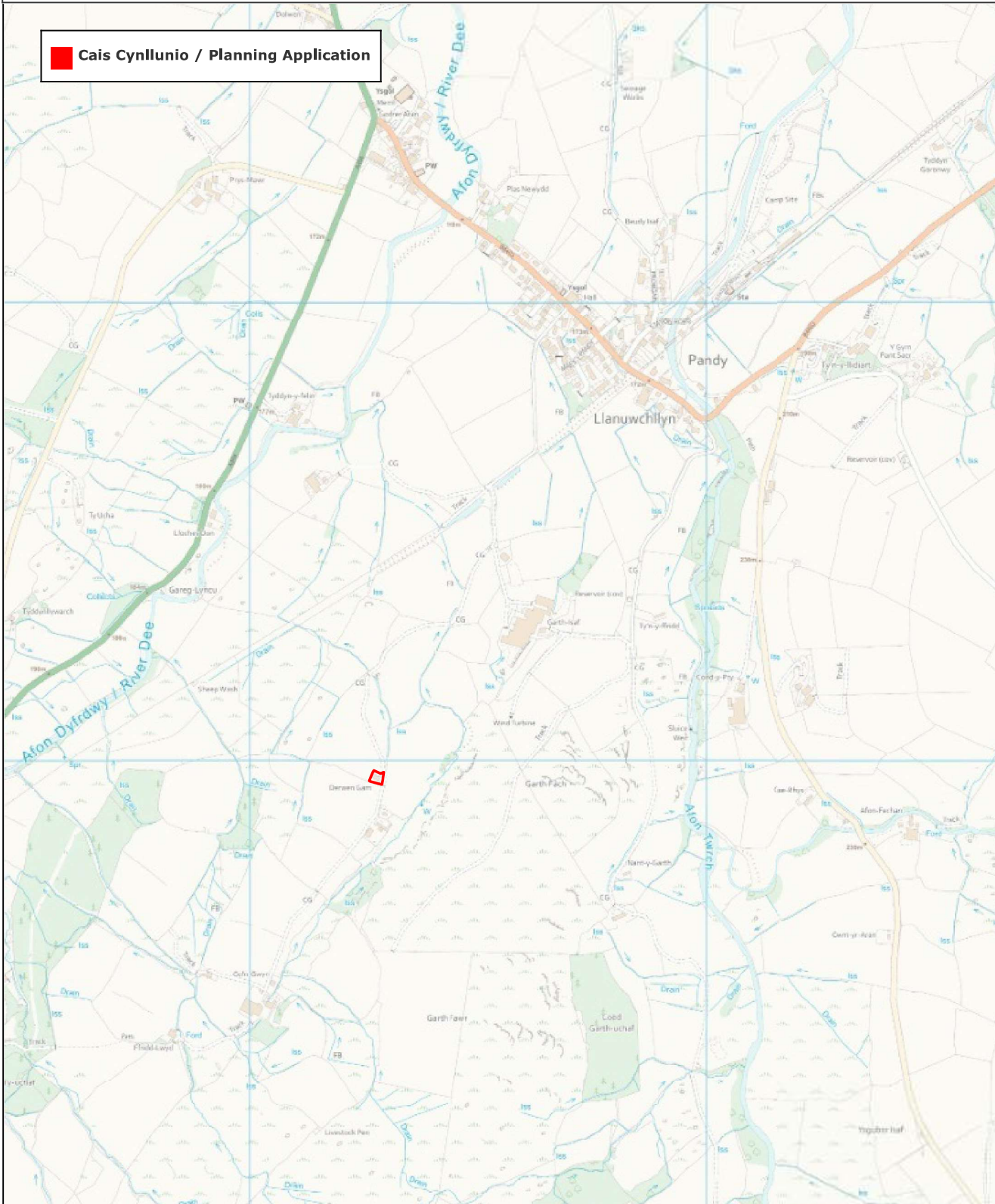
Reasons:

- 1) The site is outside the confines of an approved settlement and in a location where new residential units are normally restricted by Policy G of the adopted Eryri Local Development Plan to certain sites where it has been demonstrated that there is an essential and proven need for the dwelling which cannot be met in any other way or by a dwelling in some other location.**

DEDDF CYNLLUNIO GWLAD A THREF 1990
TOWN AND COUNTRY PLANNING ACT 1990

Cais Cynllunio / Planning Application NP5/71/499A

 Cais Cynllunio / Planning Application



Scale: 1:10000

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**Awdurdod Parc Cenedlaethol Eryri
Snowdonia National Park Authority**



TOWN AND COUNTRY PLANNING ACT ~~1963~~ 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, ~~1963~~ 1973
TOWN AND COUNTRY PLANNING (COMPENSATION AND CERTIFICATES) REGULATIONS, 1963.

MERIONETH COUNTY COUNCIL
COUNTY OFFICES, DOLGELLAU.

PER/R/1246/P

To

Llilleshall Homes Limited,
St. Georges,
TELFORD.
Shropshire.

Applicant:- Mr. R. O. Davies,
Cilgallen,
Llanuwchllyn.

*Permission for development
subject to conditions.*

The above-named Local Planning Authority hereby grant permission ~~under section 5(1) of the General Development Order (1963)~~ for the development* proposed by you in your ~~(outline)~~ application dated the 21st day of MAY 1973 of the land situate ~~at~~ adjacent to Cilgallen, Llanuwchllyn, by the erection of a bungalow for agricultural worker,

and shewn on the accompanying plan ~~(as shown on plan)~~
subject to due compliance with the bylaws and general statutory provisions in force in the district, ~~and subject to compliance with the outstanding conditions imposed by the planning permission Ref. 716~~ dated
and to the conditions specified hereunder:-

1. natural mineral slates or asbestos slates being placed on the roof,
2. the dwelling being occupied by a person employed full-time in agriculture at Cilgallen,
3. the development hereby permitted shall be begun no later than the expiration of a period of five years beginning with the date on which this permission is granted,

The reasons for the Authority's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:-

1. to preserve the visual amenities of the area,
2. it is the Council's policy not to approve of single dwellings in open rural areas unless justified by some special reason, the reason put forward in this case is that the building is required in the interests of agriculture,
3. to comply with the requirements of Section 41 of the Town and Country Planning Act 1971.

Dated 19th day of JULY 19 73

E. J. Lloyd Jones

Clerk to the Local Planning Authority. L.

* The permission relates to development only. Approval under the bylaws is also necessary.

For Notes see overleaf.

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

Date: 3-September-2025

Application Number: NP5/75/46B

Date Application Registered:

Community: Corris

Grid Reference: 275544 305368

Case Officer: Mr. David Pryce Jones

Location:

Car Park, Tan-y-Coed, Esgairgeiliog. SY20 9AT

Applicant:

Natural Resources Wales

Description:

Change of use of land to allow the stationing of one mobile food and drink vendor (Use Class A3) to be used on an ancillary basis to the car park.

Summary of the Recommendation:

To GRANT planning permission subject to conditions relating to:

1. 5 years.
2. Approved plans.
3. Biodiversity enhancements.
4. Hours of operation.
5. Ancillary use only.
6. Ensure the use of Welsh / bilingual signage.
7. Waste management details.
8. Details of the proposed location within the site.

Reason(s) Application Reported to Committee:

This planning application is being presented to the planning committee because there is an objection from the community council.

Land Designations / Constraints:

Within open countryside

Site Description:

The proposal relates to a recreational car parking area operated by the applicant. As well as a hardcore parking area, there is a toilet building and picnic benches

present. Access to the site is via a track from the A487, which also serves several residential properties to the northeast. The car park provides access to trails within the surrounding Dyfi forest.

Proposed Development:

The planning application seeks permission to change the use of a small part of the hardcore parking area so as to allow the stationing of one mobile (van or trailer), retailing food and drink (A3 Food & Drink). The application form states that opening times will be between 09.00 am and 17.00 pm, and the van/trailer will need to be removed from the site at the end of each day. The use is proposed 7 days a week and includes public holidays.

No physical work is proposed in connection with the proposal.

Development Plan Policies:

Future Wales 2040

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

Eryri Local Development Plan 2016-2031

- SP A National Park Purpose and Sustainable Development
- DP 1 General Development Principles
- SP I Tourism
- DP 18 (The Welsh Language and the Social and Cultural Fabric of Communities)
- DP 24 Retail

Supplementary Planning Guidance

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

National Policy/Guidance:

- Planning Policy Wales (PPW), Edition 12

Consultations:

Consultees	Responses:
Community Council	Due to the poor condition of the facilities available to the public at the site, i.e. public conveniences, car park, etc. there was unanimous agreement to oppose the application until such time as the facilities are upgraded.
Gwynedd Highways	No observations.
SNPA Ecology	<ul style="list-style-type: none">• No ecological concerns.• No GIS or Biodiversity enhancement was submitted.
Welsh Government Highways	No objections.
Fire Authority	No observations.

Response to Publicity:

The application has been publicised by way of a site notice and neighbour notification letters. At the time of writing this report, no representations have been received.

Assessment:**1. Principle of Development**

- 1.1. The site is located in the Open Countryside. Development is generally restricted in the Open Countryside to small-scale development, which requires a rural location.
- 1.2. Strategic policies A and I promote opportunities for understanding and understanding the “Special Qualities” of the National Park by the public and tourists. The improvement of the car parking facility would align with these aims.
- 1.3. Policy DP 24 relates to retail developments, including A3 (food and drink uses) and seeks to locate such uses within retail areas of larger settlements and the built-up areas of smaller settlements for the benefit of the local community.
- 1.4. On the basis that the proposal is regarded as being used on an ancillary basis to the car park, it is not considered that the provisions of policy DP 24 would preclude the development in this Open Countryside location.

- 1.5. Policy DP 18 requires that all applications take into account the needs and interests of the Welsh Language. Point iv. of the policy seeks to encourage all signage by public bodies and by commercial and business companies to be bilingual or in Welsh only to protect and promote the distinctive cultural amenity of the National Park. By imposing a condition, policy DP 18 can be satisfied.
- 1.6. The community council's concerns relate to the adequacy of the existing facilities on the car parking area. This is not a matter which relates to the proposal under consideration, and it is not possible to defer determination of the application until such time as the community council are content with the facilities provided in the car park. The community council's observations have, however, been passed to the applicant.

2. Planning Assessment

2.1. Amenity

- 2.2. Policy DP 1 (General development Principles) aims to conserve and enhance the Special Qualities and purpose of the National Park by only permitting development subject to the listed criteria. These include not causing significant harm to the environment, residential amenity or the amenity of the area due to impacts such as noise and odour.
- 2.3. The car park area is well screened by woodland and is not visible from the A487 or the existing residential properties to the east. As the proposal entails the temporary station of a vehicle, visual impacts will also be limited.
- 2.4. Given the distance to the properties and the presence of screening, it is not considered that the proposal would have an unacceptable effect on the amenities of occupants of these properties by virtue of noise, disturbance and cooking smells. Permission is also being sought to operate the use between the hours of 09.00 and 17.00, which mitigates the potential for disturbance. Although the plans do not show the exact location where the catering van or trailer will be located within the site a condition can be imposed requiring this detail to ensure that the siting of the van or trailer does not impede safe access and circulation within the site.
- 2.5. A condition can also be imposed requiring the submission of a waste management strategy to ensure that the proposed use does not pollute the area with littering.

2.6. Other Considerations

- 2.7. The Eryri Ecologist has no ecological concerns. Biodiversity enhancements are proposed with the installation of 5 bird boxes in the surrounding area.

3. Conclusion

- 3.1 The proposal is considered acceptable & conforms to the development plan and other material policy considerations subject to the conditions listed below.

Background Papers in Document Bundle No.1: Yes/No

RECOMMENDATION: That planning permission is granted subject to the following standard conditions:

- 1) The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.**
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:**

Location Plan (12/08/24)

Site Plan (24/02/25)

Site Plan (24/02/25) (Identifying the application site in red)

Green Infrastructure Statement (06/05/25)

- 3) Prior to the first use of the development hereby approved the following biodiversity enhancements shall be installed in the positions shown on the plans hereby approved:**
 - 5 standard bird boxes.**

The biodiversity enhancements shall thereafter be maintained in accordance with the manufacturer's instructions and shall be retained for the lifetime of the development, any replacements shall be of an equivalent specification.

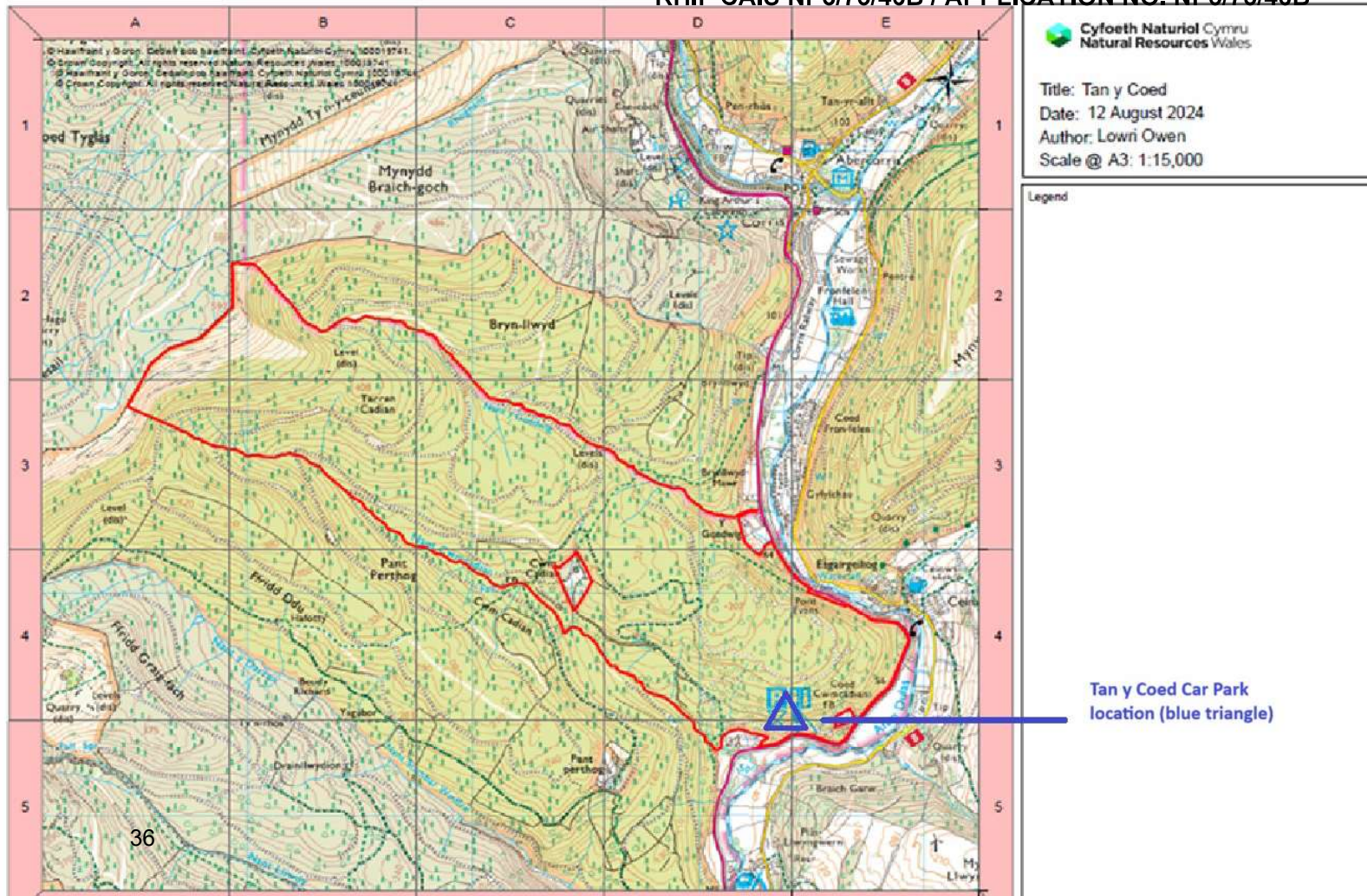
- 4) The development hereby permitted shall not be used for these purposes outside the hours of 09.00 am to 17.00 pm. The mobile van or trailer shall not be stationed on the application site outside of these hours.**
- 5) The development shall only be used for purposes ancillary to the existing recreational car parking facility shown on the plans hereby approved & no more than one operational catering van / trailer shall be located on the site at any time.**
- 6) Any signs informing and promoting the development both within and outside the site must be Welsh or bilingual with priority for the Welsh language.**

- 7) Before the catering van / trailer is used for the first time waste management details must be submitted to the Local Planning Authority and approved in writing by the Local Planning Authority. The development must be operated in accordance with the details as agreed.**
- 8) Notwithstanding the plans hereby approved, before the catering van / trailer is used for the first time, details of the proposed location for the catering van / trailer must be submitted to the Local Planning Authority and approved in writing by the Local Planning Authority. The van / trailer must be located in accordance with the details as agreed.**

Reasons:

- 1) To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.**
- 2) To define the permission and for the avoidance of doubt.**
- 3) To provide biodiversity enhancements in accordance with Strategic Policy D of the adopted Eryri Local Development Plan and Planning Policy Wales.**
- 4) To safeguard the amenity of the area in accordance with Eryri Local Development Plan Policies and in particular Development Policy 1.**
- 5) To prevent the creation of a separate retailing use which would not accord with the Eryri Local Development Plan and in particular policy DP 24.**
- 6) In order to conform with policy DP 18 of the Eryri Local Development Plan.**
- 7) To safeguard the natural environment and amenity of the area in accordance with Eryri Local Development Plan Policies and in particular Development Policy 1.**
- 8) To maintain the safety and access within the site in accordance with Strategic Policy D of the adopted Eryri Local Development Plan and Planning Policy Wales.**

RHIF CAIS NP5/75/46B / APPLICATION NO. NP5/75/46B



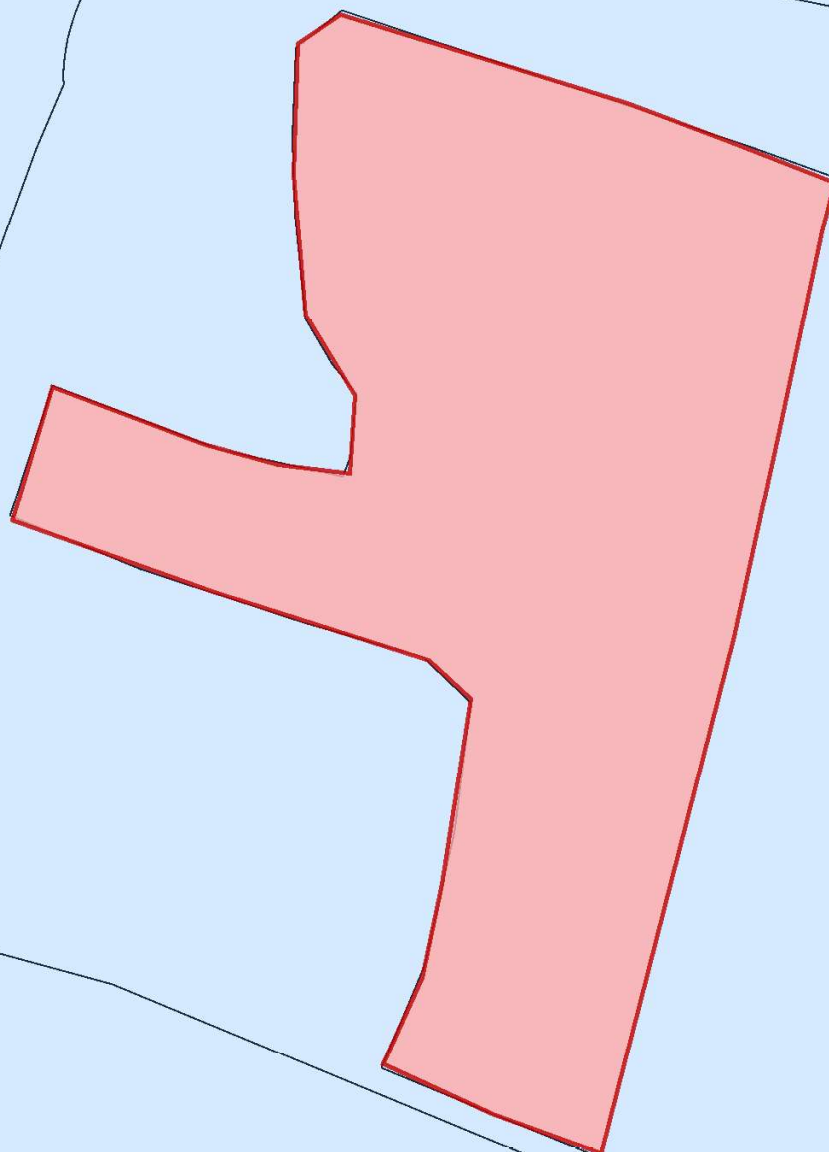




Photo 1 (What3 Words: outgoing.braved.steepest)



Photo 2 (What3Words: buzzards.passively.plan)



Photo 3 (What3Words: outgoing.braved.steepest)



PLANNING AND ACCESS COMMITTEE
03 SEPTEMBER 2025

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE 03 SEPTEMBER 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.	NP4/31/127	31/05/2024	Land adjoining Hendre Ifan, Ysbyty Ifan. LL24 0NT	Erection of 2 two storey affordable dwellings.	Details of Agreement being drafted by ENPA solicitor.
3.	NP5/55/46G	12/07/2023	Geufron Farm, Brynchrug, LL36 9RW	Conversion of barn and stable to short-term holiday let accommodation.	Draft agreement sent 19/08/24. Awaiting response from the agent
4.	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.
5.	NP5/61/647A	12/03/2024	Ty'n y Gwater, Harlech. LL46 2UW	Demolition of existing buildings and construction of a rural enterprise dwelling (Re-submission).	Details sent to legal on 31/07/25.
6.	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 25 June 2025 = 5

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE
PLANNING & ACCESS COMMITTEE 25 JUNE 2025**

Application No.	Location	Development
NP4/16/246	Bryn Tirion, Dolwyddelan. LL25 0JD	Conversion and extension of outbuilding to form affordable local occupancy dwelling

**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 25 JUNE 2025**

Application No.	Location	Development



PLANNING AND ACCESS COMMITTEE

03 SEPTEMBER 2025

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

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 03 SEPTEMBER 2025

OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

Awaiting Ecology Information / Response

NP4/26/334D	13/12/24	Moel-yr-lwrch Uchaf, Nebo, Llanrwst. LL26 OTF	Extension to existing agricultural outbuildings,
NP5/58/662B	27/03/25	Land at Ffordd y Llan, Dyffryn Ardudwy. LL44 2BL	Erection of a detached dormer bungalow (open market) (Re-Submission).
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

NP2/11/46U	18/02/25	Bryn Gwynant Hostel, Nant Gwynant.	Partial demolition of coach house, demolition of adjacent modern single storey staff house, conversion of coach house to storage/operational facility, erection of new accommodation block, erection of single storey storage/operational facility, erection of six single storey timber classrooms, bin store, car parking, reinstated access road, creation of access to lakeshore, canoe racking to lakeshore, single storey extension to main house, decked area to main house, refurbishment of existing youth hostel, landscaping, waste treatment plant and associated works. (Re-submission).
NP4/11/L79J	13/01/25	Hen Siop Pont y Pair, Betws y Coed. LL24 0BW	Retrospective Application for extension of rear outdoor seating platform and extension of A3 food and drink use to extended area,
NP4/11/337E	15/01/25	Land adjacent to Hendre Farm, Pentre Du, Betws-y-Coed. LL24 0BN	Discharge Conditions 3 (Details Relating to Private Sewerage System), 4 (Slate Details), 6 (Stonework Sample) & 10 (Details of External Lighting) attached to Planning Consent NP4/11/337D dated 05/01/2024.
NP4/11/398B	05/08/24	Land to rear of Medical Surgery, Betws-y-Coed. LL24 0BP	Discharge of Conditions 4 (Roofing slates) and 5 (Stone sample) attached to Planning Permission NP4/11/398 dated 17/01/2022,
NP4/26/349	04/12/24	Carreg Coediog, Betws y Coed. LL24 0HF	Erection of dry manure store,
NP5/50/547A	09/05/25	To Glas, Rhoslan, Aberdyfi. LL35 0NS	Engineering works including the erection of retaining walls, domestic garage, building to house a lift and raised patio areas,
NP5/50/647D	08/05/25	A943 between Aberdyfi & Tywyn.	Formation of a footpath (Active Travel Route) (Phase 1 only) (Re-submission), Land forming part of existing highway verge adjoining
NP5/53/T154N	17/06/24	National Westminster Bank Buildings, 44-46 High Street, Bala. LL23 7NE	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 the existing building.

NP5/55/60L	20/05/24	Land at Ffordd-y-Felin, Bryncrug. LL36 9NT	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 uplift shelter, additional tracks and associated jumps and amendments to opening hours,
NP5/56/153E	12/02/25	Dyfi Bike Park, Pantperthog. SY20 9AS	Re-instatement of track and extension to existing site boundary
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	Gorseddau, Cwmtirmynach, Bala. LL23 7EB	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
NP5/65/256B	12/02/25	Bontddu Hall, Bontddu. LL40 2UF	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).
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.
NP5/68/T187A	04/03/25	The Drum House, Croesor. LL48 6SP	Conversion of building to a self-catering holiday let, insertion of windows to the balcony and associated works.
NP5/69/113W	24/02/25	Llanfendigaid, Rhoslefain. LL36 9LS	Conversion of Dutch barn and log store and the erection of a link extension to provide a function room incidental to the holiday accommodation use at Llanfendigaid.
NP5/78/421A	17/11/23	Land opposite Ty Llwyd Terrace, Trawsfynydd. LL41 4TH	Conversion of existing garage into dwelling (Affordable & Local Occupancy) together with installation of 2 new rooflights

Costings being Assessed

NP5/58/227E	23/10/24	Land adjoining Tan-y-Foel, Dyffryn Ardudwy.	Erection of 3 detached dwellings (1 affordable and 2 open market).
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Re-Consulting on Amended Plans / Additional Information

NP4/11/AD405C	19/11/24	Swallow Falls Hotel, Betws y Coed. LL24 0DW	Advertisement Consent for 3 no. fascia signs, 3 no. wall signs, 1 no. projecting sign and 1no. replacement totem sign.
NP5/57/937Y	21/02/25	Land at Uwch y Maes, Dolgellau. LL40 1GD	Erection of 13 residential dwellings (Use Class C3).
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.
NP5/59/805B	03/05/25	Land near A496 junction to Manod, Rhyd-y-Sarn, Blaenau Ffestiniog. LL41 4BN	Formation of a temporary access and loading bay.

Awaiting Tai Teg Assessment

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

NP5/60/L29E	05/03/25	Ysgol Gynradd Ganllwyd, Ganllwyd. LL40 2TG	Conversion of former primary school to holiday let and associated external alterations. (Re-submission).
NP5/69/354G	14/04/25	Maes-y-Crynwyr, Llwyngwrl. LL37 2JQ	Retrospective application for the installation of a flue on an outbuilding (Re-submission).
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 front and erection of first floor extension to create a residential unit (as per previously.

Awaiting Applicants Response to S.106 Request Letter

NP4/12/228C	01/10/24	Ysgol Tal-y-Bont, Tal-y-Bont. LL32 8QF	Demolition of former classroom cabin and conversion of former school and headmaster's lodge into two dwellings and new double garage / workshop (Repeat Application).
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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 = 33

Total applications on list Committee 25 June 2025 = 33



PLANNING AND ACCESS COMMITTEE
03 SEPTEMBER 2025

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 03 SEPTEMBER 2025

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP2/11/141B	Extension to side and rear, dormer windows, chimney and terrace extension	Hirka, Nantmor. LL55 4YG	26/06/25	Ms. Sophie Berry
2.	NP2/11/52S	Discharge Condition Nos. 7 (stone sample) and 10 (archaeological work report) attached to Planning Consent NP2/11/52L dated 06/12/2023	Pen-y-Pass Car Park, Nant Gwynant. LL55 4NU	19/06/25	Mr Richard Thomas
3.	NP2/11/596B	Erection of timber shed for domestic storage purposes	Tan-y-Coed, Beddgelert. LL55 4NG	28/07/25	Mr Richard Thomas
4.	NP2/11/749	Installation of new uPVC windows and doors, decoration to all smooth render surfaces to window reveals and existing external timber members, including canopies, fascias and soffits. Installation of new rainwater goods and air source heat pumps to all properties	1-10 Cae Morys, Beddgelert. LL55 4YJ	22/07/25	Miss Eva Jones
5.	NP2/11/LB352X	Listed Building Consent to upgrade telecommunications equipment including installation of 1 GPS node, 2 cabinets, internal upgrade of 2 existing cabinets and associated ancillary works	Royal Goat Hotel, Beddgelert. LL55 4YE	31/07/25	Miss Eva Jones
6.	NP2/16/442	Creation of footpath link through woodland to include raised boardwalks, bridges, waymarkers, benches and interpretation panels.	Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen. LL51 9AX	25/06/25	Ms. Sophie Berry
7.	NP2/16/60B	Conversion of attached garage into living space with the addition of a pitched roof and the demolition of an existing shed and erection of new garden/storage shed	Haulfryn, Garndolbenmaen. LL51 9TZ	06/06/25	Mr Richard Thomas

8.	NP3/12/193A	Erection of single storey extension with link to house, erection of porch and retrospective installation of external wall cladding	Cae Hywel, Betws Garmon. LL54 7YU	28/07/25	Mr Richard Thomas
9.	NP3/12/96S	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.	Snowdon Base Camp, Planwydd, Rhyd Ddu. LL54 7YS	22/07/25	Mrs. Iona Roberts
10.	NP3/12/T8C	Installation of external insulation cladding to east and west elevations	Tan-yr-Wyddfa, Rhyd Ddu. LL54 6TN	06/06/25	Mr Richard Thomas
11.	NP3/15/31D	Retrospective application for the installation of an air source heat pump to rear elevation	Fron Rhedyn, Nant Peris. LL55 4UN	28/07/25	Mr Richard Thomas
12.	NP4/11/396C	Non-material amendments to Planning Consent NP4/11/396A dated 18/05/2023 to omit rear ground floor kitchen extension and rear first floor office extension and to reposition the back door to the right	Oakdale, Betws y Coed. LL24 0AR	21/05/25	Mr. Gavin Roberts
13.	NP4/11/95C	Discharge of Condition 9 (Programme of Archaeological work) attached to Planning Consent NP4/11/95A dated 05/03/2025	Sapper's Bridge, Betws y Coed.	08/08/25	Mrs. Iona Roberts
14.	NP4/11/L116L	Retrospective planning application for the erection of a timber shed used for laundry storage and decking	Pont y Pair Hotel, Betws y Coed. LL24 0BN	23/06/25	Mr. Gavin Roberts
15.	NP4/12/LU184A	Certificate of Lawful Use (Existing) as short-term holiday letting unit falling under Use Class Order C6	1 Tan-yr-Ywen, Llanbedr-y-Cennin. LL32 8UN	14/07/25	Mr Richard Thomas
16.	NP4/13/28M	Relocation of front entrance and erection of porch	Cobdens Hotel, Capel Curig. LL24 0EE	28/07/25	Mr Richard Thomas
17.	NP4/13/LB98C	Listed Building Consent to install a new slate floor to match the existing, install new raised timber floor to facilitate the reinstatement of original timber box pews and pulpit, and to insert an additional step at the western entrance	St. Julitta's Church, Capel Curig. LL24 0ET	25/07/25	Miss Eva Jones
18.	NP4/16/246	Conversion and extension of outbuilding to form affordable local occupancy dwelling	Bryn Tirion, Dolwyddelan. LL25 0JD	21/07/25	Mr Richard Thomas

19.	NP4/16/93E	Change of Use of Hotel (Use Class C1) to single short-term holiday letting unit (Use Class C6)	Elen's Castle Hotel, Dolwyddelan. LL25 0EJ	28/07/25	Mr Richard Thomas
20.	NP4/16/LB4T	Retrospective application for erection of detached 1.5 storey curtilage building for incidental use including a home office, gym/yoga room and storage	Y Neuadd Lwyd, Church Street, Dolwyddelan. LL25 0SJ	08/07/25	Mr. Gavin Roberts
21.	NP4/30/175	Construction of timber summer house/home office	Cri'r Wylan, Conwy Old Road, Penmaenmawr. LL34 6SF	04/08/25	Mr Richard Thomas
22.	NP5/50/10P	Installation of UPVC windows	Ty Bryn Eithin, Outward Bound, Aberdyfi. LL35 0RA	21/07/25	Mr David Jones
23.	NP5/50/314H	Alterations to the dwelling, including the installation of a flue and solar panels and the construction of a natural swimming pool within the residential curtilage.	Morlan, Cwm Safnast, Aberdyfi. LL35 0SE	14/07/25	Mr David Jones
24.	NP5/50/532J	Removal of Condition 3 (Restriction retailing hot food off premises) attached to Planning Permission NP5/50/532C dated 11/03/2016	Unit 2, Wharf Gardens, Aberdyfi. LL35 0EE	25/06/25	Mr David Jones
25.	NP5/50/750A	Extensions and alterations	25 Mynydd Isaf, Aberdyfi. LL35 0PH	30/06/25	Mr David Jones
26.	NP5/50/L451	Extensions and alterations	Killiegray, Hopeland Road, Aberdyfi. LL35 0NH	02/06/25	Mr David Jones
27.	NP5/50/L80B	Minor amendment to change the design of the railings on the balcony approved under planning permission NP5/50/L80A (Part-retrospective application for replacement and enlargement of existing decking area and construction of spiral access staircase).	Cartrefle, Terrace Road, Aberdyfi, LL35 0LT	17/07/25	Mr David Jones
28.	NP5/50/LB188C	Listed Building Consent for alterations to existing rear flat roof extension, including damp proofing and replacement rooflight.	2 Bryn Hyfryd, Aberdyfi. LL35 0LW	25/07/25	Miss Eva Jones

29.	NP5/50/LU629D	Use of the land as a 'Short-term Lets' (Class C6) of the Town and Country Planning (Use Classes) Order 1987 (as amended).	Bryn Coed, Aberdyfi. LL35 0PU	18/07/25	Mr David Jones
30.	NP5/50/LU774	Certificate of Lawful Use (Existing) for a mixed C3 (Dwelling houses used as main residences) and C6 (Short-term lets) use	3 Gwelfor Terrace, Aberdyfi. LL35 0NU	11/07/25	Mr David Jones
31.	NP5/50/LUL432C	Certificate of Lawfulness of Proposed Use or Development for the conversion of the property from a dwellinghouse (Use Class C3) and short-term let (Use Class C6) to a single dwellinghouse only (Use Class C3)	The Old Vicarage, Balkan Hill, Aberdyfi. LL35 0NH	04/08/25	Mr David Jones
32.	NP5/53/130H	Insulate and fix new cladding and solar panels on Warden Centre, install ANPR and CCTV cameras, and install new entrance gate	Warden Centre and Car Park, Llyn Tegid, Bala. LL23 7SR	25/06/25	Mr Richard Thomas
33.	NP5/53/426K	Installation of Video Assistant Referee (VAR) Infrastructure comprising the construction of 1no. timber kiosk (Video Operations Room), 2no. camera poles and associated development including foundations.	Maes Tegid, Castle Street, Bala. LL23 7UY	01/08/25	Mr Ben Jones
34.	NP5/53/AD130 G	Advertisement Consent for installation of one A2 information board	Llyn Tegid Foreshore, Bala. LL23 7SR	05/06/25	Mr Aled Lloyd
35.	NP5/54/461E	Installation of solar panels on east and west elevations	11 Bryniau, Brithdir. LL40 2TY	11/06/25	Mr. Rhydian Williams
36.	NP5/55/242	Erection of two storey extension	1 Rhyd-yr-Onnen, Brynchrug. LL36 9RD	17/07/25	Mr David Jones
37.	NP5/55/78G	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	Penowern Farm, Brynchrug, LL36 9NU	04/06/25	Ms. Sophie Berry
38.	NP5/57/1176B	Variation of Condition 2 (Approved Plans) attached to Planning Permission NP5/57/1176 dated 10/11/2023	Dolfeurig Centre, Dolgellau. LL40 1DT	28/05/25	Mr David Jones

39.	NP5/57/1176C	Discharge Conditions 4 (Foul water scheme) & 5 (Construction mitigation) attached to Planning Permission NP5/57/1176 dated 10/11/2023 & NP5/57/1176B dated 29.05.25	Dolfeurig Centre, Dolgellau. LL40 1DT	04/07/25	Mr David Jones
40.	NP5/57/1176D	Discharge Condition No.8 (stonework) attached to Planning Permission NP5/57/1176 dated 10/11/2023	Canolfan Dolfeurig, Dolgellau. LL40 1EL	11/07/25	Mr David Jones
41.	NP5/57/1176E	Discharge Condition No. 7 (slate) attached to Planning Permission NP5/57/1176 /2023 & NP5/57/1176B	Canolfan Dolfeurig, Dolgellau, LL40 1EL	17/07/25	Mr David Jones
42.	NP5/57/1189A	Non-material amendment to change the design and roofing material of the first-floor extension of the existing workshop/laundry space to accommodate open plan office space approved under Planning Permission NP5/57/1189 dated 08/12/2023	Garage / Workshop, Glyndwr Street, Dolgellau. LL40 1BD	12/08/25	Mr David Jones
43.	NP5/57/LU896F	Certificate of Lawful Use (Existing) for use of Holiday Let as Dwellinghouse (C3)	Ysgubor Derw, Ffordd y Gader, Dolgellau. LL40 1TA	10/06/25	Mrs Jane Jones
44.	NP5/58/345D	Non Material Amendment to planning permisison NP5/58/345D dated 19/04/2024 to amend window design on the front and rear elevation	Land adjoining Ty'n Llan Cottages, Dyffryn Ardudwy.	02/07/25	Mr Aled Lloyd
45.	NP5/58/365K	Variation of Condition 2 (Detailed plans) attached to planning consent NP5/58/365H dated 18/09/2023 to change the design to erect a pitched roof orangery to side of the dwelling	Plot 3, O.S. Field No. 9687, Penybont, Talybont.	23/05/25	Miss Eva Jones
46.	NP5/58/56C	Roof over cattle / sheep handling facility and part of manure store	Faeldref, Dyffryn Ardudwy. LL44 2RQ	08/06/25	Mr Aled Lloyd
47.	NP5/58/658	Improvements to pedestrian access including creating a new path and a 160 metres long zig zag formation to enable access for all terrain mobility scooters, wheelchairs and push chairs	Coed Gors y Gedol, Dyffryn Ardudwy. LL44 2RJ	06/08/25	Mr Aled Lloyd
48.	NP5/58/670	Erection of two storey side extension and detached double garage/workshop	Tawelfan, Ffordd Ysgethin, Talybont. LL43 2AF	22/05/25	Mr Aled Lloyd

49.	NP5/58/673	Demolition of existing garage and erection on new single storey flat roofed extension	Encil y Mor, 50 Llwyn Ynn, Talybont. LL43 2AL	05/06/25	Mr Aled Lloyd
50.	NP5/58/674	Installation of roof window on the lean-to on the rear of the property	Hafod Wen, 3 Ardudwy Terrace, Dyffryn Ardudwy. LL44 2DH	29/07/25	Mr Aled Lloyd
51.	NP5/58/677	Part retrospective application for the installation of external wall insulation	Dunstill House, Station Road, Dyffryn Ardudwy, LL44 2EE	04/08/25	Mr Ben Jones
52.	NP5/58/LB316C	Listed Building Consent to remove inappropriate materials and reinstate walling and roof structure to curtilage listed stable	Bron-y-Foel Isaf, Dyffryn Ardudwy. LL44 2EA	06/06/25	Miss Eva Jones
53.	NP5/58/LB316D	Listed Building Consent to install borehole	Bron-y-Foel Isaf, Dyffryn Ardudwy. LL44 2HZ	25/06/25	Miss Eva Jones
54.	NP5/58/LB316E	Remove unsuitable materials and reinstate walling and roof structure of stable within curtilage of Listed Building	Bron-y-Foel Isaf, Dyffryn Ardudwy. LL44 2EA	29/07/25	Miss Eva Jones
55.	NP5/58/LB316F	Installation of bore hole water supply for domestic use	Bron-y-Foel Isaf, Dyffryn Ardudwy. LL44 2EA	29/07/25	Miss Eva Jones
56.	NP5/59/478A	Erection of a detached two storey dwelling (Open Market)	Land adjoining 3-4 Bryn Tirion, Pantllwyd, Ffestiniog. LL41 4PP	14/07/25	Mr Aled Lloyd
57.	NP5/59/511Q	Change of use of land for use as an extended curtilage/maintenance area and erection of 1.5metre boundary fence	Cae Swch, Pantllwyd, Llan Ffestiniog.	02/07/25	Mr Aled Lloyd
58.	NP5/59/LU819	Certificate of Lawful Use (Existing) to use the property as a short-term holiday let (Use Class C6)	Hillside, 3 Belle View, Llan Ffestiniog. LL41 4NU	06/08/25	Mr Aled Lloyd
59.	NP5/61/531B	Retrospective application to retain variations made to garage/store/workshop approved under Planning Application NP5/61/531A dated 09/08/2012	Brynteg, Ffordd Isaf, Harlech. LL46 2PR	28/07/25	Mrs Jane Jones
60.	NP5/61/654B	Erection 1 no. dwelling (in lieu of 2 no. dwellings granted planning permission under reference NP5/61/654 dated 23/04/2024) - reduction of one dwelling from 20 to 19	Land adjoining Pen yr Hwylfa, Harlech.	03/07/25	Mr Aled Lloyd

61.	NP5/61/660A	Demolish existing conservatory and construct new extension with external insulation to dwelling, and the erection of a new detached garage/garden shed (revised application)	23 Ystad Castell Morfa, Harlech. LL46 2GA	29/07/25	Mr Aled Lloyd
62.	NP5/61/669	Erection of porch and balcony to existing dwelling and the replacement of an existing outdoor store to create a new external kitchen and covered car port	Erinfa, High Street, Harlech. LL46 2YT	12/08/25	Mr Aled Lloyd
63.	NP5/61/675	Erection of single storey rear extension	Hafan Bach, Ty Canol, Harlech, LL46 2GS	29/07/25	Mr Aled Lloyd
64.	NP5/61/676	Retrospective application for retention of solar photovoltaic panels on front and rear elevations	71 Glan Gors, Harlech. LL46 2NX	08/08/25	Mr Aled Lloyd
65.	NP5/63/7D	Construction of a new slurry pit	Defaidty, Cwmtirmynach, Bala. LL23 7ED	24/06/25	Mr. Rhydian Williams
66.	NP5/64/182C	Retrospective application for erection of agricultural shed	Bryn Eglwys, Llanegryn. LL36 9SB	30/06/25	Mrs Jane Jones
67.	NP5/64/LB58C	Listed Building Consent to replace external render, paint, windows at the rear and install secondary glazing and the renewal of lead on the front bay windows	Bodegryn, Llanegryn. LL36 9SN	04/06/25	Mr David Jones
68.	NP5/65/305C	Roof over existing manure store and extension to agricultural building	Ty'n Twll Farm, Bontddu. LL40 2UG	07/08/25	Mr Aled Lloyd
69.	NP5/65/383	Erection of two storey rear extension	3 Graig Fawr, Bontddu. LL40 2UH	30/07/25	Mr Aled Lloyd
70.	NP5/65/385	Erection of side extension, insertion of rooflights, external lighting and minor alterations to windows	Glan Dderwen, Bontddu. LL40 2UE	11/06/25	Mr Aled Lloyd
71.	NP5/66/293	Erection of single storey extension to east side, steel balcony to west side, demolition of 2 chimneys and insertion of rooflights	Heulwen, Llandanwg. LL46 2SB	04/07/25	Mr Aled Lloyd
72.	NP5/66/4D	Installation of 14 standalone ground mounted solar panels within residential curtilage	Pant-yr-Onnen, Llanfair. LL46 2RW	11/07/25	Mr Aled Lloyd
73.	NP5/66/57C	Discharge Condition Nos. 3 (slates), 8 (conservation plan), & 9 (photographic survey) attached to Planning Consent NP5/66/57B dated 15/05/2025	Tyddyn Rhyddid, Llanbedr, LL46 2TL	05/08/25	Mr Aled Lloyd

74.	NP5/67/349	Retrospective application for the installation of photovoltaic panel on the front roof elevation of the dwellinghouse	5 Bron y Gader, Abergynolwyn. LL36 9YH	07/07/25	Mr David Jones
75.	NP5/67/LB221A	Listed Building Consent to dismantle existing chimney, install damp proof trays, and rebuild chimney using existing materials	4 Tan-y-Bryn, Abergynolwyn. LL36 9UY	15/07/25	Miss Eva Jones
76.	NP5/69/111B	Installation of an air-source heat pump within residential curtilage & Solar Panels	Isfryn, Llwyngwrl. LL37 2YJ	07/07/25	Mr David Jones
77.	NP5/69/348J	Non-material amendment to Planning Permission NP5/69/348G dated 25/06/2024 to alter windows on the northwest elevation of the development	Golygfa'r Bae (Land adjacent to Machlud Haul), Llwyngwrl. LL37 2JQ	17/07/25	Mr David Jones
78.	NP5/69/56R	Extension, alterations & demolition of lean-to (Re-submission)	Seaview Bungalow, Sunbeach Holiday Park, Llwyngwrl. LL37 2QQ	21/07/25	Mr David Jones
79.	NP5/70/122A	Renovate existing toilets and install new external cladding, renew existing parking spaces and create new spaces, install ANPR and CCTV cameras, and install a new entrance gate	Parc Cenedlaethol Eryri Car Park, Llangower. LL23 7DA	25/06/25	Mr Richard Thomas
80.	NP5/72/258	Installation of cattle grid	Land near Rhydlechog, Frongoch, LL23 7NU	30/07/25	Mr Ben Jones
81.	NP5/73/22C	Installation of 17 panels on the front elevation and 5 panels on the side elevation	Village Hall, Gellilydan. LL41 4EF	08/08/25	Mr Aled Lloyd
82.	NP5/73/294B	Installation of solar panels on the front elevation and air source heat pump on the side elevation	1 Y Glynnor, Gellilydan, LL41 4EW	08/08/25	Mr Aled Lloyd
83.	NP5/73/T274A	Installation of solar panels on the front and rear elevation	Arwel, 3 Bull Street, Maentwrog, LL41 4HN	08/08/25	Mr Aled Lloyd
84.	NP5/74/464H	Amendments to the permitted Red Bull Hard Line (Mountain Bike) course to include additional sections of track and the removal and restoration of an approved section of track and jump	Land at Graig Wen, Dinas Mawddwy.	24/06/25	Miss Eva Jones
85.	NP5/74/LUL182A	Certificate of Lawful Use (Existing) to use the property as a short-term holiday let (Use Class C6)	Bryn Cleifion Lodge, Mallwyd. SY20 9HW	05/08/25	Mr. Rhydian Williams

86.	NP5/75/68C	Discharge Condition 3 (Archaeological Evaluation) attached to Planning Permission NP5/75/68B dated 21/12/2023	Land opposite Maesteg, Pennal. SY20 9DL	17/07/25	Mr David Jones
87.	NP5/77/LB65A	Conversion of chapel to dwelling together with associated alterations	Capel Soar, Soar.	12/08/25	Mr Aled Lloyd
88.	NP5/77/LB65D	Listed Building Consent for conversion from chapel to dwelling and associated alterations	Capel Soar, Soar.	12/08/25	Miss Eva Jones
89.	NP5/78/590	Extension to the existing veranda along the south elevation	Cabin 268, Trawsfynydd Holiday Village, Bronaber. LL41 4YB	23/07/25	Mr Ben Jones
90.	NP5/78/594	Erection of decking to front and side of cabin	Cabin 282, Trawsfynydd Holiday Village, Bronaber. LL41 4YB	10/07/25	Mrs Jane Jones
91.	NP5/78/LB412N	Listed Building Consent to cover existing flat roof with pitched roof to rear extension, replace existing render with stone cladding to match existing and replace a rear window with a door in a curtilage listed structure (re-submission)	The Bungalow, Rhiw Goch Inn, Bronaber. LL41 4UY	15/07/25	Miss Eva Jones
92.	NP5/78/LB412P	Cover existing flat roof with pitched roof to rear extension, replace existing render with stone cladding to match existing, and to replace a rear window with a door in a curtilage listed structure (re-submission)	The Bungalow, Rhiw Goch Inn, Bronaber. LL41 4UY	15/07/25	Miss Eva Jones

Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP3/12/5E	Change of use of dwelling (Use Class C3) to short term holiday letting unit (Use Class C6)	Tan-y-Llyn, Rhyd Ddu. LL54 6TL	06/08/25 By reason of this application proposing the change of use of a main dwelling falling in Use Class C3 to a short-term holiday letting unit falling in Use Class C6 in a rural community where the percentage of second and short-term holiday homes are above 15% of the total housing stock, this Authority consider that if approved it would further erode the balance and sustainability of the community. As such this application is in conflict with Planning Policy Wales Edition 12, Strategic Policy A of the adopted Eryri Local Development Plan 2016-2031 and Supplementary Planning Guidance 16: Managing the use of dwellings as holiday homes.	Mr Richard Thomas
2.	NP4/11/403A	Installation of art comprising of a bench and life size Orangutan	Unit 2, Station Approach, Betws y Coed. LL24 0AE	15/07/25 By reason of this application proposing an alien feature which if approved would result in a detrimental visual effect on the character of the street scene and would neither preserve nor enhance the character or appearance of the Betws y Coed Conservation Area. This application is therefore in conflict with ELDP policies SP A, SP Ff and DP1.	Mr Richard Thomas
3.	NP4/26/348	Erection of cattle and manure store and associated works	Land adjoining A470, near Hendre Wen, Llanrwst.	22/05/25 Insufficient information has been submitted to justify the siting of the building in accordance with part 10.23 of Technical Advice Note 15: Development, Flooding and Coastal Erosion (TAN 15) and to demonstrate that the risks and consequences of flooding can be managed over the lifetime of the development to an acceptable level. The proposal is therefore contrary to SPA, DP1 and TAN 15.	Ms. Sophie Berry

				<p>Owing to its scale, form, design and siting, the building would represent an overly prominent and unsympathetic addition to the site to the detriment of the appearance and character of the area and wider landscape, contrary to SPC, GP1 and GP2.</p> <p>Insufficient information has been submitted to demonstrate that the proposal would not have an adverse impact on highways safety contrary to GP1 (vii) and (ix)</p>	
4.	NP4/31/113J	Construction of slurry pit	Gwern Hywel Isaf, Pentrefoelas. LL24 0HS	<p>28/07/25</p> <p>The application fails to incorporate any ecological enhancement measures and is not supported by a Green Infrastructure Statement and as such is contrary to Strategic Policy D and Development Policy 1 of the adopted Eryri Local Development Plan 2016-2031, and Part 6 of Planning Policy Wales, Edition 12 February 2024.</p> <p>Insufficient detail has been provided with regard to the impact of pollution from the proposal upon controlled waters or as to the management and maintenance of the slurry pit and associated inputs and discharges. As such the proposal is contrary to Strategic Policy D and Development Policy 1(xi) and (xxi) of the adopted Eryri Local Development Plan 2016-2031.</p>	Ms. Sophie Berry
5.	NP5/50/622C	Demolition of a storage building and the construction of a residential chalet (C3) with associated access and parking and drainage works (Re-submission)	Chalet 63, Plas Panteidal Holiday Village, Aberdyfi. LL35 0RF	<p>11/07/25</p> <p>The principle of the residential development is not acceptable in this Open Countryside location, and it is considered to amount to inappropriate and unsustainable housing development in the Open Countryside. The proposal would therefore conflict with policy SP C of the Eryri Local Plan 2016 – 2031 and Planning Policy Wales Edition 12.</p>	Mr David Jones

				<p>It has not been demonstrated that adequate foul drainage provision exists for the development. The proposal would therefore conflict with policy DP 1 of the Eryri Local Plan 2016 – 2031 and Planning Policy Wales Edition 12, which seek to ensure that non mains foul drainage does not unacceptably affect the environment, amenity and public health.</p> <p>It has not been demonstrated that the development will not unacceptably impact the trees adjacent to the development; their loss would be detrimental to the amenities and the green infrastructure of the area. It has also not been demonstrated by way of a Green Infrastructure Statement that the stepwise policy approach has been applied to the development. These are matters which would contravene the provisions of policies SP A, SP D, DP 1, and DP 6 of the Eryri Local Plan 2016 – 2031, Planning Policy Wales Edition 12, and Technical Advice Note 5 Nature Conservation and Planning.</p>	
6.	NP5/50/8D	Change of Use from guest house (C1) to dwellinghouse (C3)	4 Penhelyg, Aberdyfi. LL35 0PT	<p>07/07/25</p> <p>The proposal entails the change of use to a non-tourist use, which is resisted by policy DP 28 in this coastal location, and it has not been demonstrated that the policy requirements in terms of viability, alternative similar uses and marketing have been met. The proposal is therefore considered to contravene the provisions of policies DP 28 and SP H of the Eryri Local Development Plan 2016 – 2031 and Supplementary Planning Guidance 8 Visitor Accommodation.</p> <p>The submission does not include sufficient information to demonstrate that the development would provide a biodiversity enhancement, nor that the step-wise approach has been applied by way of a</p>	Mr David Jones

				Green Infrastructure Statement. In the absence of this information, the proposal would contravene the provisions of policies SP A, SP D and DP 1 of the Eryri Local Plan 2016 – 2031, Planning Policy Wales Edition 12.	
7.	NP5/59/339J	Outline Application for the erection of 9 affordable dwellings (Re-Submission)	Land to rear of Wenllys, Llan Ffestiniog. LL41 4LH	<p>30/07/25</p> <p>By reason of the applicant failing to supply details on the need for affordable housing and that there are exiting commitments for residential development within the housing development boundary this application is in conflict with Criteria (i) and (ii) of Development Policy 11 of the adopted Eryri Local Development Plan (2016 – 2023).</p> <p>Insufficient information has been submitted to identify/address all ecological issues within the proposed development site, including compensatory and biodiversity enhancement measures, in order to demonstrate that the development does not have a detrimental impact on biodiversity, protected species and their habitats. The development is therefore contrary to Strategic Policy D: Natural Environment, adopted Supplementary Planning Guidance for Nature Conservation and Biodiversity (February 2020) which seeks to protect the National Park's wider biodiversity resources including habitats and species outside designated sites as well as Planning Policy Wales (Edition 12, February 2024).</p> <p>Insufficient information and no Active Travel measures have been submitted to identify issues associated with the increase in vehicular traffic on the highway access to the site and the A470 Trunk Road. This proposed development is therefore in conflict with Development Policy 1 of the adopted Eryri Local Development Plan (2016 – 2023) which seeks to ensure that the traffic implications of the development do not result in</p>	Mr Aled Lloyd

				volumes or types of traffic which would create highway or safety problems on the local road network.	
8.	NP5/62/63K	Outline Application for the demolition fallen stock collection buildings and the siting of 8 glamping pods and associated hard standing parking together with the redevelopment of the remaining building as a service block (Re-submission)	Cymru Lan, Nantcol Kennels, Pentre Gwynfryn, Llanbedr. LL45 2PB	<p>05/06/25</p> <p>By reason of this application proposing new accommodation units in the open countryside the proposal fails to meet the requirement of Development Policy 22.</p> <p>The proposal is not part of an agricultural diversification scheme or is ancillary to a new or existing tourist attraction and consequently is contrary to Development Policy 29 of the adopted Eryri Local Development Plan (2016-2031) and the SPG 8 – Visitor Accommodation</p> <p>By way of the proposal introducing a new large-scale development within the open countryside , it is considered to be an inappropriate form of development which fails to enhance or conserve the 'Special Qualities' of the National Park and will have a detrimental impact on the character of the wider landscape. Therefore the proposal conflicts with Development Policy 1: General Development Principles and Development Policy 2: Development and the Landscape.</p>	Mr Aled Lloyd
9.	NP5/65/284A	Erection of agricultural building for use as a dry manure store	Cae Goronwy, Bontddu. LL40 2UR	<p>03/07/25</p> <p>By reason of insufficient information on the operation and stocking levels upon which a fully informed decision can be made, this application fails to comply with the criteria outlined in Development policy 1 of the adopted Eryri Local Development Plan</p>	Mr Aled Lloyd



Appeal Decision

by C MacFarlane BSc(Hons) MSc MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 26/06/2025

Appeal reference: CAS-03919-B8Q3M2

Site address: Waen Fechan, Llanbedr-y-Cennin, Conwy LL32 8UR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Helen Fenner against the decision of Eryri National Park Authority.
 - The application NP4/12/238, dated 1 June 2024, was refused by notice dated 1 August 2024.
 - The development proposed is erection of timber visitor/holiday accommodation cabin.
 - A site visit was made on 12 June 2025.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. Differing descriptions of the proposed development are entered in the application and appeal forms, which include additional explanation of the scheme. I have adopted the description in the Authority's decision notice as this accurately and concisely describes the development before me.

Main Issue

3. The main issue is whether the proposal would be acceptable having regard to planning policies relating to alternative holiday accommodation.

Reasons

4. The appeal site is a parcel of land within a sloping field, located in open countryside as identified by the Eryri Local Development Plan 2016-2031 (LDP). The surrounding area is inherently rural in character, being predominately fields, wooded areas and scattered buildings. Two Public Rights of Way (PROW) pass close to the appeal site.
5. In seeking to maintain local communities in a sustainable way appropriate to the National Park, LDP Strategic Policy C (SP C) sets out the spatial approach to development, with that in open countryside being restricted to a limited list of categories. The proposal would not fall under any of these exceptions and would therefore conflict with SP C.

6. LDP Development Policy 29 (DP 29) does, however, permit small scale developments for alternative holiday accommodation subject to certain criteria. The requirements of DP 29 are amplified by the adopted Supplementary Planning Guidance 8 'Visitor Accommodation' 2020 (SPG).
7. DP 29 also reflects the wider aim of creating a sustainable rural economy set in Strategic Policy H (SP H), which supports the agricultural sector and opportunities for rural diversification that do not negatively impact on the 'Special Qualities' of the National Park, and tourism and recreation which maximises local economic benefits, minimises environmental impacts and safeguards the 'Special Qualities'. This is expanded upon in Strategic Policy I (SP I), which supports sustainable or eco-tourism while protecting and enhancing the landscape of the National Park and its 'Special Qualities'. Paragraph 1.31 of the LDP identifies the 'Special Qualities' as including the area's high-quality landscapes.
8. Turning to criterion i of DP 29, this requires the site to be part of an agricultural diversification scheme or tourist attraction. No case is made that the proposal should be considered under the latter requirement and, given the absence of any tourist attraction at the site, I agree this is not fulfilled. In respect of the former element of the criterion, Development Policy 20 (DP 20) sets out criteria for agricultural diversification proposals more generally.
9. Although the appellant owns some livestock and states the land is a registered smallholding, there is a lack of evidence regarding the scale and nature of any business being carried out, nor any indication of how the proposal would improve the viability of such a farm business, as referred to in the SPG. The written submissions indicate that whilst production has increased recently and sales been made, the outputs have been mainly for the appellant's own consumption, suggesting that the scale of activity is small and primarily for personal purposes rather than being a genuine working farm business that the proposal would help to sustain.
10. Given the absence of evidence before me, I do not consider that the scheme constitutes an agricultural diversification proposal for the purposes of DP 20 and criterion i of DP 29, and would therefore fail to fulfil the requirements of these policies.
11. DP 29 criteria ii-iv seek to prevent harm to landscape character, with LDP paragraph 6.47 referring to the need to avoid a level of permanence that could increase landscape impact. Whilst the proposed cabin is not intended to be a permanent structure, and the dedicated parking space would be located close to the highway and existing buildings, the introduction of an isolated structure within an undeveloped field would erode the rural appearance of the site and appear prominent in its setting.
12. Although views of the proposal from the nearby highway and Waen Fechan would be largely screened by boundary vegetation and the undulating ground levels to the west, the cabin would be clearly visible from those using both PROW, and at particularly close range from the PROW crossing the field from south-east to north-west. From both PROW, the proposal would be seen in the context of the wide, open views of the surrounding rural area, appearing incongruous and with consequential harm to landscape character. The use of natural materials would not overcome the fundamental harm caused by the siting and location of the cabin.
13. The proposal would be for short-term holiday accommodation, thereby complying with DP 29 criterion v. However, it would fail to comply with criteria i and ii. Due to the harm caused to the character and appearance of the area, the proposal would also fail to accord with Development Policy 1 and Development Policy 2, which permit development

where it is compatible with the character of the site and locality, and that development should conserve the character, qualities and views of the landscape.

14. Whilst the proposal would support tourism and the rural economy, albeit to a modest extent given the small scale of the development, it would fail to accord with SP H due to not having demonstrated it constitutes agricultural diversification, as well as the resultant negative impacts on the 'Special Qualities' of the National Park. I acknowledge the energy efficient and environmentally sustainable nature of the proposal, and the provision this would make for walkers and cyclists to visit the National Park. However, SP I is clear that tourism proposals must protect and enhance the landscape and 'Special Qualities', which are requirements that would be breached by the scheme.
15. In conclusion, the proposed development would be unacceptable due to its failure to comply with LDP policies relating to alternative holiday accommodation.

Other Matters

16. I note the benefits to the appellant of the scheme in providing an income and that it may assist in retaining local people in the area, however, these considerations do not outweigh the conflict with the LDP, and the wider and permanent harm to the character and appearance of the area.
17. Although there may be an absence of objection from neighbouring properties, this does not render the proposal acceptable, nor does it alter my assessment of the planning merits of the appeal. References have been made to other similar developments in the area, however, I have not been provided with details of these examples and, in any case, must determine the proposal before me on its own merits.
18. In reaching my decision, I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (WBFG Act). I have taken into account the ways of working set out at section 5 of the WBFG Act and consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives, as required by section 8 of the WBFG Act.

Conclusion

19. For the reasons given above, the appeal is dismissed.

Claire MacFarlane

INSPECTOR



Appeal Decision

by Iwan Lloyd BA BTP MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 03/07/2025

Appeal reference: CAS-03473-T8J3P3

Site address: Land near Plas Gwynfryn, Llanbedr LL45 2NY

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
 - The appeal is made by Caroline Evans against an enforcement notice issued by Eryri/Snowdonia National Park Authority (the Authority).
 - The enforcement notice numbered, NP5/62/ENF/426 was issued on 7 May 2024.
 - The breach of planning control as alleged in the notice is without planning permission, the material change of use of the Land from open woodland to a mixed use of open woodland and the stationing of a static caravan for residential purposes with associated residential paraphernalia.
 - The requirements of the notice are to:
 - 1) Permanently cease the use of the Land for residential purposes;
 - 2) Permanently cease the use of the Land for the siting of a static caravan for residential purposes;
 - 3) Permanently remove from the Land the static caravan, including all fixtures and fittings;
 - 4) Permanently remove from the Land all electrical, drainage and water apparatus and equipment used in connection with the siting of the static caravan for residential purposes;
 - 5) Permanently remove from the Land all other domestic fixtures and fittings and paraphernalia including (without limitation) the shed attached to the static caravan, decking, ramp, plant pots, satellite dishes, gas bottles, domestic refuse bins.
 - The period for compliance with the requirements is 3 months.
 - The appeal is proceeding on the grounds set out in section 174(2) (c), (f) and (g) of the Town and Country Planning Act 1990 as amended.
 - A site visit was made on 3 June 2025.
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Decision

1. It is directed that the enforcement notice is varied by the deletion of "3 months" in paragraph 6 of the notice and the substitution therein of "6 months" as the period for compliance.
2. Subject to this variation, the appeal is dismissed, and the enforcement notice is upheld.

The ground (c) appeal

3. The ground of appeal is that the matters stated in the EN (if they occurred) do not constitute a breach of planning control. The appellant's contention is that the residential caravan is not development of the land under Section 55(2)(d) of the Act as amended – *'the use of any buildings or other land within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse as such'*. The appellant therefore contends that there has not been a material change of use as alleged in the enforcement notice (EN).
4. In a ground (c) appeal the onus is on the appellant to demonstrate on the balance of probability that the matters stated in the EN do not constitute a breach of planning control. This is a fact and degree assessment of the available evidence. It is noted that the appellant has paid a fee to allow for a Certificate of Lawful Use or Development be granted, should the outcome of the appeal be in the appellant's favour.
5. Plas Gwynfryn is a large hall within its own extensive grounds bordered to the north by a stone wall, hedge and railings in part along this boundary, but also bounded by a lane. On the western side next to the lane are a range of outbuildings associated with the Plas and opposite is a small cottage with its own curtilage granted permission as an annex to the Plas.
6. The EN residential caravan is situated to the east of Plas Gwynfryn and to the north of the lane. The EN caravan is stationed on an elevated embankment next to the lane. The EN land appears as part of a wooded enclave that has hardcore stone aggregate laid down to form a level base for the stationing of the caravan. This area of land in the EN has its own access onto the lane.
7. There is no dispute that the caravan is in residential use and has all the facilities for day-to-day domestic living. Attached to the caravan is a building currently utilised as a laundry room. This building has a separate door with ramped access up to the entrance. It is assumed that this is the main entrance doorway into the caravan as the installed caravan door has no steps up to it. The caravan and building are linked up to water/electricity supply/LPG gas and soil pipes are evident for drainage, as stated in the EN.
8. From the evidence Plas Gwynfryn is used as a holiday let which is managed by the appellant who resides in the residential caravan. The annex granted planning permission houses the appellant's mother whom the appellant has caring duties for.
9. For there to be an incidental use the residential caravan should be functionally related to the primary use. Plas Gwynfryn is the primary dwelling on this site. The annex has been granted planning permission associated with Plas Gwynfryn. The annex in my view whilst tied by condition is a separate planning unit due to its physical separation from Plas Gwynfryn. Plas Gwynfryn is an unfettered dwellinghouse and must be the primary use of the land in question, despite the fact it is used as holiday accommodation there would be no apparent material change of use involved to revert.
10. The residential caravan use is not functionally related to the primary use (Plas Gwynfryn) because it's a primary use of its own. Furthermore, an incidental use cannot be one that is integral to or part and parcel of the primary use. A residential use caravan is an integral or

part and parcel use as it replicates the primary use that is residential, it cannot be incidental since the alleged use itself is a primary use of the land.

11. Secondly, and just as significant is the functional relationship which is one that should be normally found and is not based on personal choice. A separate and independent residential use of land brought about by the stationing of a residential caravan on the EN land is not a functionally related use to the primary use of Plas Gwynfryn, because a primary use of land such as this normally creates and forms a new planning unit.
12. On the appellant's contention that the alleged EN development is not development at all under Section 55(2)(d), I disagree, for the reasons I have outlined above.
13. The planning unit is a concept which has evolved as a means of determining the most appropriate physical area against which to assess the materiality of the change of use. The general rule is that the materiality of change should be assessed in terms of the whole site concerned which is the unit of occupation, unless a smaller area can be identified which, as a matter of fact and degree, is physically separate and distinct, and occupied for different and unrelated purposes. The concept of physical and functional separation is important to a finding of the planning unit.
14. Case law suggests three broad categories of distinction. A single planning unit where the unit of occupation has one primary use, and any other activities are incidental or ancillary. A single planning unit that is in a mixed use because the land is put to two or more activities, and it is not possible to say that one is incidental to another. The unit of occupation comprises two or more physically separate areas which are occupied for different and unrelated purposes. Each area that has a different primary use ought to be considered as a separate planning unit.
15. It is established that an ancillary or incidental use must be carried on in the same planning unit as the primary use. However, it is also established that it would be a misapplication of this concept to treat the use or uses of a single planning unit as ancillary to activities carried on outside the unit altogether.
16. On this matter, I consider that a new planning unit has been formed physically separate from Plas Gwynfryn and functionally separate from Plas Gwynfryn. The EN plan area is physically distinct from the area and garden of Plas Gwynfryn. Separate, because of the wall, hedge and railings and lane. The EN land is elevated above the lane on its north side and has its own independent access and garden area. It has its own curtilage, and all the physical characteristics point, as a matter of fact and degree, to a physically separate part of the site to Plas Gwynfryn.
17. Functional separation is achieved because the caravan is occupied by the appellant's family as independent living accommodation from Plas Gwynfryn, and for the reasons already outlined above. Both components of a separate planning unit have been established as a matter of fact and degree to identify the area of the EN plan as a smaller area from the larger unit of Plas Gwynfryn.
18. Even if the residential caravan could be construed as an incidental use, for which I do not accept, the use is not carried on in the same planning unit as the primary use. The alleged EN development is in effect a primary use of its own in a separate and distinct planning unit.
19. A material change of use has occurred as described in the EN, because it cannot be considered an incidental use and that a new planning unit has been formed. For these fore-mentioned matters, because the EN site is a distinct and separate planning unit from the planning unit that exists for Plas Gwynfryn, it cannot be construed as curtilage. The

appellant's proposition that the alleged development of the EN is within Section 55(2)(d) therefore fails.

20. Planning permission is required for the material change of use of the land, and this constitutes a breach of planning control. There is no record of a planning permission for the development in the EN.

21. The appeal on ground (c) does not therefore succeed.

The ground (f) appeal

22. A similar contention arises under the ground (f) to the arguments already considered under the ground (c) appeal. The appellant argues that the land in question has always been used as a location to store material and machinery for estate maintenance. That may well be so, but the allegation of material change of use relates to residential use of the land for which I have considered under the ground (c) appeal.

23. Under the ground (f) there is seemingly a case made that the land has been used this way for 20 years supported by photographs contained in appendix 2. This would be a hidden ground (d) appeal although not formally pleaded. These historical images are not of the last 20 years they are taken from 2017, showing a digger clearing the site cutting into the embankment to form an access. The third image shows plant machinery amongst the wood. The fourth image are the remnants of a brick structure in 2018. There is no corroborating evidence that this is the EN appeal site as the image is taken at close quarters. There are no historical aerial images and the evidence before me does not indicate on the balance of probability that the appeal land has established residential status as alleged in the EN.

24. The appellant seeks to retain the wooden structure on the EN land. However, this structure facilitates the material change of use of the land and is not causative of the change of use. It is therefore legitimate under current case law to attack this and have it removed. It is used as a laundry room from my visual inspection of the site. It is clearly a component, ancillary to and facilitating the material change of use. The purpose of the EN is to remedy the breach of planning control under Section 173(4)(a) given how the requirements are framed.

25. No lesser step would achieve that purpose. Additional screening would not meet the remedial steps of the EN. Retaining a shed on the land for storage is not the present and alleged purpose of the shed in the EN as found.

26. The ground (f) appeal therefore fails.

The ground (g) appeal

27. The appellant cites personal circumstances and indicates that 3 months is too short a period to comply with the EN. The appellant seeks 12 months to allow for the completion of another property which is being renovated to a family home. The appellant has documented that she has young children and a partner who suffers from ill-health. The appellant also cares for her mother and needs to live close-by.

28. The appellant notes that the caravan was intended as a short-term solution and indicates that this demonstrates a need to provide additional accommodation to the annex already provided for the appellant's mother. The appellant has explored options for alternative accommodations, but the intention of the caravan was to provide affordable accommodation.

29. Further, the appellant seeks more time to remove structures from the land and the need to preserve hedging during nesting season. More time is needed to make pre-submission enquiries with the Authority in relation to the appellant's mother care needs and

accommodation requirements, and the appellant's agent has been instructed to submit a planning application to this end.

30. The Authority indicates that it sought to have the caravan removed in May 2021. The Authority asserts that the appellant has not provided evidence of the likely end date for the renovation works to the property and there is no guarantee that the works would be finished in 12 months' time.
31. The Authority also contends that the appellant has not explained why alternative accommodation for the family could not be provided at Plas Gwynfryn. The Authority does not accept the reason why the removal of the caravan should be delayed for the submission of pre-application enquiries. In this regard, the enquiry was submitted to the Authority and a response was given in May 2023.
32. The EN requires the residential land and the residential caravan to cease and be removed from the land. The appellant has a young child and older child of school age. The appellant's partner has health issues and the appellant cares for her mother in the annex a short distance from the EN caravan.
33. In relation to the ground (g) appeal whether the EN time for compliance is too short, I will require to have regard to the rights of the occupiers of the site regarding Schedule 1, Article 8 of the Human Rights Act 1998 (HRA) in the context of whether the time for compliance is proportionate.
34. There are children affected since they would lose their current accommodation until such time the renovated property is available. The best interests of the children are a primary consideration under Article 3(1) of the United Nations Convention on the Rights of the Child (UNCRC). Article 3(1) is brought into a public law context, and which is held that 'in making the proportionality assessment under Article 8, the best interests of the child must be a primary consideration'. Article 8 is a qualified right and is engaged in this case. Dealing with this involves balancing the fundamental rights of individuals against the legitimate interests of others and the wider public interest.
35. The children being of pre-school and school age are protected characteristics having regard to the Public Sector Equality Duty (PSED) contained in the Equality Act 2010 (EA). The PSED sets out the need to eliminate discrimination, harassment, and victimisation, and to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it.
36. Given the conscious decision to move to a new property, once completed, the appellant would have considered the considerations of education and health provisions of the children and her partner and in this case her mother's accommodation needs and future care. Consequently, the removal of the caravan from the site, viewed as a short-term measure would not, based on the available evidence indicate that the appellant's children, best interests, whilst a primary consideration, be significantly affected.
37. Bearing in mind there is no ground (a) appeal running in this case, I must consider whether the time for compliance is proportionate having regard to the private interest of the appellant (with these fore-mentioned duties in mind) and the public interest of enforcing the removal of the caravan which was previously dismissed under planning appeal ref: CAS-01882-P5W1B1 for the siting of a static caravan for a temporary period of 3 years.
38. The Authority has been seeking removal since May 2021. However, the appellant is entitled to assume success in this appeal. The pre-enquiry advice given by the Authority was communicated in May 2023. The previous Inspector's decision was made in January 2023 and the site visit in December 2022. It seems to me that renovation works on the

property in question must be near completion by now as this point was mooted in the previous appeal decision in January 2023.

39. I consider that the twelve months sought from the appellant would be akin to a temporary planning permission which would not be proportionate to the Authority's interest to remedy the breach of planning control.

40. In all, I consider that 6 months for the period of compliance is proportionate given these matters when considering the conflicting matters of the public interest against the private interests of the appellant.

41. To this extent the appeal on ground (g) succeeds.

Conclusion

42. The ground (c) and (f) appeals fail, but the ground (g) succeeds.

43. I shall vary the EN accordingly. Subject to this variation, I dismiss the appeal, and the enforcement notice is upheld.

Iwan Lloyd

INSPECTOR



Appeal Decision

by C MacFarlane BSc(Hons) MSc MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 03/07/2025

Appeal reference: CAS-03915-D4H2L7

Site address: Maes Lledfan, Rhoslefain, Tywyn, Gwynedd LL36 9NH

- The appeal is made under Section 106B of the Town and Country Planning Act 1990 against a refusal to discharge a planning obligation.
 - The appeal is made by Mr Alan Peter Francis & Mrs Susan Ann Francis against the decision of Eryri National Park Authority.
 - The development to which the planning obligation relates is erection of a house, attached workshop and detached garage.
 - The planning obligation, dated 16 September 2002, was made between Snowdonia National Park Authority and Alan Peter Francis and Susan Ann Francis.
 - The application Ref NP5/69/98E, dated 23 April 2024, was refused by notice dated 12 September 2024.
 - The application sought to have the planning obligation discharged.
 - A site visit was made on 12 June 2025.
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Decision

1. The appeal is allowed. The planning obligation, dated 16 September 2002, made between Snowdonia National Park Authority and Alan Peter Francis and Susan Ann Francis, no longer serves a useful purpose and is discharged.

Main Issue

2. The main issue is whether the obligation continues to serve a useful purpose.

Reasons

3. The appeal property is a two-storey dwelling with an attached single-storey workshop, detached garage, and single-storey annex, located in Rhoslefain, which is identified as a 'smaller settlement' in the Eryri Local Development Plan 2016-2031 (LDP). The planning obligation relevant to the property and this appeal requires that occupation of the dwelling be limited to persons employed or last employed in a regular trade, business or profession at a location within a thirty-mile radius of the dwelling, including the dependents of such persons residing with them or the widow or widower of such persons.
4. The LDP, primarily through Strategic Policies A, C and G, and Development Policy 30, seeks to meet the housing needs of local communities, predominantly through the

provision of affordable housing. Opportunities for development in Rhoslefain are restricted to two affordable dwellings over the lifetime of the LDP. However, the obligation in question does not restrict occupation to those in need of affordable housing. Furthermore, based on the valuation information provided, it is clear that the value of the property, both with and without the occupancy restriction, would be significantly above the level the Authority considers affordable for the purposes of the LDP and based on local median incomes.

5. Whilst it may be the case that prospective occupiers could be multi-generational and therefore have greater access to finance, such a scenario is unlikely to be representative of most purchasers. There is also little quantitative evidence to support the Authority's assertion that the restricted value may be affordable to a couple earning median incomes for the area as opposed to an individual.
6. I am not persuaded by the Authority's view that the property constitutes a form of intermediate housing by virtue of the restricted value being less than the open market (i.e. unrestricted) value and being subject to an occupancy restriction. Whilst paragraph 5.2 of Technical Advice Note 2 'Planning and Affordable Housing' reflects this interpretation, it is prefaced by the definition in paragraph 5.1 that affordable housing, which includes intermediate housing, is for those who cannot afford market housing. Given the restricted value of the property would be out of reach of those in such need, it cannot be considered to meet the definition of affordable housing.
7. The sales listings of open market properties provided by the appellant demonstrate that there is a wide range of properties available within a 5-mile radius, which are priced at or below the restricted value of the appeal property. Whilst these examples are not exactly comparable to the appeal property in terms of location and accommodation, they do indicate that purchasers fulfilling the occupancy requirement and able to afford the restricted value of the property would generally be able to meet their housing needs on the open market.
8. I acknowledge that development opportunities in Rhoslefain are limited, and there may be a need for affordable housing in the immediate area, however, the obligation would not meet this need due to the lack of affordability of the appeal property. Although it would restrict occupancy to a person working within 30 miles, any such occupiers would be able to access properties on the open market. The absence of marketing of the appeal property to date does not alter my conclusions on these points.
9. I have taken account of the appeal decision highlighted by the Authority but I have not been provided with the detailed information which informed this decision and there are significant differences in the property values compared to the appeal before me. In any event, I have considered this case on its own merits.
10. I therefore find that the obligation does not continue to serve a useful purpose and fails to fulfil the tests set out in Circular 13/97 'Planning Obligations' and those in the Community Infrastructure Levy Regulations 2010. As such, its discharge would not undermine the policy objectives of the LDP in seeking to provide affordable housing for local needs.

Conclusion

11. For the reasons given above, the appeal is allowed and the planning obligation is discharged.
12. In reaching my decision, I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (WBFG Act). I have taken into account the ways of working set out at section 5

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of the WBFG Act and consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives, as required by section 8 of the WBFG Act.

Claire MacFarlane

INSPECTOR