

NOTICE OF MEETING



Eryri National Park Authority

Jonathan Cawley

Chief Executive

Snowdonia National Park Authority

Penrhyndeudraeth

Gwynedd LL48 6LF

Phone: (01766) 770274

E.mail: parc@eryri.llyw.cymru

Meeting: Planning & Access Committee

Date: Wednesday 25th March 2026

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
Nos.**

1. **Apologies for absence and Chairman's Announcements**
To receive any apologies for absence and Chairman's announcements.

2. **Declaration of Interest**
To receive any declaration of interest by any members or officers in respect of any item of business.

3. **Minutes** **3 - 5**
The Chairman shall propose that the minutes of the meeting of this Committee held on the 25th February 2026 be signed as a true record (Copy herewith) and to receive matters arising, for information.

4. **Update Reports** **6 - 11**
To submit update reports, for information. (Copies herewith)

5. **Delegated Decisions** **12 - 15**
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)

6. **Appeal Decision** **16 - 18**
To submit an oral report by the Director of Planning and Partnerships on the Inspector's decision to dismiss an appeal by Sian Kohring against the Authority's decision to refuse planning permission for "Conversion of redundant farm buildings to form 2 short term holiday letting units together with the installation of a package treatment plant", Llwyneinion Fechan, Dyffryn Ardudwy LL44 2HX.
(A copy of the Inspector's decision is enclosed – Copy herewith)

ITEM NO. 3.0



MINUTES
PLANNING AND ACCESS COMMITTEE
ERYRI NATIONAL PARK
Wednesday 25 February 2026

PRESENT:

Members appointed by Gwynedd Council

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

Members appointed by Conwy County Borough Council

Councillors Jo Nuttall, Nia Owen;

Members appointed by the Welsh Government

Rhys Evans, Tim Jones, Delyth Lloyd, Wyn Thomas.

Officers

Iwan Jones, Keira Sweeney, Iona Roberts, Aled Lloyd, Ben Jones, Eifion Jones.

The Director of Corporate Services advised that the meeting would be webcasted and would also be available online at a later date.

1. **Apologies for absence and Chairman's Statements**

Apologies were received from Louise Hughes, Einir Wyn Williams, Ifor Glyn Lloyd, Salamatu Fada and Naomi Luhde-Thompson.

The Chairman reported that Louise Hughes had recently donated a kidney to her daughter, that she had now returned home and was slowly recovering. It was agreed to send greetings to her on behalf of the Members, wishing her a speedy recovery.

2. **Declaration of Interest**

None

3. **Minutes**

The minutes of the Planning and Access Committee meeting held on 21 January 2026 were *adopted*, and the Chairman signed them as a true record.

Issues arising

Item 4(1): NP3/12/9L. It was noted that the description in the minutes was incorrect, but that the description in the original application was correct: "Installation of two public toilet facilities **with zero discharge**" was correct, and not "Installation of two **non-flush** public toilet facilities".

4. **Re-appoint the Local Access Forums by April 2026**

A report was *presented* by the Director of Planning and Partnerships

Reported:

- that the Authority had established two Local Access Forums in April 2002, one for the north of the National Park and one for the south;
- that the membership must be balanced between land management and recreational interests, and that all members needed to show a commitment to improving access to the countryside;
- that no interest group (except for disabled people's interests) was to be directly represented on the Forum;
- that membership of the Forums continued for 3 years and that the process of re-appointing members to the Forums had to be undertaken by April 2026;
- that Mr Tim Jones was the ENPA Member on the North Access Forum, and that Cllr. John Pughe Roberts was the ENPA Member on the Southern Access Forum;
- that it was necessary to appoint 4 Members to be on a selection panel to consider applications for membership of the Forums.

Noted:

- that Tim Jones and John Pughe Roberts had experience of the Forum, and that they already understood the process, and that it would be advantageous to have them on the selection panel because of that;

Councillors Delyth Lloyd Griffiths and Meryl Roberts *volunteered* to be on the selection panel.

Proposed: – that the Committee:

- i. approve the process and timetable for re-appointing the Local Access Forums;
- ii. appoint a selection panel of four members of ENPA to consider applications for membership of the Forums, namely Mr Tim Jones and Councillors John Pughe Roberts, Delyth Lloyd Griffiths and Meryl Roberts.

Resolved: — **to accept** the recommendation.

5. **Reports from the Director of Planning and Partnerships**

Reports were *presented* from the Director of Planning and Partnerships about the applications received. See the attached Schedule of Planning Decisions.

6. **Update Reports**

- 6.1 Update reports were *submitted* by the Director of Planning and Partnerships on planning applications and Section 106 Agreements.
- 6.2 Update reports were *submitted* by the Director of Planning and Partnerships on applications that had not been decided for 13 weeks or more.

7. **Delegated Decisions**

A list of applications decided in accordance with delegated authority was *presented*.

The meeting ended at 10:30



SCHEDULE OF PLANNING DECISIONS – 25 FEBRUARY 2026

4. Report by the Director of Planning and Partnerships

Presented:

- (1) NP5/70/1C - Construction of a single storey side extension, Tŷ Isaf, Llangywer, Gwynedd LL23 7DA.

Presented: a report by the Planning Officer (Graduate Trainee) - Development Management

Reported:

- that the entry (on page 12 of the programme) for consultation with a “local councillor” would be deleted;
- that the application had come before the Committee because the application had been opposed by the Community Council on the basis of:
 - that the balcony would spoil the character of a typical local cottage,
 - that steel balustrades did not reflect local architectural characteristics, and
 - that a flat roof was unsuitable in an area where it often rained.
- in response:
 - Development Policies 1 and 15 did not prohibit balconies where they were appropriately planned and did not harm the character of the dwelling or the landscape;
 - the steel balustrades matched those of the existing balcony, ensuring visual consistency and avoiding the introduction of different materials;
 - the policies of the Local Development Plan did not prohibit flat roofs if designed and located appropriately: the roof would be largely hidden by the structure of the balcony above and would not be visually obvious;
 - issues relating to drainage performance were discussed through Building Regulations rather than planning policy, and that no evidence had been presented to show that the proposed form of the roof would lead to damage to the character or function of the building;
 - the objections raised were not considered to be supported by the policy of the Development Plan and did not justify rejecting the application.

Recommended: – that Members of the Authority **GIVE permission** to the application subject to the conditions listed.

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

- (2) NP5/73/351C - Renovation and installation of a new siphon system, Llyn Mair, Tan-y-Bwlch, Maentwrog. LL41 3AO.

A report was *presented* by the Senior Planning Officer - Development Control

Reported:

- that the request had come before the Committee because it was a request from ENPA;
- that an impact due to heavy flooding had been earmarked in the area following comments from Natural Resources Wales;
- that it involved relatively small work and that it would not have a visual impact.

Recommended: – that Members of the Authority **GIVE permission** to the application subject to the conditions listed.

Resolved: — **to accept** the recommendation.



PLANNING AND ACCESS COMMITTEE
25 MARCH 2026

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE 25 MARCH 2026**

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. Discussions are being held with the applicants. Last correspondence 13/11/2025
2.	NP5/58/646	17/03/2023	Land near Pentre Uchaf, Dyffryn Ardudwy.	Erection of a special adapted bungalow and a two-storey dwelling	Waiting for the mortgage company to be removed from the Land Registry title.
3.	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).	Waiting for the solicitors to confirm the details of the ownership of the land.

Number of applications on committee list 25 February = 3

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE
PLANNING & ACCESS COMMITTEE 25 FEBRUARY 2026**

Application No.	Location	Development

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT WHICH HAVE BEEN REFUSED, WITHDRAWN, OR
DISPOSED, OR WHERE AN AGREEMENT IS NO LONGER NECESSARY SINCE PLANNING & ACCESS
COMMITTEE 25 FEBRUARY 2026**

Application No.	Location	Development



PLANNING AND ACCESS COMMITTEE

25 MARCH 2026

OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 25 MARCH 2026 OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

Awaiting Ecology Information / Response / Resolutions

NP2/11/31P	10/07/25	Forest Holidays Campsite, Beddgelert. LL55 4UU	Replacement of 85 caravan and camping pitches with 22 year-round, self-contained, self-catering holiday cabins. Erection of a new reception and café building, provision of ancillary facilities, landscape planting and biodiversity enhancement.
NP2/11/679H	30/09/25	Cae Du Camping Site, Beddgelert. LL55 4NE.	Enhancement to tourist accommodation and facilities through creation of additional touring/camping pitches, erection of new toilet blocks, and improvements to landscaping and biodiversity enhancement together with associated works
NP4/26/334D	13/12/24	Moel-yr-lwrch Uchaf, Nebo, Llanrwst. LL26 0TF	Extension to existing agricultural outbuildings,
NP5/53/106S	24/11/25	Plot C1, Bala Enterprise Park, Bala. LL23 7NL	Commercial development comprising B2 and B8 uses inclusive of a) Storage Facility b) External Storage/Service Yard c) proposed access road and car parking; and d) boundary treatments and soft landscaping.
NP5/58/100F	01/12/25	Coed y Bachau, Dyffryn Ardudwy. LL44 2EP	Conversion of redundant outbuilding to a self-catering holiday let (Use Class C6) and associated external alterations.
NP5/58/227E	23/10/24	Land adjoining Tan-y-Foel, Dyffryn Ardudwy.	Erection of 3 detached dwellings (1 affordable and 2 open market).
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.
NP5/73/LB27S	24/11/25	The Grapes Hotel, Maentwrog. LL41 4HN	Change of use of land to create additional car parking area, together with a new vehicular entrance from the existing car park and relocation of existing bins compound.
NP5/73/LB27T	24/11/25	The Grapes Hotel, Maentwrog. LL41 4HN	Listed Building Consent for formation of car park, together with the formation of a new vehicular entrance in the boundary wall of the existing car park.
NP5/73/444A	29/08/25	The Old Tannery, Maentwrog. LL41 4HU	Pitched roof extension replacing existing flat roof extension

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).
NP4/11/337E	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.

NP5/50/LB59F	29/08/25	14 Glandyfi Terrace, Aberdyfi. LL35 0EB	Listed Building Consent to replace existing dormer windows, internal alterations, removal of existing rear structure, and replace with new single and two storey extensions.
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.
NP5/56/153D	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
NP5/63/281	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
NP5/68/100G	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.
NP5/73/440	05/09/25	Land opposite 1 & 2 Cefn Lllys, Gellilydan.	LL41 4ED Outline application for the erection of a single detached dwelling (open market dwelling) with all matters reserved,

Awaiting Amended Plans

NP2/11/53A	22/08/25	Eryri National Park Authority Car Park, Pont Bethania, Nant Gwynant.	Installation of package treatment plant, campervan cartridge disposal tank, construction of gabion retaining walls and associated works
NP5/78/598	12/08/25	Cabins 32 & 190, Trawsfynydd Holiday Village, Bronaber. LL41 4YB	Construction of replacement timber cabins with decking
NP5/78/600	03/11/25	Llys Dewi, Station Road, Trawsfynydd. LL41 4TE	Installation of 4 rooflights on main roof of dwelling, construction of two storey rear extension, and erection of detached garage.

Awaiting Response from Applicant / Agent

NP5/52/LB65G	14/07/25	Hen Ddol Cottage, Y Friog. LL38 2TJ	Installation of air-source heat pump to west elevation.
NP5/55/60L	14/11/25	Land at Ffordd-y-Felin, Brynchrug. LL36 9NT	Residential development (comprising 8 open market dwellings and 4 affordable dwellings) and associated development, including open space, parking, access and drainage infrastructure (amended plans & supporting Information).
NP5/57/LB406A	18/08/25	Bryn Mair, Dolgellau. LL40 1SR	Listed Building Consent to convert the outbuilding into an annexe accommodation in connection with the Bed and Breakfast use, internal and external alterations and the installation of an air-source heat pump
NP5/57/494W	10/11/25	Coleg Meirion Dwyfor, Ffordd Ty'n y Coed, Dolgellau. LL40 2SW	Construction of a educational building and associated development, including access tracks and walkways, solar PV panels, external plant including air-source heat pumps, retaining walls, drainage, an allotment area and landscaping,
NP5/67/362	07/08/25	Coed y Fedw, Abergynolwyn.	Vehicular access to public highway and construction of access track for forestry purposes.

Awaiting Response from Consultee's on recent submitted details

NP3/15/246	02/10/25	Barn adjacent to 1 Mur Mawr, Llanberis, LL55 4TG	Conversion and alteration works to an existing outbuilding in order to form new self-contained holiday accommodation (falling under Use Class 6)
NP5/58/596B	24/07/25	Station House, Station Road, Dyffryn Ardudwy. LL44 2EU	Change of Use of former railway waiting room from A1 (shops) to C3 (residential) as an extension to the existing station house
NP5/62/LB297B	05/10/22	Capel Gwynfryn, Llanbedr. LL45 2PA	Conversion of chapel to dwelling, alterations to existing access (Relocate plinth), and installation of package treatment plant and associated drainage.
NP5/64/86J	13/10/25	Nant Y Cynog Farm, Llanegryn, LL36 9LN	Erection of manure store (revised application to that refused under reference NP5/64/86H)
NP5/68/T187B	05/11/25	The Drum House, Croesor. LL48 6SP	Conversion of building to a self-catering holiday let (C6 Use) as part of a rural enterprise scheme together with the insertion of solar panels, and installation of new septic tank.
NP5/70/6H	19/12/25	Maesyfallen, Rhosygwaliau. LL23 7EY	Construction of an agricultural storage building
NP5/70/123D	28/07/25	Garth Lwyd, Rhosygwaliau. LL23 7PL	Demolition of existing single storey garage and construction of two storey extension, and conversion of barn into a swim spa, changing and bathroom facilities, and storage space for disabled user. Construction of a single storey link extension between the house and barn.
NP5/71/L277B	03/07/25	2 Pont Afon Fechan, Llanuwchllyn. LL23 7DE	Retrospective application for installation of boiler flue and replacement cladding [AMENDED FLUE]
NP5/74/76C	27/11/25	Land at Dolbrawdmaeth Hotel, Dinas Mawddwy SY20 9LP	Siting of 1 holiday unit and associated works.

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).
-------------	----------	--	---

Call in Being Considered by Welsh Government

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).
-------------	----------	---	--

Total applications on list = 38

Total applications on list Committee 25 February 2026 = 31



PLANNING AND ACCESS COMMITTEE
25 MARCH 20026

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 25 MARCH 2026

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP2/11/98D	Installation of ground mounted 445W solar array (21 panels)	Tyn y Chwarel, Llanfrothen, LL48 6SN	12/02/26	Mr Aled Lloyd
2.	NP4/11/415A	Non-material amendment to Condition 5 of Planning Permission NP4/11/415 dated 12/11/2024 to enable work to commence on the dwelling only before submission and approval of landscaping scheme.	Glan Lledr Bungalow, Betws-y-Coed. LL24 0SN	10/02/26	Mr. Dafydd Thomas
3.	NP4/19/25H	Change of use of dwelling (Use Class C3) to short term holiday letting unit (Use Class C6) and change of use of annex to main and permanent dwelling (Use Class C3), erection of extensions, extension of domestic curtilage and erection of timber garage and workshop/storage building.	Llechen Uchaf, Llechwedd, Conwy. LL32 8LX	16/02/26	Mr Richard Thomas
4.	NP4/19/8X	Single storey glazed front extension and addition of rooflights	Tyddyn Mawr, Rowen. LL32 8YL	09/02/26	Mr Aled Lloyd
5.	NP4/30/154B	Extensions and alterations to dwelling including part single/ part two storey extension to provide open plan dining/living area and extended bedroom. Single storey side infill to existing canopy area, extension and infill to existing porch to provide new entrance. Alterations to windows and doors including addition of rooflights. Alterations to existing rear raised terrace	Mountain Lodge, Sychnant Pass, Conwy. LL32 8BJ	09/02/26	Mrs. Iona Roberts
6.	NP4/31/124B	Retrospective application for construction of two temporary access off the B4407, temporary access track and loading area and associated works for forestry purposes.	Coed Blaen y Coed, Ysbyty Ifan. LL24 0NY	03/03/26	Mr. Gavin Roberts

7.	NP5/53/580J	Vary Condition 2 (Approved plans) attached to Planning Consent NP5/53/580 dated 25/05/2021	Llyn Tegid, Bala.	24/02/26	Ms. Sophie Berry
8.	NP5/57/1176H	Variation of Condition 2 (Approved Plans) and deletion of Condition 3 (Preclusion of shelters, greenhouses, etc.) attached to Planning Permission NP5/57/1176 dated 10/11/2023 and the erection of a cycle and car wash shelter, greenhouses and a shed	Dolfeurig Centre, Dolgellau. LL40 1EL	03/03/26	Mr David Jones
9.	NP5/57/T619	Demolition of existing single-story extension and replacement with a single-storey extension	Ceryst, 7 Springfield Street, Dolgellau. LL40 1LY	18/02/26	Mr David Jones
10.	NP5/58/141B	Erection a new detached garage/workshop,	Llwyn Ynn Cottage, Talybont. LL43 2AH	13/02/26	Mr Aled Lloyd
11.	NP5/58/280B	Erection of rear extension to link dwelling with detached garage to create additional bedroom and installation of 4 rooflights	11 Glan Ysgethin, Talybont. LL43 2BB	04/03/26	Mr Aled Lloyd
12.	NP5/61/377B	Removal of existing roof and glazing and the erection of a new roof, 400mm higher than existing, together with the installation of three new dormer windows, for use of the building as an annexe,	Llechwedd Du Bach, Harlech. LL46 2UU	03/03/26	Mr Aled Lloyd
13.	NP5/61/466A	Non-Material Amendment to Planning Permission NP5/61/PIAW466 dated 19/01/2007 to increase height of garage to incorporate additional bedroom above	Plot 5, Cae Main, Hwylfa'r Nant, Harlech. LL46 2UE	05/02/26	Mr Aled Lloyd
14.	NP5/61/680	Change of use from Use Class C5 (Holiday home) to Use Class C6 (Holiday let)	Bryn-y-Coed, High Street, Harlech. LL46 2YT	09/02/26	Mr Aled Lloyd
15.	NP5/61/L433A	Retrospective application for the erection of a timber log & bike store and shed	Ivy House, Harlech. LL46 2YT	13/02/26	Mrs Jane Jones
16.	NP5/62/439B	Discharge Condition Nos. 4 (stonework panel) & 8 (foul water drainage scheme) attached to Planning Permission NP5/62/439 dated 30/08/2024	Erw Fair, Llanbedr. LL45 2LL	12/02/26	Mr Aled Lloyd
17.	NP5/66/253B	Erection of detached pitched roof garage	Rebena, Llandanwg. LL46 2SD	24/02/26	Mr Aled Lloyd

18.	NP5/66/287A	Erection of first floor rear balcony and installation of external wall insulation	Pant Goleu House, Llanfair, LL45 2HS	10/02/26	Mr Ben Jones
19.	NP5/67/353	Demolition of existing band room and construction of new single storey band room	Band Room, Abergynolwyn. LL36 9UU	24/02/26	Mr David Jones
20.	NP5/69/113W	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	Llanfendigaid, Rhoslefain. LL36 9LS	17/02/26	Mr David Jones
21.	NP5/70/1C	Construction of single storey side extension	Ty Isaf, Llangywer. LL23 7DA	25/02/26	Mr Ben Jones
22.	NP5/71/LB95	Construction of a extension	Pant-y-Ceubren, Llanuwchllyn. LL23 7DD	09/02/26	Mr. Dafydd Thomas
23.	NP5/72/259	Removal of existing chimney, replacement of existing dormers, additional front dormer, and new front entrance with steps and canopy	Ty Capel Moel-y-Garnedd, Llanycil. LL23 7YG	04/03/26	Mr Ben Jones
24.	NP5/77/363A	Erection of single storey front and side extension (revised application)	Tirionfa, Talsarnau. LL47 6UF	12/02/26	Mr Aled Lloyd
25.	NP5/78/L225A	Installation of 14 solar panels on front facing roof	Beehive, Fronwnion Street, Trawsfynydd, LL41 4SE	19/02/26	Mr Ben Jones
26.	NP5/78/LB412S	Discharge Condition No.8 (programme of archaeological work) attached to Listed Building Consent NP5/78/LB7R dated 25/01/2021	Rhiw Goch Inn, Bronaber, Trawsfynydd. LL41 4UY	11/02/26	Miss Eva Jones
27.	NP5/78/LB412T	Discharge Condition No.8 (programme of archaeological work) attached to Planning Consent NP5/78/LB7S dated 15/01/2021	Rhiw Goch Inn, Bronaber, Trawsfynydd. LL41 4UY	11/02/26	Miss Eva Jones



Appeal Decision

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

an Inspector appointed by the Welsh Ministers

Decision date: 19/02/2026

Appeal reference: CAS-04312-S4M9Y9

Site address: Llwyneinion Fechan, Dyffryn Ardudwy, LL44 2HX

- 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 Sian Kohring against the decision of Eryri National Park Authority.
 - The application Ref NP5/58/660, dated 18 March 2024, was refused by notice dated 25 November 2024.
 - The development proposed is described as “Conversion of redundant farms buildings to form 2 short term holiday letting units together with the installation of a package treatment plant”.
 - A site visit was made by the Inspector on 6 November 2025.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The description of the site address varies slightly between that stated on the submitted planning application form and the Authority’s decision notice; I have used the former description of the site address as its more precise. In terms of the description of development that was refused planning permission during the course of the Authority’s consideration of the application, the description was amended to reflect the description as detailed above; it is on this basis that I have considered the proposal.

Main Issue

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

Reasons

4. The appeal site relates to a group of redundant agricultural barns on land known as Llwyneinion Fechan Farm. The site is located in open countryside. The proposal seeks the conversion of three of the barns into two holiday lets.
5. The Authority’s refusal refers to insufficient evidence being provided to demonstrate that the proposal would form part of an existing rural enterprise or part of an agricultural

diversification scheme on an occupied working farm; as a result, it cites conflict with the adopted Eryri Local Development Plan (LDP) policies 9 and 20. Policy 9 of the LDP permits such rural conversions if they are short term self-catering holiday accommodation as part of a rural enterprise scheme. Policy 20 of the LDP supports rural diversification and cites a number of applicable criteria detailed as: the development forms part of an agricultural diversification scheme; the proposal is secondary to the use of the remaining land on the holding for livestock or crop production; the scheme takes place on a holding which is registered as an existing agricultural business, and, the development complies with Development Policy 9.

6. Planning Policy Wales (Edition 12) highlights the plan led system underpins sustainable development. It also states the countryside, in line with sustainability principles should be conserved and where possible enhanced for its own sake, and that new development in the open countryside that is away from existing settlements or areas allocated for development in development plans must be strictly controlled.
7. The Authority do not take issue with the proposal's compliance with the broad thrust of the policies 9 and 20, however central to the consideration of each policy is the fact that such proposals should form part of an existing rural enterprise scheme, with policy 20 being more specific in terms of applicable criteria.
8. The appellant maintains the holding is a working farm and the works therefore represents an agricultural diversification scheme, however the evidence would indicate otherwise. The appellant argues that the lack of occupation of the existing dwelling on the site is due to refurbishment works and that other dwellings in the locality are utilised whilst still maintaining the farm. The existing dwelling on the site appeared vacant/unoccupied and there did not appear to be any discernible refurbishment works on-going. I noticed on the site there was a distinct lack of agricultural activity that is usually associated with a rural farming enterprise e.g. farm machinery or recent signs of farm related activity. It was difficult to discern exactly whether sheep on fields near to the holding were actually on the land subject to a rural enterprise, however I did notice relatively fresh sheep droppings; I did not see signs of other livestock such as cattle.
9. In terms of policy 20 of the LDP, the appellant has confirmed that the Llwyneinion Fechan is a registered farm holding, however the stocking details vary considerably in terms of the submitted information e.g. 100 ewes are mentioned in the initial report but 70 are referred to in a subsequent later report and 50 lambs and 4 rams referred to in the initial report but 105 referred to in the later report; this casts significant doubt on the reliability of such evidence.
10. Also, the appellant has provided no other meaningful information to reinforce her stance that the proposed development does in fact form part of an existing rural enterprise e.g. by way of recent financial information. The appellant did provide information in terms of a 'Glastir Map', however, that map dates from some time ago i.e. 2010 and the land shown is materially different to that shown in other application documents as regards the size of the overall holding. I note the appellant has provided a 'Single Application Form' from 2022 which relates to payments being claimed from the Welsh Government, however confirmation of any successful claim has not been provided and no further recent information relating to any sort of farm payments has been provided, nor more recent animal stocking levels, or financial information relating to the holding.
11. I accept that at some point in the past the appeal site has been part of some form of an agricultural enterprise, however, at this stage, based on the submitted evidence to date it is not sufficiently clear that such an enterprise still exists. On balance, I don't consider the appellant has provided sufficiently robust information to substantiate their claims that the

proposed development would form part of an existing rural enterprise or form part of an agricultural diversification scheme on an occupied working farm. As a result, the proposed development would run contrary to the above mentioned LDP policies and PPW and therefore the proposed development has not been justified within its rural location.

Other Matters

12. I appreciate the proposed development offers the opportunity to sustain the rural economy; however, such development needs to comply with the LDP as a whole and in this instance, it has not been justified in planning policy terms.

Conclusions

13. After taking account of all the evidence before me, and for the reasons given above, I conclude that the appeal be dismissed.

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

Declan K Beggan

Inspector