

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 13th May 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 - 4
The Chairman shall propose that the minutes of the meeting of this Committee held on the 25th March 2026 be signed as a true record (Copy herewith) and to receive matters arising, for information.
4. **Membership of Local Access Forums** 5 - 7
To submit a report by the Access and wellbeing Manager. (Copy herewith)
5. **Reports by the Director of Planning and Partnerships** 8 - 17
To submit the reports by the Director of Planning and Partnerships on applications received. (Copy herewith)
6. **Update Reports** 18 - 23
To submit update reports, for information. (Copies herewith)
7. **Delegated Decisions** 24 - 30
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)
8. **Town and Country Planning Act 1990 - Section 77 Call-In Request Decision Letter** 31 - 32
To submit an oral report by the Director of Planning and Partnerships on Welsh Ministers' decision with regards to application NP5/59/495C - Hydro-electric generation scheme on land Near Pont yr Afon Gam, Llan Ffestiniog.
(A copy of the Welsh Ministers' decision is enclosed – Copy herewith)
9. **Appeal Decision** 33 - 36
To submit an oral report by the Director of Planning and Partnerships on the Inspector's decision to dismiss an appeal by Mr. Martin Carpenter of Pencarter Limited against an enforcement notice issued by Eryri National Park, Land at Craig y Dderwen Hotel, Betws y Coed LL24 0AS.
(A copy of the Inspector's decision is enclosed – Copy herewith)



MINUTES
PLANNING AND ACCESS COMMITTEE
ERYRI NATIONAL PARK
Wednesday 25 March 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, Einir Wyn Williams;

Members appointed by Conwy County Borough Council

Councillor Nia Owen;

Members appointed by the Welsh Government

Rhys Evans, Salamatu Fada, Tim Jones, Delyth Lloyd, Naomi Luhde-Thompson, Wyn Thomas.

Officers

Iwan Jones, Keira Sweeney, Jane Jones, Aled Lloyd, Dafydd Roberts, Ben Jones, Eifion Jones.

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

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

Apologies were received from Louise Hughes, Ifor Glyn Lloyd, Jo Nuttall.

2. **Declaration of Interest**

None

3. **Minutes**

The minutes of the Planning and Access Committee meeting held on 25 February 2026 were *adopted*, and signed by the Chair as a true record.

4. **Update Reports**

4.1 *Submitted* - update reports from the Director of Planning and Partnerships on planning applications and Section 106 Agreements.

4.2 *Submitted* - update reports from the Director of Planning and Partnerships on applications that have not been decided for 13 weeks and more:

(1) NP5/59/495C – Proposed hydroelectric generation scheme, Land adjacent to the Afon Gam River Bridge, Llan Ffestiniog

Reported:

- the Welsh Government was consulting on whether to decide on the application or send it back to the Authority;
- any third party had the right to ask the Government to consider calling in an application;
- the Government would respond in writing giving its reasons for its decision.

5. **Delegated Decisions**

A list of applications was submitted which were resolved in accordance with delegated authority.

6. **Appeal Decisions**

An oral report was *submitted* by the Director of Planning and Partnerships on the Inspector's decision to **refuse an appeal** by Sian Kohring against the Authority's decision to refuse planning permission for "Adaptation of disused farm buildings to form 2 short term holiday letting units together with the installation of package handling works", Llwyneinion Fechan, Dyffryn Ardudwy LL44 2HX.

The meeting ended at 10:10

ITEM NO. 4

MEETING	Planning and Access Committee
DATE	13 th May 2026
TITLE	MEMBERSHIP OF LOCAL ACCESS FORUMS
REPORT BY	Access and wellbeing Manager
PURPOSE	To approve the appointment of members to the Authority 's Local Access Forums

1. BACKGROUND

- 1.1 In April 2002, as required by the *Countryside and Rights of Way Act 2000* the Authority established two Local Access Forums, one for the north and one for the south of the National Park. Regulations published by Welsh Assembly Government stipulate that members of a Forum must be reappointed every three years. Members were last appointed in April 2023.
- 1.2 At its meeting on 25th February 2026 the Planning and Access Committee agreed the process and timetable for the reappointment, and a selection panel comprising four Authority Members was chosen to make the selection from the applications received.
- 1.3 The selection panel will meet to consider the applications in May before the P&A Committee May 2026. In accordance with Welsh Assembly Government Guidance, the panel was required to ensure a balance between the interests of land managers and recreational users. Local Access Forum members are appointed as individuals, not as representatives of organisations, and they are required to demonstrate a commitment to improving access to the countryside.
- 1.4 A number of new applications were received from the two main interest groups, land management and recreation, together with repeat applications.
- 1.5 The number of Members of the Forum who represent the ENPA, Gwynedd Council and Conwy Council and the interests of people with disabilities, will remain unchanged.

- 1.6 **The Selection Panel recommend that the number of members for the North Eryri Forum would be at 20 members and the South Eryri Forum at 16 members. The panel recommend that if needed, officers consult to co-opt a named individual (subject to the approval of the Authority). *The maximum number of members per Forum permitted by Regulations is twenty-two.***

2. RESOURCE IMPLICATIONS

- 2.1 Within existing budget

3. RECOMMENDATION

Members are asked to approve the recommendations of the selection panel, as follows: * This is based on the latest list submitted. Some names, following the subgroup meeting will not go forward and members will be updated verbally at the P&A meeting.

3.1 Northern Local Access Forum:

Landowners

Mr Edwin Noble
Mr Dafydd Gwyndaf
Mr Richard Williams
Mrs Fiona Davies
Mr Gethin Davies
Mr Dafydd P Jones
Mr Richard Till
Mr Guto Davies

- + 1 member of the Authority
- + 1 member from Conwy Council
- + 1 member from Gwynedd Council

Users

Mr Robin Parry
Mr Mark Jones
Mrs Maggie Barry
Miss Ailish Roberts
Mr Mike Raine
Denise Meldrum
Mr Ken Latham
Arwel Ellias
Mr Tom Carrick
Mr Patrick Griffith
Mr Keith Roberts

Disabilities representative – Mr John Gladston

3.2 Southern Local Access Forum:

Landowners

Mr Geraint Rowlands
Mr Alun Edwards
Mr Alun Wyn Evans
Mr Hedd Pugh
Mr Huw Roberts
Mr Huw Jones

+ 1 member from the Authority

+ 1 member from Cyngor Gwynedd Council

Users

Mr Aled Thomas
Mr David Coleman
Mrs Gaynor Davies
Mrs Jan Holmes
Mr Tim Faire
Kirstie Lumsten
MR Roger Greenhalgh

Disabilities sector

Mr Delwyn Evans

BACKGROUND PAPERS

Countryside and Rights of Way Act; The Stationery Office Limited (2000)

Statutory Instrument 2001 No. 4002 (W.330) The Countryside Access (Local Access Forums) (Wales) Regulations 2001; The Stationery Office Limited (2002).

EITEM RHIF 5.0 / ITEM NO. 5.0

<u>Rhif Eitem / Item No.</u>	<u>Cyfeirnod / Reference No.</u>	<u>Disgrifiad / Description.</u>	<u>Swyddog Achos / Case Officer</u>
1	NP5/59/721B	<p>Newid defnydd o Ddosbarth Defnydd C5 (Tŷ annedd a ddefnyddir heblaw fel unig breswylfa neu brif breswylfa), i ddefnydd cyfunol fel (1) tŷ annedd a (2) defnydd sy'n dod o fewn Dosbarth Defnydd C6. (Anheddau a ddefnyddir fel llety tymor byr) Tŷ Nant Y Beddau, Llan Ffestiniog. LL41 4PS / Change of use from Use Class C5 (Dwellinghouse used otherwise than as a sole or main residence), to a combined use as (1) a dwellinghouse and (2) a use falling within Use Class C6. (Dwellings used as short term lets) Tŷ Nant Y Beddau, Llan Ffestiniog. LL41 4PS</p>	Mr. Aled Lloyd

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

Date: 13-May-2026

Application Number: NP5/59/721B

Date Application Registered: 18/03/2026

Community: Ffestiniog Town Council

Grid Reference: 272112 342618

Case Officer: Mr. Aled Lloyd

Location:

Tŷ Nant y Beddau, Llan Ffestiniog,
Gwynedd. LL41 4PS

Applicant:

Mr. Kazim Mohamed,
Tŷ Nant Y Beddau,
Llan Ffestiniog,
Gwynedd.
LL41 4PS

Description:

Change of use from Use Class C5
(Dwellinghouse used otherwise than as a
sole or main residence), to a combined use
as (1) a dwellinghouse and (C5) (2) a use
falling within Use Class C6. (Dwellings used
as short term lets)

Summary of Recommendation

To GRANT permission subject to conditions

- Commencement within 5 years
- In accordance with the submitted plans
- Submission of a Biodiversity Enhancement scheme
- Use of Welsh (or bilingual) signage / advertising

Reason(s) Application Reported to Committee Scheme of Delegation

Objection by Ffestiniog Town Council, contrary to officer recommendation

Land Designations / Constraints

Traditional building of character
Open Countryside

Site Description

The development site lies in the open countryside and is approximately 1.5 miles from the village of Ffestiniog. It is accessible via an unnamed road off the B4391.

Tŷ Nant y Beddau consists of a detached 2 story dwelling surrounded by improved agricultural farmland.

It is bounded to the north by low stone walls and Nant Llyn-Morwynion.

Surrounding the site is a recognised area of natural beauty and it is within 15m of the Migneint-Arenig-Dduallt SAC/SPA. It is also within close proximity to a dark skies core zone.

Proposed Development

The proposal is for the Change of use from Use Class C5 (Dwellinghouse used otherwise than as a sole or main residence), to a combined use as (1) a dwellinghouse C5 and (2) a use falling within Use Class C6 (Dwellings used as short term lets)

Consultations

Consultees:	Responses:
Ffestiniog Town Council	Objection - The Town Council has considered this matter once again, and continues to oppose the application, because the Council has a policy of protecting homes for local people.
Local Member	No response

Responses to Publicity:

The application has been publicised by means of a site notice. At the time of writing this report, no observations have been received.

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

Policy No.	Policy
SP A	National Park Purposes and Sustainable Development
DP 1	General Development Principles
DP 7	Listed and Traditional Buildings
SP G	Housing
DP 18	The Welsh Language and the Social & Cultural Fabric of Communities

Supplementary Planning Guidance:

SPG 2	General Development Considerations
SPG 16	Managing the Use of dwellings as holiday homes

National Policy:

Planning Policy Wales, edition 12

1.0 Principle of Development

- 1.1 Section 38 of The Planning Compulsory Purchase Act 2004 require that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises Future Wales 2040 and the adopted Eryri Local Development Plan 2016-2031 and within which the following policies are of relevance:
- 1.2 SPG 16 states - when considering if a use is eligible to be defined as 'mixed use', there will be a need to ensure that the dual use is tantamount to a material change of use. For example, it is not considered that one-off use of a residential dwelling (C3) as short-term let accommodation (C6) for one week in a year would be tantamount to a material change of use to a 'mixed use'. A material change of use is based on fact and degree, based on the individual circumstances and may differ between properties. Frequency and density of use will be among the relevant considerations.
- 1.3 In this instance the application proposes a to a combined use as (1) a dwellinghouse C5 and (2) a use falling within Use Class C6 (Dwellings used as short term lets)
- 1.4 The principle of development has been accepted and this application relates to a change of use where the percentage of second homes and short-term lets is 8%.
- 15 Each application is considered on its own merits and in this instance the case officer considers that there are material planning considerations that support the principle of development, subject to detailed criteria within relevant planning policy.
- 1.6 The full assessment of the policy is detailed in this report.

2. Assessment

- 2.1 This application proposes a material change of use from Use Class C5 (Dwellinghouse used otherwise than as a sole or main residence), to a combined use as a dwellinghouse (use class C5) and a use falling within Use Class C6 (Dwellings used as short term lets)
- 2.2 A planning statement submitted in support of the application by the agent states that Permission to change the 'second home' use of this property in order to include the use as a holiday let will help to enhance the housing stock of Eryri by freeing up more suitable housing appropriate for local occupancy and full-time sustainable, residential accommodation.

- 2.3 The planning statement states that Land registry records show that the previous owner purchased the property in 2006, adapted the property for disabled access in 2008/2009 but continued to live in London, using the property as a second home until their death in 2019. The new owner wishes to continue its use as a second home but also would like to use the property for letting when the family are not using it themselves. This will provide income for the upkeep of the property which has been neglected due to illness, aging and passing of the previous owner.
- 2.4 The Welsh Government amended The Town and Country Planning (Use Classes) Order 1987 (the UCO) to create new use classes for 'Dwellinghouses, used as sole or main residences' (Class C3), 'Dwellinghouses, used otherwise than as sole or main residences' (Class C5) and 'Short-term Lets' (Class C6) in 2022. The GPDO was also to allow permitted changes between the new use classes, C3, C5 and C6, unless those rights were then disapplied within a specific area by an Article 4 Direction made by a local planning authority on the basis of robust local evidence.
- 2.5 An Article 4 Direction came into force on the 1st June 2025 within the Eryri National Park Local Planning Authority area. The intention of the Article 4 direction is to meet the objectives of the ELDP. It can be summarised as seeking to protect and support the special qualities of the Park, support sustainable local communities and help maintain the language and cultural characteristic of the communities of the Park.
- 2.6 The purpose of the Article 4 Direction is to better manage Eryri's housing stock, prevent any further reduction of the existing housing stock available to local communities, ensure that the amenities of the residents are protected and to protect communities that offer opportunities for people to live and work in them. Planning Policy Wales (paragraph 4.2.5) supports the use of a cap or ceiling on numbers where there is evidence of localised issues such as the prevalence of second homes and short term lets. The purpose of Strategic Policy G is to provide permanent homes for local communities. Strategic Policy A seeks to ensure sustainable development whilst conserving and enhancing the National Park's 'Special Qualities'; these include a robust sense of community cohesion, belonging and vibrancy which combine to give a strong 'sense of place'.
- 2.7 In areas that have a high percentage of second homes and short-term let accommodation, the aim is to prevent further increases and to stabilise the numbers by not permitting further changes of use of existing housing stock from main homes. Based on a review of evidence and data, the point at where intervention is required is set at 15% of the total housing stock. To ensure balanced and sustainable communities in accordance with policies Strategic Policy G and Strategic Policy A, there is a presumption against the provision of additional second homes (C5) and short-term lets (C6) where the total exceeds 15% of the total housing stock
- 2.8 The number of second homes in the Ffestiniog community is low at 8%, and this change of use will not result in any loss of permanent housing (C3 use) as it is already in C5 use, nor would there be any implications in regard to provision

of a contribution or loss to the affordable/local occupancy housing stock. It should also be remembered that permitted development rights are still in place which would allow a change of use to C3 use, thus ensuring the use could revert back to C3 use in the future without the need to obtain planning consent. Given this, if permission is granted, it is recommended that a condition restricting the use is not imposed to ensure that the use could revert back to C3 in the future.

- 2.9 Officers acknowledge the objection of both Ffestiniog Town Council. However, in view of the above and in consideration that there has been a provision on new affordable housing within Llan Ffestiniog, it would be unreasonable to justify a refusal in this instance.
- 2.10 ELDP policy DP1: General development principles has also been considered with this application. Policy DP1 poses 16 criteria, all of which must be satisfied for a proposal to be considered in conformity with policy. It should be acknowledged that short term holiday lets and second homes can impact the amenity of communities. That said, it is acknowledged that the dwelling is already used as a second home. Short term holiday lets can have amenity impacts that differ from permanent housing stock (C3) given the nature of the use, e.g. change overs, movements to and from properties, that differ to C3 uses and at times increased parking needs. The application site is located in open countryside where the nearest neighbour is approximately 600m away. There is sufficient parking on site and a private access road from the B4391 to the property. Therefore, it is not considered that the combined use will unacceptably impact public amenity.
- 2.11 The policy criteria has been assessed and there is no conflict identified with any of the stated criteria. Similarly, there would be no harm to the special qualities of the National Park. Consequently, officers are of the opinion that this proposal is not in conflict with this policy. In view of the above officers are of the opinion that this application can be supported

Language Considerations

- 2.12 Policy DP 18: The Welsh Language and the Social & Cultural Fabric of Communities encourages 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.
- 2.13 Given that the proposal will introduce a commercial nature to the use of the site, it is considered reasonable to impose a condition to ensure that information and advertising is in Welsh or bilingual to ensure compliance with policy DP 18 and to help protect the social and cultural fabric of communities.

Biodiversity Enhancements

- 2.14 There is an obligation to incorporate biodiversity enhancement with every application as required by Planning Policy Wales (Edition 12, February 2024).

The agent has been requested to submit A Green Infrastructure Statement (GIS) detailing proposed enhancements

- 2.16 If planning permission is granted for the change of use, a condition would be imposed for the submission of a biodiversity enhancement scheme if details have not been accepted prior to consideration.

3. Conclusion

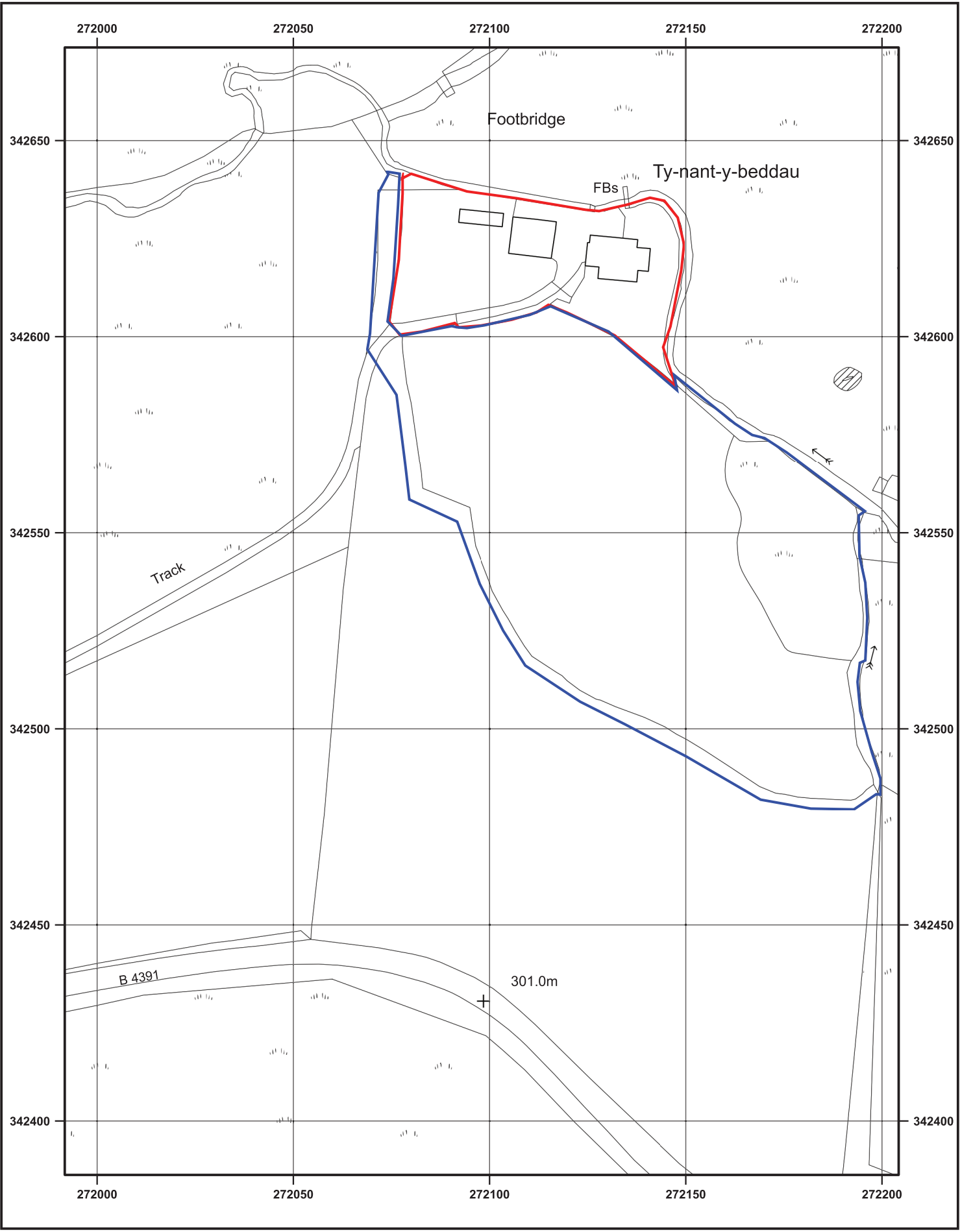
- 3.1 On balance officers are of the opinion that this proposal to Change of use from C5 dwellinghouse (used otherwise than as sole or main residences) to a mixed use of dwellinghouse (C5) and commercial short-term letting accommodation (C6), poses no conflict with policy and would not result in any harm to the character or housing mix of the area.

RECOMMENDATION: To GRANT permission subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location plan,
3. Prior to the commencement of the use a scheme of biodiversity enhancement measures shall be submitted to and approved by means of a formal application to the Local Planning Authority. Such enhancements shall take place within 3 months of the commencement of the use hereby permitted.
4. Any signs or advertising (including booklets & webpages) or information booklets within the premises, informing and promoting the development both within and outside the site must be Welsh or bilingual with priority for the Welsh language.

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 secure biodiversity enhancement in accordance with Strategic Policy D of the adopted Eryri Local Development Plan and paragraph 6.4.5 of Planning Policy Wales.
4. In order to conform with policy SP A & DP 18 of the Eryri Local Development Plan.



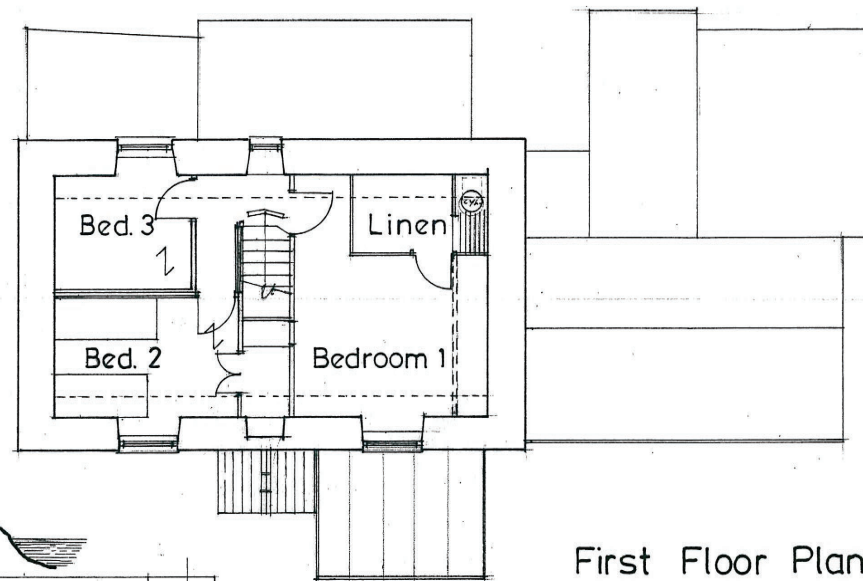
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Supplied by: www.ukmapcentre.com Product Info: www.ukmapcentre.com/location-plans-1250-scale
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Centre Coordinates: 272098,342530
Production Date: 18/03/2026

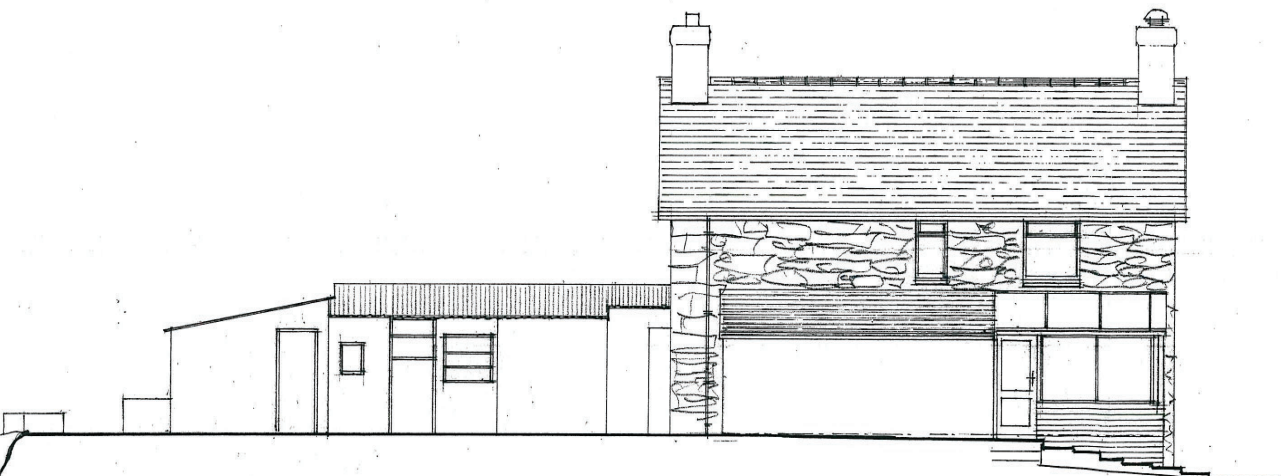




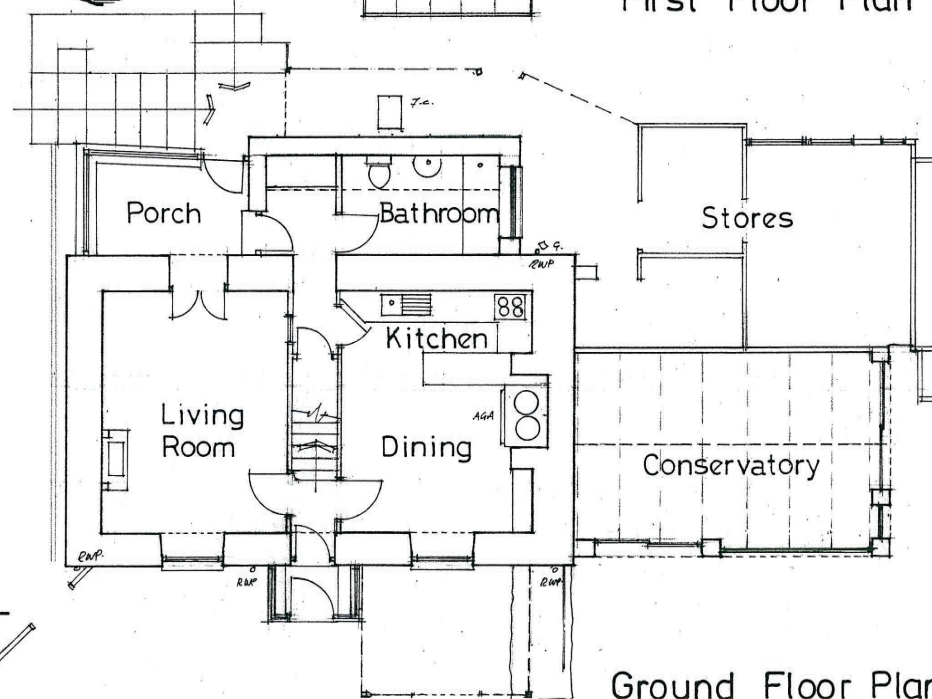
South Elevation



First Floor Plan



North Elevation



Ground Floor Plan
Scale: 1:100

EXISTING

Do not scale off drawing
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E. Edwards

Proposed Alterations And Extension At
Tŷ₁₆ Nant y Beddau, Llan Ffestiniog.

DATE: OCTOBER 2000.
SCALE: 1:100
DRAWN: E.E.
REVISION:

JOB NO: DEMA-100
1979 2

ERIC EDWARDS, DIPL. ARCH. (OXFORD), R.I.B.A.,
CHARTERED ARCHITECT,
1 FLODD-Y-CHWYB, DODGELLAD, TEL. 01361 422436.

Rhif Cais NP5/59/721B / Application No. NP5/59/721B





PLANNING AND ACCESS COMMITTEE
13 MAY 2026

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE 13 MAY 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)	Applicants in the process of selling their property so that they can pay the commuted sum
2.	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).	Applicants in the process of purchasing the property they rent so that only they will need to sign the agreement.

Number of applications on committee list 25 March 2026 = 3

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

Application No.	Location	Development
NP5/58/646	Land near Pentre Uchaf, Dyffryn Ardudwy.	Erection of a special adapted bungalow and a two-storey 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 MARCH 2026**

Application No.	Location	Development



PLANNING AND ACCESS COMMITTEE

13 MAY 2026

OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

SNOWDONIA NATIONAL PARK AUTHORITY

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

Awaiting Ecology Information / Response / Resolutions

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-Iwrch 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.
NP5/72/254	22/01/24	Ddol Hir, Fron Goch, Bala, LL237NT	Construction of a rural enterprise dwelling and installation of a package treatment plant.
NP5/73/444A	29/08/25	The Old Tannery, Maentwrog. LL41 4HU	Pitched roof extension replacing existing flat roof extension

Awaiting Details from Agent / Applicant

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
NP5/57/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/LB406B	23/12/25	Bryn Mair, Dolgellau. LL40 1SR	Conversion of outbuilding into annexe accommodation in connection with the Bed and Breakfast use, internal and external alterations and the installation of an air source heat pump, engineering works to the vehicular access, including resurfacing (AMENDED PLANS RECEIVED),

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,
NP5/63/281	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
NP5/67/352	07/08/25	Coed y Fedw, Abergynolwyn.	Vehicular access to public highway and construction of access track for forestry purposes.
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.
NP5/71/LB272M	27/02/25	Ty'n-y-Ffridd, Llanuwchllyn. LL23 7UN	Discharge Condition 9 (Ventilation fans) attached to Planning Consent NP5/71/LB272J dated 29/01/2024
NP5/73/287V	02/01/26	Decommissioning Site, Trawsfynydd. LL41 4DT	Installation of new underground cables, and cable sealing ends, shunt reactor, gantry and the widening of part of the existing access road within the fenced compound at Trawsfynydd substation and associated ancillary works as part of the Pentir to Trawsfynydd Reinforcement Project.
NP5/73/440	05/09/25	Land opposite 1 & 2 Cefn Llys, 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
NP4/13/258A	04/04/25	Land at Coed Bryn Engan, Capel Curig. LL24 0ES	Installation of a 27.5m high lattice tower to be finished with a non-reflective matt green (RAL6009) installed on a 3000 x 2500mm concrete base, 9 no. antennas, 2 no. Å600mm transmission dishes and associated ancillary development including installation of ground equipment which includes 1. no meter cabinet, 1 no. generator, 1 no. viper cabinet, 1 no. M35 cabinet, 1 no. primary AIRO with IP rated sub-enclosure cabinet, 1 no. MK4 link AC cabinet, 1 no. Ericsson 6130 cabinet, 1 no. PSC cabinet, 3 no. GPS nodes and access track.

Awaiting Response from Consultee's on recent submitted details

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.
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)
NP4/26/348A 22	23/12/25	Land adjoining A470, near Hendre Wen, Llanrwst.	Proposed cattle and manure store & associated works.

NP5/50/LB59G	29/08/25	Replacement of existing dormer windows,	14 Glandyfi Terrace, Aberdyfi, LL35 0EB
NP5/52/LB65G	14/07/25	Hen Ddol Cottage, Y Friog. LL38 2TJ	Installation of air-source heat pump to west elevation.
NP5/53/576D	18/12/25	Land at Bala.	Discharge Conditions 2 (Planned improvements to Bala Wastewater Treatment Works), 7 (CEMP / Method Statement), 11 (Construction Traffic Management Plan), 12 (Scheme of remediation in relation to highway work) & 15 (Detailed lighting plan) attached to Planning Permission NP5/53/576B dated 03/09/2025
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.
NP5/74/76C	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).
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To be Considered by the Planning and Access Committee

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 = 36

Total applications on list Committee 25 March 2026 = 38



PLANNING AND ACCESS COMMITTEE

13 MAY 20026

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 13 MAY 2026

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP2/11/715K	Re-align 50m of the access track to camping fields, erection of extension to “Y Cegin”, and erection of building housing waste-treatment machine	Llyn Gwynant Campsite, Nant Gwynant. LL55 4NW	24/03/26	Mr. Dafydd Thomas
2.	NP2/11/715L	Construction of a lean-to extension to existing energy shed and retrospective consent for previously constructed wood chip store	Llyn Gwynant Campsite, Nant Gwynant. LL55 4NW	30/03/26	Mr. Dafydd Thomas
3.	NP2/16/306B	Erection of detached garage	Isallt Bach, Golan, Garndolbenmaen. LL51 9AQ	27/03/26	Mr. Dafydd Thomas
4.	NP2/16/LB194J	Variation of Conditions 02 (Approved plans), 14 (Bat habitats), and 15 (Mitigation) attached to Planning Permission NP2/16/LB194G dated 13/02/2024	Erw Suran, Cwm Ystradllyn, Garndolbenmaen. LL51 9BQ	31/03/26	Miss Eva Jones
5.	NP3/15/182C	Installation of external wall insulation, 4 roof windows and erection of porch to front elevation.	Ty'n y Ffynnon, Nant Peris. LL55 4UH	17/03/26	Mr. Dafydd Thomas
6.	NP4/11/398B	Discharge of Conditions 4 (Roofing slates) and 5 (Stone sample) attached to Planning Permission NP4/11/398 dated 17/01/2022	Land to rear of Medical Surgery, Betws-y-Coed. LL24 0BP	13/03/26	Mrs Jane Jones
7.	NP4/11/95D	Variation of Condition Nos.3 (Outline Construction Environmental Management Plan) and 11 (detailed landscaping plan) (attached to Planning Consent NP4/11/95A dated 05/03/2025 to allow for change in working hours and assessment of landscaping scheme.	Sapper's Bridge, Betws y Coed.	09/03/26	Mr. Dafydd Thomas
8.	NP4/29/261C	Replacement windows and doors and new rear patio veranda	Tan Lan Mawr, Penmachno. LL24 0YY	30/03/26	Mr. Dafydd Thomas

9.	NP4/29/LB208	Listed Building Consent to re-roof barn and install cast iron rainwater goods	Pen-y-Bont, Cwm Road, Penmachno. LL24 0RA	12/03/26	Miss Eva Jones
10.	NP4/31/LB71	Listed Building Consent to re-roof property by reusing existing slates and ridge tiles or alternatively import and use reclaimed slates and ridge tiles. Re-use cast iron rainwater goods if in good condition but alternatively import new cast iron rainwater goods if the existing are deemed to be in poor condition	1 Bryn Ffynnon, Ysbyty Ifan. LL24 0NN	08/04/26	Miss Eva Jones
11.	NP4/31/LB72	Listed Building Consent to re-roof property by reusing existing slates and ridge tiles or alternatively import and use reclaimed slates and ridge tiles. Reuse cast iron rainwater goods if in good condition but alternatively import new cast iron rainwater goods if the existing are deemed to be in poor condition.	2 Bryn Ffynnon, Ysbyty Ifan. LL24 0NN	08/04/26	Miss Eva Jones
12.	NP4/31/LB73	Listed Building Consent to re-roof property by reusing existing slates and ridge tiles or alternatively import and use reclaimed slates and ridge tiles. Reuse cast iron rainwater goods if in good condition but alternatively import new cast iron rainwater goods if the existing are deemed to be in poor condition.	3 Bryn Ffynnon, Ysbyty Ifan. LL24 0NN	08/04/26	Miss Eva Jones
13.	NP4/32/358B	Discharge Condition Nos. 3 (Ecological Clerk of Works details), 4 (Written scheme of investigation for archaeological work) & 15 (Scheme to prevent the spread of Invasive Non-Native Species) attached to Planning Permission NP4/32/358A dated 20/10/2025	Nant Llyn Glan Gors, Coed yr Allt, Llanrwst.	27/03/26	Mrs Jane Jones
14.	NP5/50/626A	Engineering works, including the erection of retaining walls, to construct a garage	Murmur-y-Don, Rhoslan, Aberdyfi. LL35 0NS	16/03/26	Mr David Jones
15.	NP5/50/741A	Installation of solar panels on the roof & external batteries unit on north elevation	4 Melin Ardudwy, Aberdyfi. LL35 0RY	24/03/26	Mr David Jones

16.	NP5/50/743B	Installation of water tank	Braich Gwyn, Aberdyfi. LL35 0RD	16/04/26	Mr David Jones
17.	NP5/53/576C	Discharge Conditions 17 (Archaeological work) & 22 (Arboricultural Method Statement) attached to Planning Permission NP5/53/576B dated 03/09/2025	Land at Bala.	13/03/26	Mr. Dafydd Thomas
18.	NP5/54/481	Construction of two storey side extension	Bron Llywarch, Rhydymain. LL40 2BU	26/03/26	Mr Ben Jones
19.	NP5/55/248	Retrospective application for roof window and external wall insulation	18 Y Groesffordd, Bryncrug. LL36 9RP	10/03/26	Mr David Jones
20.	NP5/57/1176K	Installation of external lighting in connection with the development approved under Planning Consent NP5/57/1176 dated 10/11/2023	Dolfeurig Centre, Dolgellau. LL40 1EL	08/04/26	Mr David Jones
21.	NP5/57/T599A	Retrospective application for the demolition and reconstruction of the rear extension	Llety, 7 Idris Terrace, Dolgellau. LL40 1RT	24/03/26	Mr David Jones
22.	NP5/58/630A	Installation of dormer window on rear (North) elevation and new window on side (East) elevation	18 Bro Enddwyn, Dyffryn Arudwy. LL44 2BG	23/03/26	Mr Aled Lloyd
23.	NP5/58/681	Demolition of rear conservatory and erection of extension. Replace existing roof of garage with new seamed metal roof and installation of external cladding	Nantglas, 64 Llwyn Ynn, Talybont, LL43 2AL	22/03/26	Mr Aled Lloyd
24.	NP5/59/53H	Erection of detached single storey dwelling (Open Market)	Land adjoining Arenig, Highgate, Llan Ffestiniog. LL41 4LL	30/03/26	Mr Aled Lloyd
25.	NP5/61/LUL442B	Certificate of Lawful Use (Proposed Use) for change of use from a sole or main residence (Use Class C3) to a dwellinghouse used otherwise than as a sole or main residence and occupied for 183 days or fewer (Use Class C5)	Llys Bach, Harlech. LL46 2SN	13/03/26	Mr Aled Lloyd
26.	NP5/62/60H	Erection of single storey rear extension and formation of patio	Garddle, Llanbedr. LL45 2ND	17/03/26	Mr Aled Lloyd
27.	NP5/69/354G	Retrospective application for the installation of a flue on an outbuilding (Re-submission)	Maes-y-Crynwyr, Llwyngwriil. LL37 2JQ	31/03/26	Mr David Jones

28.	NP5/71/LB272L	Discharge Condition 9 (Patio surface details) attached to Listed Building Consent NP5/71/LB272K dated 26/01/2024	Ty'n-y-Ffridd, Llanuwchllyn. LL23 7UN	10/03/26	Miss Eva Jones
29.	NP5/72/260	Extension, alterations and extension to residential curtilage	Llwyn Mawr Canol, Parc. LL23 7YN	09/03/26	Mr. Dafydd Thomas
30.	NP5/74/252D	Installation of external wall insulation	The Village Hall, Dinas Mawddwy. SY20 9JA	16/04/26	Mr Ben Jones
31.	NP5/77/LB65E	Discharge Condition No.3 (Level 3 building record) attached to Listed Building Consent NP5/77/LB65D dated 12/08/2025	Capel Soar, Soar. LL47 6UT	31/03/26	Miss Eva Jones
32.	NP5/78/600	Installation of 4 rooflights on main roof of dwelling, construction of two storey rear extension, and erection of detached garage	Llys Dewi, Station Road, Trawsfynydd. LL41 4TE	02/04/26	Mr Ben Jones

Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP5/52/262C	Application to vary Section 106 Agreement dated 28/09/2009 in relation to Planning Application NP5/52/262A	Coach House, Taldir, Islaw'rdref, Dolgellau, LL40 1TS	19/03/26 Whilst a variation of the obligation in the Section 106 Agreement dated 28/09/2009, completed as part of the planning permission under reference NP5/52/262A, is not being sought, the authority considers that it continues to serve a useful purpose in planning terms. A variation or a discharge of the obligation in the Section 106 Agreement is not necessary, as its provisions allow for a transfer to successors in title.	Mr David Jones
2.	NP5/53/L271A	Change of use from use class C3 (dwellinghouse used as a sole or main residence) to use class C4 (house in multiple occupation)	Trem Tudor, 20 Pensarn Road, Bala. LL23 7SR	13/03/26 The Authority is unable to confirm that the proposed development will not adversely affect the condition of the River Dee and Bala Lake/Afon Dyfrdwy a Llyn Tegid Special Area of Conservation. The proposal is considered to conflict with ELDP Policies SP A National Park Purposes, DP 1 General Development Principles and SP D Natural Environment. Under Regulation 63(5) of the Habitats Assessment Regulations, in the absence of an acceptable conclusion to the Habitats Regulations Assessment, the Authority is unable to approve the application.	Mr. Dafydd Thomas
3.	NP5/78/598	Construction of replacement timber cabins with decking	Cabins 32 & 190, Trawsfynydd Holiday Village, Bronaber. LL41 4YB	08/04/26 Insufficient information has been submitted to demonstrate how the proposed cabins would be sited within their plots and the impact of their increased scale on the character, layout and spatial arrangement of the site. As such, the proposal cannot be adequately assessed and is contrary to Strategic Policy A and Development Policies 1, 2 and 22 of the Eryri Local Development Plan.	Mr Ben Jones

				<p>Insufficient information has been provided to demonstrate that the development can be carried out without harm to existing green infrastructure, landscape features and biodiversity at the site. As such, the proposal cannot be adequately assessed and is contrary to Strategic Policy D and Development Policies 1 and 6 of the Eryri Local Development Plan.</p>	
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Cyfarwyddiaeth Llywodraeth Leol a Chynllunio
Local Government and Planning Directorate



Llywodraeth Cymru
 Welsh Government

Keira Sweeney
 Director of Planning & Partnerships
 Eryri National Park
 National Park Office
 Penrhyndeudraeth
 Gwynedd
 LL48 6LF

By email: keira.sweeney@eryri.llyw.cymru; Aled.Lloyd@eryri-npa.gov.uk and
polisi.cynllunio@eryri.llyw.cymru

Ein Cyf/Our ref: qA2400207
 Eich Cyf/Your ref: NP5/59/495C
 Dyddiad/Date: 7 April 2026

Dear Keira Sweeney

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77 CALL-IN REQUEST
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012 – DIRECTION UNDER ARTICLE 18(1)
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)
LAND NEAR PONT YR AFON GAM, LLAN FFESTINIOG
APPLICATION NP5/59/495C

1. The Welsh Ministers have been asked to call in the above application for their own determination. I am authorised by the Cabinet Secretary for Economy, Energy and Planning to consider whether the application should be called in for determination by the Welsh Ministers.

Policy

2. The Welsh Government's policy on calling in planning applications is set out in Planning Policy Wales (PPW), Edition 12, February 2024. The Welsh Government considers local planning authorities (LPAs), as elected bodies, should be left to make decisions about development proposals wherever possible. The Welsh Ministers do

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

not, in practice, call in many planning applications and will only do so where the proposal raises issues of more than local importance. The decision on whether to call in an application is not about the acceptability of the development and whether planning permission should be granted; it is concerned with who should make the decision.

Application

3. This is a full application for a hydro electric generation scheme to generate up to (600KW) at Afon Cynfal, to include pipe route, intake weir, extraction pond, below ground pipework (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) at Land near Pont yr Afon Gam, Llan Ffestiniog.

Decision

4. I have given consideration to the issues raised by the application, the contents of the officer's report, and all other relevant information.
5. Having considered the application I have determined that the issues raised are not of more than local importance. In view of this, I consider the application should not be called in for determination by the Welsh Ministers.
6. In reaching this conclusion the planning merits of the application were not taken into account and the decision not to call in the application should not in any way be taken as a reflection of the planning merits of the development.
7. **In exercise of my powers under Article 31 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 ("DMPWO"), the direction issued by Welsh Ministers under Article 18(1) of the DMPWO on 21 January 2026 for planning application NP5/59/495C is hereby cancelled.**
8. It would assist me if a copy of the planning decision relating to this application could be sent to my colleague Sarah Toomer (sarah.toomer@gov.wales).
9. A copy of this letter has been sent to Richards, Moorehead & Laing Limited, agents for the applicant.

Yours sincerely



Hywel Butts

Pennaeth Gwaith Achos Cynllunio / Head of Planning Casework
Cyfarwyddiaeth Llywodraeth Leol a Chynllunio / Local Government and Planning
Directorate

Arwyddwyd o dan awdurdod Y Ysgrifennydd y Cabinet dros yr Economi, Ynni a Chynllunio;
un o Weinidogion Cymru.

Signed under authority of the Cabinet Secretary for Economy, Energy and Planning;
one of the Welsh Ministers.



Appeal Decision

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

an Inspector appointed by the Welsh Ministers

Decision date: 19/03/2026

Appeal references: CAS-04560-P7F8M6

Site address: Land at Craig-y-Dderwen Hotel, Betws-y-Coed, Conwy LL24 0AS

- 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 Act). The appeal is made by Mr Martin Carpenter of Pencarter Limited against an enforcement notice issued by Eryri National Park Authority.
 - The enforcement notice (EN), numbered NP4/11/ENF367B was issued on 11 September 2025.
 - 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 siting of 4 no. lodges used as separate self-contained residential units for the purpose of providing short term holiday accommodation, and associated with this, excavations to alter levels, the provision of hard standing and the erection of 4 no. raised platform balconies.
 - The requirements of the notice are to:
 - i. Permanently cease the use of the land for the siting of 4no. lodges for the purpose of providing separate self-contained holiday accommodation; and,
 - ii. Permanently remove the 4no. lodges, their raised platform balconies and associated hardstanding from the land and restore the land to its previous form. Photographs are provided below which denote the current breach of planning control and how the land was formed before the breach took place. The approximate location of the lodges are marked with a black cross on the attached plan.
 - The period for compliance with the requirements is two months from the date the notice takes effect.
 - The appeal is proceeding on the grounds set out in section 174(2) (a) of the Act. Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act as amended.
 - A site visit was made on 6 November 2025.
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Decision

1. The appeal is dismissed, and the EN is upheld, and planning permission is refused on the application deemed to have been made under section 177(5) of the Act.

The ground (a) appeal/the deemed application

2. The main issue in this case 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) and flooding.
3. The appeal site is located within the grounds of Criag-Y-Wern hotel which is located in open countryside near to the settlement of Betws-Y-Coed. The site is accessed off the A5 with the unadopted track also serving a number of other properties which also bound the hotel grounds. The development that forms part of the ground (a) appeal is sited directly adjacent to the Conwy River to the east and south.
4. Much of the appeal site is subject to Tree Preservation Order (TPO) and as confirmed by Natural Resources Wales (NRW) it appears the development may have taken place within flood zone 2 and potentially in/within close proximity to zone 3.
5. Within the adopted Eryri Local Development Plan (LDP), Strategic Policy A: National Park Purposes and Sustainable Development, seeks to ensure that new development promotes the principles of sustainable development in ways which further the National Park purposes and duty whilst conserving and enhancing the National Park's 'Special Qualities'. Proposals which compromise National Park purposes will be refused. Amongst other criteria, the policy cites giving the highest priority to the protection and enhancement of the natural beauty, wildlife and cultural heritage and preventing inappropriate development in areas which are at risk from flooding, or which contribute to the risk of flooding.
6. LDP Development Policy 1: General Development Principles, seeks to conserve and enhance the 'Special Qualities' and purposes of the National Park and development will only be permitted subject to criteria such as: The nature, location and siting, height, form and scale of the development is compatible with the capacity and character of the site and locality within which it is located; The development is not unduly prominent in the landscape and will not significantly harm the amenity of neighbouring property; and, The development reflects a good sustainable design standard, uses materials that are sympathetic to or enhance their surroundings and conforms with Development Policy 6: Sustainable Design and Materials.
7. LDP Development Policy 2: Development and the Landscape, seeks to safeguard the landscape character of the national park, whilst Development Policy 6: Sustainable Design and Materials refers to proposals taking into consideration landscape protection and enhancement. Development Policy 22: Chalet and Static Caravans, prohibits new static caravan or chalet sites within the national park. Development Policy 29: Alternative Holiday Accommodation allows development such as pods subject to a number of criteria including: the site forming part of an agricultural diversification scheme or is ancillary to a new or existing tourist attraction; the proposed development does not cause significant harm to landscape character, fits unobtrusively within the landscape and is well screened by existing landscape features.; and, any ancillary facilities should be located within an existing building or as an extension to existing facilities.
8. Planning Policy Wales Edition 12 (PPW) highlights the plan led system underpins sustainable development. It also states the countryside, in line with sustainability principles should be conserved and where possible enhanced for its own sake, and that

new development in the open countryside that is away from existing settlements or areas allocated for development in development plans must be strictly controlled. Also, it states, all new development should be of a scale and design that respects the character of the surrounding area. PPW refers to decision makers adopting a precautionary approach of positive avoidance of development in areas of flooding from the sea or rivers.

9. Technical Advice Note 15: Development, flooding and coastal erosion (TAN 15) maintains a strong presumption against Highly Vulnerable Development (HVD) on greenfield sites within flood risk areas, stating such proposals are only appropriate where the site is allocated in an adopted development plan. HVD includes the nature of development subject to this appeal. Paragraph 10.24 of the TAN is quite clear, 'In zones 2,3 developers *must* (my emphasis) undertake a flood consequences assessment proportionate to the nature and scale of the proposal. Furthermore, in terms of development within zone 3, no new highly vulnerable development on greenfield land should be permitted regardless of the conclusion of any FCA.
10. In regard to flooding, contrary to the appellant's assertions, the proposed development has not been 'very marginally' changed from that scheme that was previously permitted on the wider site, rather, based upon the submitted details and my observations whilst on site, it is an entirely different scheme that is likely not to benefit from planning permission; based on the submitted evidence it now appears the previously permitted scheme has not been implemented, and bearing in mind the timeframe that has elapsed it carries little weight in my deliberations. The proposed units are entirely different in shape/form with them resembling a park home/lodge as opposed to the previously permitted eco-style pods, albeit their footprint is more or less the same. In addition, internally the units now erected on the site vary with their well-equipped kitchenettes allowing for use as separate self-contained holiday accommodation which were not a feature of the permitted scheme which were intended to serve as additional bed and breakfast rooms ancillary to the adjacent hotel.
11. Furthermore, it appears that significant engineering operations had taken place on the site to facilitate the scheme e.g. excavations, changes to levels and the provision of a hard standing to facilitate new sitings closer to the river than those previously permitted and extensive raised platform balconies in front of each unit, along with 2 extra parking spaces.
12. Based on NRW's Flood Map for Planning (FMfP) and my observations whilst on site, and contrary to the appellant's assertions to indicate otherwise, it appears the siting of the lodges and their raised platform balconies are likely at least in part to be within flood zone 2 and maybe even within/in close proximity to zone 3. Either way, to definitively determine the location of the development relative to flooding zones a FCA would be required as per TAN 15, and none has been submitted. In the absence of a FCA I cannot reasonably assess the potential flooding impact of the proposed development and therefore must conclude that the proposed development would conflict with national and local planning policies regarding unjustified unsustainable development in the floodplain. Accordingly, I conclude that the development would be contrary to TAN 15 and Strategic Policy A of the LDP as detailed above due to it being inappropriate development in areas which are at risk from flooding, or which contribute to the risk of flooding.
13. The development subject to this appeal is located in open countryside. National and local planning policies are supportive of certain types of rural development e.g. policy 29 referred to above, however, the proposal does not comply with this policy, nor any others cited by the Authority. The proposal due to its nature as separate self-contained holiday accommodation is considered to be a new chalet site which is specifically prohibited by

policy 22 of the LDP. In addition, the proposed development, by virtue of its riverside location close to a major arterial route along with its general form/appearance/materials, appears at odds and in stark contrast with the existing arcadian/riverside surroundings and would be prominent drawing the eye of the observer from the adjacent bank to the visual detriment of the area; screening from the existing trees does little to alleviate the detriment. The detrimental impact of the proposed development runs contrary to LDP policies DP1, DP2 and DP6 which seek, inter alia, to safeguard visual amenities within the ENP and therefore the proposed development is not justified bearing in mind planning policies which seek to strictly control development in the countryside.

14. Pulling the threads of the above together, the proposed development subject to this enforcement appeal has not been justified bearing in mind planning policies which seek to strictly control development in the countryside, with particular regard to its location within the ENP and flooding.

Other Matters

15. 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 national planning policy, and for the reasons given above, it has not been justified in planning policy terms.
16. I note third party concerns regarding potential impact on ecology with the lack of an ecological assessment highlighted by NRW. However, bearing in mind my findings on the main issue, I don't propose to pursue this matter any further.

Overall Conclusions

17. Based on the foregoing, and having considered all other matters raised, I conclude that for the reasons given, the appeal is dismissed, the EN upheld, and planning permission is refused on the application deemed to have been made under section 177 (5) of the Act.
18. 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 objective to make our cities, towns, and villages even better places in which to live and work.

Declan K Beggan

INSPECTOR