Cyfarfod : Pwyllgor Cynllunio a Mynediad

Dyddiad: Dydd Mercher 22 Ionawr 2020
Amser 10.00 y.b.
Man Cyfarfod: Plas Tan y Bwlch, Maentwrog.

Meeting: Planning and Access Committee

Date: Wednesday 22 January 2020
Time: 10.00 a.m.
Location: Plas Tan y Bwlch, Maentwrog.

Aelodau wedi’u penodi gan Gyngor Gwynedd
Members appointed by Gwynedd Council
Y Cynghorydd / Councillor:
Freya Hannah Bentham, Elwyn Edwards, Alwyn Gruffydd,
Annwen Hughes, Judith Mary Humphreys, Edgar Wyn Owen,
Elfed Powell Roberts, John Pughe Roberts, Gethin Glyn Williams;

Aelodau wedi’u penodi gan Gyngor Bwrdeistref Sirol Conwy
Members appointed by Conwy County Borough Council
Y Cynghorwyr / Councillors:
Philip Capper, Wyn Ellis-Jones, Ifor Glyn Lloyd;

Aelodau wedi’u penodi gan Llywodraeth Cymru
Members appointed by The Welsh Government
Mr. Brian Angell, Ms. Tracey Evans, Ms. Elinor Gwynn,
Mr. Neil Martinson, Mr Owain Wyn.
AGENDA

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

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

3. Minutes
   The Chairman shall propose that the minutes of the meeting of this Committee held on 4th December, 2019 be signed as a true record (copy herewith) and to receive matters arising, for information.

4. Supplementary Planning Guidance (8): Visitor Accommodation
   To submit the Supplementary Planning Guidance. (Copy herewith).

5. Supplementary Planning Guidance (4): Affordable Housing
   To submit the Supplementary Planning Guidance. (Copy herewith).

   To submit a report by the Director of Planning and Land Management to explain the reason why the planning application is being re-considered. (Copy herewith)

   To consider the planning application. (Copy herewith)

8. Reports by the Director of Planning and Land Management
   To submit the reports by the Director of Planning and Land Management on applications received. (Copies herewith)

9. Update Reports
   To submit update reports, for information. (Copies herewith)

10. Delegated Decisions
    To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)
SNOWDONIA NATIONAL PARK PLANNING AND ACCESS COMMITTEE
WEDNESDAY 4th DECEMBER 2019

Councillor Elwyn Edwards (Gwynedd) (Chairman)

PRESENT:

Members appointed by Gwynedd Council
Councillors Freya Bentham, Alwyn Gruffydd, Anwenn Hughes, Judith Humphreys, Edgar Wyn Owen, Elfed Powell Roberts, John Pughe Roberts, Gethin Glyn Williams;

Member appointed by Conwy County Borough Council
Councillor Wyn Ellis Jones;

Members appointed by the Welsh Government
Ms. Tracey Evans, Mr. Neil Martinson, Mr. Owain Wyn;

Officers
Mr. G. Iwan Jones, Mr. Jonathan Cawley, Mr. Richard Thomas, Ms. Sara Thomas, Ms. Jane Jones, Mrs. Anwen Gaffey.

Apologies
Councillors Philip Capper, Ifor Glyn Lloyd; Mr. Brian Angell, Ms. Elinor Gwynn.

1. **Chairman’s Announcements**
The Director of Planning and Land Management advised that Jane Jones had accepted the position of Interim Head of Planning for a secondment period of 2 years.

2. **Declaration of Interest**
Councillor E. Edwards declared both a personal and prejudicial interest in item 4 (9) on the Agenda, under paragraphs 10 (2) (c) (i) and 12 (1) of the Code of Conduct for Members, and left the meeting whilst the matter was being discussed.

Mr. J. Cawley declared an interest in item 4 (6) on the Agenda and withdrew from the meeting when the item was under discussion.

3. **Minutes**
The minutes of the Planning and Access Committee meeting held on 16th October 2019 were accepted and the Chairman signed them as a true record.

4. **Reports by the Director of Planning and Land Management**
Submitted – Reports by the Director of Planning and Land Management on planning applications and compliance matters.

Please see the Schedule of Planning Decisions attached.

5. **Update Reports**
Submitted – Update reports by the Director of Planning and Land Management on planning applications and compliance matters.

Please see the Schedule of Planning Decisions attached.
6. **Reappointment of Local Access Forums by April 2020**  
Submitted – A report by the Director of Corporate Services to seek approval of the process and timetable for the re-appointment of Local Access Forums, and to appoint a selection panel of Members.

Reported – The Director of Corporate Services presented the report and background. Arising thereon, Members recommended that officers should also contact local colleges and universities to increase diversity and to include in the advertisement that applications from young people were welcome.

**RESOLVED**  
1. subject to contacting local colleges and universities and encouraging a younger demographic as part of the process, to approve the proposed procedure and timetable for the re-appointment of the Local Access Forums.  
2. to appoint a selection panel of four Authority Members to consider applications for membership of the Forums. The following Members were selected to serve on the Panel:- Councillors Judith Humphreys, John Pughe Roberts; Mr. Neil Martinson, Ms. Tracey Evans.

7. **Delegated Decisions**  
**Submitted and Received** – List of applications determined in accordance with delegated authority.

**RESOLVED to note the report.**

8. **Planning Annual Performance Report**  
Submitted – A report by the Director of Planning and Land Management for discussion and to receive Member comments on the 2018-19 Annual Performance Report (APR).

Reported – The Director of Planning and Land Management presented the APR 2018-19 and outlined the key issues. Members considered the overall performance and key actions and congratulated officers for their work.

Members and Officers discussed the Planning Service’s recruiting difficulties and officers were asked whether the Planning Bursary should be re-introduced. The Director of Planning and Land Management advised that the Authority currently plans to target ‘A’ Level Geography students and the Director of Corporate Services reported that the Authority’s Head of Administration and Customer Care attends Coleg Meirion Dwyfor Work Fairs. Officers advised that during recent attempts to recruit a Planning Manager, the language requirement was slightly relaxed to encourage more applications. Despite this, the response was still not particularly good.

**RESOLVED to note the report and approve the submission of the Annual Performance Report to the Welsh Government, as outlined.**

The meeting ended at 11.35
4. **Report by the Director of Planning and Land Management**

(1) NP2/16/454 – Erection of agricultural shed, land at Cefn Coch Isaf, Cwmystydlyn.
*Reported* – Application withdrawn.

(2) NP3/15/11E – Erection of bus shelter, Snowdonia National Park Authority Car Park, Nant Peris.
*RESOLVED to grant* permission in accordance with recommendation.

(3) NP3/16/23G – Proposed erection of circular, vertical stone interpretation obelisks, Ogwen Warden Centre, Nant Ffrancon, Bethesda.
*RESOLVED to grant* permission in accordance with recommendation.

(4) NP3/16/AD23H – Installation of 3 interpretation panels, one touchscreen attached to front elevation of SNPA building and two free standing on stone plinths, Ogwen Warden Centre, Nant Ffrancon, Bethesda.
*RESOLVED to grant* permission in accordance with recommendation.

*Reported* – Application withdrawn.

*RESOLVED to grant* permission in accordance with recommendation.

(7) NP4/23/51 – Proposed siting of 2 camping pods, access track, ground levelling, hedging and installation of septic tank and soakaway, Ty’n Rhedyn Isaf, Llanfairfechan.
*Reported* - Case Officer presented the report and background and a Member referred to additional correspondence circulated to Members.

**Public Speaking**
Mr. Geraint Hughes, on behalf of the applicant, addressed the Planning and Access Committee and asked Members to consider the following:-
- Mr. Hughes advised that he works with farmers to meet challenges in the agriculture sector and explained why this application to diversify should be approved.
- Ty’n Rhedyn Isaf was an operational farm with common land rights.
- Members were asked what they thought the definition of a viable farm was?
- Ty’n Rhedyn Isaf has a holding number and was an agricultural business currently in receipt of government subsidy.
- the applicants own the land.
- viability based on acreage was a raw method of calculating and over-simplifies what constitutes an agricultural enterprise.
- the family own a further 10 acres of land at Ffridd Fron which was not included as part of the application where they provide a grazing service.
providing 2 luxury holiday pods for 5 to 6 months a year would provide an income which was far less than half of the farm’s income.

Mr. Gareth Jones, on behalf of Llanfairfechan Town Council, addressed the Planning and Access Committee and asked Members to consider the following:-
- Mr. Jones thanked the Committee for the opportunity to speak.
- the applicant was Mr. Jones’ brother, and the family had farmed in the area for over 370 years.
- farming was at the heart of the community and this application to diversify asked for 2 pods and not 100.
- Llanfairfechan was a small town, and luxury pod accommodation could encourage visitors to the area.
- the area covers 27,000 acres and needs every farmer, large or small, to be able to make a living.
- local schools need to retain children who were first language Welsh and as an area that was losing its Welsh distinctiveness, needed help to keep local families in the area.
- the National Park should support such proposals and work with local farmers.
- the applicant was a farmer and local councillor who was asking for permission for a very small development.

Members made the following observations:-
- the policy allows for low impact accommodation that was not intrusive in the landscape.
- criteria accepts proposals that are part of an agricultural diversification scheme.
- there were significant issues on this site and the Authority needed to publish a methodology.
- the impact on the landscape was significant and there was no screening or environmental diversity.
- common land should be included in the calculation and the report did not include the grazing land.
- this was a working farm and viability was assessed on monetary grounds only.
- the proposal contributes to National Park principles as well as to the viability of Y Carneddau and resilience of the rural fabric of the area.
- the applicant was in receipt of rural farm payments and had a holding number.
- diversifying would help the farm become viable for the future.
- members accepted this was an agricultural holding which sought to provide a high quality facility.
- approval would help keep a Welsh family in the area and Members felt their role was to protect its communities.
- Members did not support a site inspection.

Arising thereon, the Director of Planning and Land Management advised that:-
- he agreed there was a need for the Authority to adopt a methodology.
- the role of the National Park was to protect the landscape.
- this proposal was in the open landscape, with “cut and fill” engineering works necessary to locate the pods on site.
- it did not appear that criteria ii. and iii. of Development Policy 29 were being met.
- the proposal would not be unobtrusive within the landscape
- would not be well screened by existing landscape features
- would require the creation of a new access that would adversely affect the landscape character.

RESOLVED
1) to grant permission subject to appropriate conditions on the grounds that the application meets with small scale farm diversification criteria and contributes to the viability of the holding. The pods were of a high standard and access to the site could be modified.
2) in accordance with standing order 11.2, the Director of Planning and Land Management as the National Park Officer’s representative at the meeting, referred the matter to the Authority for determination on the grounds that based on the officer’s report, the proposed development was contrary to Development Policy 29 of the adopted Eryri Local Development Plan, and no material considerations had been put forward by Members to justify granting the proposal contrary to officer advice.

(8) NP5/53/498A – Construction of 9 affordable dwellings (3 two bedroomed bungalows and 6 two bed houses) and associated parking and garden areas, land at Cysgod y Coleg, Bala.

Reported – Case Officer presented the report and detailed background and advised upon objections by the Town Council. Case Officer confirmed that Gwynedd Council have evidence of need for affordable housing units within the settlement of Bala.

Public Speaking
Ms. Elliw Owen, the applicant, addressed the Planning and Access Committee and asked Members to consider the following:-
- the application addressed local need as detailed in the report.
- there were waiting lists across the country.
- there were currently 49 people on the waiting list for 2 bedroom homes who have had association with Bala for over 5 years.
- there were no 2 bedroom homes available.
- approval would also release 3 bedroom homes onto the waiting list.
- an area of open space will compensate for the loss of the current play area which can be used by local children.
- the development will help 9 local families.
- the land is allocated for housing in the Eryri Local Development Plan.
- the scheme fulfils National Park purposes.
- these will be lifelong homes.

RESOLVED to authorise the Director of Planning and Land Management to grant permission with appropriate conditions including Japanese Knotweed Method Statement, revised ecology report, and amended plans containing lighting scheme. The application would also be subject to a Section 106 Agreement to secure occupancy of the dwellings to persons who are in need of housing and satisfy the local criteria, and to secure in perpetuity, the affordability of the dwellings.
(9) NP5/70/160A – Conversion of outbuilding to one dwelling, outbuilding adjacent to Bryn Hynod, Llangywer.

Reported – Case Officer presented the report and background. Arising thereon, Members were advised that a report on Supplementary Planning Guidance (SPG) for Commuted Sums would be presented to Members in January 2020.

RESOLVED to authorise the Director of Planning and Land Management to grant permission in accordance with recommendation subject to a Section 106 Agreement to secure payment of the commuted sum.

5. Update Reports

(1) Enforcement Notices, Listed Building Enforcement Notices served under delegated powers and List of Compliance Cases – For Information

RESOLVED to note the report.

(2) Planning, Enforcement Notices and Certificates of Lawful Use Appeals submitted and awaiting decision – For Information

RESOLVED to note the report.

(3) Section 106 Agreements – For Information

RESOLVED to note the report.

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

RESOLVED to note the report.

(5) Policy Section report on Consultation Received – For information

RESOLVED to note the report.
ITEM NO. 4

<table>
<thead>
<tr>
<th>MEETING:</th>
<th>Planning and Access Committee</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE:</td>
<td>22 January 2020</td>
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<tr>
<td>TITLE:</td>
<td>SUPPLEMENTARY PLANNING GUIDANCE (8): VISITOR ACCOMMODATION</td>
</tr>
<tr>
<td>REPORT BY:</td>
<td>Elen Hughes (Trainee Planning Policy Officer) / Jonathan Cawley (Director of Planning and Land Management)</td>
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<tr>
<td>PURPOSE:</td>
<td>To formally adopt the following Supplementary Planning Guidance: SPG 8: Visitor Accommodation</td>
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1. BACKGROUND

1.1 The Authority adopted the Eryri Local Development Plan (ELDP) 2016-2031 on the 6th February 2019. As Members are aware, the Eryri LDP contains strategic policies and development policies as a basis for deciding planning applications. Supplementary Planning Guidance documents (SPGs) provide further detailed information, in support of the ELDP policies. To give further guidance regarding the new policies formed through the short form revision a series of new and updated SPGs are being prepared to provide further information and guidance on the implementation of policies contained in the ELDP. SPGs should expand and interpret planning policies and not in themselves, form new areas of policy.

2. PURPOSE

2.1 The purpose of this Supplementary Planning Guidance is to:

- Provide detailed guidance to support policies in relation to Visitor Accommodation.
- Give further detailed guidance to users of the planning system on how the policies will be applied.
- Give greater guidance on what is meant by environmental and landscape improvements including biodiversity enhancements in particular on existing sites, and guidance regarding new developments.
- Provide an overview of various types of Visitor Accommodation such as New Build Serviced and Self-Serviced Accommodation, Conversions, Improvements to Chalet, Static Caravans, Touring and Camping Sites, as well as Alternative Holiday Accommodation.
- Provide guidance to assist Officers and Members in determining planning applications for Visitor Accommodation developments, and provide an understanding of the objectives regarding this type of development within the National Park.

- Provide guidance and information regarding Visitor Accommodation developments within the Snowdonia National Park for the Planning Inspectorate, Statutory Consultees, Community Councils, members of the Public, and other interested parties.

3. CURRENT POSITION

3.1 Following discussion during March 2019 Members Working Group regarding the initial draft document of the Visitor Accommodation SPG, a draft version of the SPG was approved for public consultation by the Authority’s Planning and Access Committee on May 22nd 2019. The approved draft was the subject of a 6 week public consultation between the 29th May 2019, and the 11th July 2019. A Consultation Report containing details of the public consultation, along with a summary of the comments received together with an officer response including any proposed changes to the SPG, and was submitted for discussion during December’s Members Working Group.

3.2 Appendix 1 of this report contains the Consultation Report.

3.3 Appendix 2 of this report contains the comments raised during December’s Members Working Group and the proposed changes to the Visitor Accommodation SPG.

3.4 Appendix 3 contains the SPG document that has been updated to take into account the amendments following December’s Members Working Group.

4. RECOMMENDATION

4.1 For Members to:

   1. Note the contents of the Consultation Report and Comments made by Members during December’s Working Group.

   2. To formally adopt the Visitor Accommodation SPG as a material planning consideration.
CONSULTATION REPORT:
SUPPLEMENTARY PLANNING GUIDANCE:
8) VISITOR ACCOMMODATION
Contents

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   The Policy Context ..................................................................................................5
   The need for a Supplement Planning Guidance ..................................................5
2 PUBLIC CONSULTATION ..................................................................................7

APPENDIX 1: Summary of Comments received and the responses
1 BACKGROUND

The Policy Context

1.1 The Authority adopted the Eryri Local Development Plan (ELDP) 2016-2031 on the 6th February 2019. The ELDP 2016-2031 contains Strategic Policies and Development Policies as a basis for deciding planning applications. Supplementary Planning Guidance documents (SPGs) provide further detailed information, in support of the ELDP policies.

1.2 SPGs will be a material planning consideration during the process of assessing and determining planning applications. Welsh Government and the Planning Inspectorate will place considerable weight on supplementary planning guidance that stem from, and are consistent with the ELDP. SPGs should expand and interpret planning policies and not in themselves, form new areas of policy.

The need for a Supplement Planning Guidance

1.3 The main changes to the Visitor Accommodation policies following the short form revision of the ELDP, are the two new policies, Development Policy 28: New Build Serviced Accommodation, and Development Policy 29: Alternative Holiday Accommodation. The previous version of the Authority’s SPG: Visitor Accommodation was adopted in October 2012. Since then, developments have occurred within the visitor accommodation sector, National Legislation and Guidance as well as the new policies presented in the ELDP. It is therefore necessary to revise the SPG as a whole to provide an up to date and appropriate guidance to assist those determining applications, Agents and Members of the Public on Visitor Accommodation developments within the Snowdonia National Park.

1.4 Specifically, the Visitor Accommodation SPG has been updated to include:

- Detailed guidance to support policies in relation to Visitor Accommodation.
- Further detailed guidance to users of the planning system on how the policies will be applied.
- Greater guidance on what is meant by environmental and landscape improvements including biodiversity enhancements in particular on existing sites, and guidance regarding new developments.
- An overview of various types of Visitor Accommodation such as New Build Serviced and Self-Serviced Accommodation, Conversions, Improvements to Chalet, Static Caravans, Touring and Camping Sites, as well as Alternative Holiday Accommodation.
- Guidance to assist Officers and Members in determining planning applications for Visitor Accommodation developments, and provide an understanding of the objectives regarding this type of development within the National Park for the public.

1.5 Essentially, within this SPG, there are two parts. Sections 1-8 encompass guidance relating to all developments regarding Visitor Accommodation, such as the following:

- National guidance,
- Background evidence and guidance regarding Tourism and the National Park working towards a Sustainable and Eco approach,
- the Landscape Considerations with every development proposal,
- the Welsh Language Considerations, and;
- the possible documentation required whilst submitting a development proposal.

The second part, (sections 9-17) gives specific guidance relating to the various types of visitor accommodation developments and elaborates the objectives of the ELDP policies to ensure appropriate developments within a National Park context. The Authority recognises that these various types of accommodation have an important role in the accommodation provision and economy within the National Park; therefore, this guidance aims to elaborate on the policies within the ELDP to ensure that any future developments respect the protected landscape and special qualities of the Snowdonia National Park.
2 PUBLIC CONSULTATION

2.1 A draft version of this SPG was approved for public consultation by the Authority’s Planning and Access Committee on May 22nd 2019. The draft was prepared in consultation with officers from the Authority’s Development Management Section and Conservation, Woodlands and Agriculture Section, along with other expert Topic Stakeholders.

2.2 The approved draft of this SPG was the subject of a 6 week public consultation between the 29th May 2019, and the 11th July 2019.

2.3 Details of the public consultation were available on the Authority’s website, and emails/letters were sent to all Councillors, Community Councils, and those on the Authority’s Contact Database. Hard copies of the SPG were also available to view:

- at the National Park Office in Penrhyndeudraeth,
- at public libraries in Barmouth, Bethesda, Blaenau Ffestiniog, Dolgellau, Penygroes, Tywyn, Porthmadog, Y Bala, Cerrigydrudion, Conwy, Llanfairfechan, Llanrwst, Penmaenmawr, and
- at the Authority’s Information Centres in Betws Y Coed, Beddgelert and Aberdyfi.

2.4 Interested parties were informed to respond to the consultation through submitting comments by emailing polisi.cynllunio@eryri.llyw.cymru or by post to the Authority’s Park Office address in Penrhyndeudraeth.

2.5 A total of 37 comments were received, 4 in support and 33 objecting.
2.6 Appendix 1 of this report, summarises the comments received, the Authority’s response to the comments and, where appropriate, recommends any changes required to the SPG in lieu of the comment.
### APPENDIX 1 – SUMMARY OF COMMENTS RECEIVED AND OFFICERS’ RECOMMENDATIONS

<table>
<thead>
<tr>
<th>Resp ID</th>
<th>Rep ID</th>
<th>Organisation</th>
<th>Type of comment</th>
<th>Chapter</th>
<th>Para no.</th>
<th>Officer Summary</th>
<th>Officer Response</th>
<th>Changes Proposed</th>
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</thead>
<tbody>
<tr>
<td>003</td>
<td>001</td>
<td>CLA</td>
<td>Support</td>
<td>General</td>
<td>General</td>
<td>Snowdonia is increasingly seen as a destination for adventure sports due to its location, spectacular features, scenery and wildness. We recognise this will inevitably conflict with the National Park and its special status. However in order to be able to maintain these special features, a viable local rural economy has to be allowed to flourish in order to manage this landscape, especially in times where public funding is in decline. Many of the proposals set out in the draft SPG 8 make sense and in general terms the Authority have got the policy just about right. This applies to sections 5,6,7,9,10,12,13,14,15,16.</td>
<td>Noted.</td>
<td>No changes proposed.</td>
</tr>
<tr>
<td>004</td>
<td>001</td>
<td>Betsi Cadwaladr University Health Board - Planning</td>
<td>Objection</td>
<td>General</td>
<td>General</td>
<td>Due to the large increase in the number of visitors, especially during the summer months that could cause increased pressure on health care resources, it is suggested to include a ‘Local Health Impact Assessment’ in the planning process which will consider new build applications, conversions to serviced accommodation and camp site expansions.</td>
<td>Through the review and examination process of the recently adopted LDP 2016-2031, a Health Impact Assessment (HIA) was conducted and a screening report published (2017 &amp; 2018) which ensured that health and well-being issues were taken into account throughout the plan process. The HIA was an iterative process to help ensure that the Revised LDP has a positive impact on health. Each policy was screened individually as part of the assessment, with no significant negative implications identified. As is stated within para 2.5 of the LDP 2016-2031, Legislation and National Planning Policy</td>
<td>No changes proposed.</td>
</tr>
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</table>
are quite clear that major development should not take place in National Parks other than in exceptional circumstances which is assessed through Strategic Policy B: Major Development. Where the Authority considers that the overall outcome of this assessment will result in an adverse and unacceptable impact on the National Park, permission for such major development will be refused.

Furthermore every development proposal is considered against Strategic Policy A: National Park Purposes and Sustainable Development, with the specific criterion (iii) that the safeguarding and improvement of the health, safety, economic and social well-being of local communities is a consideration that should be taken into account to help deliver sustainable development in Snowdonia.

Regarding Visitor Accommodation development, new sites may only be permitted under Development Policy 9: Conversion and Change of Use of Rural Buildings, Development Policy 28: New Build Serviced Accommodation, and Development Policy 29: Alternative Holiday Accommodation. The general requirements of these policies are for these developments to be of a small scale, or of a scale and design that is compatible with its setting. As a result, it may be considered inappropriate for a HIA or Local HIA to be mandatory with every holiday accommodation planning application.

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<tr>
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<th>Changes Proposed</th>
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<tr>
<td>005</td>
<td>001</td>
<td>Conwy County Borough</td>
<td>Support</td>
<td>General</td>
<td>Argues with the approach of the SPG of ensuring a balance between safeguarding the local</td>
<td>Noted.</td>
<td>No changes proposed.</td>
<td></td>
</tr>
<tr>
<td>Resp ID</td>
<td>Rep ID</td>
<td>Organisation</td>
<td>Type of comment</td>
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<tr>
<td>006</td>
<td>001</td>
<td>Snowdonia Society</td>
<td>Objection</td>
<td>General</td>
<td>General</td>
<td>Queries the use of yellow boxes within the SPG.</td>
<td>The use of yellow boxes is to highlight certain information regarding particular sections of the SPG.</td>
<td>No changes proposed.</td>
</tr>
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<td>006</td>
<td>002</td>
<td>Snowdonia Society</td>
<td>Objection</td>
<td>2</td>
<td>2.3</td>
<td>Debates the need for para 2.3 to be included within the SPG, regarding large visitor accommodation proposals being assessed as major developments. Given other examples where the question of development on a ‘large scale’ has been raised and then disregarded (e.g. Llanbedr access road) it is difficult to imagine the development of tourist accommodation of a size or significance ‘more national than local in character’, when ‘national’ mean the United Kingdom rather than Wales.</td>
<td>This paragraph has been included for clarification purposes should the Authority receive a development proposal of a large scale.</td>
<td>No changes proposed.</td>
</tr>
<tr>
<td>002</td>
<td>001</td>
<td>Natural Resources Wales</td>
<td>Support</td>
<td>8</td>
<td>General</td>
<td>NRW have proposed additional guidance within section 8 to assist and explain the range of landscape issues planning proposals for visitor development should consider in order to achieve a good level of landscape integration and a high quality of visitor experience.</td>
<td>The additional guidance suggested by NRW is considered appropriate in assisting and providing information to developers of the range of landscape considerations that could be relevant to their development proposal, and inform of any supporting documentation that may be required. This is to be included with minor amendments as an appendix to the SPG.</td>
<td>Proposed appendix titled: ‘The Landscape Issues for Visitor Accommodation proposals to consider’ to be referenced in Section, drafted below;</td>
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<td>003</td>
<td>002</td>
<td>CLA</td>
<td>Objection</td>
<td>8</td>
<td>General</td>
<td>Argues that Section 8 of the SPG could be further simplified and clarified in order to not deter potential developers from pursuing an agricultural diversification scheme with visitor accommodation. The supporting documentation listed in Section 8 covers all types of visitor accommodation and will therefore not be relevant for every development proposal. Where deemed necessary, this additional information is essential in order to undertake an appropriate assessment of the development proposal to ensure the conservation and enhancement of the 'Special Qualities' of the National Park.</td>
<td>Propose to amend the following sentences within the two textboxes in Section 8 for clarification purposes; 'In order to assist the determination of applications, Planning Officers can request additional information where appropriate, such as;' 'When submitting a planning application, the Authority will expect developers to provide sufficient evidence to support the application. Where Planning Officers deem it appropriate, this evidence could include the following; 'This evidence should include the following where appropriate;'</td>
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<td>008</td>
<td>001</td>
<td>Baileys and Partners</td>
<td>Objection</td>
<td>8</td>
<td>General</td>
<td>Supportive of this policy, but the technical detail of the guidance makes the policy difficult and very restrictive. To support the farms in Eryri, any planning policy or guidance must support diversification, and not be a barrier to diversification. The list of supporting documentation in Section 8 and the processes that must be followed will discourage a significant number of farms from diversifying, and only those with significant investment and resources/ support available will The supporting documentation listed in Section 8 covers all types of visitor accommodation and will therefore not be relevant for every development proposal. Where deemed necessary, this additional information is essential in order to undertake an appropriate assessment of the development proposal to ensure the conservation and enhancement of the 'Special Qualities' of the National Park. However, in order to clarify this, amendments and additions are proposed within section 8 of the SPG.</td>
<td>Propose to include the following para in section 8 of the SPG for clarification purposes; '8.1 Guidance within appendix 1 informs of the general range of landscape issues relating to Visitor Accommodation that Planning Officers need to consider when assessing development proposals in order to ensure and safeguard the conservation and enhancement of the National Park’s 'Special Qualities'. The following guidance regarding supporting documentation with planning applications, informs of the possible information Planning Officers may request in order to conduct an appropriate assessment to reach an informed decision regarding each development proposal.'</td>
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<td>Objection</td>
<td>11</td>
<td>11.1</td>
<td>consider diversifying into holiday accommodation within Eryri.</td>
<td>informed decision regarding each development proposal.'</td>
<td>Propose to amend the following sentences within the two textboxes in Section 8 for clarification purposes;</td>
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<td>Disagrees with the statement made in para 11.1 regarding the over provision of self-catering accommodation within the National Park. Argues of the shortage of good quality self-catering accommodation in the National Park.</td>
<td>'In order to assist the determination of applications, Planning Officers can request additional information where appropriate, such as;'</td>
<td>'When submitting a planning application, the Authority will expect developers to provide sufficient evidence to support the application. Where Planning Officers deem it appropriate, this evidence could include the following:&quot; This evidence should include the following where appropriate:&quot;</td>
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<td>The objective adopted within the LDP and sections 11-16 of this SPG is to improve the quality of existing non-serviced accommodation. It could be considered appropriate to amend para 11.3 of the SPG in order to clarify this.</td>
<td>The statement made in para 11.1 of the SPG regarding the over provision of self-catering accommodation within the National Parks includes chalets and caravans as well as self-catering holiday houses, cottages and flats. During the Short Form Examination process of the Eryri Local Development Plan (LDP) 2016-2031, evidence was gathered and reported in Background Paper 16: Tourism (May 2017) of the declining number of serviced accommodation in the past decade from 6,066 to 3,723 bedstock, and of the increasing number of non-serviced accommodation to be included in para 11.3 of the SPG the following;</td>
<td>To include in para 11.3 of the SPG the following;</td>
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<td>'Development Policy 9: Conversion and Change of Use of Rural Buildings within the Visitor Accommodation context supports the conversion of rural buildings for use as short term (not exceeding 28 consecutive days per occupant) as good quality self-catering properties as part of an existing rural enterprise scheme to benefit the local economy of the National Park'.</td>
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| 008     | 002    | Baileys and Partners | Objection       | 11      | 11.1     | Disagrees with the suggestion that there is an over provision of self-catering holiday accommodation within Eryri. The demand for high quality self-catering accommodation outstrips the availability of such accommodation.                                                                                                                                                                                                                                                                  | The objective adopted within the LDP and sections 11-16 of this SPG is to improve the quality of existing non-serviced accommodation. Minor amendments are considered appropriate within para 11.3.                                                                                                                      | To include in para 11.3 of the SPG the following:  

'Development Policy 9: Conversion and Change of Use of Rural Buildings within the Visitor Accommodation context supports the conversion of rural buildings for use as short term (not exceeding 28 consecutive days per occupant) as good quality self-catering properties as part of an existing rural enterprise scheme to benefit the local economy of the National Park'.

<p>| | | | | | | | | |
|                |        |                    |                 |         |          |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                     |</p>
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<td>008</td>
<td>003</td>
<td>Baileys and Partners</td>
<td>Objection</td>
<td>11</td>
<td>11.1</td>
<td>Disagrees with the statement made in para 11.1 that visitors staying in self-catering accommodation do not make such a contribution to the local economy, as the developments provide employment.</td>
<td>The statement made in para 11.1 of the SPG regarding that visitors staying in self-catering accommodation do not make such a contribution to the local economy is relative to the contribution made by serviced accommodation in relation to expenditure within the local economy and not in reference to employment. The statement reads; 'Visitors staying in these types of accommodation [self-serviced accommodation such as caravans, chalets, and self-catering holiday houses] do not make such a contribution to the local economy as they often bring provisions with them from their own homes. Many of the larger caravan parks offer a range of facilities on site thus reducing the need to spend in the wider surrounding economy.' According to the STEAM 2014 data published within Background Paper 16: Tourism (2017), with 32,632 visitors residing in serviced accommodation producing a revenue of £50.69m, and 103,000 visitors residing in non-serviced accommodation producing a revenue of £287.92m; the average contribution per person is 82% higher by visitors residing in serviced accommodation. STEAM data recorded for 2017, also reports of the same trend. Therefore analytical data does support the statement made in para 11.1 of the SPG in terms of expenditure within the wider surrounding economy.</td>
<td>No changes proposed.</td>
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<td>005</td>
<td>002</td>
<td>Conwy County Borough Council – Rural</td>
<td>Objection</td>
<td>11</td>
<td>11.2</td>
<td>Supports the principle of subjecting developments of Self-Serviced Accommodation and Conversions to a condition that requires a register of occupants staying at the property to ensure</td>
<td>The condition is one of the Authority's standard conditions placed upon Visitor Accommodation developments that has been implemented by the Authority, and considered by a Planning Inspectorate.</td>
<td>No changes proposed.</td>
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<td>Baileys and Partners</td>
<td>Objection</td>
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<td>11.2</td>
<td>Concerned with the General Data Protection Regulations regarding the condition that self-serviced accommodation owners should keep an up to date register of the information of all occupiers in order to ensure the short term holiday use of these developments.</td>
<td>Article 6.1(c) Lawfulness of Processing states that processing is necessary for compliance with a legal obligation to which the controller is subject. For legal reasons, the register is necessary in terms of compliance of the development against its permission. The private information contained on the register although inspected by the Authority, will not be stored by the Authority, or supplied to any other organisation. The use of a register for a holiday occupation condition is widely used by Local Planning Authorities and is supported by guidance contained within Welsh Office Circular: The Use of Conditions for Development Management.</td>
<td>No changes proposed</td>
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<td>003</td>
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<td>Objection</td>
<td>11</td>
<td>11.3</td>
<td>Disagrees that a conversion of a rural building to holiday accommodation as part of an agricultural diversification scheme, that the visitor accommodation should be secondary to the agricultural business.</td>
<td>The Authority considers the reuse of these buildings should be for the benefit of the residents and the local economy of the National Park. Conversions for holiday accommodation on farms can contribute to the local rural economy. Permitting conversions that are not ancillary/secondary to the agricultural business will contribute less to the local rural economy and may have adverse impacts on the vitality of nearby settlements. The intention of this policy is not for the holiday accommodation to become the main source of income, but to support an existing rural enterprise.</td>
<td>No changes proposed</td>
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<td>Cadnant Planning</td>
<td>Objection</td>
<td>11</td>
<td>11.3</td>
<td>Flexibility should be applied when considering conversion schemes for holiday units so as to allow these to be connected to an existing or proposed tourist attractions, in addition to farm diversifications.</td>
<td>The adopted approach within the LDP 2016-2031 in regard to the conversion and change of use of rural buildings outside a housing development boundary, for self-catering holiday units is only merited as part of a rural enterprise scheme. Para 11.3 of the SPG gives further guidance stating that the definition of a rural enterprise scheme is contained in Technical Advice Note (TAN) 6, i.e. Para 4.3.2: 'For the purpose of this technical advice note qualifying rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises.’ Therefore provided a development proposal conforms to the policies of the LDP 2016-2031, it is possible for a conversion of a rural building to holiday accommodation to be a part of a tourism enterprise considered as a rural enterprise scheme in TAN 6. Additional information within para 11.3 of the SPG could be considered appropriate for clarification purposes, as well as dividing para 11.3 into three paragraphs for clarity.</td>
<td>For clarification purposes, propose to include the following in para 11.3, and divide the paragraph accordingly; '11.3 Development Policy 9: Conversion and Change of Use of Rural Buildings within the Visitor Accommodation context supports the conversion of rural buildings for use as short term (not exceeding 28 consecutive days per occupant) as good quality self-catering properties as part of an existing rural enterprise scheme to benefit the local economy of the National Park. The definition of a rural enterprise scheme is contained in Technical Advice Note 6. Development plans may include a broader definition of qualifying rural enterprises where this can be justified by specific local evidence.'</td>
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11.4 If the conversion is part of an agricultural diversification scheme the Authority would require evidence that the proposal is secondary to the use of the livestock or crop production and the proposal takes place on a holding which is registered as an existing agricultural business. Farm plans would also be useful to support an application to demonstrate how the short term self-serviced holiday accommodation fits into the wider farming picture. Providing information to demonstrate the validity of the agricultural business and to demonstrate how the self-catering accommodation will contribute to the overall farming context of the business, it is essential to ensure that the planning application conforms to the requirements of Development Policy 20: Agricultural Diversification, and will avoid further queries and delays further down the line.

11.5 Other existing rural enterprise schemes that are in line with the definition in TAN 6 should provide evidence that the existing rural enterprise scheme is an established enterprise along with a business plan for the enterprise to demonstrate how the short term self-serviced holiday accommodation fits in with the wider rural enterprise scheme. The Authority will consider the expediency of tying the visitor accommodation to the existing rural enterprise to discourage its fragmentation by the converted building being sold separately. Use a Planning obligation to tie the converted building to the land, so as to discourage the subsequent fragmentation of the
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<td>005</td>
<td>Baileys and Partners</td>
<td>Objection</td>
<td>11</td>
<td>11.3</td>
<td>Paragraph 11.3 states that conversion must be ancillary to agriculture. Clarification is needed on how the Park Authority would assess whether the new visitor accommodation is ancillary to the farming enterprise? Would the assessment be financial or would it be based on time input into the different enterprises? Clarification is also required whether or not this guidance prohibits a second conversion in the event that the first diversification/conversion proved successful.</td>
<td>Para 6.49 of the adopted LDP 2016-2031 states, that the evidence provided to support any proposal which is part of an agricultural diversification scheme, is required to conform to the requirements set out in Technical Advice Note (TAN) 6 and Development Policy 20: Agricultural Diversification of the LDP. As adopted within para 6.30 of the LDP regarding agricultural diversification developments,</td>
<td>For clarification purposes, propose to include the following as a footnote defining 'secondary' in para 11.4;</td>
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<td>'Broadening the economic base of farming activities is recognised as a means of improving the viability of the farm economy of the area. The Authority therefore supports those diversification proposals which complement and supplement, rather than replace, livestock farming as the principal long-term farming activity on a holding. It is important that any agricultural diversification scheme takes place on a genuine working farm registered as an agricultural holding and accords with the definition of 'Agriculture' as defined in Section 336 of the Town and Country Planning Act 1990.'</td>
<td>'A 'secondary' use in this context, should be subservient to the main original use in terms of scale and activity, and make an economic contribution to assist in the long term viability of the farm holding as an agricultural enterprise.'</td>
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Criteria (ii) and (iii) of Development Policy 20 therefore requires for an agricultural diversification proposal to demonstrate that the proposal is secondary to the use of the remaining land on the holding for livestock or crop production, and that the scheme takes place on a holding which is registered as an existing agricultural business. The proposed para 11.4 and the textbox in section 17 (p.28) highlights the usefulness of a farm plan, as outlined in TAN 6 (para 3.10), in supporting an application through demonstrating how the enterprise scheme by separate sale of the building and to prevent them being sold separately without further application to the authority.'
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<td>006</td>
<td>Cadnant Planning</td>
<td>Objection</td>
<td>11 + 17</td>
<td>General</td>
<td>Urges the Authority to reconsider the guidance provided in the SPG to allow flexibility for serviced accommodation to develop an alternative holiday.</td>
<td>The adopted Development Policy 29: Alternative Holiday Accommodation within the LDP 2016-2031, specifies that sites which are not linked to an agricultural diversification scheme or is ancillary to a new or existing</td>
<td>No changes proposed.</td>
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<td>Baileys and Partners</td>
<td>Objection</td>
<td>12</td>
<td>12.1</td>
<td>accommodation units, with the ancillary facilities within the existing serviced accommodation unit i.e. hotel, guest houses and hostel buildings. Applications would need to demonstrate that the proposal would still provide serviced accommodation and could be linked to improving the overall quality of serviced accommodation.</td>
<td>visitor tourist attraction will not be permitted. The objective of Development Policy 29 is to encourage small scale development in order to enhance and promote the viability of the rural economy within the Snowdonia National Park. Due to the potential detrimental visual impact development can have on the sensitive landscape and “Special Qualities” of the National Park, alternative holiday accommodation development has been limited to an agricultural diversification scheme and tourist attraction to avoid the proliferation of this type of development. The guidance within the SPG therefore must be consistent with the criteria adopted in the LDP 2016-2031 and should not form new areas of policy.</td>
<td>No changes proposed.</td>
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<td>TAN 13 (Tourism) states that local authorities may consider dividing large static caravan and chalet sites into smaller units to reduce overall environmental impact, however this could have the opposite effect and would increase the overall environmental impact.</td>
<td>Technical Advice Notes (TANs) provide detailed planning advice that Local Planning Authorities take into account when they are preparing development plans. Technical Advice Note (TAN) 13: Tourism guidance cited within the SPG is to inform of the approach towards development proposals for improvements to existing chalet and static caravan sites to ensure environmental improvements. Should a development proposal demonstrate an increase in the overall environmental impact, it would be contrary to Development Policy 22: Chalet and Static Caravan Sites, contrary to the LDP 2016-2031 as a whole as well as National Policy, and would therefore not receive planning permission.</td>
<td>No changes proposed.</td>
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<td>002 002</td>
<td>Natural Resources Wales</td>
<td>Objection</td>
<td>12</td>
<td>Text Box (p.23)</td>
<td>Propose to amend sentence for clarification regarding landscape and environmental improvements to existing chalet and static caravan sites. Last sentence – ‘They also have little or no internal landscaping in order to break up their visual monotony the denseness and regularity of development within the landscape site’.</td>
<td>Agree to amend for clarification purposes.</td>
<td>For clarification purposes it is proposed to amend the following within the textbox on page 23. ‘They also have little or no internal landscaping in order to break up the denseness and regularity of development the visual monotony within the site landscape’.</td>
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<td>005 003</td>
<td>Conwy County Borough Council – Rural Development Strategy</td>
<td>Objection</td>
<td>13</td>
<td>13.1</td>
<td>Supports the principle of the need to regulate Touring and Camping Sites, however disagrees to an extent with the ‘blanket ban’ on supporting any new provision.</td>
<td>Development Policy 23: Touring and Camping Sites (DP23) is based on evidence published within Background Paper 16: Tourism, and SPG 13: Landscape Sensitivity and Capacity Assessment, that there is sufficient provision of these sites within the Snowdonia National Park. Due to their visual impact on the landscape, the Policy does not permit new touring or camping sites, however the extension, or upgrading of existing touring caravan and camping sites, will be permitted providing the criteria in DP23 is satisfied. The newly adopted Development Policy 29: Alternative Holiday Accommodation does permit new sites for the new type of offering of visitor accommodation providing its criteria is satisfied.</td>
<td>No changes proposed directly in relation to this comment. However for the purposes of clarity, the definition below has been included in para 13.1. ‘Touring and camping sites may be defined as the use of land (for pitches) where visitors bring their own temporary holiday accommodation in the form of tents or touring caravans/campervans.’</td>
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<td>007 002</td>
<td>Cadnant Planning</td>
<td>Objection</td>
<td>16</td>
<td>16.2</td>
<td>The wording of the condition suggested to be used in paragraph 16.2 is contrary to the advice given in WG Circular ‘The Use of Planning Conditions for Development Management’ (2014) regarding seasonal/holiday occupancy. There is no justification provided to support the view that a Paragraph 16.2 of the SPG is not a seasonal condition. A seasonal condition will expressly limit occupation during a certain time of the year. The condition proposed in 16.2 would be imposed on an approval for an extension of a season. A separate condition would specify the length of a season. The condition proposed is similar to the holiday occupancy condition provided in para. 91 of WG Circular ‘The Use of Planning Conditions for static caravan sites, in order to be compatible with chalet development; 16.1: Applications permitted for extending the season Permitted applications regarding season extensions on Static Caravan Sites will</td>
<td>For consistency purposes, it is considered appropriate to amend para 16.1 to include the following regarding static caravan sites, in order to be compatible with chalet development; 16.1: Applications permitted for extending the season Permitted applications regarding season extensions on Static Caravan Sites will...</td>
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<td>Baileys and Partners</td>
<td>Objection</td>
<td>17</td>
<td>General</td>
<td>seasonal occupancy condition is more appropriate than a holiday occupancy condition. This needs to be addressed. If the Authority cannot justify a seasonal condition, this should be amended to be a holiday occupancy condition which we consider to be the most appropriate condition as per the Welsh Government Circular.</td>
<td>Development Management’ (2014). It differs by limiting occupation periods to 28 days, which is considered more appropriate for a chalet sites to ensure they remain in holiday use only.</td>
<td>be subject to the following condition;</td>
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> ‘The caravans shall be occupied for holiday purposes only and shall not be occupied as a person’s sole or main place of residence. No person shall occupy the holiday accommodation hereby permitted for a continuous period of more than 28 days in any calendar year. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.’

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| The Peak District National Park allows exceptions to be made and appears to give officers the means by which discretion can be applied. The Core Strategy for Peak District National Park recognises the need for farm incomes to be supported and the needs for pod operators (i.e. farmers) to improve quality in order to remain competitive. Argues the Authority should adopt a similar approach. | The Local Development Plan (LDP) 2016-2031 has been formulated and examined by an Independent Planning Inspector to ensure that it defines the scope for future development in the area, based upon local evidence, monitoring and National Guidance, to reflect the National Park Authorities’ statutory responsibilities. The approach to Alternative Holiday Accommodation developments has therefore been specifically formulated to ensure successful and appropriate development within the Snowdonia National Park area, and to avoid the proliferation of these developments. Alternative Holiday Accommodation developments within the National Park are considered as a ‘new’ and different type of offering, and therefore it is encouraged to explore innovative sustainable visitor accommodation that preserves and enhances the ‘Special Qualities’ of the National Park, as well as promoting opportunities for the understanding and enjoyment of the ‘Special Qualities’ of the area, by the public, whilst also fostering the economic and social wellbeing of local communities. Proposals that are based on the principles of sustainable tourism as identified in section 5, which promote | For clarification purposes it is also proposed to amend para 17.4 as following;  

‘17.4 As Alternative Holiday Accommodation developments within the National Park are considered as a ‘new’ and different type of offering, it is encouraged to explore innovative sustainable visitor accommodation that preserves and enhances the ‘Special Qualities’ of the National Park, as well as promoting opportunities for the understanding and enjoyment of the ‘Special Qualities’ of the area, by the public, whilst also fostering the economic and social wellbeing of local communities. Proposals that are based on the principles of sustainable tourism as identified in section 5, which promote |
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<td>accommodation that respects the 'Special Qualities' of the National Park, as well as promoting opportunities for the understanding and enjoyment of the 'Special Qualities' of the area, by the public, whilst also fostering the economic and social wellbeing of local communities. Amendments to para 17.4 of the SPG are proposed to clarify this. Para 17.17 of the SPG gives guidance on where to seek further advice by the Welsh Government on how to ensure a high quality standard of sustainable accommodation that might be considered acceptable within the Snowdonia National Park, as each development is assessed on its own merit. The Authority and the guidance by the Welsh Government considers 'Quality' regarding alternative holiday accommodation to be measured in terms of the uniqueness of the experience creating a memorable visit, not necessarily in terms of the 'luxury' facilities. Amendments are proposed to para 17.17 for clarification. The Authority therefore, within the SPG, encourages innovative and high quality Alternative Holiday Accommodation developments. However due to the potential detrimental visual impact development can have on the sensitive landscape and 'Special Qualities' of the National Park, the primary consideration when assessing the development proposals is the impact of the landscape and landscape character. Each development proposal is considered on its own merit, and where deemed necessary by a Planning Officer, in order to undertake an appropriate assessment to deliver an appropriate development additional information and evidence is required, as stated in section 8 of the SPG.</td>
<td>opportunities for the understanding, and enjoyment of the Special Qualities of the National Park will be supported.' For clarification purposes it is proposed to include in para 17.17, the following; &quot;This does necessarily mean that the quality will be of a lower standard; the 'quality' of alternative holiday accommodation can be measured in terms of the uniqueness of the experience in creating a memorable visit and not only in terms of 'luxury' facilities; see link below for Welsh Government's brochure on 'Glamping Quality Standard' for qualities of high standard sustainable glamping that may be considered as an acceptable development within the National Park.&quot;</td>
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<td>008</td>
<td>008</td>
<td>Baileys and Partners</td>
<td>Objection</td>
<td>17</td>
<td>17.3</td>
<td>Agree that each proposal must be considered on their own merits, however is concerned with the reference 'back to nature experience' limiting developments.</td>
<td>Due to the nature of these developments and the criteria of the policy adopted within the LDP 2016-2031, alternative holiday accommodation are types of low impact accommodation that are generally less intrusive in the landscape than the more traditional static and touring caravan. Alternative Holiday Accommodation developments within the National Park are considered as a new and different type of offering, and therefore it is encouraged to explore innovative sustainable visitor accommodation that respects the 'Special Qualities' of the National Park, as well as promoting opportunities for the understanding and enjoyment of the 'Special Qualities' of the area, by the public, whilst also fostering the economic and social wellbeing of local communities. Amendments to para 17.4 are proposed to clarify this. The Authority and the guidance by the Welsh Government considers 'Quality' regarding alternative holiday accommodation to be measured in terms of the uniqueness of the experience creating a memorable visit, not necessarily in terms of the 'luxury' facilities. Amendments are proposed to para 17.17 to clarify this.</td>
<td>For clarification purposes it is proposed to include in para 17.4, the following: '17.4 As Alternative Holiday Accommodation developments within the National Park are considered as a ‘new’ and different type of offering, it is encouraged to explore innovative sustainable visitor accommodation that preserves and enhances the 'Special Qualities' of the National Park, as well as promoting opportunities for the understanding and enjoyment of the 'Special Qualities' of the area, by the public, whilst also fostering the economic and social wellbeing of local communities. Proposals that are based on the principles of sustainable tourism as identified in section 5, which promote opportunities for the understanding, and enjoyment of the Special Qualities of the National Park will be supported.' For clarification purposes it is proposed to include in para 17.17, the following; &quot;This does necessarily mean that the quality will be of a lower standard; the ‘quality’ of alternative holiday accommodation can be measured in terms of the uniqueness of the experience in creating a memorable visit and not only in terms of ‘luxury’ facilities; see link below for Welsh Government's brochure on 'Glamping Quality Standard' for qualities of high standard sustainable glamping that may be considered as an acceptable development within the National Park.&quot;</td>
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<td>005</td>
<td>004</td>
<td>Conwy County Borough Council – Rural Development Strategy</td>
<td>Objection</td>
<td>17</td>
<td>17.3-5</td>
<td>Agrees with the approach towards Alternative Holiday Accommodation development, and argues of a 'sympathetic view' towards this development within the National Park. However, disagrees that this particular development should be confined to agricultural diversification projects or ancillary to new or existing tourist attractions. This development should also support other emerging Small and Medium-sized Enterprises (SMEs).</td>
<td>The objective of Development Policy 29 is to encourage small scale development in order to enhance and promote the viability of the rural economy within the Snowdonia National Park. However, due to the potential detrimental visual impact development can have on the landscape and ‘Special Qualities’ of the National Park, development control is an integral part of this policy in order to achieve the purposes of the Snowdonia National Park Authority. During the formation of this policy the definition of SMEs was considered to be relatively broad thus resulting in the possible proliferation of this type development.</td>
<td>No changes proposed.</td>
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<td>009</td>
<td>001</td>
<td>Youth Hostel Association</td>
<td>Objection</td>
<td>17</td>
<td>17.6</td>
<td>Considers that the definition of a tourist attraction should also include reference to &quot;education and learning&quot; e.g. learning outside of the classroom. There will be instances when tourist accommodation also draws people to a specific area to visit and experience the surrounding landscape and the tourism offer available in those areas. An example would be the YHA, which has seven sites in SNPA and provides much more than just simply accommodation. We promote, deliver and sell these activities/products which draws people to the National Park – an attraction. In it’s current form, the guidance set out in the SPG does not provide any flexibility for such enterprises to be considered under Development Policy 29, although they do perform</td>
<td>The objective of the adopted Development Policy 29: Alternative Holiday Accommodation within the LDP 2016-2031, is to encourage small scale development in order to enhance and promote the viability of the rural economy within the Snowdonia National Park provided there is minimal detrimental impact on the landscape and landscape character. Due to the potential detrimental visual impact development can have on the sensitive landscape and ‘Special Qualities’ of the National Park, alternative holiday accommodation development has been limited to an agricultural diversification scheme and tourist attraction to avoid the proliferation of this type of development. The guidance within the SPG therefore must be consistent with the criteria adopted in the LDP 2016-2031 and should not form new areas of policy. For clarification purposes, minor amendments are proposed to para 17.6 as following: 17.6 A ‘tourist attraction’ is defined as a place of cultural significance and interest that offers leisure, adventure, culture, and or amusement, drawing people to visit and experience the particular offering within the site itself. The attraction should stand on its own merit, and not be reliant on ancillary enterprises such as cafes, or the proposed alternative holiday accommodation development in order to conform to criteria adopted within para 6.50 of the LDP 2016-2031. Tourist accommodation are considered as ‘facilities’ rather than an ‘attraction’.</td>
<td>For clarification purposes, minor amendments are proposed to para 17.6 as following: 17.6 A ‘tourist attraction’ is defined as a place of cultural significance and interest that offers leisure, adventure, culture, and or amusement, drawing people to visit and experience the particular offering within the site itself. The attraction should stand on its own merit, and not be reliant on ancillary enterprises such as cafes, or the proposed alternative holiday accommodation development in order to conform to criteria adopted within para 6.50 of the LDP 2016-2031. Tourist accommodation are considered as ‘facilities’ rather than an ‘attraction’.</td>
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| 008    | 007    | Baileys and Partners    | Objection       | 17      | Text Box (p.28) | Clarification is needed on what constitutes a secondary activity to agriculture is required.                                                                                                                                                                                                                     || Para 6.49 of the adopted LDP 2016-2031 requires that evidence is provided to support any proposal which is part of an agricultural diversification scheme that conforms to the requirements set out in Technical Advice Note (TAN) 6 and Development Policy 20: Agricultural Diversification.  
Adopted within para 6.30 of the LDP regarding agricultural diversification developments,  
'Broadening the economic base of farming activities is recognised as a means of improving the viability of the farm economy of the area. The Authority therefore supports those diversification proposals which complement and supplement, rather than replace, livestock farming as the principal long-term farming activity on a holding. It is important that any agricultural diversification scheme takes place on a genuine working farm registered as an agricultural holding and accords with the definition of 'Agriculture’ as defined in Section 336 of the Town and Country Planning Act 1990.'  
Criteria (ii) of Development Policy 20 therefore requires for an agricultural diversification proposal to demonstrate that the proposal is **agricultural diversification scheme** which takes place on a holding which is registered as an existing agricultural business. A Farm Plan would also usefully support applications to provide more information on the viability of farms and the case for diversification. (See para 11.4 of this document) | For clarification purposes, propose to include the following as a footnote defining ‘secondary’ in para 11.4;  
Footnote: ‘A ‘secondary’ use in this context, should be subservient to the main original use in terms of scale and activity, and make an economic contribution to assist in the long term viability of the farm holding as an agricultural enterprise.’  
Furthermore, propose to include the following within the textbox (p.28) for guidance.  
'The Authority will require evidence that the proposal is part of an **agricultural diversification scheme** which takes place on a holding which is registered as an existing agricultural business. A Farm Plan would also usefully support applications to provide more information on the viability of farms and the case for diversification. (See para 11.4 of this document) |
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<td>009</td>
<td>Baileys and Partners</td>
<td>Objection</td>
<td>17</td>
<td>17.12</td>
<td>Clarification is required whether the accommodation unit must be capable of being both dismantled and moved or either of those options. Not all alternative holiday accommodation units can be dismantled despite being mobile in nature and the risk on insisting that they are is to reduce their working lives such that again it forces a business plan for the same to fail. We consider that the requirement simply to be moved is sufficient for the purposes of this objective.</td>
<td>The types of accommodation that would be considered under Development Policy 29: Alternative Holiday Accommodation are low impact and small scale in nature; however the market for the types of alternative accommodation is continuously developing, resulting in different types of structures. Each proposal is to be considered on their own merit, where the primary consideration is given to the impact on the landscape. Where it is not appropriate for a unit(s) to remain all year round, the approved development will be subject to a condition that requires for the unit(s) to be removed from the site for a period of time. Depending on the structure of the unit(s), this would mean dismantling the unit.</td>
<td>Propose to amend para 17.12 with the following; ‘17.12 The development must demonstrate that the accommodation units are truly temporary in nature and capable of being moved, or dismantled and moved, depending on the structure of the unit(s) when no longer in use. The visual impact of the site during the winter months, when there are no leaves on the trees, will be an important consideration. Whether the development will be permitted to remain all year round will depend on the proposal and setting.’</td>
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Secondary to the use of the remaining land on the holding for livestock or crop production, rather than replace livestock farming as the principal long-term farming activity on a holding. The textbox in section 17 (p.28) therefore expands upon this requirement for this evidence to be submitted in the form of a farm plan. Further clarification could be considered appropriate for clarity. SPG for further guidance). Proposals will need to conform to the requirements set out in TAN 6: Planning for Sustainable Rural Communities and Development Policy 20: Agricultural Diversification - criterion (i – iv). The Authority believes that the holder of the agricultural unit should benefit from the diversification. The Authority will not look favourably on applications which may lead to the fragmentation of the agricultural unit.
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<td>Baileys and Partners</td>
<td>Objection</td>
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<td>17.12</td>
<td>Argues that it would be more practical and make more sense to have all year round accommodation and have high quality and well-designed units that are adequately screened and capable of being moved should they need to do so.</td>
<td>Whether the alternative holiday accommodation unit(s) are considered appropriate to remain all year round, are dependent on the location and setting of these developments. Para 17.12 states; 'The visual impact of the site during the winter months, when there are no leaves on the trees, will be an important consideration. Whether the development will be permitted to remain all year round will depend on the proposal and setting.' Para 17.12 therefore discloses that providing the units are located in a suitable location, they may be permitted to remain in situ all year round.</td>
<td>No changes proposed to para 17.12 in relation to all year round siting of alternative holiday accommodation units.</td>
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<td>Cadnant Planning</td>
<td>Objection</td>
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<td>17.12-16</td>
<td>Due to the temporary nature of the units, they are unlikely to be used as permanent dwellings and it is therefore overly prescriptive for the SPG to advise that they should not provide toilet and washing facilities within them and that these should be separate. If there are no other opportunities to convert existing buildings in order to provide such facilities, why do low impact facilities need to be provided separately? They are low impact and therefore can be assimilated into the site.</td>
<td>Due to the nature of these developments and the criteria of para 6.48 adopted within Development Policy 29 of the LDP 2016-2031, para 17.15 and 17.16 of the SPG elaborates upon this criteria that these structures should not require the installation of utilities such as mains water, sewerage and electricity to attest their temporary nature, and provide minimal impact upon the landscape. However, as noted within Development Policy 29: Alternative Holiday Accommodation, criterion (iv) utilities and facilities can be located within an existing building or as an extension to existing facilities, and therefore does not exclude these amenities from these types of developments. This is proposed to be further. For clarification purposes it is proposed to amend para 17.15 as following; 'The emphasis of these developments is very much on small scale and 'back to nature' type developments. Environmental impact should be kept to an absolute minimum with proposals sitting as unobtrusively in the landscape as is possible. Large structures will not be supported, and self-contained units with toilets, showers etc should be avoided in order to keep units as small as possible. This also in order to ensure that these temporary structures are being used exclusively for holiday purposes.</td>
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without the need for them to be separate.

Should no suitable building(s) be available, then in exceptional circumstances, in order to comply with the criteria adopted within the LDP 2016-2031, para 17.16 of the SPG gives further guidance on temporary and low impact facilities as part of the alternative holiday accommodation development proposal, such as compost toilets etc. This is also proposed to be further clarified within para 17.16 of the SPG.

and do not become full time, permanent dwellings. The structures should only provide basic facilities for sleeping, seating and eating, and not require the installation of utilities such as mains water, sewerage and electricity within the alternative accommodation units. The installation of these utilities should be provided separately through the conversion or extension of an existing building(s). This ensures the adherence of criteria Development Policy 22: Chalet and Static Caravan Sites that new permanent additional static caravan or chalet sites will not be permitted within the National Park.

For clarification purposes it is proposed to amend para 17.16 as following;

17.16 Ancillary facilities such as showers or WC connected to mains water (if not already present) should be provided separately from the accommodation through the conversion or extension of existing building(s). This ensures that redundant or under-utilised buildings are used, but also ensures that the units are as small and inconspicuous as possible. In exceptional circumstances, if no suitable building(s) are available, the need for additional temporary and low impact facilities should need to be clearly demonstrated by the applicant and be commensurate with the nature and scale of the development and the character of the site within which it is located. These ancillary facilities Facilities for such temporary structures could include
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<td>17.15</td>
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<td>Disagrees with the criteria noted in para 17.15 that the alternative holiday units should only provide basic facilities, as this would significantly reduce standards.</td>
<td>Due to the nature of these developments and the criteria of the policy adopted within the LDP 2016-2031, alternative holiday accommodation are types of low impact accommodation that are generally less intrusive in the landscape than the more traditional static and touring caravan. As stated in para 6.46 of the adopted LDP, 'the accommodation structures will need to be temporary and capable of being moved when no longer in use. In order to ensure minimum impact on the landscape the use of hardstandings should only be where they are necessary.' Para 17.15 of the SPG elaborates on this criteria. However, as noted within Development Policy 29: Alternative Holiday Accommodation, criterion (iv) utilities and facilities can be located within an existing building or as an extension to existing facilities, and therefore does not exclude these amenities from these types of developments. However, this could be further clarified within the SPG. Furthermore, the Welsh Government’s brochure on ‘Glamping Quality Standard’ referred to in para 17.7 of the SPG provides information and guidance on high quality and standards for sustainable glamping developments that may be considered.</td>
<td>Propose following wording for clarity; For clarification purposes it is proposed to amend para 17.15 as following; 'The emphasis of these developments is very much on small scale and ‘back to nature’ type developments. Environmental impact should be kept to an absolute minimum with proposals sitting unobtrusively in the landscape as is possible. Large structures will not be supported, and self-contained units with toilets, showers etc should be avoided in order to keep units as small as possible. This also in order to ensure that these temporary structures are being used exclusively for holiday purposes and do not become full time, permanent dwellings. The structures should only provide basic facilities for sleeping, seating and eating, and not require the installation of utilities such as mains water, sewerage and electricity within the alternative accommodation units. The installation of these utilities should be provided separately through the conversion or extension of an existing building(s). This ensures the adherence of criteria Development Policy 22: Chalet and Static Caravan Sites that new...</td>
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<td>Baileys and Partners</td>
<td>Objection</td>
<td>17</td>
<td>17.15</td>
<td>Strongly disagrees with the statement in para 17.15 that only basic facilities are permitted to prevent unlawful use. Mains water, sewage and electricity are basic facilities and should be permitted. This requirement significantly limits the opportunities that are needed for farmers in Eryri to make a business case for providing alternative holiday accommodation and is, in discriminatory. There is no consistency in this approach when compared to other similar policies in other National Parks and the exclusion of such facilities will not facilitate the means by which physically less able persons would be able to choose to stay in alternative holiday accommodation which is a serious problem.</td>
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**Officer Response**

The Local Development Plan (LDP) 2016-2031 has been formulated and examined by an Independent Planning Inspector to ensure that it defines the scope for future development in the area, based upon local evidence, monitoring and National Guidance, to reflect the National Park Authorities' statutory responsibilities. The approach to Alternative Holiday Accommodation developments has therefore been specifically formulated to ensure successful and appropriate development within the Snowdonia National Park area.

Due to the nature of these developments and the criteria of the policy adopted within the LDP 2016-2031, alternative holiday accommodation are types of low impact accommodation that are generally less intrusive in the landscape than the more traditional static and touring caravan. As stated in para 6.46 of the adopted LDP:

’the accommodation structures will need to be temporary and capable of being moved when no longer in use. In order to ensure minimum impact on the landscape the use of hardstandings should only be where they are necessary.’

Para 17.15 of the SPG elaborates on this criteria. However, as noted within Development Policy 29: Alternative Holiday

**Changes Proposed**

Propose following wording for clarity;

For clarification purposes it is proposed to amend para 17.15 as following;

’The emphasis of these developments is very much on small scale and ‘back to nature’ type developments. Environmental impact should be kept to an absolute minimum with proposals sitting as unobtrusively in the landscape as is possible. Large structures will not be supported, and self-contained units with toilets, showers etc should be avoided in order to keep units as small as possible. This also in order to ensures that these temporary structures are being used exclusively for holiday purposes and do not become full time, permanent dwellings. The structures should only provide basic facilities for sleeping, seating and eating, and not require the installation of utilities such as mains water, sewerage and electricity within the alternative accommodation units. The installation of these utilities should be provided separately through the conversion or extension of an existing building(s). This ensures the adherence of criteria Development Policy 22: Chalet and Static Caravan Sites that new permanent additional static caravan or chalet sites will not be permitted within the National Park.’

permanent additional static caravan or chalet sites will not be permitted within the National Park.'
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<td>Accommodation, criterion (iv) utilities and facilities can be located within an existing building or as an extension to existing facilities, and therefore does not exclude these amenities from these types of developments. However, this could be further clarified within the SPG. Furthermore, the Welsh Government's brochure on 'Glamping Quality Standard' referred to in para 17.7 of the SPG provides information and guidance on high quality and standards for sustainable glamping developments that may be considered acceptable within the Snowdonia National Park in regards to alternative holiday accommodation development as each development is considered on its own merit.</td>
<td>chalet sites will not be permitted within the National Park.</td>
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<td>Accommodation, criterion (iv) utilities and facilities can be located within an existing building or as an extension to existing facilities, and therefore does not exclude these amenities from these types of developments. However, this could be further clarified within the SPG. Furthermore, the Welsh Government's brochure on 'Glamping Quality Standard' referred to in para 17.7 of the SPG provides information and guidance on high quality and standards for sustainable glamping developments that may be considered acceptable within the Snowdonia National Park in regards to alternative holiday accommodation development as each development is considered on its own merit.</td>
<td>chalet sites will not be permitted within the National Park.</td>
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<td>Objection</td>
<td>17 17.16</td>
<td>Disagrees with the criteria that alternative holiday accommodation should only provide basic accommodation, and that facilities such as WCs and Showers should be provided separate to the units through the conversion of an existing building, when some units already contain these facilities. Also, is concerned of no existing buildings being available for conversion to provide these facilities.</td>
<td>It has been adopted following the revision and examination process of the LDP 2016-2031 within para 6.48 of the adopted LDP due to the sensitive landscape of the National Park that, 'Additional facilities, such as showers or WC (if not already present) should be provided separately from the accommodation through the conversion or extension of an existing building(s). If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated by the applicant and commensurate with the scale of the development.' Para 17.16 of the SPG therefore elaborates upon this criteria, giving guidance that in exceptional circumstances, temporary and low impact facilities could be permitted as part of the development proposal should no suitable building(s) be available. Amendments are proposed for clarification purposes regarding this criteria. Alternative Holiday Accommodation developments within the National Park are considered as a new and different type of offering, and therefore it is encouraged to explore innovative sustainable visitor accommodation that respects the 'Special Qualities' of the area, by the public, whilst also fostering the economic and social wellbeing of local communities.</td>
<td>rainwater harvesting, wood burning stove, gas burners etc. However, should the use cease, these facilities temporary structures must be removed. <strong>No additional permanent facilities will be permitted in order to conform to criteria (iv) of Development Policy 29.</strong></td>
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<td>Qualities' of the National Park, as well as promoting opportunities for the understanding and enjoyment of the 'Special Qualities' of the area, by the public, whilst also fostering the economic and social wellbeing of local communities. Amendments to para 17.17 are proposed to clarify this, however it is considered appropriate to also clarify this within para 17.4 of the SPG.</td>
<td>permitted in order to conform to criteria (iv) of Development Policy 29. For clarification purposes it is also proposed to amend para 17.4 as following; &quot;17.4 As Alternative Holiday Accommodation developments within the National Park are considered as a 'new' and different type of offering, it is encouraged to explore innovative sustainable visitor accommodation that preserves and enhances the 'Special Qualities' of the National Park, as well as promoting opportunities for the understanding and enjoyment of the 'Special Qualities' of the area, by the public, whilst also fostering the economic and social wellbeing of local communities. Proposals that are based on the principles of sustainable tourism as identified in section 5, which promote opportunities for the understanding, and enjoyment of the Special Qualities of the National Park will be supported.'</td>
<td></td>
</tr>
<tr>
<td>008 012</td>
<td>Baileys and Partners</td>
<td>Objection</td>
<td>17</td>
<td>17.16</td>
<td>Strongly disagrees with para 17.16 where showers and/or WC if not already present on the farm must be accommodated by additional facilities. A more logical solution would be to accommodate the requirements into one unit as oppose to having multiple units. This could mean twice the amount of development on the farm which could be</td>
<td>Para 17.16 of the SPG stems from the criteria adopted in para 6.48 of the adopted LDP, 'Additional facilities, such as showers or WC (if not already present) should be provided separately from the accommodation through the conversion or extension of an existing building(s). If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated by the applicant and commensurate with the scale of</td>
<td>For clarification purposes it is proposed to amend para 17.16 as following; &quot;17.16 Ancillary facilities such as showers or WC connected to mains water (if not already present) should be provided separately from the accommodation through the conversion or extension of existing building(s). This ensures that redundant or under-utilised buildings are used, but also ensures that</td>
<td></td>
</tr>
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</table>
Para 17.16 of the SPG therefore elaborates upon this criteria, giving guidance that in exceptional circumstances, temporary and low impact facilities could be permitted as part of the development proposal should no suitable building(s) be available. Amendments are proposed for clarification purposes regarding this criteria.

Due to the nature of these developments and the criteria of the policy adopted within the LDP 2016-2031, alternative holiday accommodation are types of low impact accommodation that are generally less intrusive in the landscape than the more traditional static and touring caravan. As stated in para 6.47 of the adopted LDP,

'They should only provide basic facilities for sleeping, seating and eating without the installation of water services or provision of drainage facilities for WC, showers and washing. This ensures that such structures do not generate a level of permanence that could increase the level of landscape impact and site restoration should removal of the structures be required, for example should the use cease. The Authority will require a detailed strategy outlining how the land will be returned to its original condition and the use if the proposed use ceases...'

the units are as small and inconspicuous as possible. In exceptional circumstances, if no suitable building(s) are available, the need for additional temporary and low impact facilities should needs to be clearly be demonstrated by the applicant and be commensurate with the nature and scale of the development and the character of the site within which it is located. These ancillary facilities Facilities for such temporary structures could include compost toilet(s), solar powered lighting (dark sky compliant), rainwater harvesting, wood burning stove, gas burners etc. However, should the use cease, these facilities temporary structures must be removed. No additional permanent facilities will be permitted in order to conform to criteria (iv) of Development Policy 29. '
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<th>Chapter</th>
<th>Para no.</th>
<th>Officer Summary</th>
<th>Officer Response</th>
<th>Changes Proposed</th>
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<tr>
<td>001 002</td>
<td>Dioni</td>
<td>Objection</td>
<td>17</td>
<td>17.17</td>
<td></td>
<td>Disagrees with the statement made in para 17.17 of the temporary nature not necessarily affecting the quality and standard of the alternative holiday units.</td>
<td>Due to the nature of these developments and the criteria of the policy adopted within the LDP 2016-2031, alternative holiday accommodation are types of low impact accommodation that are generally less intrusive in the landscape than the more traditional static and touring caravan. As stated in para 6.46 of the adopted LDP, 'the accommodation structures will need to be temporary and capable of being moved when no longer in use.' The installation of utilities such as mains water within the units incorporates permanence that is not appropriate regarding these types of development within the National Park, and should therefore be provided separately from the units. Para 17.17 of the SPG gives guidance on where to seek further advice by the Welsh Government on how to ensure a high quality standard of sustainable accommodation that might be considered acceptable within the Snowdonia National Park, as each development is assessed on its own merit. The Authority and the guidance by the Welsh Government considers 'Quality' regarding alternative holiday accommodation to be measured in terms of the uniqueness of the experience creating a memorable visit, not necessarily in terms of the 'luxury' facilities. For clarification purposes it is proposed to include in para 17.17, the following; &quot;This does necessarily mean that the quality will be of a lower standard; the 'quality' of alternative holiday accommodation can be measured in terms of the uniqueness of the experience in creating a memorable visit and not only in terms of 'luxury' facilities; see link below for Welsh Government's brochure on 'Glamping Quality Standard' for qualities of high standard sustainable glamping that may be considered as an acceptable development within the National Park.&quot;</td>
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</tr>
<tr>
<td>007 004</td>
<td>Cadnant Planning</td>
<td>Objection</td>
<td>17</td>
<td>17.7</td>
<td></td>
<td>Disappointed that the guidance offered in the SPG and therefore the aspirations of Snowdonia</td>
<td>The guidance and requirements for bathroom facilities within the Glamping Quality Standard, regarding the 'Visit Wales Gold Award'</td>
<td>For clarification purposes it is proposed to amend para 17.16 as following;</td>
</tr>
</tbody>
</table>

Para 17.13 and para 17.16 of the SPG elaborates this criteria within the LDP 2016-2031, to ensure that these developments are small scale with the minimal impact upon the landscape.
National Park Authority seeks to limit any Alternative Holiday Accommodation in Snowdonia National Park to only qualify for the basic Visit Wales Accreditation and not the Visit Wales Gold Award. Such an accreditation can only be achieved if units have a private bathroom (either within or very close to the unit) and guests would not be expected to pass any other accommodation en-route to their bathroom.

Accreditation states:

**Bathrooms**
- The unit to have its own private bathroom. This might be within the unit or very close to the unit. For example, a bathroom for a shepherd’s hut would sit adjacent to, or behind the hut.
- Guests would not be expected to pass any other accommodation en-route to their bathroom.
- Minimum 1 shower/bath, WC and washbasin for every 8 guests.
- Showers must be hands-free and provide good water pressure.'

The guidance within the Glamping Quality Standard therefore specifies that in order to achieve the Gold Award accreditation in terms of bathroom facilities, the unit shall have its own private bathroom either within the unit or located adjacent to the unit. The criteria adopted within the policy and expanded upon within the SPG does not exclude a unit having its own private bathroom facilities. Provided that the ancillary facilities proposed fit unobtrusively within the landscape, and is well screened by existing landscape features, additional temporary and low impact facilities may be considered appropriate development by the Authority with each case measured on its own merit. Para 17.16 of the SPG is proposed to be amended for clarification purposes. The Authority and the guidance by the Welsh Government considers 'Quality' regarding alternative holiday accommodation to be measured in terms of the uniqueness of the experience creating a memorable visit, not necessarily in terms of the 'luxury' facilities. Amendments are proposed within para 17.17 of the SPG to further clarify this.

"17.16 Ancillary facilities such as showers or WC connected to mains water (if not already present) should be provided separately from the accommodation through the conversion or extension of existing building(s). This ensures that redundant or under-utilised buildings are used, but also ensures that the units are as small and inconspicuous as possible. In exceptional circumstances, if no suitable building(s) are available, the need for additional temporary and low impact facilities should needs to be clearly be demonstrated by the applicant and be commensurate with the nature and scale of the development and the character of the site within which it is located. These ancillary facilities for temporary structures could include compost toilet(s), solar powered lighting (dark sky compliant), rainwater harvesting, wood burning stove, gas burners etc. However, should the use cease, these facilities temporary structures must be removed. No additional permanent facilities will be permitted in order to conform to criteria (iv) of Development Policy 29."

For clarification purposes it is proposed to include in para 17.17, the following:

"This does necessarily mean that the quality will be of a lower standard; the 'quality' of alternative holiday accommodation can be measured in terms of the uniqueness of the
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<td>007</td>
<td>005</td>
<td>Cadnant Planning</td>
<td>Support</td>
<td>17</td>
<td>17.7</td>
<td>Agrees with the clarification that small scale relates to the capacity of the chosen site to assimilate the development into the landscape without competing for visual attention with the natural landscape.</td>
<td>Noted.</td>
<td>No changes proposed.</td>
</tr>
<tr>
<td>008</td>
<td>013</td>
<td>Baileys and Partners</td>
<td>Objection</td>
<td>17</td>
<td>17.20-22</td>
<td>Does not consider that treehouse developments would be better suited to mature commercial conifer plantations. Most coniferous trees are not native to the UK, the plantations are normally dark, damp and uninviting. This policy would not promote and enhance the natural beauty of the National Park.</td>
<td>The statement made regarding Treehouse developments in para 17.20 of the SPG is the following; 'As other policies in the ELDP protects trees and woodlands, and ancient woodlands in particular along with historic parks and gardens, treehouse developments would be better suited to mature commercial conifer plantations.' The guidance provided within para 17.20 therefore, does not limit treehouse developments to mature commercial conifer plantations, it rather informs of the potential limitations of development within designated and protected sites. In order to clarify this within para 17.20, it may be considered appropriate to include minor amendments.</td>
<td>For clarification purposes it is proposed to amend para 17.20 as following; 'As other policies in the ELDP protects trees and woodlands, and ancient woodlands in particular along with historic parks and gardens, treehouse developments would be better suited to mature commercial conifer plantations, however each development proposal will be considered on its own merit.'</td>
</tr>
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</table>
Appendix 2: Proposed Changes to SPG 8: Visitor Accommodation following Members Working Group

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| 001      | Member           | 3 & 8   | 3.3 & Textbox in Section 8 | To include information regarding securing biodiversity enhancements following a letter from the Planning Directorate dated 23/10/2019, where the following is stated; ‘The purpose of this letter is to clarify that in light of the legislation and Welsh Government policy outlined above, where biodiversity enhancement is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission.’ | “3.3 Section 6 (1) of the Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty for public authorities in Wales, this is further supported by Chapter 6 of PPW (Edition 10) and CPO letter dated 23.10.19’.

       “6.4.5 Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity…”

       (CPO letter) “…where biodiversity enhancement is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission.”

       It is therefore essential that applicants take into account biodiversity and ecosystem resilience considerations at an early stage in the development of any proposal and include details of how their proposal will maintain and enhance the biodiversity of the site as part of their application submission.”

       [To include in Section 8, Textbox 2;]

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<tbody>
<tr>
<td>002</td>
<td>Member</td>
<td>6</td>
<td>6.4</td>
<td>To include a statement regarding the safeguarding and enhancement of traditional buildings.</td>
<td>6.4 In order to maintain the distinctiveness and the character of settlements within the National Park, it is important that the scale and sustainable design including materials of the development must be appropriate and conform to its surroundings. Within Development Policy 6: Sustainable Design and Materials of the ELDP, requirements are listed to ensure appropriate sustainable development within the National Park. As stated in para 4.20 of the ELDP, the rich tradition of construction styles and variety of materials which characterise the local architectural vernacular are a significant part of the National Park’s character. Although some of these existing buildings aren’t of ‘Listed Building’ status, traditional buildings still require protection from inappropriate development – see Development Policy 7: Listed and Traditional Buildings.</td>
</tr>
<tr>
<td>003</td>
<td>Member</td>
<td>8</td>
<td>8.1</td>
<td>Propose minor amendment for clarification purposes.</td>
<td>8.1 Guidance within appendix 1 informs of the general range of landscape issues relating to Visitor Accommodation that Planning Officers need to consider when assessing development proposals in order to ensure and safeguard the conservation and enhancement of the safeguarding of the National Park’s ‘Special Qualities’. The following guidance regarding supporting documentation with planning applications, informs of the possible information Planning Officers may request in order to conduct an appropriate assessment to reach an informed decision regarding each development proposal.</td>
</tr>
<tr>
<td>004</td>
<td>Member</td>
<td>9</td>
<td>9.5</td>
<td>To include reference to Strategic Policy H: A Sustainable Rural</td>
<td>9.5 Where a new use is proposed for an Existing Serviced Accommodation, as stated in Strategic Policy H: A Sustainable Rural Economy, and further explained in</td>
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<td>Ref. No.</td>
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<tr>
<td>005</td>
<td>Member 11</td>
<td>11</td>
<td>11.1</td>
<td>Economy regarding criteria (viii) and (ix) for clarification purposes.</td>
<td>para 6.5 of the LDP, it is <strong>required</strong> that proposals for the re-use of existing employment land or buildings(^2) (other than in key employment sites(^3)) provide evidence demonstrating that the retention of the employment or business is no longer commercially viable and it cannot be re-used for similar or alternative employment purposes following being actively advertised on the market for at least a year.&quot;</td>
</tr>
<tr>
<td>006</td>
<td>Member 11</td>
<td>11</td>
<td>11.3</td>
<td>To review the STEAM figures used in response to comment 008/003 in Appendix 1 – Summary of comments received and officers’</td>
<td>11.3 The number of self-serviced units within the National Park is significant, with a large percentage of these units located along the coastal areas. Evidence collected and presented in the Tourism Background Paper as part of preparing the ELDP, indicated that there is an over provision of self-catering accommodation within the National Park. Such accommodation includes caravans, chalets and also self-catering holiday houses, cottages and flats. Visitors staying in these types of accommodation do not make such a contribution to the local economy as they often bring provisions with them from their own homes. Many of the larger caravan parks offer a range of facilities on site thus reducing the need to spend in the wider surrounding economy.</td>
</tr>
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\(^2\) This includes hotels, hostels and guest houses.

\(^3\) Located in Bala, Dolgellau and Harlech – see Background Paper 4: Assessment of Employment Land, and Proposal and Inset maps for further information regarding these sites.
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<tr>
<td>007</td>
<td>Officer</td>
<td>11</td>
<td>11.4</td>
<td>Propose minor amendment for clarification purposes.</td>
<td>The definition of a Rural Enterprise Scheme is contained in Technical Advice Note 6 (para 4.3.2): &quot;…qualifying rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises. Development plans may include a broader definition of qualifying rural enterprises where this can be justified by specific local evidence.&quot;</td>
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4 A ‘secondary’ use in this context, should be subservient to the main original use in terms of scale and activity, and make an economic contribution to assist in the long term viability of the farm holding as an agricultural enterprise.
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<tr>
<td>008</td>
<td>Member</td>
<td>11</td>
<td>11.4</td>
<td>To include further information defining 'secondary' and 'viability' for clarification purposes.</td>
<td>11.4 If the conversion is part of an agricultural diversification scheme the Authority would require evidence that the proposal is secondary(^5) to the use of the livestock or crop production and the proposal takes place on a holding which is registered as an existing agricultural business. A 'secondary' use in this context, should be subservient to the main original use in terms of scale and activity, and make an economic contribution to maintain or improve the long term ability of the farm holding to work successfully as an agricultural enterprise. Farm plans would also be useful to support an application to demonstrate how the short term self-serviced holiday accommodation fits into the wider farming picture. Providing information to demonstrate the validity of the agricultural business and to demonstrate how the self-catering accommodation will contribute to the overall farming context of the business is essential to ensure that the planning application conforms to the requirements Development Policy 20: Agricultural Diversification, and will avoid further queries and delays further down the line.</td>
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</table>
| 009     | Officer          | 13      | 13.4             | Propose minor amendment for clarification purposes. | 13.4 If the site extension includes the addition of 10 or more pitches then the Authority will expect a Linguistic Impact assessment to be submitted along with the application.  
13.5 Consideration will also be given by the Authority to the cumulative effect on the landscape of any increase in units on individual sites especially where there are a large number of sites close to each other. This may require the |

\(^5\)A 'secondary' use in this context, should be subservient to the main original use in terms of scale and activity, and make an economic contribution to assist in the long term viability of the farm holding as an agricultural enterprise.
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<tr>
<td>010</td>
<td>Officer</td>
<td>17</td>
<td>17.3</td>
<td>Propose minor amendment for clarification purposes.</td>
<td>Submission of additional supporting documentation. See section 6 and 7 for further guidance.</td>
</tr>
<tr>
<td>011</td>
<td>Officer</td>
<td>17</td>
<td>17.5</td>
<td>Propose minor amendment for clarification purposes.</td>
<td>17.3 The types of accommodation that would be considered under this policy are low impact and small scale in nature. They are generally less intrusive than the more traditional static and touring caravans as their purpose is to ensure the quiet enjoyment of the area by visitors, and to provide a kind of ‘back to nature experience’. As a result, they can be considered as Alternative Low Impact Sustainable Holiday Accommodation. It is recognised that the market is continually developing therefore each proposal will be considered on its individual merits in accordance with all relevant national local planning policy and guidance, taking any material planning considerations into account. However, as the market is continuously developing, each proposal for this type of development will be considered on their own merit, in accordance with National and Local Policies and Guidance.</td>
</tr>
<tr>
<td>012</td>
<td>Member</td>
<td>17</td>
<td>17.15 &amp; 17.16</td>
<td>Propose amendments to wording of paragraphs 17.15 and 17.16 regarding ancillary facilities of alternative holiday accommodation developments for clarification purposes.</td>
<td>17.15 The emphasis of these developments is very much on small scale and ‘back to nature’ type developments, where environmental and visual impacts are kept to an absolute minimum. Individual accommodation units should be of a modest size and they should provide only the most basic of facilities. Self-contained units with toilets and showers will not be acceptable.</td>
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In order to avoid the proliferation of sites and adverse cumulative impacts, and to support the local rural economy of the National Park, only proposals that are part of a genuine bona fide agricultural diversification scheme or are ancillary to a new or existing tourist attraction will be acceptable.
generally be supported in order to keep the units as small as possible and to minimise their impact upon the landscape, unless a compelling justification can be advanced. Environmental impact should be kept to an absolute minimum with proposals sitting as unobtrusively in the landscape as is possible. Large structures will not be supported, and self-contained units with toilets, showers etc should be avoided in order to keep units as small as possible. This also ensures that these temporary structures are being used exclusively for holiday purposes and do not become full time, permanent dwellings. The structures should only provide basic facilities for sleeping, seating and eating, and not require the installation of utilities such as mains water, sewerage and electricity within the alternative accommodation units. The installation of these utilities should be provided separately through the conversion or extension of an existing building(s). This ensures the adherence of criteria Development Policy 22: Chalet and Static Caravan Sites that new permanent additional static caravan or chalet sites will not be permitted within the National Park.

17.16 Criterion (iv) of Development Policy 29 directs that ancillary facilities, including toilets and showers, should be located within an existing building or as an extension to existing facilities. If no suitable buildings are available, the need for additional temporary and low impact facilities should be clearly demonstrated and they should be commensurate with the nature and scale of the development and the character of the site within which it is located. If the alternative holiday accommodation use ceases, these facilities must be removed and the site restored in accordance with details which should

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6 Low impact facilities could include compost toilet(s), solar powered lighting (dark sky compliant), rainwater harvesting, wood burning stove, gas burners etc.
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<td>accompany the planning application. Ancillary facilities such as showers or WC connected to mains water (if not already present), should be provided separately from the accommodation through the conversion or extension of existing building(s). This ensures that redundant or under-utilised buildings are used, but also ensures that the units are as small and inconspicuous as possible. In exceptional circumstances, if no suitable building(s) are available, the need for additional temporary and low impact facilities should clearly be demonstrated by the applicant and be commensurate with the nature and scale of the development and the character of the site within which it is located. These ancillary facilities could include compost toilet(s), solar powered lighting (dark sky compliant), rainwater harvesting, wood burning stove, gas burners etc. However, should the use cease, these facilities must be removed. <strong>No additional permanent facilities will be permitted in order to conform to criteria (iv) of Development Policy 29.</strong></td>
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SUPPLEMENTARY PLANNING GUIDANCE:
8) VISITOR ACCOMMODATION
Environment Act 1995

61. Purposes of National Parks.

The provisions of this Part of this Act shall have effect for the purpose -

(a) of conserving and enhancing the natural beauty, wildlife and cultural heritage of the areas specified in the next following subsection; and

(b) of promoting opportunities for the understanding and enjoyment of the special qualities of those areas by the public.

Planning Policy Wales: Edition 10 – December 2018

6.3.6 In National Parks, planning authorities should give great weight to the statutory purposes of National Parks, which are to conserve and enhance their natural beauty, wildlife and cultural heritage, and to promote opportunities for public understanding and enjoyment of their special qualities. Planning authorities should also seek to foster the social, economic and cultural well-being of their local communities.

6.3.9 The special qualities of designated areas should be given weight in the development planning and the development management process. Proposals in National Parks and AONBs must be carefully assessed to ensure that their effects on those features which the designation is intended to protect are acceptable. The contribution that development makes to the sustainable management of the designated area must be considered.
**Well-being of Future Generations (Wales) Act 2015**

The Well-being of Future Generations Act is about improving the social, economic, environmental and cultural Well-being of Wales. It establishes a 'sustainable development principle' which means that a defined public body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. The Act puts in place seven well-being goals:

- A globally responsible Wales
- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and a thriving Welsh language

**Eryri Local Development Plan: Objectives for Supporting a Sustainable Rural Economy**

Encourage sustainable economic growth by supporting a rural economy that provides employment opportunities and maintains thriving communities.

Support tourism and outdoor recreation which maximise local economic benefits, minimise environmental impact and are in sympathy with the ‘Special Qualities’ of the National Park.
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1 Introduction

1.1 This guidance is one of a series of Supplementary Planning Guidance (SPG) documents that provides detailed information on how policies contained in the Eryri Local Development Plan (ELDP) will be applied in practice by the Snowdonia National Park Authority. The contents of this SPG is a material planning consideration and is intended for use by planning officers, planning specialists and members of the public. The contents of this document aims to provide further detailed guidance on Visitor Accommodation within the National Park Authority Area.

1.2 The purpose of this Supplementary Planning Guidance is to:

- Provide detailed guidance to support policies in relation to Visitor Accommodation.
- Give further detailed guidance to users of the planning system on how the policies will be applied.
- Give greater guidance on what is meant by environmental and landscape improvements including biodiversity enhancements in particular on existing sites, and guidance regarding new developments.
- Provide an overview of various types of Visitor Accommodation such as New Build Serviced and Self-Serviced Accommodation, Conversions, Improvements to Chalet, Static Caravans, Touring and Camping Sites, as well as Alternative Holiday Accommodation.
- Provide guidance to assist Officers and Members in determining planning applications for Visitor Accommodation developments, and provide an understanding of the objectives regarding this type of development within the National Park.
- Provide guidance and information regarding Visitor Accommodation developments within the Snowdonia National Park for the Planning Inspectorate, Statutory Consultes, Community Councils, members of the Public, and other interested parties.

1.3 Pre-application engagement offers the potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications. The Authority is committed to working with applicants at the pre-application stage and actively encourage pre-application discussions for all types of development. Further information can be found on the Authority’s website; http://www.snowdonia.gov.wales/planning/planning-permission/pre-application-enquiry

This guidance should be read as a whole and provides additional guidance to the policies contained within the ELDP related to Visitor Accommodation. Proposals must comply with the policies and guidance provided. Side notes are included in Part Two cross referencing this document with the most relevant paragraph(s) within the adopted ELDP 2016-2031.
2 Status

2.1 This SPG has been subject to public consultation, and has been formally adopted by the Authority. It is now a material planning consideration when determining planning applications and appeals regarding Visitor Accommodation developments.

2.2 This guidance provides support for the following policies regarding Visitor Accommodation within the ELDP:

- Development Policy 9: Conversion and Change of Use of Rural Buildings
- Development Policy 22: Chalet and Static Caravan Sites
- Development Policy 23: Touring and Camping sites
- Strategic Policy I: Tourism
- Development Policy 28: New Build Serviced Accommodation
- Development Policy 29: Alternative Holiday Accommodation

This list is not exhaustive. Each development proposal will be evaluated on its own merit in conjunction with National and Local Policies and Guidance.

2.3 Some large visitor accommodation proposals may be classified as major development and therefore would have to be considered against Strategic Policy B: Major Development. Any new development that is associated with tourism should support the principles of sustainable tourism and development, and conform to the relevant policies within the ELDP. The proposal should be compatible with the character and capacity of the site especially in terms of scale and siting within the landscape and conform to Development Policy 1: General Development Principles, and Development Policy 2: Development and the Landscape.
3 National Planning Policy Wales (Edition 10 – December 2018)

3.1 The Welsh Government’s aim for tourism is set out in paragraph 5.5.2 of Planning Policy Wales (PPW) and is as follows:

“The planning system encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities. The planning system can also assist in enhancing the sense of place of an area which has intrinsic value and interest for tourism. In addition to supporting the continued success of existing tourist areas, appropriate tourism-related development in new destinations is encouraged. In some places however there may be a need to limit new development to avoid damage to the environment or the amenity of residents and visitors.”

3.2 PPW (edition 10) paragraph 5.5.3, 5.5.4 and 5.5.6 states that:

“5.5.3 In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. Here development should be sympathetic in nature and scale to the local environment.”

“5.5.4 Much of the existing provision of facilities and accommodation for tourism occurs in urban locations, including historic and coastal towns and cities. There will be scope to develop well-designed tourist facilities in urban areas, particularly if they help bring about regeneration of former industrial areas. The sensitive refurbishment and re-use of historic buildings also presents particular opportunities for tourism facilities in all areas.”

“5.5.6 Planning authorities should provide a framework for maintaining and developing well-located, well designed, good quality tourism facilities. They should consider the scale and broad distribution of existing and proposed tourist attractions and enable complementary developments such as accommodation and access to be provided in ways which limit negative environmental impacts as well as consider the opportunities to enhance biodiversity.”

3.3 Section 6 (1) of the Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty for public authorities in Wales, this is further supported by Chapter 6 of PPW (Edition 10) and CPO letter dated 23.10.19¹,

“6.4.5 Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity…”

(CPO letter) “… where biodiversity enhancement is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission.”

It is therefore essential that applicants take into account biodiversity and ecosystem resilience considerations at an early stage in the development of any proposal and include details of how their proposal will maintain and enhance the biodiversity of the site as part of their application submission.

3.4 The Authority will take into account all of the above when determining planning applications and in particular that development in rural areas should be sympathetic in nature and scale to the local environment.

3.5 Additionally within the National Policy context, information and guidance regarding Visitor Accommodation is found within Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities and TAN 13: Tourism.
4 Tourism and the National Park

4.1 The Landscape of Snowdonia was designated as a National Park because of its spectacular scenery, natural beauty and rich cultural heritage, which all contribute to its ‘Special Qualities’. These ‘Special Qualities’ include rugged mountains, high moorland, wooded valleys, lakes, waterfalls, estuaries, coast, and many traditional and historic buildings of cultural significance. Some upland landscapes, where development is sparse, or absent, are inherently dark at night and can be considered as ‘Dark Landscapes’. In 2015, the National Park was awarded the status of a Dark Sky Reserve. This is a prestigious award given for those areas where the quality of their night sky is deemed as outstanding and have implemented measures to reduce obtrusive light pollution. The Authority is therefore dedicated in the protection and furtherance of the Dark Sky Reserve as it contributes to Snowdonia’s night-time tranquillity and sense of wildness, and can lead to broader health and well-being benefits for both residents and visitors alike. Development guidance for the Dark Sky Reserve can be found in SPG 14: Obtrusive Lighting.

4.2 The Authority is committed to promoting the protection, management and planning of Snowdonia’s landscape in accordance with Local, National and European Policy and Guidance.

4.3 The National Park’s ‘Special Qualities’ are a significant foundation for the prosperity of the economy, employment and tourism within Snowdonia National Park, especially as tourism is one of the main employers. As the ‘Special Qualities’ of the Park are the main attraction, it is vital to protect and ensure that the Snowdonia National Park Authority continues to consider these Special Qualities as a priority. It will be a primary objective of this SPG to provide further guidance on the policies within the ELDP that aim to conserve and enhance the special qualities and promote opportunities for their understanding and enjoyment.

4.4 According to the STEAM² (2017) survey, there has been a 7.2% increase in visitor numbers within the National Park since 2008. In addition, since 2016 there has been an increase of 5.6% in the number of staying visitors; with an increase of 1.2% staying in serviced accommodation, and an increase of 7% staying in non-serviced accommodation. These latter figures could be the result of the number and availability of this type of accommodation (non-serviced) available within the National Park. Therefore the policies within the ELDP, which this SPG provides further guidance on, promotes the development of a range of appropriate visitor accommodation to address the needs identified within the Snowdonia National Park.

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² The Scarborough Tourism Economic Activity Monitor.
5 **Sustainable or Eco Tourism**

5.1 The important role of tourism within the local economy is recognised by the Authority, and polices within the ELDP are supportive of sustainable tourism development, in particular Strategic Policy I.

5.2 Sustainable tourism is as defined by the European Charter for Sustainable Tourism, ‘is any form of development, management or tourist activity which ensures the long-term protection and preservation of natural, cultural and social resources and contributes in a positive and equitable manner to the economic development and well-being of individuals living, working or staying in protected areas.’

5.3 The International Ecotourism Society defines Ecotourism as, ‘responsible travel to natural areas that conserves the environment, sustains the well-being of the local people, and involves interpretation and education.’

<table>
<thead>
<tr>
<th>Features that would assist in establishing a Sustainable Tourism Proposal:</th>
</tr>
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<tbody>
<tr>
<td>□ Does not have an adverse impact on the Special Qualities of the National Park.</td>
</tr>
<tr>
<td>□ Does not have an adverse impact on the landscape, protected landscape areas or features, heritage or biodiversity importance including listed buildings, scheduled ancient monuments and Registered Historic Parks and Gardens.</td>
</tr>
<tr>
<td>□ Avoids adverse impacts on undesignated features of the historic environment or includes appropriate measures to mitigate against any such impacts.</td>
</tr>
<tr>
<td>□ Gives people the opportunity to understand and enjoy the ‘Special Qualities’ of the National Park such as its outstanding beauty, tranquility, historic environment and culture.</td>
</tr>
<tr>
<td>□ Serve visitors and residents alike and generate benefits for the local economy and services.</td>
</tr>
<tr>
<td>□ Be in a sustainable location within, or close to, existing settlements, or within an existing tourism attraction with existing facilities and infrastructure.</td>
</tr>
<tr>
<td>□ Be accessible to different modes of transport e.g. train, bus, cycle tracks and walking routes.</td>
</tr>
<tr>
<td>□ Have good connections with the existing road network.</td>
</tr>
<tr>
<td>□ Consider all ability access.</td>
</tr>
<tr>
<td>□ Makes appropriate use of existing buildings and previously developed land.</td>
</tr>
<tr>
<td>□ Respects the setting of existing building(s) in terms of scale, design and materials.</td>
</tr>
<tr>
<td>□ Is energy efficient and makes use of renewable resources without harming the environment.</td>
</tr>
<tr>
<td>□ Conforms to the policies of the ELDP.</td>
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</tbody>
</table>
6 Landscape Considerations

6.1 In order to conserve and enhance Snowdonia’s landscape whilst also fostering the economic and social well-being of local communities within the National Park, it is vital that every development fits unobtrusively within a suitable location without causing significant adverse effects on the Special Qualities and visual amenity of the Park, or any protected and designated sites.

6.2 Information and guidance regarding landscape considerations for development can be found in SPG 7: Landscapes and Seascapes of Eryri and SPG 13: Landscape Sensitivity and Capacity Assessment.

6.3 An Environmental Impact Assessment (EIA) may be required for developments that are located in, or partly within a ‘sensitive area’ or fall within Schedule 2 of the Regulations and exceed the relevant thresholds. A Landscape and Visual Impact Assessment (LVIA) would be required in these circumstances. The LVIA should be undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (Landscape Institute and Institute of Environmental Management and Assessment (2013) or any subsequent updates and be undertaken by a landscape professional. Where planning applications raise concerns about effects on the landscape and/or visual amenity the Authority may require a Landscape and Visual Appraisal. This would entail a short report with a description of the site, its landscape characteristics, natural and built heritage features, night-time character and the location and nature of public/residential views of the site. Photographs, an annotated site layout plan, and sketch illustrations are helpful to explain the existing site and the development proposal. The report would need to demonstrate how the planning proposal positively addresses the landscape and visual issues.

6.4 In order to maintain the distinctiveness and the character of settlements within the National Park, it is important that the scale and sustainable design including materials of the development must be appropriate and conform to its surroundings. Within Development Policy 6: Sustainable Design and Materials of the ELDP, requirements are listed to ensure appropriate sustainable development within the National Park. As stated in para 4.20 of the ELDP, the rich tradition of construction styles and variety of materials which characterise the local architectural vernacular are a significant part of the National Park’s character. Although some of these existing buildings aren’t of ‘Listed Building’ status, traditional buildings still require protection from inappropriate development – see Development Policy 7: Listed and Traditional Buildings.

6.5 Additional information and guidance regarding sustainable design and development within the National Park can be found in SPG 1: Sustainable Design in the National Parks of Wales, and SPG 12: Enabling Sustainable Development in the Welsh National Parks.

6.6 Consideration will not only be given to the visible aesthetic features of an area of land, as Snowdonia’s landscape also consists of a Historic and Cultural landscape, a Geological landscape, Landscape Habitats, and a Visual and Sensory landscape. These will all be material considerations when determining planning applications within the National Park.

6.7 In addition, other material considerations which may need to be assessed regarding

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4 LANDMAP can provide this information for the site and its visual context. This baseline information can be accessed through the Lle portal and Archwilio, or through https://landmap-maps.naturalresources.wales/. Natural Resources Wales have produced systematic instructions on how to use the resource in GN2 Accessing LANDMAP Information.

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landscape and location include Ancient Woodland designations, Tree Preservation Orders, Local Nature Reserves, National Nature Reserves, Sites of Special Scientific Interest (SSSI), Special Protected Areas (SPAs), Special Areas of Conservation (SAC), and RAMSAR sites, and other areas of ecological significance.
7 The Welsh Language and the Social and Cultural Fabric of Communities

7.1 As stated within the ELDP, the Welsh language is fundamental to the cultural richness of Snowdonia. The Welsh language is part of the social and cultural fabric of all the communities in Snowdonia. The maintenance and the prosperity of the language in the future forms an obvious part of the work of protecting heritage within the Park, and thus fulfilling one of the main aims of the National Parks and their related duty to ‘foster the social and economic wellbeing of local communities’.

7.2 PPW (Edition 10) para 3.25 states the following regarding the Welsh Language and Placemaking;

‘The Welsh language is part of the social and cultural fabric and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities and places. The land use planning system should take account of the conditions which are essential to the Welsh language and in doing so contribute to its, use and the Thriving Welsh Language well-being goal.’

7.3 With regard to promoting Healthy and Sustainable Communities, one of the ELDP objectives is to promote measures to encourage development that supports the vibrancy of the Welsh language and protect communities from developments that are insensitive to impact on the Welsh language. This conforms to the Wellbeing of Future Generations goal of a Wales of vibrant culture and a thriving Welsh language. This is established primarily within Development Policy 18: The Welsh language and the Social and Cultural fabric of communities and SPG 3: Planning and the Welsh Language.


In determining all planning applications within the National Park the needs and interests of the Welsh Language will be taken into account. This will be achieved through:

i. Supporting development which maintains or enhances the integrity of the Welsh language.

ii. Refusing development which, due to its size, scale or its location, would cause significant harm to the character and language balance of a community. To be able to make an informed decision on applications that may have an effect on the future of the Welsh language within communities, applicants will be required to submit a:

a) ‘Community and Linguistic Statement’ to accompany a planning application for unanticipated windfall sites of 5 or more residential units, a commercial, industrial or tourist development with an area of 1000m2 or more; a development which is likely to lead to the loss of community facilities or employment opportunities and a tourism development creating ten or more holiday units.

b) More detailed assessment in the form of a ‘Community and Linguistic Impact Assessment’ to accompany a planning application where developments are on a larger scale. Larger developments in this case are regarded as proposals which are substantially above the thresholds outlined in criterion (a) and are likely to be located on unallocated sites, have some significance beyond the National Park boundary and be unrelated to specific policies in the Plan.
iii. Mitigating against any adverse effect through requiring, in appropriate circumstances a financial contribution through a Section 106 agreement.

iv. Encouraging 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.

v. Encouraging the use of Welsh place names for new developments, house and street names.

7.4 Elaborating on the criteria within Development Policy 18, it is adopted and stated within SPG 3: Planning and the Welsh Language (September 2011) para 8.3

‘If, in the opinion of the Planning Authority, it can be clearly demonstrated that the development is likely to have a negative effect on the community and on the Welsh language, it will be possible for the Planning Authority to refuse the application solely on these grounds.’

Further guidance regarding development proposals in relation to the Welsh Language, and advice for the preparation of the statements and assessments discussed in criteria (ii), can be found in SPG 3. In addition, the National Park Authority will encourage Welsh names for new developments and bilingual or Welsh Language signage as outlined in criterion (iv) of Development Policy 18.

7.5 Further guidance can also be found within TAN 20: Planning and the Welsh Language.
8 Supporting documentation with planning applications

8.1 Guidance within appendix 1 informs of the general range of landscape issues relating to Visitor Accommodation that Planning Officers need to consider when assessing development proposals in order to ensure and safeguard the conservation and enhancement of the National Park’s ‘Special Qualities’. The following guidance regarding supporting documentation with planning applications, informs of the possible information Planning Officers may request in order to conduct an appropriate assessment to reach an informed decision regarding each development proposal.

In order to assist the determination of applications, Planning Officers can request additional information where appropriate, such as;

- Landscape and Visual Impact Assessment for EIA development, or Appraisal (to demonstrate how the planning proposal positively addresses the development’s landscape and visual context).
- Landscaping Plan.
- Ecological Assessment; including protected species survey.
- The proposed building materials, detailing and use of colour (to complement local building vernacular and/ or achieve good landscape integration).
- Management Plan (for matters such as traffic/parking and restoration/remediation plan of any features should the use cease).
- Lighting scheme, (to dark sky standards and to avoid intrusive night time effects beyond the site).
- Business Plan for an agricultural diversification scheme or for an existing visitor attraction.
- Community and Linguistic Statement and/or Impact Assessment.
When submitting a planning application, the Authority will expect developers to provide sufficient evidence to support the application. Where Planning Officers deem it appropriate, this evidence could include the following:

- The reason for wishing to extend (where relevant).
- Evidence of Biodiversity Enhancement proportionate to the scale of development (see para 3.3 of SPG).
- The significant and permanent environmental and biodiversity improvements proposed. These could include:
  - more effective year-round landscaping,
  - reduced densities in areas visible from public view, in combination with additional planting (which will not subsequently be increased),
  - the use of recessive landscape colours and materials to elevations and roofs of development seen from the wider landscape,
  - improved frontages and entrances to the site,
  - improved visitor amenity and facilities such as play areas within the site.
- As part of the planning application, applicants will be expected to produce a Masterplan to a professional standard of the site including any landscaping proposals clearly showing existing facilities and layout and the proposals for change.
- Consideration of the Dark Sky Designation and conserving dark night-time landscapes.
- Drawings showing location of existing landscape features (trees, shrubs, planted areas, hedges etc.) including any loss or retention of any of this vegetation in the proposals.
- An Ecology Assessment including a tree survey may be required if there are any trees with root protection zones on or near the site.
- Location and retention of historic landscape features.
- Detailed design drawings and written specifications for hard landscape features for example: retaining structures, paving, surfaces, edgings, steps, boundary treatments, lighting, street furniture, car parks, structures, play equipment, storage areas, cycling facilities, signage, areas of gravel, boulders, fountains and other elements in the external works.
- Detailed design drawings and written specifications for soft landscape features e.g.: earthmoving and changes to site contours, removing or filling with soil, including levels information or cross sections to indicate any significant changes in levels. In addition: areas to be seeded, covered by turf or planted with trees, shrubs, groundcover, herbaceous planting, hedges, natural watercourses, ponds, etc.
- Where appropriate, visuals and photos from key viewpoints to demonstrate the visual impact of a development.
- Measures for the protection of trees and vegetation to be retained.
- Details associated with temporary access roads, compounds, storage areas for construction.
Should the evidence provided by developers be insufficient for a Planning Officer to appropriately and accurately assess the site and proposed development, the application will be refused.

5 This is relevant to applications regarding Development Policy 22 and Development Policy 23, and is not applicable to development considered under Development Policy 29.

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Part Two: Information and Guidance on Specific Developments

9 Serviced Accommodation

9.1 The benefits of hotels and guest houses to local communities are recognised by TAN 13: Tourism, as is the impact the loss of hotels to alternative uses. TAN 13 states that: “The conversion of hotel stock to alternative uses can weaken a seaside town’s ability to retain its resort status, and this issue should be addressed in development plans for such areas. Care should be taken not to use the planning system to perpetuate outdated accommodation for which there is no longer a market demand.”

9.2 In recent years there has been a loss of guest houses and hotels within the National Park, especially in coastal areas. This loss has been a result of the change of use from guest houses to self-catering units and other non-tourist uses. Whilst the Authority recognises that accommodation needs within the National Park changes over time, there is still a market for hotels and guest houses and they are an important part of the range of accommodation offered to visitors to the park.

9.3 Serviced accommodation can make a greater contribution to the National Park economy. The coastal areas are particularly dependant on the availability of serviced accommodation as it provides jobs and ensures that visitor spend is within the local area. The Authority will seek to maintain the serviced accommodation sector by supporting the improvement of facilities and services provided by this sector and the upgrading of existing accommodation.

9.4 Due to the importance of hotels and guest houses as outlined above, and in accordance with Development Policy 28: New Build Serviced Accommodation, proposals to convert or change of use of serviced accommodation to other uses, particularly if those uses mean that the conversion back to serviced accommodation in the future will not be possible, will be resisted. The only exception would be to meet a recognized need for affordable housing.

9.5 Where a new use is proposed for an Existing Serviced Accommodation, as stated in Strategic Policy H: A Sustainable Rural Economy, and further explained in para 6.5 of the LDP, it is required that proposals for the re-use of existing employment land or buildings6 (other than in key employment sites7) provide evidence demonstrating that the retention of the employment or business is no longer commercially viable and it cannot be re-used for similar or alternative employment purposes following being actively advertised on the market for at least a year.

9.6 The provision of high quality serviced accommodation is more likely to be sustainable as part of an existing tourist attraction and therefore conforms to the principles of sustainable tourism (as outlined in section 5) and with the criteria of Strategic Policy I: Tourism. This policy is both relevant for tourist attraction and accommodation. Moreover, there will generally be a presumption to improve existing attractions and accommodation as part of this policy.

9.7 The following diagram provides guidance on the most relevant sections of the ELDP to be considered when determining an application for Serviced Accommodation:

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6 This includes hotels, hostels and guest houses.

7 Located in Bala, Dolgellau and Harlech – see Background Paper 4: Assessment of Employment Land, and Proposal and Inset maps for further information regarding these sites.
Diagram 1
10 New Build Serviced Accommodation

10.1 New build serviced accommodation will be permitted within and adjacent to the main built up areas of the local service centres, service settlements, and the secondary settlements, providing it conforms to all the relevant policies within the ELDP and National Policy Guidance.

10.2 However, within Housing Development Boundaries (see Proposals Maps and Inset Maps Document); if there is an identified need for affordable housing, priority will be given to Affordable Housing. This will only be applicable should there be a competition for the development of a particular site between New Build Serviced Accommodation and Affordable Housing. In addition, Serviced Accommodation would be in preference to Self-serviced Accommodation, for reasons outlined in para. 9.1-9.3.

Development Policy 28: New Build Serviced Accommodation (28)

New build serviced accommodation will be permitted within or adjacent to the main built up area of local service centres, service settlements, and secondary settlements providing the following criteria are met:

i. The proposal is not on a site which is required for local affordable housing need

ii. The scale and design of the development is compatible with its setting.

The change of use of serviced accommodation to the non-serviced sector, or its conversion to other non-tourist uses which would prevent its subsequent re-conversion back to serviced tourist accommodation, will not be permitted within the National Park unless to meet a recognised need for affordable housing.

10.3 As stated within para 6.35 within the ELDP, new tourist developments will only be supported where it can be demonstrated that there will be no adverse effects on the character of Snowdonia’s ‘Special Qualities’; developments must also be located near a main road and therefore place no extra pressures on minor rural roads which may be unsuitable and should not cause a significant increase in car borne traffic.

10.4 The following diagram provides guidance on the most relevant sections of the ELDP to be considered when determining an application for New Build Serviced Accommodation:
Diagram 2
11 Self-Serviced Accommodation and Conversions

11.1 The number of self-serviced units within the National Park is significant, with a large percentage of these units located along the coastal areas. Evidence collected and presented in the Tourism Background Paper as part of preparing the ELDP, indicated that there is an over provision of self-catering accommodation within the National Park. Such accommodation includes caravans, chalets and also self-catering holiday houses, cottages and flats.

11.2 In the case of New Self-Catering Accommodation, proposals will be subject to a condition as follows:

‘The self-catering holiday accommodation hereby approved shall be for short term holiday use only, and shall not be used as a second home or for the sole or main residence of the occupiers. No person shall occupy the holiday accommodation hereby permitted for a continuous period of more than 28 days in any calendar year. An up to date register of the names of all occupiers, including their main home addresses shall be maintained and the information made available upon request for inspection by the Local Planning Authority.’ The Authority will make a request to see a register of occupants staying at the property to ensure that the condition is being adhered to.

11.3 Development Policy 9: Conversion and Change of Use of Rural Buildings within the Visitor Accommodation context supports the conversion of rural buildings for use as short term (not exceeding 28 consecutive days per occupant) as good quality self-catering properties as part of an existing rural enterprise scheme to benefit the local economy of the National Park. The Authority will request to see a register of residents staying at the property to ensure that the condition is adhered to.

11.4 If the conversion is part of an agricultural diversification scheme the Authority would require evidence that the proposal is secondary to the use of the livestock or crop production and the proposal takes place on a holding which is registered as an existing agricultural business. A ‘secondary’ use in this context, should be subservient to the main original use in terms of scale and activity, and make an economic contribution to maintain or improve the long term ability of the farm holding to work successfully as an agricultural enterprise. Farm plans would also be useful to support an application to demonstrate how the short term self-serviced holiday accommodation fits into the wider farming picture. Providing information to demonstrate the validity of the agricultural business and to demonstrate how the self-catering accommodation will contribute to the overall farming context of the business is essential to ensure that the planning application conforms to the requirements Development Policy 20: Agricultural
Diversification, and will avoid further queries and delays further down the line.

11.5 Other existing rural enterprise schemes that are in line with the definition in TAN 6 should provide evidence that the existing rural enterprise scheme is an established enterprise along with a business plan for the enterprise to demonstrate how the short term self-serviced holiday accommodation fits in with the wider rural enterprise scheme. The Authority will use a Planning obligation or planning condition to tie the converted building to the land, so as to discourage the subsequent fragmentation of the enterprise scheme by separate sale of the building and to prevent them being sold separately without further application to the authority.

11.6 Converting Rural Buildings can be beneficial as they encourage the reuse of underused or redundant buildings, which may enable traditional buildings to be brought back into use and preventing deterioration. Sympathetic Reuse and Refurbishment of Traditional Buildings can make a positive contribution to the built environment of the National Park. However, where the proposal involves a listed building or a building of traditional form or design, the proposal must conform to Development Policy 7: Listed and Traditional Buildings. Officers will require a Structural Survey undertaken by an Independent, appropriately qualified Structural Engineer should there be doubt over the structural stability of the building.

11.7 A protected species survey will be required to support an application for the conversion of rural buildings. Due to the seasonality of the surveys, these need to be considered at the early stages of developing the planning proposal to avoid delays in the processing of the application.

11.8 The following diagram provides guidance on the most relevant sections of the ELDP to be considered when determining an application for Self-Serviced Accommodation:
Diagram 3

ELDP 2016-2031 Guidance for Self-Serviced Accommodation and Conversions:

- Strategic Policy I: Tourism
- Strategic Policy A: National Park Purposes and Sustainable Development
- Protecting and Enhancing the Cultural and Historic Environment
- Development Policy 9: Conversion and Change of Use of Rural Buildings
- Development Policy 6: Sustainable Design and Materials
- Supporting a Sustainable Rural Economy
- Strategic Policy I: Accessibility and Transport
- Development Policy 25: Visitor Car Parking
- Development Policy 1: General Development Principles
12 Improvements to existing chalet and static caravan sites

12.1 TAN 13 (Tourism) states that: ‘New and extended sites should be effectively screened, and planned so as not to be visually intrusive. And in some cases to facilitate improvement or relocation, local planning authorities may need to consider some expansion of the area covered by a site, so that improved layouts and better landscaping can be implemented. Local Authorities may also need to consider dividing large sites into smaller units to reduce the overall environmental impact.’

12.2 Within the Authority’s SPG 13: Landscape Sensitivity and Capacity Assessment (October 2016), a study was conducted to review the Sensitivity of Wind Energy, Solar Energy, Overhead Lines, Mobile Masts and Static / Chalet Parks to Wales’ Landscape. The data findings on Overall Sensitivity to Static Caravan / Chalet Sites demonstrate that sensitivity is on the medium to very high spectrum throughout the National Park with no Landscape Character Areas (LCAs) on the low to medium spectrum. (See SPG 13: Landscape Sensitivity and Capacity for the full data findings on Overall Sensitivity to Static Caravan / Chalet Sites within each LCA).

12.3 The openness of coastal areas are not suited to caravan development, as the landscape has few natural landforms or areas of woodland which would offer screening; and are often overlooked by higher ground. The majority of the large sites are located along the Ardudwy Coast and have a significant effect on the landscape. For this reason the aim of the policies within the ELPD are to reduce the impact of the existing sites by not allowing any addition to the number of existing pitches or new sites. The Authority will however support the upgrading of facilities within sites. Exceptionally, site extensions could be permitted without increasing pitches, if this is part of an overall environmental improvement to the site and results in reducing the overall impact of the site on the surrounding environment.

12.4 Development Policy 22: Chalet and Static Caravan Sites is the primary policy. If a site extension is proposed, the applicant will need to clearly demonstrate how the development benefits the site and is a genuine proposal to reduce environmental impacts (including the impact on the Dark Sky Reserve) and is not an attempt to simply extend boundaries to create more space for development within the site. As an example, a physical extension could be supported if this helps to reduce densities within a caravan park, does not increase pitches and does create more space for landscaping leading to an improved overall layout.

12.5 Where the application also includes significant and permanent environmental improvements, the Landscape and Visual Impact Assessment (LVIA) would need to demonstrate a net benefit to the landscape and visual amenity of the National Park. Benefits should be focussed towards areas of the existing development that currently
have an adverse landscape and visual effect.

12.6 See section 8 for further guidance.
13 Touring and camping sites

13.1 The Authority will not support the provision of new touring or camping sites within the National Park. Touring and camping sites may be defined as the use of land (for pitches) where visitors bring their own temporary holiday accommodation in the form of tents or touring caravans/campervans. The purpose of Development Policy 23: Touring and Camping Sites is to secure improvements to existing sites within the National Park, not to allow the creation of new sites. These improvements include both environmental and internal landscaping improvements to the site. The main aim of the policy is however not to allow for the increase in numbers of pitches on existing sites but to improve existing facilities and to minimise any impacts on the environment. An increase in the number of pitches will only be permitted on appropriate sites where there are significant environmental improvements proposed and a reduction in impact on the surrounding landscape. The Authority will have to be satisfied that the overall improvements to the site are significant enough to warrant the increase in pitch numbers.

13.2 Sites which are seeking an extension already need to be well screened from main public viewpoints and the scale of any increase in pitches should be appropriate with its surroundings and in keeping with the size of the existing site. Extensions must be physically attached to the existing site. Improvements could include the moving of existing pitches to another part of the site that is better screened within the landscape setting or by providing additional new screening on the boundary and within the site.

13.3 The Authority will require a detailed plan to a professional standard of the existing and proposed internal landscaping improvements as part of the extension or upgrading proposals. See section 8 for further guidance.

13.4 If the site extension includes the addition of 10 or more pitches then the Authority will expect a Linguistic Impact assessment to be submitted along with the application.

13.5 Consideration will also be given by the Authority to the cumulative effect on the landscape of any increase in units on individual sites especially where there are a large number of sites close to each other. This may require the submission of additional supporting documentation, see section 6 and 7 for further guidance.
14 Application for season extensions on Touring Caravan Sites

14.1 Consideration will be given to the extension of the season on touring sites for caravans that are on tour, providing the site is already well screened. Existing screening by mixed deciduous and evergreen trees will be a particularly important consideration in this instance to ensure that the site is well screened throughout the year. Where there would be an increase in the impact on the landscape during the winter months the application would not be looked upon favourably.

15 Touring Caravans - Winter Storage

15.1 Applications for winter storage of touring caravans will be considered against the relevant policies in the Local Development Plan (as outlined previously) including Development Policy 2: Development and the Landscape and Development Policy 1: General Development Principles. Winter storage of touring caravans can have a negative impact on the landscape of the National Park, particularly if the proposed site is not well screened. The Authority will support storage within existing buildings (where suitable) to minimise the impact on the landscape, or on areas within the site that are well screened and hidden from public views. If the proposed winter storage site is not well screened, the Authority will not consider the scheme appropriate.

16 Application for season extensions on Static Caravan and Chalet Site

16.1 Applications permitted for extending the season on Static Caravan Sites will be subject to the following condition;

‘The caravans shall be occupied for holiday purposes only and shall not be occupied as a person’s sole or main place of residence. No person shall occupy the holiday accommodation hereby permitted for a continuous period of more than 28 days in any calendar year. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.’

16.2 Applications permitted for extending the season on Chalet Sites will be subject to the following condition;

‘The chalets shall be occupied for short term holiday use only, and shall not be used as a second home or for the sole or main residence of the occupiers. No person shall occupy the holiday accommodation hereby permitted for a continuous period of more than 28 days in any calendar year. An up to date register of the names of all the occupiers, including their main home addresses shall be maintained and the information be made available upon request for inspection by the Local Planning Authority.’

Supplementary Planning Guidance 8: Visitor Accommodation
Snowdonia National Park Authority
17 Alternative Holiday Accommodation

17.1 In recent years there has been a significant development in the types of alternative self-catering temporary/mobile accommodation on the market (see list below). They have become increasingly popular, and ‘glamping’ is now another type of holiday experience. The revised LDP 2016-2031 has introduced Development Policy 29: Alternative Holiday Accommodation to support small-scale alternative holiday accommodation proposals within the Snowdonia National Park.

17.2 The Authority recognises the contribution that these novel forms of alternative self-catering accommodation can make in providing a wider range of accommodation on offer within the National Park, and also provide wider benefits to the local economy.

17.3 The types of accommodation that would be considered under this policy are low impact and small scale in nature. They are generally less intrusive than the more traditional static and touring caravans as their purpose is to ensure the quiet enjoyment of the area by visitors, and to provide a kind of ‘back to nature experience’. As a result, they can be considered as Alternative Low Impact Sustainable Holiday Accommodation. It is recognised that the market is continually developing therefore each proposal will be considered on its individual merits in accordance with all relevant national local planning policy and guidance, taking any material planning considerations into account.

These various types of accommodation include:

- Pods • Trailers
- Teepees • Roulotte
- Yurts • Geodomes
- Shepherds Huts • Treehouses
- Wagons

This list is not exhaustive.

17.4 As Alternative Holiday Accommodation developments within the National Park are considered as a ‘new’ and different type of offering, it is encouraged to explore innovative sustainable visitor accommodation that preserves and enhances the ‘Special Qualities’ of the National Park, as well as promoting opportunities for the understanding and enjoyment of the ‘Special Qualities’ of the area, by the public, whilst also fostering the economic and social wellbeing of local communities. Proposals that are based on the principles of sustainable tourism as identified in section 5, which promote opportunities for the understanding, and enjoyment of the Special Qualities of the National Park will be supported.

17.5 In order to avoid the proliferation of sites and adverse cumulative impacts, and to support the local rural economy of the National Park, only proposals that are part of a genuine agricultural diversification scheme or are ancillary to a new or existing tourist attraction will be acceptable.

17.6 A ‘tourist attraction’ is defined as a place that offers leisure, adventure, culture, or amusement, drawing people to visit and experience the particular offering within the site itself. The attraction should stand on its own merit, and not be reliant on ancillary enterprises such as cafes, or the proposed alternative holiday accommodation development in order to conform to criteria adopted within para 6.50 of the ELDP 2016-
2031. Tourist accommodation are considered as ‘facilities’ rather than an ‘attraction’.

The Authority will require evidence that the proposal is part of an agricultural diversification scheme which takes place on a holding which is registered as an existing agricultural business. A Farm Plan would also usefully support applications to provide more information on the viability of farms and the case for diversification. (See para 11.4 of this SPG for further guidance). Proposals will need to conform to the requirements set out in TAN 6: Planning for Sustainable Rural Communities and Development Policy 20: Agricultural Diversification- criterion (i – iv). The Authority believes that the holder of the agricultural unit should benefit from the diversification. The Authority will not look favourably on applications which may lead to the fragmentation of the agricultural unit.

If the proposal is to support an existing visitor attraction, then a business plan will need to be provided for the enterprise to demonstrate that the visitor attraction will not be solely reliant on the alternative accommodation and the tourist attraction is still viable, and will still continue to function ensuring that the site does not become solely an alternative accommodation. A condition will be attached to the permitted proposal, which will state that should the existing visitor attraction cease then the alternative accommodation units will have to be removed.

17.7 The main considerations will be the need to protect the landscape, therefore any proposal for this development will need to be small-scale and in an unobtrusive location. In this context, small-scale relates to the capacity of the chosen site to assimilate the development and where the development does not compete for visual attention with the natural landscape.

Pods are usually constructed off site and are transported on to site as a completed unit. For the avoidance of doubt, large chalet type structures will be treated in planning policy terms the same as static caravans and chalets and therefore considered in accordance with Development Policy 22: Chalet and Static Caravan sites of the ELDP. Under this policy the Authority would give favourable consideration to the replacement of static units with pods as part of an overall site improvement plan if appropriate.

17.8 Developments will need to be in locations that are already well screened by existing landforms and vegetation, where the units can be readily assimilated into the landscape and have an unobtrusive visual impact in the wider landscape. Developments that do not fall within this description, will not be permitted. Locations that are well screened by existing woodland or a treescape setting that can provide adequate screening (including winter) are preferred, including natural features, effective traditional boundaries or farm structures. Supplementary landscaping would be welcomed where adjoining existing woodland – although should not be used to make an ineffectively screened development acceptable.
17.9 The Authority will require a detailed plan showing the proposed development, views of the site (with photographs) and existing landscaping when presented with an application. Unsuitable sites in the open countryside where there are no existing natural screening or when the development is in a sensitive and/or prominent location, will not be permitted. Excessive / significant excavation will not be permitted, especially within tree root protection areas. Sympathetic excavation may be permitted where appropriate, providing an appropriate working methodology is used, i.e. no heavy machinery in areas that would cause detrimental effects to the landscape.

17.10 Where planning applications raise concerns about effects on the landscape and/or visual amenity, the Authority will require a Landscape and Visual Impact Assessment/Appraisal, including photomontages from viewpoints agreed with the Authority. See section 6 and 8 for further detail.

17.11 Views of the site from public vantage points agreed with the Authority will also be critical in assessing the suitability of any given site. Where appropriate, a Landscape and Visual Impact Assessment (LVIA) and photomontages from viewpoints agreed with the Authority will be required. The development should respect the natural contours of the landscape and respect and protect views. The nature, location and siting, size, height, scale, design and colour of the accommodation units will be critical in this respect. Generally, the dimensions of the structures will be determined by the capacity of the site and its ability to screen them from public vantage points. Hard standing, fencing and other man made features should be avoided. Additionally, in order to protect the National Park’s Dark Sky Designation, no obtrusive outside lighting will be permitted.

17.12 The development must demonstrate that the accommodation units are truly temporary in nature and capable of being moved, or dismantled and moved, depending on the structure of the unit(s) when no longer in use. The visual impact of the site during the winter months, when there are no leaves on the trees, will be an important consideration. Whether the development will be permitted to remain all year round will depend on the proposal and setting.

17.13 As alternative holiday accommodation are temporary in nature, should the use cease, the alternative holiday accommodation will have to be removed, therefore, the Authority will require a detailed strategy outlining how the land will be returned to its original condition and use if the proposed use ceases as part of the application. Permitted applications will be subject to a condition that ensures this.

17.14 To prevent the installation of additional equipment / furnishings that will have adverse effects on the landscape and visual amenity around the site or in the vicinity of the accommodation units, relevant permitted development rights will be removed as part of any planning permission. Conditions will be imposed to restrict additional equipment / furnishings that will have adverse effects on the landscape and visual amenity. This is in order to ensure that the site remains as unobtrusive as possible and to reduce the visual impacts of man-made clutter in the countryside.

17.15 The emphasis of these developments is very much on small scale and ‘back to nature’ type developments where environmental and visual impacts are kept to an absolute minimum. Individual accommodation units should be of a modest size and they should provide only the most basic of facilities. Self-contained units with toilets and showers will not generally be supported in order to keep the units as small as possible and to minimise their impact upon the landscape, unless a compelling justification can be advanced.
17.16 Criterion (iv) of Development Policy 29 directs that ancillary facilities, including toilets and showers, should be located within an existing building or as an extension to existing facilities. If no suitable buildings are available, the need for additional temporary and low impact facilities\(^8\) should be clearly demonstrated and they should be commensurate with the nature and scale of the development and the character of the site within which it is located. If the alternative holiday accommodation use ceases, these facilities must be removed and the site restored in accordance with details which should accompany the planning application.

17.17 This does not necessarily mean that the quality will be of a lower standard; the 'quality' of alternative holiday accommodation can be measured in terms of the uniqueness of the experience in creating a memorable visit and not only in terms of 'luxury' facilities; see link below for **Welsh Government's brochure on ‘Glamping Quality Standard’** for qualities of high standard sustainable glamping that may be considered as an acceptable development within a National Park. As stated within the brochure, the purpose of this scheme is to maximise the business potential of glamping sites where assessment will be carried out in order to award accreditation and provide detailed feedback for further improvements. There are two levels of recognition within the Glamping scheme: Visit Wales Accreditation and Visit Wales Gold Award. The aim of the assessment is to highlight the strengths of the business, and provide support and guidance where lacking without disrupting the character, style or uniqueness of the business.


17.18 It is accepted that sites will be rural in nature and that most people will be arriving by private car. In order to promote sustainability, preference shall be given to those developments that facilitate and promote the use of public transport or cycle paths. See **Strategic Policy L: Accessibility and Transport** for further guidance. Additional parking spaces can have an adverse effect on the landscape. The development proposal should not lead to the creation of vehicular access or parking areas that would adversely affect landscape character. The creation or expansion of any car park should not be harmful to residential amenity or road access and be consistent with National Park purposes and the ‘Special Qualities’ of the National Park. Parking considerations will depend on the location, the existing landscape features in regards to screening and its visual impact.

17.19 The specific type of alternative holiday accommodation will need to be made clear within the application process, and a condition will be imposed when permitted to ensure that the development accords with the agreed plans. Should the need to change the type of accommodation arise, a new application or an application to vary the latter condition will need to be submitted, depending on the existing and proposed type of accommodation. As previously stated in para 11.2 with self-serviced accommodation, proposals will only be permitted for short-term self-catering holiday accommodation and this will be secured by a condition. The condition will limit the occupation by no more than 28 consecutive days per occupant in one calendar year and require a register of occupants to be kept and made available for inspection by the Authority on request.

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\(^8\) Low impact facilities could include compost toilet(s), solar powered lighting (dark sky compliant), rainwater harvesting, wood burning stove, gas burners etc.
Treehouses

17.20 Treehouses are often substantial timber structures constructed several metres off the ground within wooded areas. In addition to accommodation units they may also include elevated platforms and walkways with handrails and stairs. Rather than being physically attached to, or supported by trees they are often constructed on stilt like structures anchored in the ground. As a result they have an air of permanence, in that they cannot be easily dismantled. They may also have a greater potential impact on the surrounding landscape and trees than accommodation units at ground level, particularly in the winter months if located in a deciduous woodland. Treehouses may also be potentially harmful to tree health and structure, tranquillity and biodiversity, for example nesting birds and roosting and foraging bats, through the introduction of noise and artificial lighting. As other policies in the ELDP protect trees and woodlands, and ancient woodlands in particular along with historic parks and gardens, treehouse developments would be better suited to mature commercial conifer plantations, however each development proposal will be considered on its own merit.

17.21 This type of development will require an arboriculture survey and ecological input for example a protected species survey, along with the requirements stated in section 5-8.

17.22 The following diagram provides guidance on the most relevant sections of the ELDP to be considered when determining an application for Alternative Holiday Accommodation:
Appendix 1: The Landscape Issues for Visitor Accommodation proposals to consider

- Site choice and layout is to make good use of existing landform, trees and enclosure for development and associated transient land uses (tents, touring caravans, car parking etc.) to be unobtrusive within landscape views.

- Sites that require considerable areas of new planting/screening for visual integration reasons are unlikely to be appropriate.

- Sites that are open and exposed to winds within coastal or upland areas are unlikely to be appropriate (the ability to screen development with new planting is very limited and these are challenging environments for camping/caravan type facilities).

- Focus new development and associated functional uses next to existing buildings - away from wilder, open areas to conserve natural qualities of the landscape and scenic views.

- Discrete, low density development and informal layouts fit best with natural patterns of landform, trees, hedgerows and rivers and help retain the special qualities visitors have come to the area to experience.

- Curved access roads, set out between existing trees/landform, avoid formality and artificial straight lines in the rural landscape

- Any new buildings (WC/ wash rooms etc.) would need to be strategically located, be modest functional structures appropriate to a rural location with materials and colours chosen for the rural context and visual integration. Facilities are to be high quality rural/tourism in nature rather than municipal/functional in nature.

- No obtrusive lighting is to be introduced to remoter areas. Any lighting should be limited and designed to Dark Sky Reserve Standards.

- Supplementary planting for screening, amenity and site character is to be incorporated. Planting choice is to reflect naturally occurring species and the degree of wind exposure. Cloddiau can help in exposed locations.

- An attractive setting and quality visitor facility is to be achieved. This requires careful specification of materials used for roads, buildings, stone walls and planting. Incorporation of vernacular building traditions, materials and use of colour. The use of craftsmanship in the construction of drystone walls, buildings and regrading of landform. Attention to the appearance of the site entrance, reception area and the maintenance of the site grounds.

- Proposals that enhance existing facilities, the quality of visitor experience and improve landscape integration, will be encouraged.
ITEM NO. 5

MEETING | Planning and Access Committee
DATE | 22 January 2020
TITLE | SUPPLEMENTARY PLANNING GUIDANCE (4): AFFORDABLE HOUSING
REPORT BY | Principal Planning Policy Officer
PURPOSE | To approve the draft Supplementary Planning Guidance (4) Affordable Housing, following changes arising from public consultation.

1. BACKGROUND

1.1 The Authority adopted the Eryri Local Development Plan (ELDP) 2016-2031 on the 6th February 2019. As Members are aware, the Eryri LDP contains strategic policies and development policies as a basis for deciding planning applications. Supplementary Planning Guidance documents (SPGs) provide further detailed information, in support of the ELDP policies. To give further guidance regarding the new policies formed through the short form revision a series of new and updated SPGs are being prepared to provide further information and guidance on the implementation of polices contained in the ELDP. SPGs should expand and interpret planning policies and not in themselves, form new areas of policy.

1.2 Purpose

The purpose of the Affordable housing SPG guidance is to:

- Provide guidance on local needs for affordable housing including definitions and types.
- Provide detailed guidance to users of the planning system on how the current policies on affordable housing will be applied.
- Explain what needs to be considered when submitting a planning application for new affordable housing
- Provide guidance to assist officers and members in determining planning applications for affordable housing.

2. CURRENT POSITION

2.1 Following discussion during May’s Members Working Group regarding the initial draft document of the Affordable Housing SPG, a draft version of the SPG was approved for public consultation by the Authority’s Planning and Access Committee on the 3rd of July 2019. The approved draft of this SPG was the subject of a 6 week public consultation between 9th of July 2019 and the 18th of September 2019.
2.2 Appendix 1 of this report contains a Consultation Report containing details of the public consultation, and a summary of the comments received together with an officer response including any proposed changes to SPG 4: Affordable Housing. The Supplementary Planning Guidance document has now been updated to take into account the representations received. The amendments can be seen as track changes (see Appendix 2).

3. **RECOMMENDATION**

For Members to:

1) Note the contents of the Consultation Report; and

2) Formally adopt the Affordable Housing SPG to be used as material planning consideration in decision making within the Snowdonia National Park.
SNOWDONIA NATIONAL PARK AUTHORITY

CONSULTATION REPORT:
SUPPLEMENTARY PLANNING GUIDANCE:
4. AFFORDABLE HOUSING
1 BACKGROUND

The Policy Context

1.1 The Authority adopted the Eryri Local Development Plan (ELDP) 2016-2031 on the 6th February 2019. The ELDP 2016-2031 contains Strategic Policies and Development Policies as a basis for deciding planning applications. Supplementary Planning Guidance documents (SPGs) provide further detailed information, in support of the ELDP policies.

1.2 SPGs will be material planning considerations during the process of assessing and determining planning applications. Welsh Government and the Planning Inspectorate will place considerable weight on supplementary planning guidance that stem from, and are consistent with the ELDP. SPGs should expand and interpret planning policies and not in themselves, form new areas of policy.

The need for a Supplement Planning Guidance

1.3 Since the previous version of this SPG was adopted back in September 2011, the Authority’s housing policies have been amended through the preparation and adoption of the revised Eryri Local Development Plan 2016-2031. It is therefore necessary to revise the SPG as a whole to provide an up to date and appropriate guidance to assist those determining applications, agents and members of the public on Affordable Housing developments within the Snowdonia National Park.

1.4 The purpose of the guidance is to:

- Provide guidance on local needs for affordable housing including definitions and types.
- Provide detailed guidance to users of the planning system on how the current policies on affordable housing will be applied.
- Explain what needs to be considered when submitting a planning application for new affordable housing.
- Provide guidance to assist officers and members in determining planning applications for affordable housing.

1.5 The SPG provides detailed information on how policies contained in the revised Eryri Local Development Plan (ELDP) (2016-2031) will be applied in practice by the Authority. The most relevant policies in the revised Eryri LDP are Strategic Policy G: Housing, Development Policy 30: Affordable Housing, Development Policy 11: Affordable Housing on Exception Sites and Development Policy 9: Conversion and Change of use of rural buildings.

1.6 The SPG has been updated to reflect current data on household income that guides the affordable price level of properties (Appendix 6 of the SPG). The size of affordable housing units has also been defined so they commensurate with the needs of the intended household and remain affordable in perpetuity (Section 8 of the SPG). The SPG has also been updated to reflect the most up to date data relating to commuted sum payments (Section 9 of the SPG).
2 PUBLIC CONSULTATION

2.1 A draft version of this SPG was approved for public consultation by the Authority’s Planning and Access Committee on July 3rd 2019. The draft was prepared in consultation with officers from the Authority’s Development Management Section along with other expert Topic Stakeholders.

2.2 The approved draft of this SPG was the subject of a 6 week public consultation between the 9th of July 2019 and the 18th of September 2019.

2.3 Details of the public consultation were available on the Authority’s website, and emails/letters were sent to all Councillors, Community Councils, and those on the Authority’s Contact Database. Hard copies of the SPG were also available to view:

- at the National Park Office in Penrhyneddraeth,
- at public libraries in Barmouth, Bethesda, Blaenau Ffestiniog, Dolgellau, Penygroes, Tywyn, Porthmadog, Y Bala, Cerrigydrudion, Conwy, Llanfairfechan, Llanrwst, Penmaenmawr, and
- at the Authority’s Information Centres in Betws Y Coed, Beddgelert and Aberdyfi.

2.4 Interested parties were informed to respond to the consultation through submitting comments by emailing polisi.cynllunio@eryri.llyw.cymru or by post to the Authority’s Park Office address in Penrhyneddraeth.

2.5 A total of 9 comments of objection were received. The comments cover issues such as self-build, commuted sums, building standards, the Welsh language and viability. A further 8 comments were received after the deadline for submissions. They have not been considered by officers but are included in Appendix 1 (respondent ID’s 005-006).

2.6 For the sake of clarification Officers have made an addition to paragraph 8.16 on the removal of permitted development rights.

2.7 Tai Teg no long charge a fee for individual assessments of housing need, therefore paragraph 7.8 has been deleted.

2.8 Appendix A of this report, summarises the comments received, the Authority’s response to the comments and, where appropriate, recommends any changes required to the SPG in lieu of the comment.
<table>
<thead>
<tr>
<th>Resp ID</th>
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<tr>
<td>001</td>
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<td>Gruffydd Price</td>
<td>Objection</td>
<td>General</td>
<td>General</td>
<td>The SPG does not mention 'self-build', for which the Welsh Government has commenced a scheme. Self-builds are required in the National Park to support and keep the young in our communities.</td>
<td>The Welsh Government are in the process of launching a new scheme called 'Self-Build Wales'. This scheme involves Local Authorities identifying 'plots' on land in their ownership (this does not include National Parks, whose role in the scheme is as a Local Planning Authority to determining planning applications). Applicants provide a 25% deposit and receive a 75% loan from the Development Bank Wales. Applicants will not be able to rent or sell the self-build home for a minimum of 5 years from the completion date. The completed self-build must also be the applicant's only property. The scheme has not been formulated specifically to deliver affordable homes for local needs. Any proposal under this scheme would need to comply with the Eryri LDP 2016-2030 affordable housing Policy 30. Any occupant would have to comply with the ELDP's definitions of housing need and local occupancy. The inclusion of the scheme within the SPG is not considered necessary; it is an externally run scheme that is dependant on the current ELDP policies and affordable housing guidance within the SPG.</td>
<td>No changes proposed.</td>
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<td>002</td>
<td>001</td>
<td>Owen Devenport Ltd</td>
<td>Objection</td>
<td>10</td>
<td>10.16</td>
<td>Objects to the method of calculating the commuted sum when varying a Section 106 Agreements to remove a local occupancy restriction (i.e. not affordable). The commuted sum is based on the open market value minus the affordable value for the area. Some houses with local occupancy conditions are large and will not be at an</td>
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<td>Propose to add (shown in red) the following to paragraph 10.16: Where planning applications are received to lift local housing restrictions through Section 106 Agreement, the Authority will assess whether the restriction continues to serve a useful purpose. The Authority may consider either replacing the existing local occupancy restriction</td>
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APPENDIX A – SUMMARY OF COMMENTS RECEIVED AND OFFICERS’ RECOMMENDATIONS

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<tr>
<td>003</td>
<td>001</td>
<td>Anonymous</td>
<td>Objection</td>
<td>General</td>
<td>General</td>
<td>The document is not easily understood and is overly complex.</td>
<td>The SPG has been written to the required level of detail and complexity that the subject entails. A level of detail is required to provide sufficient guidance to developers and provides mechanism for calculating affordable home values and commuted sums.</td>
<td>No changes proposed.</td>
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affordable. The calculation would lead to a significant difference between the open market value and the affordable value and result in very high commuted sums. Suggests that in such cases the commuted sum be 10% of the open market value.

(58%). This gives a value of approximately £65,000. Any commuted sum calculated to be above this value will be reduced to £65,000.

with a revised affordable housing Section 106 agreement with a % discount (based on the difference between the Open Market value and the affordable value in the area as highlighted in Appendix 6) or consider the option of a variation to the original Section 106 agreement subject to the payment of a commuted sum towards the future provision of affordable housing. The commuted sum sought by the Authority will be the difference between the open market value and the affordable value for the area. The open market value of the property shall be provided by the applicant from two appropriately qualified chartered surveyors in line with red book valuation and agreed with the Local Planning Authority. In cases where dispute remain over the open market valuation, the services of the District Valuer Service will be sought to resolve such disputes with the costs to be borne by the applicant. Where there is a substantial difference in value between the open market value and the affordable value, the Authority will consider accepting a lower commuted sum up to the value of £65,000 for a single dwelling.
<table>
<thead>
<tr>
<th>Resp ID</th>
<th>Rep ID</th>
<th>Organisation/ Individual</th>
<th>Type of comment</th>
<th>Chapter</th>
<th>Para no.</th>
<th>Officer Summary</th>
<th>Officer Response</th>
<th>Changes Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>004 001</td>
<td></td>
<td>Home Builders Federation</td>
<td>Objection</td>
<td>8</td>
<td>8.6</td>
<td>The size requirements for developments that receive Social Housing Grant is determined by the Welsh Government and is not relevant to planning and should not be referred to in the SPG. An example from the Vale of Glamorgan's LDP examination is used to support this view.</td>
<td>For assistance, a glossary is appended as Appendix 1 to the SPG. These are not precise definitions but are provided to give the reader a simple introduction to some of the technical terms used in the document.</td>
<td>No changes proposed.</td>
</tr>
<tr>
<td>004 002</td>
<td></td>
<td>Home Builders Federation</td>
<td>Objection</td>
<td>8</td>
<td>8.11</td>
<td>Does not agree with the SPG's contention that new affordable housing units should be fully integrated and as good, if not better than market housing in terms of design quality and materials. Something that is a better standard cannot be integrated.</td>
<td>The SPG uses the same wording contained in Policy 30 Affordable Housing of the Eryri Local Development Plan; the content of the policy cannot be changed.</td>
<td>No changes proposed.</td>
</tr>
<tr>
<td>004 003</td>
<td></td>
<td>Home Builders Federation</td>
<td>Objection</td>
<td>8</td>
<td>8.13</td>
<td>DQR (Development Quality Requirements) standards are to be reviewed in 2021 so flexibility is required. Registered Social Landlords do not have to have properties built to DQR standards unless a Welsh Government grant is involved, so a home not built to DQR is not precluded from being purchased by an RSL.</td>
<td>This is not a requirement but a stated preference. It is recognised that RSL's can purchase houses that do not comply to DQR if they have not received grant assistance.</td>
<td>No changes proposed.</td>
</tr>
<tr>
<td>004 004</td>
<td></td>
<td>Home Builders Federation</td>
<td>Objection</td>
<td>8</td>
<td>8.14 + 8.15</td>
<td>States the section of the Welsh language is not relevant to the SPG and should be removed.</td>
<td>The SPG clarifies the requirements of Development Policy 18: The Welsh language and the Social and Cultural fabric of communities, from the ELDP.</td>
<td>No changes proposed.</td>
</tr>
<tr>
<td>Resp ID</td>
<td>Rep ID</td>
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<td>Type of comment</td>
<td>Chapter</td>
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<tr>
<td>004 005</td>
<td>Home Builders Federation</td>
<td>Objection</td>
<td>9</td>
<td>9.21</td>
<td>Reference should be made to the clause in S.106's requiring unspent commuted sums to be paid back to the developer within a certain amount of time. The timeframe should be 3 years.</td>
<td>A Community and Linguistic Statement is required to accompany a planning application for unanticipated windfall sites of 5 or more residential units. Given that such an application will require a provision of affordable housing, dependant on the settlement type, this is a relevant and important consideration.</td>
<td>No changes proposed.</td>
<td></td>
</tr>
<tr>
<td>004 006</td>
<td>Home Builders Federation</td>
<td>Objection</td>
<td>9</td>
<td>9.31</td>
<td>The SPG advises the use of the Three Dragons 'Development Appraisal Toolkit', used elsewhere in Wales by LDP's and developers, where there is a dispute about the provision of affordable housing on a site which is subject of a planning application.</td>
<td>As part of a rolling programme the SPG on Planning Obligations is planned to be updated in the near future which will refer to the latest relevant documents. Section 106 agreements include a clause requiring the Council to refund any unexpended financial contributions to the developer within a set timeframe. For affordable housing contributions, this will be a minimum of 10 years from the date of receipt. This reflects the complex nature of delivering affordable housing, including the time taken to identify appropriate sites and to identify a partner for delivery and future management of the affordable housing. The Commuted Sum Expenditure Protocol adopted by the Planning and Access Committee in October 2019 has further information on the topic. It is considered these matters should be left for the Authority's discretion when agreeing individual legal agreements. It is not considered necessary to amend the SPG.</td>
<td>For clarification, propose to add (shown in red) the following to paragraph 9.31: The Three Dragons 'Development Appraisal Toolkit' (or any other alternative toolkit considered acceptable by the Authority), used elsewhere in</td>
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<td>Resp ID</td>
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<tr>
<td>005</td>
<td>001</td>
<td>NHS</td>
<td>Objection</td>
<td>6</td>
<td>6.4</td>
<td>Suggests greater flexibility in the wording to allow the use of other toolkits which may come available.</td>
<td>Received after closing deadline for submissions</td>
<td>No changes proposed.</td>
</tr>
<tr>
<td>005</td>
<td>002</td>
<td>NHS</td>
<td>Objection</td>
<td>6</td>
<td>6.5</td>
<td>Suggests expanding the definition of a key worker from being in full time permanent employment, to include those in part time or temporary employment.</td>
<td>Received after closing deadline for submissions</td>
<td>No changes proposed.</td>
</tr>
<tr>
<td>006</td>
<td>001</td>
<td>Evan Owen</td>
<td>Objection</td>
<td>General</td>
<td>General</td>
<td>Requests evidence used to prepare the SPG.</td>
<td>Received after closing deadline for submissions</td>
<td>No changes proposed.</td>
</tr>
<tr>
<td>Resp ID</td>
<td>Rep ID</td>
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<tr>
<td>006</td>
<td>002</td>
<td>Evan Owen</td>
<td>Objection</td>
<td>General</td>
<td>General</td>
<td>Refers to a letter sent by the Welsh Government's housing minister requiring allocated sites to provide at least 50% affordable housing.</td>
<td>Received after closing deadline for submissions</td>
<td>No changes proposed</td>
</tr>
<tr>
<td>006</td>
<td>003</td>
<td>Evan Owen</td>
<td>Objection</td>
<td>General</td>
<td>General</td>
<td>Refers to Development Policy 5: Open space and Green Wedges of the Eryri Local Development Plan 2016-2031, and to specific sites and planning permissions which are not relevant to this SPG.</td>
<td>Received after closing deadline for submissions</td>
<td>No changes proposed</td>
</tr>
<tr>
<td>006</td>
<td>004</td>
<td>Evan Owen</td>
<td>Objection</td>
<td>General</td>
<td>General</td>
<td>&quot;Implying fixed plot and rent prices is missing the target, do these £12,000 plots include services and should the rent be 20% less than open market rents?&quot;</td>
<td>Received after closing deadline for submissions</td>
<td>No changes proposed</td>
</tr>
<tr>
<td>006</td>
<td>005</td>
<td>Evan Owen</td>
<td>Objection</td>
<td>General</td>
<td>General</td>
<td>Ask whether it is it right to say ownership of land outside the farming community is no reason to give planning permission on a particular site, as it seems discriminatory.</td>
<td>Received after closing deadline for submissions</td>
<td>No changes proposed</td>
</tr>
<tr>
<td>006</td>
<td>006</td>
<td>Evan Owen</td>
<td>Objection</td>
<td>General</td>
<td>General</td>
<td>A comments on Corsygedol park and garden’s designation status which is of no relevance to the SPG.</td>
<td>Received after closing deadline for submissions</td>
<td>No changes proposed</td>
</tr>
</tbody>
</table>
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2 SETTING THE CONTEXT .........................................................................................5
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## APPENDIX

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1 INTRODUCTION

1.1 This guidance is one of a series of Supplementary Planning Guidance (SPG) documents, which provide detailed information on how policies contained in the revised Eryri Local Development Plan (ELDP) (2016-2031) will be applied in practice by the National Park Authority. The SPG sets out the National Park Authority’s requirements for affordable housing to ensure new developments help meet the local housing needs and create mixed sustainable communities. The guidance is for the use of planning officers, planning specialists, members of the public and all other users of the planning system.

Purpose of the Supplementary Planning Guidance

1.2 The purpose of the guidance is to:

- Provide guidance on local needs for affordable housing including definitions and types.
- Provide detailed guidance to users of the planning system on how the current policies on affordable housing will be applied.
- Explain what needs to be considered when submitting a planning application for new affordable housing
- Provide guidance to assist officers and members in determining planning applications for affordable housing.
- Provide guidance and information regarding affordable housing developments within Snowdonia National Park for the Planning Inspectorate, Statutory Consultees, Community Councils, members of the public and other interested parties.

1.3 Pre-application engagement offers the potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications. The Authority is committed to working with applicants at the pre-application stage and actively encourage pre-application discussions for all types of development. Further information can be found on the Authority’s website; http://www.snowdonia.gov.wales/planning/planning-permission/pre-application-enquiry

1.4 A glossary of terms used in the document is set out in appendix 1.

Status

1.5 This draft (SPG) has been produced to support the policies in the revised Eryri LDP (2016-2031). This SPG has been subject to public consultation, and has been formally adopted by the Authority. The SPG is subject to public consultation and once adopted by the Authority, it will provide an update and replaces the Authority’s Affordable Housing SPG 4 (September 2011). It is now a material consideration when determining planning applications including applications for the renewal of consents and planning appeals within the Snowdonia National Park area.
1.6 The most relevant policies in the revised Eryri LDP are:

- **Strategic Policy G: Housing**
- **Development Policy 30: Affordable Housing,**
- **Development Policy 11: Affordable Housing on Exception Sites**
- **Development Policy 9: Conversion and Change of use of rural buildings**

(see Appendix 2 for further details).
2 SETTING THE CONTEXT

2.1 Housing issues continue to be one of the main area of concern for many communities within the Park. The shortage of affordable housing to rent or to buy is one of the greatest challenges facing many communities in Snowdonia. Local incomes in the National Park are generally low and opportunities for higher paid employment limited. These problems are exacerbated by the significant percentage of second and holiday homes within the National Park. The accessibility and affordability of housing is an essential factor in securing long-term sustainability of our rural communities, which is the main rationale behind the Authority’s affordable housing policies.

2.2 The National Park Authority is not a housing authority responsible for the provision of affordable housing as this is the responsibility of the Local Authority i.e. Gwynedd Council and Conwy County Borough Council. Both Gwynedd and Conwy housing authorities prepare a Local Housing Strategy, which provides a strategic direction to improve the access to affordable housing and promotes partnership working with key stakeholders in the private, public and voluntary sector. They are also responsible for preparing Local Housing Market Assessments (further information contained in section 7). Although Snowdonia National Park Authority is not a housing authority, it does have a role to regulate and facilitate private and public housing through the planning process.
3 AFFORDABLE HOUSING PLANNING POLICIES

3.1 The revised Eryri Local Development Plan 2016-2031 contains policies to seek and facilitate the sustainable delivery of affordable housing to meet local need. The most relevant policy in relation to Affordable Housing is Development Policy 30, which sets out the thresholds and affordable housing target for each settlement. Detail extracts are provided in appendix 2.

Housing Allocations

3.2 Each housing allocation in the revised Eryri LDP has an affordable housing target, which range from 20% to 100% affordable housing. Further information on the affordable housing target for each allocation is contained in Strategic Policy G: Housing.

New affordable dwellings within housing development boundaries

3.3 Housing development boundaries have been defined for Local Service Centres, Service Settlements and for Secondary Settlements. Appendix 3: contains a list of the settlements within each settlement hierarchy.

- Within the housing development boundary of Local Service Centres (Dolgellau and Bala) where the development is for five dwellings or more the authority will seek 20% affordable housing units to meet local need.

- Within the housing development boundary of Service Settlements (Harlech, Betws y Coed, Aberdyfi, Trawsfynydd and Llanberis) where the development is for three dwellings or more the Authority will seek 33% affordable housing units to meet local need.

- Within the housing development boundary of Secondary Settlements where the development is for two dwellings or more the Authority will seek 50% affordable housing units to meet local need.

<table>
<thead>
<tr>
<th>Settlement Hierarchy</th>
<th>Number of dwellings</th>
<th>Affordable Housing %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Service Centres</td>
<td>5+</td>
<td>20%</td>
</tr>
<tr>
<td>Service Settlements</td>
<td>3+</td>
<td>33%</td>
</tr>
<tr>
<td>Secondary Settlements</td>
<td>2+</td>
<td>50%</td>
</tr>
</tbody>
</table>

There are no housing development boundaries for smaller settlements. Within smaller settlements the development of up to two new single units of 100% affordable dwellings for local need will be permitted (if the site is immediately adjacent to a property highlighted on the settlement inset map). Exceptionally more than two dwellings will be allowed where need is proven and the character and setting of the settlement is not impaired.
3.4 A summary of the housing requirements by settlement is contained in appendix 4.

3.5 To ensure the best use of land, the Authority will seek a density of 30 dwellings per hectare for residential development (unless there are local circumstance such as character of the locality that suggests a lower or higher density may be more appropriate). Where the density (number of units per hectare) falls below the suggested density without sufficient justification, and appears to have been done so to either avoid or reduce the affordable housing contribution required, applications may be refused.

3.6 The subdivision or phasing of development sites to avoid or reduce the affordable housing contribution required will not be permitted. Where the subdivision of a site results in housing proposals on two or more adjoining sites, any of which fall below the threshold, the Authority will treat them as one site. The affordable housing contribution will be based on the total number of dwellings proposed or capable of being provided across the different sites or phases.

3.7 To avoid piecemeal development of land to get round the affordable housing requirement, the Authority will examine the development potential of land adjacent to a site. Where it is clear that the site could form part of a larger above threshold site, by including adjoining land not necessarily in the same ownership, then affordable housing may be sought/justified as part of a comprehensive, integrated development.

3.8 In determining whether two or more adjacent pieces of land should be considered as one, the Authority will consider the following:

- Whether a previous application incorporated parts of both sites;
- Whether the sites are inter-dependant (i.e. when one site is dependent on another for development) in any way – for example, functionally or physically, sharing access etc;
- Whether there is a financial or business link between the owners (e.g. if a site has been deliberately split into two, and put in two different names);
- Whether there is a reasonable prospect of developing both sites together; and
- Whether there have been actions undertaken on behalf of an owner or developer to release land after a site in close proximity has benefited from a planning permission.

**New affordable dwellings on rural exception sites**

3.9 In exceptional cases, the Authority will allow permission to be granted on suitable land outside but immediately adjoining the defined housing development boundaries to provide for affordable housing need in local communities. These are called “exception sites”. These sites should be offered at a nominal land value and it is expected that only very small sites or single plots will come forward at any one time.
3.10 Proposals will be assessed based on proven need, the suitability of the site. The density, setting, design, materials, landscaping etc must protect and maintain the existing character of the settlement.

3.11 Proposals for small scale affordable housing units immediately adjoining a housing development boundary will be supported provided that:

- A need for affordable housing has been demonstrated through an approved local housing needs survey or on the written advice of the local housing authority.
- The need cannot be satisfied within a reasonable period of time by:
  a) The use of a suitable available site within the housing development boundary of the settlement
  b) The use of existing housing which is available for sale or rent in the locality
  c) The conversion or rehabilitation or redevelopment or existing buildings in the locality which are available
  d) The use of a site allocated for affordable housing is available.
- The site is a redevelopment of existing buildings or represents a logical and sympathetic extension of the settlement in a way which does not prejudice the character of that settlement or the appearance of the surrounding countryside and is not located within a green wedge.

3.13 New affordable dwellings delivered through the conversion / change of use of buildings for residential use

3.14 The conversion of buildings for residential use can also contribute to the housing stock. The conversion of buildings into dwellings within the...
housing development boundary can reduce the pressure to release green field sites and in general such conversions are considered favourably.

3.16 In the case of all conversion / change of use of a building to residential use a 50% affordable housing contribution will be sought in line with Development Policy 30. The applicant will have the option of either converting the building into an affordable local need unit or making a commuted sum payment\(^2\) to help fund affordable housing elsewhere in the National Park. If a commuted sum is accepted the dwelling will revert to an open market house and not be counted as an affordable dwelling.

3.17 Beyond the Housing Development Boundary of any settlement, the re-use of rural buildings such as field barns can also provide a source of new affordable housing and offer a means of successfully preserving traditional buildings. A 50% affordable housing contribution will be sought by either converting the building into an affordable local need unit or making a commuted sum payment as highlighted above in line with Development Policy 30: Affordable Housing and Development Policy 9: Conversion and Change of use of rural buildings.

3.18 Great care is needed however in deciding the suitability of a building for re-use as a residential dwelling, in order to avoid harming either the character of the original building or the environment in which it is situated. The Authority will only permit the conversion of a non-residential building to a residential use where it can be demonstrated that the proposal reflects the original character of the building and respects its setting.

3.19 In some cases, it will be a challenge to retain conversion costs within affordable limits. This could be done by splitting the conversion into more units if this is acceptable on design grounds.

Rural Enterprise Dwellings

3.19 The provision of dwellings in the open countryside for rural enterprise workers may be acceptable subject to assessment in line with Planning Policy Wales and Technical Advice Note (TAN 6). The future occupancy of a Rural Enterprise Dwelling will be controlled by a condition which will require the dwelling to be occupied by a worker (and/or dependant(s) or widow/er) directly associated with a rural enterprise or if there is no such eligibility by a person meeting the Authority's affordable housing for local needs eligibility criteria.

3.20 To ensure the dwelling remains affordable the size of the dwelling must not be excessive. The same dwelling size as an affordable local needs house (as indicated in Section 8 of this SPG will be applied to Rural Enterprise Dwellings i.e. a two storey 5 bedroomed house should not exceed 120m\(^2\). If an applicant demonstrates a genuine and reasonable business related need for office/shower/boot room consideration may be given on a case by case basis to the minimum additional floor space that may be required. The size of the curtilage should also be the minimum

\(^2\) Commuted Sum (or payment in lieu) is the term used for the financial contribution received by the Local Planning Authority from applicants which is then used to help fund affordable housing elsewhere in the National Park.
necessary for reasonable domestic/business use and householder permitted development rights may be withdrawn so that control can be exercised over the enlargement or alteration of the dwelling in ways that would change its affordability for future occupiers.

3.223.21 The new Rural Enterprise Dwelling will also need to be tied to the holding by way of a legal agreement to prevent the dwelling being sold separately without further application to the Authority.
4 WHAT IS AFFORDABLE HOUSING?

Defining Affordable Housing:

Affordable housing is housing available to people who cannot afford to rent or buy houses on the open market.

4.1 Planning Policy Wales (PPW), Technical Advice Note 2 ‘Planning and Affordable Housing ‘(2006) states that affordable housing:

“….is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers.”

4.2 Welsh Government guidance notes that Affordable housing includes:

- **Social rented housing** – provided by local authorities and registered social landlords.

- **Intermediate housing** – where prices or rents are above those of social rent but below market housing prices or rents.

4.3 All other types of housing are referred to as “market housing” – private housing for sale or rent where the price is set in the open market and their occupation is not subject to control by the local planning authority.

Defining Affordability

4.4 Technical Advice Note (TAN) 2 states that:

“The concept of affordability is generally defined as the ability of households or potential households to purchase or rent property that satisfies the needs of the household without subsidy. This could be based on an assessment of the ratio of household income or earnings to the price of property to buy or rent available in the open market in the required local housing market area.”

4.5 Both Gwynedd and Conwy Local Housing Market Assessments states that a typical measure of affordability for owner occupation is broadly based on 3.5 times household income multiple together with a First Time Buyer deposit.

4.6 It is important to stress that while the above definition has been used it may change over time and is for guidance only. A degree of flexibility may be required over the lifetime of the Plan to ensure the delivery of affordable housing.
5 TYPE OF AFFORDABLE HOUSING

5.1 Affordable housing provided through the planning process within Snowdonia National Park is expected to meet the following categories:

**AFFORDABLE HOUSING FOR RENT**

- **Social Rented Housing**
- **Intermediate Rented Housing**

**Social rented housing**

5.2 Social rented housing is owned and rented by a Registered Social Landlord. Registered Social Landlords (RSLs), more commonly referred to as Housing Associations, are not for profit organisations which provide and manage affordable housing for rent and sale. The Registered Social Landlords that currently operate within the Snowdonia National Park are Grwp Cynefin, Cartrefi Cymunedol Gwynedd and Cartrefi Conwy. The rent levels for the affordable housing provided by a Registered Social Landlord will be subject to Welsh Government controls. Registered Social Landlords shall determine the eligibility of the occupants in accordance with their allocation policies.

**Intermediate Rented Housing**

5.3 Intermediate rented housing is housing where rents are above those of social rented housing but below market housing rents. Intermediate rent levels should not exceed the prevailing Local Housing Allowance for the respective Broad Market Rental Area.

5.4 Intermediate rented housing can be provided by an RSL, or a developer who is an established landlord. Intermediate rented affordable housing will require a Section 106 Agreement to ensure that the property will remain affordable in perpetuity for a local person in housing need.
Shared Equity Housing

5.5 Shared equity is where the applicant is offered the opportunity to purchase the property at a discounted rate, with the amount of discount treated as an interest free loan secured as a second charge on the property and repayable to the provider on the sale of the property or stair casing to 100% ownership.

5.6 A Section 106 Agreement will ensure that the property remains affordable in perpetuity for a local person in housing need.

Shared ownership housing

5.7 Shared ownership is where the occupant owns a percentage of the property and the remainder is owned usually by a RSL. The occupant pays a rent to the RSL for the proportion of the property they do not own. Exceptionally, it can also be provided by a developer who has a scheme in place and capacity to operate it.

5.8 The Authority will require a Section 106 Agreement to ensure the property will remain affordable in perpetuity to a local person in housing need. The affordable housing units will be excluded from any right to buy introduced in favour of the occupiers of the affordable housing units and/or from any other mechanisms that could result in the affordable housing units becoming available for sale of 100% of the freehold open market unless otherwise in complete accordance with the affordability criteria applying to intermediate affordable housing for sale (which restrict the selling price of the units in question to a defined discount (percentage) below normal market value (fixed in perpetuity).

5.9 Registered Social Landlords (RSLs) will also be required to ensure that they have pre-emption rights on all those newly developed properties in their part-ownership which will allow the RSLs first option to purchase any properties in future re-sales. In the case of social shared ownership housing development outside the housing development boundary a clause will be included to ensure that part owners will normally not be permitted to staircase to full ownership of the property (maximum ownership will normally be no greater than 80% share of the property). In areas of extremely high open market house prices, the percentage of the property that a part owner will be able to staircase his/her ownership to will be restricted further.
5.10 The Authority will also view favourably schemes for private shared ownership housing where these are subject to the same provisions and safeguards as a RSL.

Intermediate affordable housing for sale (sold by developer/self-build)

5.11 Intermediate affordable housing for sale is where the sale price of the property is restricted to a defined discount (percentage) of open market value and where there are secure mechanisms in place to ensure that the property is affordable and available to those in local housing need in perpetuity. This type of housing can be built and sold by developers to a person in local affordable housing need or can be developed and occupied by individuals in local affordable housing need as self-build.

5.12 Intermediate affordable housing for sale enables people who would otherwise be unable to buy on the open market to purchase a property. Tai Teg acts on behalf of the Authority to ensure that applicants and future occupiers of dwellings are in affordable housing need and comply with the local occupancy criteria laid out in the Eryri Local Development Plan and in section 6 of this SPG.

5.13 Affordable housing should not be smaller, cheaper houses, in fact, all affordable housing units should be as good if not better than market housing units in terms of external design quality and materials. The affordable dwelling must be in accordance with the relevant maximum internal floorspace sizes as indicated in Section 8 of this SPG.

5.14 When establishing the affordable selling prices for homes to be sold, the Authority will consider local household median incomes. An initial affordable selling price will be published for each of the Eryri LDP Zone of Influence area and these will be revised by using gross household income data from the most recently published CACI Paycheck data.

5.15 Here is the formula used to calculate the affordable price levels of 1 - 2 bed and 3 - 4 bed new build properties:

1 bed and 2 bed affordable price = Eryri Local Development Plan Zone of Influence area median income x 3.5 income multiplier + 20% deposit

3 bed and 4 bed affordable price = Eryri Local Development Plan Zone of Influence area median income x 4 income multiplier + 20% deposit

5.16 Further details of the affordable prices for different types of properties are contained in appendix 6.

5.17 The initial affordable price will be compared against the prevailing open market value for the unit and a fixed percentage discount will be established based on the formula set out in Appendix 6.
5.18 In order to determine the open market value, the applicant must obtain a formal written valuation of the property certified by a suitably qualified chartered surveyor. The open market valuation must be to the Royal Institute of Chartered Surveyors definition of Open Market Value in line with the red book valuation ignoring all Section 106 restrictions relating to affordable housing. The valuation should be based on the plans drawn up for the proposed property and should be sent to the Authority with the application. The financial costs in relation to obtaining the valuation will be borne by the applicant.

5.19 Initial and future affordability in relation to the affordable home will be secured through a Section 106 Agreement. The initial and all subsequent re-sales will be restricted to a level based on the defined fixed discount (percentage) below open market value (as highlighted in Para 5.8 and in Appendix 6). It will be the responsibility of the homeowner intending to sell the property to obtain a formal written valuation of the property, certified by suitably qualified chartered surveyor, and to present the information to the Authority or its nominee.

Co-operative housing / Community Land Trusts

5.20 Where a number of self-builders are interested in providing affordable housing a way forward may be to support self-build within the context of Community Land Trusts. A community land trust is a non-profit, community based organisation. The common purpose of such trusts is to remove land from the speculative market and to make affordable housing available to people least served by the prevailing market.

5.21 A Community Land Trust enables people to bring land into community ownership to:

- Provide affordable housing and keep it affordable in the future
- Secure affordable land for workspace, food growing and conservation
- Control local land use and reduced absentee ownership or gentrification
- Promote resident ownership and control of housing
- Retain the value of public investment for long-term benefit
- Enable people to take common action for mutual benefit
- Offer a secure way for people to invest for local benefit

5.22 Further information about Community Land Trusts can be obtained by contacting Wales Co-operative Centre, contact details contained in Appendix 7.

Tenure neutral

5.23 Affordable housing may also be developed as ‘tenure neutral’ which allows housing to be allocated as a particular tenure on the basis of need and can take the form of social rented housing, intermediate rented housing, shared equity housing and shared ownership housing. Such schemes should enable the RSL to buy back the property and recycle the asset in the future.
6 CONFORMING TO ‘HOUSING NEED’ AND ‘LOCAL’ CRITERIA

6.1 In order to conform to Affordable housing policies, the applicant must be able to prove that they are in housing need as defined below in paragraph 6.4. In addition to being in housing need, proposed occupiers of new affordable housing must satisfy the definition of a local person as defined in paragraph 6.7. The Authority seeks assistance from Tai Teg in assessing the housing need of proposed occupiers of new affordable housing. Further details of the assessment process are included in section 7.

6.2 It is possible that financial evidence will need to be provided and, where there is an alleged need on medical grounds or similar, evidence from a qualified/professional person in the relevant field will also be required to support the application. In this sense, the ability to differentiate between demand/desire and need is essential and this will be the main purpose of the assessment.

6.3 The affordable housing provided should meet the needs of local people. The following paragraphs define ‘housing need’ and ‘local’ for affordable housing development within the National Park:

‘Housing need’ definition:

6.4 In order to fully comply with one of the following categories of ‘need’ it must be necessary to demonstrate that the intended occupants do not have the financial ability (through equity or savings) to better their living situation and that sufficient financial evidence can be provided to substantiate this. Genuine ‘housing need’ is defined as the future occupier cannot afford to rent or buy accommodation in the locality on the open housing market and meets one of the following criteria:

- currently homeless
- establishing a new household for the first time
- has been living in rented accommodation for at least three years
- their current house is deemed by the Housing Authority to be in sub-standard condition and it can be proven that the current house cannot be converted or upgraded to meet their need
- their existing house is too small for the family and it can be proven that the present home cannot be converted or upgraded to meet their need.
- has an essential need to live close to another person who has a minimum of 5 years permanent and continuous residence in the qualifying area, the essential need arising from proven age or medical reasons.
- has specific requirements (the elderly or disabled) that cannot be met by the existing accommodation
- Is providing key work or service and has a full time permanent job offer in the qualifying area.
- Is leaving tied housing on retirement
- That no suitable accommodation is available in the locality and the person wishes to stay within the local community for economic or cultural reasons.
6.5 For the purpose of this plan ‘Key workers’ are defined as a person who needs to live within the Snowdonia National Park to take full time permanent employment (37 hours or more) and provide the following service:

1. Teacher in a school or further education establishment or a tertiary college;
2. Nurse or another member of staff employed by the National Health Service;
3. Police officer;
4. Probationary services officer;
5. Social worker;
6. Educational psychologist;
7. Occupational therapist employed by the local authority;
8. Emergency services officer;
9. Other jobs vital to the Plan area’s economy

6.6 To avoid misuse of the policy, consideration will also be given to any property that the intended occupant(s) of the new accommodation have sold or disposed. Also, owning a site is not in itself evidence of need – merely an opportunity. A site might not be suitable for development although the owners of the site are able to demonstrate evidence of need.

‘Local’ definition

6.7 In addition to being in housing need, proposed occupiers of new affordable housing must satisfy the definition of a local person. A definition of a local person in respect of each of the types of settlement is as follows:

**Local Service Centres (Dolgellau and Y Bala):**
A person is local if he or she has lived or worked in full time permanent employment, normally for a continuous period of 5 years within the ‘qualifying area’ i.e. former administrative boundary of Meirionydd District council or any community council immediately adjoining this area.

**Service Settlements, Secondary Settlements and Smaller Settlements:**
A person is local if he or she has lived or worked in full time permanent employment normally for a continuous period of 5 years within the ‘qualifying area’ i.e. Community Council in which the development is proposed or in a Community Council which is immediately adjoining that area.

Where any relevant Community Council straddles the Park boundary then that part of the Community Council outside the Park falls within the qualifying area.

**Re-sales cascade**

6.8 The Authority’s Section 106 agreement includes a re-sales cascade and a mortgagee in possession procedures. In order to determine the affordable price of the Affordable Dwelling, the applicant must obtain a formal written valuation of the property, certified by a suitably qualified chartered surveyor, and present the information to the Authority or its nominee. The financial costs in relation to obtaining the valuation will be borne by the home owner. The valuation must state that the values are to the Royal Institute of Chartered Surveyors definition
of Open Market Value ignoring all Section 106 restrictions relating to affordable housing. The Authority or its nominee will calculate the affordable selling price by multiplying the prevailing open market valuation with the fixed percentage discount as stated in the Section 106 Agreement attached to the Affordable Dwelling in question.

6.9 Once this has been determined the dwelling can be advertised for sale/rent for people living within the initial qualifying area or offered to those on a qualifying housing waiting list.

6.10 If after a period of two consecutive months the property, having been marketed as required above, remains unsold/unlet or has not been transferred to a RSL or Housing Body, the Authority can, upon certification, relax the conditions relating to the occupancy of the property which will allow the property to be offered to other persons in housing need who have lived or worked in full time permanent employment for a minimum and continuous period of 5 years within the National Park or any community council area immediately adjoining.

6.11 If, after a further two consecutive months of advertising, the property still remains unsold/unlet, it can be offered, after certification by the National Park Authority, to a person in housing need who has lived or worked in full time employment for a minimum and continuous period of 5 years within the National Park together with the counties of Gwynedd and Conwy or any community councils adjoining in the Park in Powys, Ceredigion and Denbighshire.

6.12 If, after a further one month of advertising, the property still remains unsold, or after a further two consecutive months it still remains unlet, it can be offered, after certification by the National Park Authority, at the affordable price/rent to any person subject to a condition that the Section 106 agreement applies to subsequent owners.

6.13 All the above time periods will be subject to review and may be changed if they are found to be over-restrictive or not in accordance with good practice.
EVIDENCE OF NEED

Local Housing Market Assessment

7.1 The local housing market assessments for Gwynedd and Conwy\(^3\) give an indicative affordable housing need figure for areas of Gwynedd and Conwy within the Park boundary of approximately 2,130 houses over the whole plan period (2016-2031). The overall figure of affordable housing need identified in the LHMA is much higher than what can be practically delivered in the Eryri LDP given the relatively low overall housing requirement figure and having considered the environmental capacity of the area. Housing sites in the National Park are also small, therefore, the contribution of affordable homes has to come from a greater number of smaller sites. The viability of developing potential sites has been tested and varies across the National Park and this is likely to impact on the overall capacity to deliver and achieve affordable housing. Taking all the above factors into account, the overall affordable housing target in the Eryri LDP has been realistically set at 375 dwellings up to 2031.

7.2 Proposals must take appropriate account of local housing needs in terms of size, type and tenure of dwellings. The house types should reflect the results of the Local Housing Market Assessment or appropriate local needs surveys.

Rural Housing Enablers (RHE) - Local Housing Needs Survey

7.3 The Snowdonia National Park Authority part funds the North West Wales Rural Housing Enabler Partnership. The Rural Housing Enablers, work closely with community councils and co-ordinates a programme of local housing need surveys. These local housing needs surveys provide evidence of local housing need within Snowdonia National Park communities. Developers are encouraged to engage with the RHE at an early stage, and where primary sources (LHMA, Social Housing or Intermediate Housing Registers) don't support a need for Affordable Housing in a rural locality there will be a requirement for a RHE study to be undertaken. It should be noted there may be a charge for this service.

Social Housing Register and Tai Teg Intermediate Housing Register

7.4 The level of affordable housing need will also be identified by referring to Social Housing Registers (Gwynedd Common Housing Register and Conwy Housing Register (Single Access Route to Housing (SARTH)). The intermediate affordable housing register is administered across North Wales by Tai Teg. Priority will be given, where appropriate, to eligible households on social housing register and Tai Teg register. In the event that no suitable households can be

\(^{3}\) Gwynedd LHMA Study (2013-2018) and Conwy LHMA Study (2016-2021)
identified the properties will be made available to other eligible households in need of affordable housing.

**Assessment of ‘housing need’ and ‘local’ criteria**

7.5 Potential occupiers of affordable housing should ideally be registered on a Social housing register or on Tai Teg the intermediate housing register. Alternatively potential occupiers will need to contact Tai Teg (which is administered by Grwp Cynefin) to assess whether they conform to the ‘housing need’ and ‘local’ criteria as defined in Para 6.4 and 6.7 and to confirm whether or not an applicant for affordable housing is eligible for such housing. Further information about the Tai Teg register is included on their website (www.taiteg.org.uk) and their contact details are included in appendix 7.

7.6 If the potential occupier has already been approved and registered on the Tai Teg Low Cost Home Ownership Register, they will be asked to proceed to complete and submit the detailed Tai Teg form, with all required supporting documentation to enable them to fully assess their housing need.

7.7 If the potential occupier is not already registered on the Tai Teg Low Cost Home Ownership register they will be asked to complete the detailed Tai Teg form to enable them to fully assess their housing need.

7.8—**Cost per individual assessment** — a standard fee of £75 per individual assessment to be paid directly to Tai Teg. It shall be the duty of either the potential occupier and/or developer to pay the £75 assessment cost per individual assessment. The costs will be based on a per assessment basis and not the number of units in question.
8 AFFORDABLE HOUSING REQUIREMENT

Pre-application enquiry

8.1 The Snowdonia National Park Authority will encourage prospective applicants to seek clarification on the affordable housing implications by a pre-application enquiry with the relevant development management case officer. This will ensure the application meets the affordable housing requirements. There would be obvious advantages for a potential developer to involve and RSL in working up a scheme and seek to agree terms with them, if they intend to develop a larger site.

8.2 The Authority will require that a full planning application is submitted on all exception site applications to ensure that sufficient detailed information is submitted to enable the Authority to determine the application.

Type, Size and Design of Affordable Housing

8.3 The type, size and design of the house will affect its ‘affordability’ for the first occupant and subsequent occupants. The Authority will ensure that any proposal for affordable housing is of an appropriate size, which will meet an identified local need.

Type of Properties

8.4 To ensure that the affordable housing provided meets local housing needs, the type of the property to be provided will be based upon advice from the Local Authority Housing Authority, Local Planning Authority, from RSLs and also from results of any relevant local housing needs surveys undertaken and the findings of the Local Housing Market Assessment.

Size of Affordable Housing

8.5 The Authority will ensure that any proposal for affordable housing is of an appropriate size, which will meet an identified local need. The size of dwellings must not be excessive in relation to the size of the property required to meet the target’s need (or it may not be affordable to other people). The size of affordable housing units will be restricted so they are commensurate with the needs of the intended household.

8.6 Affordable housing development that receive Social Housing Grant must conform to the Welsh Government requirements on the size of affordable housing.

8.7 Affordable housing developments that do not receive Social Housing Grant should conform to the following size requirements.
8.8 The maximum size of affordable units should not exceed:

- Bungalow 2 bedroomed – 80m²
- Bungalow 3 bedroomed – 90m²
- Two storey 2 bedroomed – 90m²
- Two storey 3 bedroomed – 100m²
- Two storey 4 bedroomed – 110m²
- Two storey 5 bedroomed – up to 120m²

(Garage – an additional 20m²). The design should reflect its use as a domestic garage / storage area. A condition will be used to ensure the garage is not used as /converted into living accommodation.

If the dwellings are dormer bungalows then they should be treated as two storey dwellings.

The above internal floor space sizes are strict guidelines and we cannot foresee circumstances where they should be exceeded.

8.9 It will also be necessary to consider the relation between the size of the plot and the size of the property/number of houses to be developed etc. so that this also reflects the affordability of the property. The plot size will become the residential curtilage of the dwelling and therefore will influence the value of the property. Residential developments should make the best use of land. The Authority will seek a density of 30 dwellings per hectare for residential developments (unless there are local circumstances such as the character of the locality that suggests a lower density may be more appropriate).

8.10 In determining the number of bedrooms required by an applicant for affordable housing, consideration must be given to the following:

- Separate bedrooms should be ensured for:
  - Husband/wife or similar partnership
  - Each person aged 18 years or over
  - Children aged 8 or over of different sex from children of any age
  - No more than two persons should occupy one bedroom

**Design of Affordable Housing**

8.11 New affordable housing units should be fully integrated and as good if not better than market housing units in terms of external design quality and materials.

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4 Gross internal floor space
8.12 All development should be undertaken in accordance with relevant policies contained in the Eryri Local Development Plan, in particular Development Policy 6: Sustainable Design and Material and the Authority’s SPG on Sustainable Design in the National Parks of Wales.

8.13 Affordable housing built using Social Housing Grant will be required to meet the Welsh Government’s Development Quality Requirements (DQR). The Authority’s preference is that private developers also provide affordable units to DQR standards as it would allow flexibility for RSLs to purchase those units should the developer fail to find suitably qualified individuals.

Residential development and the Welsh Language

8.14 In determining all applications within the National Park, the needs and interest of the Welsh Language will be taken into consideration. This will be achieved through refusing development which due to its size, scale or its location, would cause significant harm to the character and language balance of a community. To be able to make an informed decision on applications applicants will be required to submit a:

a) Community and Linguistic Statement’ to accompany a planning application for unanticipated windfall sites of 5 or more residential units;

b) More detailed assessment in the form of a ‘Community and Linguistic Impact Assessment’ to accompany a planning application where developments are on a larger scale. Larger developments in this case are regarded as proposals which are substantially above the thresholds outlined in criterion (a) and are likely to be located on unallocated sites, have some significance beyond the National Park boundary and be unrelated to specific policies in the Plan.

8.15 Further information on the requirements are included in the Authority’s Supplementary Planning Guidance: Planning and the Welsh Language.

Permitted Development Rights

8.16 Permitted development rights are the rights property owners have to alter or extend the property without formal planning consent. In respect of all new affordable housing for local needs, permitted development rights for extensions will be removed to ensure that an extension or alteration would not increase the value of the property beyond the value of an affordable house that meets local need.

8.17 For integral garages, a planning condition will remove permitted development rights to convert into living accommodation. Detached garages will have a condition imposed to ensure they shall only be used as a domestic garage and storage area and shall not be used as living accommodation or for overnight sleeping accommodation. This does not mean that the owners will never be able to alter or extend their homes. It does mean that they will require planning consent to
carry out the alteration/extension. In considering the application, the Authority will consider whether or not the alteration/extension would be likely to make the property unsuitable or unaffordable to another person in local housing need. If it does, consent will not be granted.
9 DELIVERING AFFORDABLE HOUSING

Delivery Mechanisms

9.1 RSLs, Community Land Trusts, private developers in addition to individual people (including those wishing to 'self build', builders or land owners) can develop affordable housing subject to their proposals conforming to the policies referred to in this Guidance and all appendices.

Involvement of Registered Social Landlords (RSLs)

9.2 Developers will be encouraged to work with RSLs to provide affordable housing. Three RSLs currently operate within the Snowdonia National Park namely Grwp Cynefin, Cartrefi Cymunedol Gwynedd and Cartrefi Conwy. Contact details of RSLs are included in appendix 7.

9.3 Developers are encouraged to seek a RSL partner at the earliest opportunity. They should ensure that proposals for affordable housing provision meet the requirements of the RSL, who should preferably be party to any Section 106 agreement.

9.4 The implementation of development plan policies should ensure that the affordable housing is provided in such a way that it is economically viable for the RSL, is genuinely affordable to those in housing need and represents best value in the use of public funds.

9.5 It is envisaged that the most common methods of providing affordable housing through a RSL will be either:

a) A developer transfers fully serviced plots of affordable housing land to a RSL, or;

b) A developer transfers affordable housing land at a nominal sum and enters into a building contract with the RSL or;

c) A developer builds affordable housing units and transfers ownership to a RSL.

9.6 Costs will be calculated according to the prevailing Welsh Government Acceptable Cost Guidance (ACG) level and grant rates. The proposed delivery route should be the subject of negotiation and agreement between the Developer and the RSL. Whatever route is chosen, early pre-application discussions must take place between a developer and a RSL to ensure that the relevant design requirements are taken into account. Failure to do so can require costly modifications to the scheme at a later stage.
Non-involvement of a Registered Social Landlord (RSL)

9.7 Where an applicant does not propose to work with a RSL, the Authority will seek assistance from Grwp Cynefin in assessing the housing need of proposed occupiers of new affordable housing. It is necessary for potential occupiers of proposed or completed affordable dwellings to prove that they are in ‘housing need’ and that they satisfy the definition of a ‘local person’ as defined under ‘applicant eligibility’ below. As the National Park is not a housing authority it seeks assistance from Tai Teg which is administrated by Grwp Cynefin in assessing the needs of individuals as highlighted in section 7

Off-site provision

9.8 Affordable housing should normally be provided through planning agreements on site to ensure housing is provided in the location where it is needed. Due to the limited suitable development land in the National Park, priority will be given to on-site provision.

9.9 Off-site provision will only be considered where it can be demonstrated that on site provision would not be appropriate. The onus will be on the developer to set out the exceptional circumstances as to why provision may not need to be on site and how their alternative proposal will address the affordable housing need identified in the area. Off-site contribution may be considered appropriate where the required contribution equates to less than one whole unit (a partial unit) and therefore would not be practicable to provide on-site.

Commuted Sums

9.10 In all cases where the Authority would seek commuted sums, the amount of financial contribution in a commuted payment will reflect the type, size and number of properties that would have been required to be provided on-site.

9.11 Where the required contribution equates to a part unit, for example on housing development of between 6 and 9 in Bala and Dolgellau where the target contribution of 20% would equate to between 1.2 and 1.8 units, one full unit should be provided on-site, with the equivalent of a part unit provided as a commuted sum (see example of calculation in Para 9.15). In this situation, the developer may also be given the option to provide an additional unit on-site a (total of 2 units), instead of providing a separate commuted sums for the partial unit.

9.12 The financial contribution will be calculated on the basis of the amount of Social Housing Grant that a RSL would normally expect to receive from the Welsh Government to facilitate the development of an affordable housing scheme. This is based upon Welsh Government’s Acceptable Cost Guidance, which sets out the typical cost of building specific house types in the area. The financial contribution per unit is calculated on the basis of 58% of this figure and examples are provided below. If this arrangement is accepted, the houses in question will revert to open market housing and the commuted payment used for providing affordable houses on other sites in the area.
9.13 No commuted payments will be acceptable on exception sites or on sites within the smaller rural settlements, which must in all cases be affordable housing.

9.14 The examples given below are for guidance only and will be subject to revision and updating.

Payment is based on a formula calculated as follows:

\[ A \times (B \times C) = \text{Sum payable} \]

Where:

- \( A \) = Number of affordable units
- \( B \) = Relevant Accepted Cost Guidance level for the type of unit in question
- \( C \) = Social Housing Grant Rate (58% of the Accepted Cost Guidance for the type of unit in question)

**Worked Example (based on a fictional development)**

Development Site for 8 Units in Bala. Affordable housing requirement of 20%

1.6 Affordable Units to be provided as part of the development therefore:

- 1 unit to be provided on-site
- 0.6 of an unit to be provided off-site through commuted sum:

1 units of 4 Person 2 Bedroomed Units \[ 1 \times (\£165,500 \times 58\%) = \£95,990 \]

0.6 contribution = \£57,594

**Total Contribution** \[ \£57,594 \]

*Figures used in above example based on Welsh Government Acceptable Cost Guidance levels 2018*

9.15 In the case of conversions, a 50% affordable housing contribution will be sought in line with Development Policy 30: Affordable Housing. The applicant will have the option of either converting the building into an affordable local need unit or making a commuted sum payment to help fund affordable housing elsewhere in the National Park. If a commuted sum is accepted the dwelling will revert to an open market house and not be counted as an affordable dwelling.
9.16 Based on the example shown below a 50% commuted payment is likely to be in the region of £47,995 based on a two bedroom conversion and £50,547 for three bedroom unit.

9.17 If an affordable house is sought, the applicants will be assessed in accordance with the policy criteria and a Section 106 Agreement will be entered into to ensure that the property remains both affordable and available to local people both in the first instance and in perpetuity.

9.18 If an open market house is being sought a legal agreement will be entered into to make an Affordable Housing Commuted Sum to the Authority. The commuted sum is the amount that a developer will pay to the Authority as a requirement of the planning permission for the purpose of helping to fund affordable housing elsewhere in the National Park area.

**Worked Examples for a single conversion of different types (based on a fictional development in a fictional Community)**

**Example 1**

4 Person 2 Bedroomed Conversion  \[1 \times (\£165,500 \times 58\%) = \£95,990\]

50% affordable housing contribution 2 bed conversion = £47,995

**Example 2**

4 Person 3 Bedroomed Conversion  \[1 \times (\£174,300 \times 58\%) = \£101,094\]

50% affordable housing contribution 3 bed conversion = £50,547

*Figures used in above example based on Welsh Government Acceptable Cost Guidance levels 2018*

9.19 The Authority operates flexible commuted sum payment arrangements. The applicant may pay the commuted sum in three equal instalments with the first payment to be paid on or before the date on which planning permission for the development is granted by the Authority, the second lump sum on or before the commencement of development and the remaining sum to be paid on or before the occupation of the dwelling.

**The use made by the Authority of an affordable housing commuted sums**

9.20 The Authority will work to ensure that it makes the best use of any affordable housing commuted sums received to assist in the delivery of affordable housing. The Authority will use any affordable housing commuted sums primarily to facilitate an affordable housing scheme.
9.21 Affordable housing commuted sums may also be used to facilitate the provision of affordable housing directly by a housing association or to bring back empty properties into use as affordable housing for local needs elsewhere within the National Park. The Authority also reserves the right to contribute to any other innovative schemes, which have clearly demonstrated value for money and the ability to deliver affordable housing. Further information is contained within the Authority’s Supplementary Planning Guidance on Planning Obligations (5).

Issues of scheme viability

9.22 The value of any land that is subject to any type of affordability planning agreement will be less than the value of the same land on the open market. Planning policy requirement for affordable housing is a ‘known cost’ and should therefore be reflected in land value. Applicants are advised to take affordable housing requirement into account when negotiating the purchase of land / buildings for development.

9.23 Applicants should seek guidance from this Authority prior to purchasing land / buildings. Plot values subject to affordable housing should range from £5,000 - £20,000. The cheaper the plot value the more likely a house can be built to an affordable price.

9.24 Planning policy requirements must be taken into consideration when purchasing agricultural barns, chapels and other redundant buildings and should be reflected in the purchase value. As there are no regional builders operating in the area, smaller builders are likely to operate on less profit margins and for self-build projects, no profit margin should be included in the development cost calculations.

9.25 The Authority will assume that any costs associated with developing a particular site have been taken into account when land has been purchased. Allowance will usually only be made where applicants can demonstrate genuine post-purchase abnormal costs which may affect site viability.

9.26 Applicants/developers will be expected to show evidence that they have taken known development costs into account in agreeing realistic land values, and only costs that were unforeseeable at the time of acquisition will be considered abnormal for the purpose of any financial appraisals. Appendix 23[GE2] in the Authority’s Supplementary Planning Guidance on Planning Obligations (5) sets out what will not be considered as abnormal development costs.

9.27 It is recognised that all sites and projects will differ in terms of their context and characteristics. In some cases, abnormal development costs may limit the opportunity to deliver against policy requirement. There is a clear need to share an understanding of the financial facts and assumptions that provide the context for each individual proposal at the pre-application stage so as not to unduly delay the planning approval process.

9.28 It is for the applicant to provide convincing evidence that demonstrates unviability when submitting an application. A financial viability
appraisal will need to be provided by the Applicant to prove the case regarding the unviability of providing affordable housing. Any evidence would be considered on a site-by-site basis.

9.29 Where an applicant advises that the cost of providing affordable housing means that the site will not be viable to develop they will be expected to prove this by describing the costs and the value of the development fully. This process will include a thorough appraisal of the site economics and will require co-operation and an open book approach between the applicant, developer or landowner and the Authority. Any confidential financial figures supplied will not be made public but held on a separate file to the actual planning application file.

9.30 The Authority may suggest a change of design, house type or density which could improve viability and ensures that a scheme progresses. However, the Authority will oppose a scheme where, by virtue of its design and scale, is clearly unsuitable or unviable for affordable housing.

9.31 The Three Dragons ‘Development Appraisal Toolkit’ (or any other accepted alternative toolkit), used elsewhere in Wales by Local Planning Authorities and developers alike, may also be used as a guideline by the Local Planning Authority, where there is a dispute about the provision of affordable housing on a site which is the subject of a planning application. The toolkit is a software programme used to arrive at a residual value for the land by comparing the full costs of building a residential development with the revenue generated through house sales and any revenue generated by the affordable housing. The software can also be used to check the construction and development costs of individual affordable units. In cases where disputes remain about values and cannot be resolved, the services of the District Valuer Service will be sought to resolve such disputes with the costs to be borne by the applicant.

9.32 However, where genuine difficulties with site viability can be proven without doubt, the Authority will consider, through negotiation, reducing the percentage contribution of affordable housing or negotiate an appropriate commuted sum.
10 MEASURES TO MANAGE AFFORDABLE HOUSING FOR THE FUTURE

10.1 It is important to ensure that where affordable housing is provided, it remains affordable for subsequent purchasers and occupiers. Robust occupancy controls are therefore required in order to secure the housing in question. The methods identified by Snowdonia National Park Authority to control and manage affordable housing developed are as follows:

Registered Social Landlords (RSLs)

10.2 The Authority's preferred approach for controlling the occupancy of affordable housing provided will be for its management to be undertaken by a RSL. The involvement of a RSL to manage such affordable housing will be an effective way of controlling occupancy and should ensure control over subsequent changes of ownership and occupation.

Legal Agreements (Section 106 Agreements)

10.3 The future affordability, management and ownership of any affordable dwellings will be ensured in perpetuity through the imposition of planning agreements under Section 106 of the Town and Country Planning Act, which shall be applied to planning permissions. Section 106 agreements will apply to successive owners.

10.4 The Authority's Section 106 agreement has been prepared taking into account the recommendation in a guidance note prepared by the Welsh Local Government Association (WLGA), Welsh Government, the Council of Mortgage Lenders (CML) and the Chartered Institute of Housing (CIH) and Community Housing Cymru (CHC) on securing mortgage access for Affordable Housing.

10.5 Section 106 Agreements will apply to individuals, groups and RSLs. Furthermore, in the case of dwellings in private ownership it will be necessary to ensure that the dwelling will always be used as the principal residence of a local person in need of an affordable dwelling.

10.6 Snowdonia National Park Authority has a standard Section 106 Agreement in place and the contents will be agreed by the Landowner and/or prospective Developer in advance of Planning Consent being granted. Snowdonia National Park Authority will expect to be involved in the negotiation of the detail of the Section 106 Agreement at an early stage.

10.7 It is recognised that Section 106 Agreement documents will need to be flexible to respond to changing circumstances. For example, they will need to take into account changing mortgage lending arrangements by banks and building societies. However, they will follow a pattern and will contain common elements such as:
A description of the affordable units and a description of who will be eligible to occupy the units. A price fixing mechanism for the affordable units which will determine initial sale price and subsequent sales. This will normally involve a discounted value from the open market value of the property.

- Protection mechanism for future re-sales
- A description of the future re-sales cascade procedure
- A description of who can buy or rent the affordable units
- The timing and conditions for the transfer of the land or affordable housing to a RSL (or other bona fide affordable housing provider)
- The arrangements regarding the future affordability, management and ownership of the affordable dwellings.
- A Mortgagee in Possession clause

Further information regarding the use of Planning Obligations is contained in the Authority’s Supplementary Planning Guidance on Planning Obligations (5)

Mortgagee in Possession Clause

10.8 The Authority’s Standard Section 106 Agreement contains a mortgagee in possession clause to allow a mortgage lender who has repossessed a property to operate free of restrictions which are placed upon individual properties. Snowdonia National Park Authority allows this clause to be activated immediately, recognising that repossessions are rare events. The Authority hopes that the inclusion of the mortgagee in possession clause which is considered to be a very favourable arrangement for the lender will remove any barriers to deliver affordable housing in our rural communities. Appendix 8 contains a template letter prepared by the Authority for applicants to share with mortgage lenders to highlight the inclusion of the mortgagee in possession clause contained within the Authority’s Section 106 agreement.

Duration of a planning consent for affordable housing

10.9 The duration of consent for all planning permissions prior to a start being made, which contain either an element or 100% affordable housing will be restricted to 3 years rather than 5 years. (This builds on Section 91 of the 1990 Town and Country Planning Act which allows for the duration of planning consent in specific circumstances to be restricted to 3 years). If there is genuine need for such a property, it is argued that the property will be built soon after it is approved.
Registration as a Local Land Charge

10.10 The Authority will arrange for the Section 106 Agreement to be registered as a Local Land Charge against all affordable dwellings developed. This will ensure that the Agreement binds successive owners of the land.

Removal of Agricultural Occupation Condition

10.11 Changes to farming and agricultural practices may result in agricultural dwellings no longer being required for their original purpose.

10.12 Where planning applications are received to lift existing agricultural occupancy conditions or where enforcement action is being taken for non-compliance with the condition, and the dwelling is a suitable size for Affordable housing to meet local needs, the authority will replace the existing agricultural occupancy condition with a rural enterprise dwelling condition. This will ensure that the dwelling is kept available to meet the housing needs of rural workers and local people in need of affordable housing. This approach is in line with national policy set out in Technical Advice Note (TAN) 6. This will require the dwelling to be occupied by a worker (and/or dependant(s) or widow(er)) directly associated with a rural enterprise or if there is no such eligibility by a person meeting the affordable housing for local needs eligibility criteria in line with the condition set out in national guidance.

10.13 Where planning applications are received to lift existing agricultural occupancy conditions and the dwelling is of a size which makes it unviable as an Affordable Housing for local needs the Authority will resist the removal of the occupancy condition imposed on the dwelling that would result in the dwelling being available to the open market, unless a detailed assessment clearly shows that the condition has legitimately outlived its usefulness and that no long term need exists for the accommodation. The applicant must submit information to show that the property has been actively marketed by a minimum of two local estate agents for sale or rent at an appropriately discounted price or rent (30% below open market value) for a continuous period of 12 months during the previous two years and that no demand exists for occupation by an eligible person. If this is clearly demonstrated, the condition can be removed subject to a Section 106 legal agreement for payment of a commuted sum of 30% of the open market value towards Affordable Housing for local needs.

Removal of holiday accommodation condition

10.14 In the case of holiday accommodation occupancy restriction, the Authority will resist the removal of any occupancy condition imposed unless an assessment clearly demonstrates that the condition has legitimately outlived its usefulness that no long term need exists for that purpose in the locality and where the holiday accommodation is deemed suitable for permanent occupancy. If an assessment clearly demonstrates that a controlled holiday accommodation occupancy condition is no longer required, the condition will be replaced with an affordable housing for local needs restriction.
10.15 If the property is of a size which makes it unviable as an Affordable Housing and if it can be clearly demonstrated that no long term need exists in the locality the condition can be removed subject to a Section 106 legal agreement for payment of a commuted sum towards affordable housing based on the formula below:

Open Market value – Affordable Value for the area (see appendix 6).

- e.g. Open Market value of property £200,000
- Affordable Value of the area: £138,395
- £200,000 - £138,395 = £61,605 commuted sum

Removal of Local Housing Restriction

10.16 Where planning applications are received to lift local housing restrictions through Section 106 Agreement, the Authority will assess whether the restriction continues to serve a useful purpose. The Authority may consider either replacing the existing local occupancy restriction with a revised affordable housing Section 106 agreement with a % discount (based on the difference between the Open Market value and the affordable value in the area as highlighted in Appendix 6) or consider the option of a variation to the original Section 106 agreement subject to the payment of a commuted sum towards the future provision of affordable housing. The commuted sum sought by the Authority will be the difference between the open market value and the affordable value for the area. The open market value of the property shall be provided by the applicant from two appropriately qualified chartered surveyors in line with red book valuation and agreed with the Local Planning Authority. In cases where dispute remain over the open market valuation, the services of the District Valuer Service will be sought to resolve such disputes with the costs to be borne by the applicant. Where there is a substantial difference in value between the open market value and the affordable value, the Authority will consider accepting a lower commuted sum up to the value of £65,000 for a single dwelling.

10.17 If a dwelling is subject to a Section 52 agreement of the Town & Country Planning Act 1971, i.e. signed prior to 25th October 1991, the agreement can only be modified or discharged either by the agreement of all the parties or by an order of the Upper Tribunal (Lands Chamber) under section 84 of the Law of Property Act 1925.
Appendix 1: Glossary

(Note: These are not precise definitions but are provided to give the reader a simple introduction to some of the technical terms used in the document).

Acceptable Cost Guidance levels: These are provided by the Welsh Government as guidance on the likely acceptability of housing scheme cost for Social Housing Grant purposes. It is expected by WAG that the majority of schemes are capable of being produced at or below ACG. ACG levels include both development and acquisitions costs.

Affordable Housing: Housing available to people who cannot afford to rent or buy houses generally on the open market.

Development Quality Requirements: Set out the minimum quality requirements for new and rehabilitated housing developments funded from the Welsh Government’s Social Housing Grant.

Housing Association: An organisation that provides affordable housing either through rent or low cost home ownership.

Housing demand: The quantity and type/quality of housing which households wish to buy or rent and are able to afford. It takes account of both preferences and ability to pay.

Housing Development Boundary: A line drawn around a town or village which distinguishes the countryside from built up areas and within which further housing, is likely to be supported in principle by the national park.

Housing need: Refers to households lacking their own housing or living in housing which is judged to be inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some financial assistance.

Housing Needs Survey: A survey of housing need amongst a given population, often within an identified community or across a wider area such as across the entire County.

Intermediate Housing: Intermediate housing is that where prices or rents are above those of social rent but below market housing prices or rents.

Local housing market assessment: Local planning authorities’ assessments of the requirement for both market housing and affordable housing in their local housing market area(s). These assessments should be carried out in accordance with the Welsh Government’s ‘Local Housing Market Assessment Guide’, 2006.

Mortgagee in possession: Means a person or body which has entered into a mortgage in respect of a Dwelling constructed on the Land and has taken action following a default by the borrower in respect of the repayment due under that mortgage and shall include any receiver appointed by such mortgagee.

Nomination Rights: In the case of developments on land in Gwynedd Council’s ownership, the Council retains a right to put forward a person or persons when new developments are completed or when existing affordable housing units become available for occupancy.
**Occupancy cascade:** A mechanism to ensure that occupants who fulfil the occupancy criteria will always be found for affordable housing when such housing is vacated. This mechanism might set out the geographical areas and/or types of households that would be eligible for such housing.

**Permitted Development Rights:** The rights that property owners have to alter or extend the property, in certain circumstances, without planning consent.

**Private Rental Sector Housing:** Means property owned by a private, voluntary or not for profit body, where the rental levels are not subsidised but are nevertheless set at affordable levels for people in local housing need and the property will not have been acquired, or redeveloped, using any public funds.

**Registered Social Landlord:** A Housing Association, which is registered with the Welsh Government, and complies with standards concerning housing management, development and funding.

**Rural Exception Site:** An area of land that immediately adjoins the development boundary for a certain type of settlement which can only be used for providing affordable housing.

**Rural Housing Enabler:** A person independent of the Authority, Local Council and Housing Associations who works with local communities to identify housing need and provide guidance to communities on the development process.

**Section 106 Agreement:** Section 106 of the Town & Country Planning Act 1990 as amended by the 1991 Act, enables planning authorities to restrict the development or use of land in any specified way; require specified operations or activities to be carried out in, on, under or over land; require land to be used in any specified way; or require a sum or sums to be paid to the authority.

**Social Housing:** For the purpose of this guidance means property owned by a charitable housing trust or a Registered Social Landlord where rents are, in effect, subsidised.

**Social Housing Grant:** Capital grant provided by the Welsh Government to local authorities to fund Registered Social Landlords to fully or partially fund investment in social housing.

**Staircasing:** Staircasing refers to the practice of purchasing additional percentages of a shared ownership house. The cost of staircasing depends on the valuation of the property at the time the purchase takes place. The amount of additional shares and blocks of shares that can be purchases in a shared ownership property will vary on a case by case basis.

**Supplementary Planning Guidance:** Formal guidance issued by the Authority that provides further detail in support of planning policies by the Authority that provides further detail in support of planning policies.

**Technical Advice Note:** Technical Advice notes provide guidance issued by the Welsh Government.

**Windfall Site:** Sites within the Housing Development Boundaries which do not currently enjoy the benefit of a planning permission but could be considered favourably for housing.
Appendix 2: Eryri Local Development Plan Policies

Strategic Policy: Housing (G)

The Eryri Local Development Plan has a plan requirement of 770 dwellings and makes provision for approximately 885 new dwellings up to 2031.

New housing within the National Park will be required to meet the need of local communities. Proposals must take appropriate account of local housing needs in terms of size, type and tenure of dwellings. The house types should reflect the results of the Local Housing Market Assessment or appropriate local needs surveys.

Residential developments should make the best use of land. The Authority will seek a density of 30 dwellings per hectare for residential developments (unless there are local circumstances such as the character of the locality that suggests a lower density may be more appropriate).

Housing allocations are listed below and are shown on the Proposals and Inset Maps.

<table>
<thead>
<tr>
<th>Hierarchy</th>
<th>Allocations</th>
<th>Estimated Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Service Centre</td>
<td>Land behind the Red Lion, Y Bala (80% open market, 20% affordable housing to meet local need). Release of 30 units up to 2021 and, if built, the remaining 25 units from 2026 to 2031</td>
<td>55</td>
</tr>
<tr>
<td>Local Service Centre</td>
<td>Land at Cysgod y Coleg, Y Bala (100% affordable housing to meet local need)</td>
<td>10</td>
</tr>
<tr>
<td>Local Service Centre</td>
<td>Land behind Wenallt, Dolgellau (100% affordable housing to meet local need)</td>
<td>15</td>
</tr>
<tr>
<td>Service Settlement</td>
<td>Former Primary School, Aberdyfi (100% affordable housing for local need)</td>
<td>6</td>
</tr>
<tr>
<td>Service Settlement</td>
<td>Land adjacent Penyrhwlfa, Harlech (67% open market 33% affordable housing for local need)</td>
<td>24</td>
</tr>
<tr>
<td>Service Settlement</td>
<td>Land adjacent Bro Prysor, Trawsfynydd (100% affordable housing for local need)</td>
<td>10</td>
</tr>
<tr>
<td>Secondary Settlement</td>
<td>Land adjacent to Pentre Uchaf, Dyffryn Ardudwy (100% affordable housing to meet local need)</td>
<td>10</td>
</tr>
<tr>
<td>Secondary Settlement</td>
<td>Land adjacent to Capel Horeb, Dyffryn Ardudwy (50% open market, 50% affordable housing to meet local need)</td>
<td>5</td>
</tr>
<tr>
<td>Secondary Settlement</td>
<td>Land adjacent to Garreg Frech, Llanfrothen (100% affordable housing to meet local need)</td>
<td>6</td>
</tr>
<tr>
<td>Secondary Settlement</td>
<td>Land adjacent to Maes y Pandy, Llanuwchllyn (100% affordable housing for local need)</td>
<td>7</td>
</tr>
<tr>
<td>Secondary Settlement</td>
<td>Land adjacent to Lawnt y Plas, Dinas Mawddwy (100% affordable housing for local need)</td>
<td>6</td>
</tr>
<tr>
<td>Secondary Settlement</td>
<td>Land at Former Woolen Mill, Trefriw (50% open market, 50% affordable housing to meet local need)</td>
<td>5</td>
</tr>
<tr>
<td>Secondary Settlement</td>
<td>Land adjacent to Rathbone Terrace, Dolwyddelan (100% affordable housing to meet local need)</td>
<td>6</td>
</tr>
<tr>
<td>Secondary Settlement</td>
<td>Land at Y Rhos, Llanegryn (50% open market, 50% affordable housing to meet local need)</td>
<td>8</td>
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</tbody>
</table>
### Secondary Settlement 

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Llanbedr</td>
<td>Land adjacent to Bryn Deiliog, Llanbedr (100% affordable housing for local need)</td>
<td>6</td>
</tr>
<tr>
<td>Pennal</td>
<td>Land adjacent Maesteg, Pennal (100% affordable housing for local need)</td>
<td>5</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td>184</td>
</tr>
</tbody>
</table>

#### Development Policy 30: Affordable Housing (30)

Development opportunities have been identified within the Plan to provide a target of 375 new affordable homes to meet local needs.

On all sites the following affordable housing contributions will be sought:

i) Within Local Service Centres 20% on sites of 5 dwellings or more dwellings

ii) Within Service Settlements 33% on sites of 3 dwellings or more

iii) Within Secondary Settlements 50% on sites of two dwellings or more

iv) Within smaller settlements immediately adjacent a highlighted property as shown on the inset maps up to two new single dwellings for 100% affordable housing. Exceptionally more than two dwellings will be allowed where need is proven and the character and setting of the settlement is not impaired.

v) On sites being developed by Housing Associations, Trusts or similar subsidised bodies 100%

vi) On conversions anywhere, 50% or a commuted sum contribution for one dwelling. Alternatively the conversion can be a 100% affordable with local occupancy conditions

Where adjacent and related residential proposals result in combined numbers or site size areas exceeding the above thresholds, the Authority will seek affordable housing based on the affordable housing target percentages set out above.

If it can clearly be demonstrated that the above indicative affordable housing targets cannot be met due to site viability, or could be exceeded in some cases, the Authority will negotiate an appropriate affordable housing contribution on individual sites, which could include an appropriate commuted payment. This however will not apply to exception sites or sites in smaller settlements where a 100% affordable housing contribution will always be sought.

Planning permission for a new affordable dwelling will be subject to a legal agreement to ensure that it remains affordable in perpetuity for a local person in housing need as defined in paragraph 5.26 and 5.27.

New affordable housing units should be fully integrated and be as good, if not better than market housing units in terms of external design quality and materials.

The size of affordable housing units will be commensurate with the needs of the intended household.

Permitted development rights will be removed on all the affordable housing units in order to regulate the manner in which they can be extended in the future.
Development Policy 9: Conversion and change of use of rural buildings (9)

The conversion or change of use of redundant rural buildings outside any housing development boundary will be permitted for affordable housing to meet local need, an employment use, short term self catering holiday accommodation as part of a rural enterprise scheme, or an open market dwelling with the payment of a commuted sum provided that the following criteria are met:

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

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

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

iv. The proposal or any new ancillary structures do not harm the character of the landscape in which they are located.

v. The proposal does not lead to the creation of new vehicular access or parking areas that would adversely affect the character or appearance of the building or that of the wider landscape.

Where the proposal involves a listed building or a building of traditional form or design, the proposal conforms with Development Policy 7: Listed and Traditional Buildings.

Proposals for new affordable dwellings will only be granted where the requirements of Strategic Policy G: Housing are met including the possibility of commuted sums.

An independent structural survey will be required where there is any doubt over the structural stability of the building or it is considered that the proposed works would result in major or substantial reconstruction.

Applicants must demonstrate that the proposed use would not displace an existing use which requires the construction of an alternative building to enable it to continue.
## Appendix 3: Settlement Hierarchy

<table>
<thead>
<tr>
<th>Tier</th>
<th>Settlement</th>
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<tbody>
<tr>
<td>Local Service Centres</td>
<td>Y Bala</td>
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<td></td>
<td>Dolgellau</td>
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<tr>
<td>Service Settlements</td>
<td>Aberdyfi</td>
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<td></td>
<td>Betws y Coed</td>
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<td></td>
<td>Harlech</td>
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<td></td>
<td>Llanberis (small proportion within the National Park)</td>
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<td></td>
<td>Trawsfynydd</td>
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<tr>
<td>Secondary Settlements</td>
<td>Abergwynegregyn</td>
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<td>Abergynolwyyn</td>
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<td>Bryncrug</td>
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<td>Capel Garmon</td>
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<td>Dinas Mawddwy</td>
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<td>Dolgarrog</td>
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<td>Dolwyddelan</td>
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<td>Dwygyfylchi</td>
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<td></td>
<td>Dyffryn Ardudwy &amp; Coed Ystumgwern</td>
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<td>Friog</td>
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<td>Froogoch</td>
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<td>Ganllwyd</td>
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<td>Garndolbenmaen</td>
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<td>Garreg Llanfrothen</td>
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<td>Gelililydan</td>
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<td>Llan Ffestiniog</td>
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<td>Llanegryn</td>
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<td>Maentwrog</td>
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<td>Rhydymain</td>
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<td>Rowen</td>
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<td>Tal y Bont</td>
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<td>Talsarnau</td>
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<td>Trefriw</td>
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<td>Ysbyty Ifan</td>
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<tr>
<td>Smaller Settlements</td>
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<tr>
<td>Aberangell</td>
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<td>Arthog</td>
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<td>Betws Garmon</td>
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<td>Capel Curig</td>
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<td>Capelulo</td>
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<td>Croesor</td>
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<td>Cwm Penmachno</td>
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<td>Cwrt</td>
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<tr>
<td>Llanbedr y Cennin</td>
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<td>Llandanwg</td>
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<td>Llandecwyn</td>
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<td>Llangywer</td>
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<td>Llanllechid</td>
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<td>Llanymawddwy</td>
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<td>Llyn Penmaen</td>
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<td>Mallwyd</td>
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<td>Nant Gwynant</td>
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<td>Nant Peris</td>
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<td>Nantmor</td>
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<td>Nebo</td>
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<td>Penmorfa</td>
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<td>Prenteg</td>
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<td>Rhoslefain</td>
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<td>Rhosygwaliau</td>
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<td>Rhyd</td>
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<td>Rhyd ddu</td>
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<td>Rhyd Uchaf</td>
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<td>Ynys</td>
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</table>
## Appendix 4: Affordable housing requirement by settlement

<table>
<thead>
<tr>
<th>Settlement Hierarchy</th>
<th>Settlements</th>
<th>Dwelling Units</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td>1  2  3  4</td>
</tr>
<tr>
<td>Local Service Centers</td>
<td>Y Bala, Dolgellau</td>
<td>20% A.H. contributions on sites of 5 dwellings or more</td>
</tr>
<tr>
<td>Service Settlements</td>
<td>Aberdyfi, Betws y Coed, Harlech, Llanberis (small proportion within the National Park) Trawsfynydd</td>
<td>33% A.H. contribution on sites of 3 dwellings or more</td>
</tr>
<tr>
<td>Secondary Settlements</td>
<td>Abergwyngregyn, Abergynolwyn, Beddgelert, Bontddu Brithdir, Bryncrug, Capel Garmon, Dinas Mawddwy, Dolgarrog, Dolwyddelan, Dwygyfylchi, Dyffryn Ardudwy &amp; Coed Ystumgwrn, Friog, Frongoch, Ganllwyd, Garnolbenmaen, Garreg Llanfrothen, Gellilydan, Llan Ffestiniog, Llanbedr, Llanegryn, Llanelltyd, Llanfachreth, Llanfair, Llanuwchllyn, Llwyngwril,</td>
<td>50% A.H. contribution on sites of 2 dwellings or more</td>
</tr>
<tr>
<td>Smaller Settlements</td>
<td>Sites developed by Housing Associations</td>
<td>Conversions</td>
</tr>
<tr>
<td>-----------------------------------------------------</td>
<td>-----------------------------------------</td>
<td>----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Aberangell, Arthog, Betws Garmon, Capel Curig, Capelulo, Croesor, Cwm Penmachno, Cwrt, Llanbedr y Cennin, Llandanwg, Llandecwyn, Llangywer, Llanllechid, Llanymawddwy, Llyn Penmaen, Mallwyd, Nant Gwynant, Nant Peris, Nantmor, Nebo, Penmorfa, Prenteg, Rhoslefain, Rhosygwaliau, Rhyd, Rhyd ddu, Rhyd Uchaf, Taicynhaeaf, Ynys</td>
<td>100% AHLN only</td>
<td>50% or a commuted sum contribution for one dwelling. Alternatively the conversion can be a 100% affordable with local occupancy conditions.</td>
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</tbody>
</table>
### Appendix 5: Maximum size of exception site development

<table>
<thead>
<tr>
<th>Tier</th>
<th>Settlement</th>
<th>Estimated number of households in each settlement</th>
<th>Maximum size of exception site development (is commensurate with size of settlement)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Service Centres</td>
<td>Y Bala</td>
<td>900 – 1400</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>Dolgellau</td>
<td></td>
<td></td>
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<tr>
<td>Service Settlements and Secondary Settlements Level 1</td>
<td>Aberdyfi</td>
<td>100 – 725</td>
<td>6</td>
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<td></td>
<td>Betws y Coed</td>
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<td></td>
<td>Harlech</td>
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<td></td>
<td>Llanberis *(small proportion within the National Park)</td>
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<td>Trawsfynydd</td>
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<td>Bryncrug</td>
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<td></td>
<td>Dyffryn Ardudwy &amp; Coed Ystumgwern</td>
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<td>Garndolbenmaen*</td>
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<td></td>
<td>Llan Ffestiniog</td>
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<td>Beddgelert</td>
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<td>Dolgarrog*</td>
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<td>Dolwyddelan</td>
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<td>Dinas Mawddwy</td>
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<td>Capel Garmon</td>
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<td>Friog</td>
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<td>Frongoch</td>
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<td></td>
<td>Garreg Llanfrothen</td>
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<td>Llanegryn</td>
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<td>Llanfachreth</td>
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<td>Maentwrog</td>
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<td>Rowen</td>
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<td></td>
<td>Ysbyty Ifan</td>
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</tbody>
</table>

* Settlement that straddle the National Park boundary - exception site development to be provided outside the National Park.
### Appendix 6: Affordable housing for sale prices

Maximum affordable housing for sale prices (based on 2018 CACI Paycheck data) are:

<table>
<thead>
<tr>
<th>Area</th>
<th>Median Income 2018</th>
<th>Mortgage 3.5 times income</th>
<th>20% Deposit</th>
<th>Cyfanswm anghenrheidiol am anedd 1 - 2 llofft</th>
<th>Mortgage 4 times income</th>
<th>20% Deposit</th>
<th>Cyfanswm anghenrheidiol am anedd 3 - 4 llofft</th>
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</thead>
<tbody>
<tr>
<td>Bala</td>
<td>£27,679</td>
<td>£96,877</td>
<td>£24,219</td>
<td>£121,096</td>
<td>£110,716</td>
<td>£27,679</td>
<td>£138,395</td>
</tr>
<tr>
<td>Bangor</td>
<td>£29,756</td>
<td>£104,146</td>
<td>£26,037</td>
<td>£130,183</td>
<td>£119,024</td>
<td>£29,756</td>
<td>£148,780</td>
</tr>
<tr>
<td>Blaenau Ffestiniog &amp; Porthmadog</td>
<td>£26,404</td>
<td>£92,414</td>
<td>£23,104</td>
<td>£115,518</td>
<td>£105,616</td>
<td>£26,404</td>
<td>£132,020</td>
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<tr>
<td>Caernarfon</td>
<td>£27,409</td>
<td>£95,932</td>
<td>£23,983</td>
<td>£119,915</td>
<td>£109,636</td>
<td>£27,409</td>
<td>£137,045</td>
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<tr>
<td>Dolgellau &amp; Arudwy</td>
<td>£27,182</td>
<td>£95,137</td>
<td>£23,784</td>
<td>£118,921</td>
<td>£108,728</td>
<td>£27,182</td>
<td>£135,910</td>
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<tr>
<td>Dyffryn Conwy</td>
<td>£29,787</td>
<td>£104,255</td>
<td>£26,064</td>
<td>£130,319</td>
<td>£119,148</td>
<td>£29,787</td>
<td>£148,935</td>
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<tr>
<td>Llandudno &amp; Conwy</td>
<td>£30,322</td>
<td>£106,127</td>
<td>£26,532</td>
<td>£132,659</td>
<td>£121,288</td>
<td>£30,322</td>
<td>£151,610</td>
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<tr>
<td>Machynlleth &amp; Aberdyfi</td>
<td>£27,036</td>
<td>£94,626</td>
<td>£23,657</td>
<td>£118,283</td>
<td>£108,144</td>
<td>£27,036</td>
<td>£135,180</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Area</th>
<th>Median Income 2018</th>
<th>x2</th>
<th>20%</th>
<th>1 bed apartment</th>
<th>x2.5</th>
<th>20%</th>
<th>2 bed apartment</th>
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</thead>
<tbody>
<tr>
<td>Bala</td>
<td>£27,679</td>
<td>£55,358</td>
<td>13%</td>
<td>£69,198</td>
<td>£69,198</td>
<td>17%</td>
<td>£86,498</td>
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<tr>
<td>Bangor</td>
<td>£29,756</td>
<td>£59,512</td>
<td>14%</td>
<td>£74,390</td>
<td>£74,390</td>
<td>18%</td>
<td>£92,988</td>
</tr>
<tr>
<td>Blaenau Ffestiniog &amp; Porthmadog</td>
<td>£26,404</td>
<td>£52,808</td>
<td>13%</td>
<td>£66,010</td>
<td>£66,010</td>
<td>16%</td>
<td>£82,513</td>
</tr>
<tr>
<td>Caernarfon</td>
<td>£27,409</td>
<td>£54,818</td>
<td>13%</td>
<td>£68,523</td>
<td>£68,523</td>
<td>17%</td>
<td>£85,654</td>
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<tr>
<td>Dolgellau &amp; Arudwy</td>
<td>£27,182</td>
<td>£54,364</td>
<td>13%</td>
<td>£67,955</td>
<td>£67,955</td>
<td>16%</td>
<td>£84,944</td>
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<tr>
<td>Dyffryn Conwy</td>
<td>£29,787</td>
<td>£59,574</td>
<td>14%</td>
<td>£74,468</td>
<td>£74,468</td>
<td>18%</td>
<td>£93,085</td>
</tr>
<tr>
<td>Llandudno &amp; Conwy</td>
<td>£30,322</td>
<td>£60,644</td>
<td>15%</td>
<td>£75,805</td>
<td>£75,805</td>
<td>18%</td>
<td>£94,756</td>
</tr>
<tr>
<td>Machynlleth &amp; Aberdyfi</td>
<td>£27,036</td>
<td>£54,072</td>
<td>13%</td>
<td>£67,590</td>
<td>£67,590</td>
<td>16%</td>
<td>£84,488</td>
</tr>
</tbody>
</table>

**Formula used:**

1 bed and 2 bed affordable price = Eryri Local Development Plan Zone of Influence area median income x 3.5 income multiplier + 20% deposit
3 bed and 4 bed affordable price = Eryri Local Development Plan Zone of Influence area median income x 4 income multiplier + 20% deposit
1 bed apartment affordable price = Eryri Local Development Plan Zone of Influence area median income x 4 income multiplier + 20% deposit
2 bed apartment affordable price = Eryri Local Development Plan Zone of Influence area median income x 2.5 income multiplier + 20% deposit
**Important note:**
The formula price for first sale will be increased annually in line with changes in the median household income in each community area, which is updated annually. Snowdonia National Park Authority will publish the updated prices annually. However once the % discount is fixed in relation to a specific property, future re-sales will be subject to the fixed % discount against the prevailing Open Market Value.

**e.g. initial price**

Open market price £170,000

Affordable price 3 bed £138,395/ £170,000 x 100 = 81%

% discount = 19%

**Re-sale**

Open market price £180,000

Re-sale price = £180,000 - 19% = £145,800
Appendix 7: Contacts

Snowdonia National Park Authority: Planning Section

Snowdonia National Park Office
Penrhyndeudraeth
Gwynedd
LL48 6LF
Telephone: 01766 770274
e-mail: cynllunio@eryri.llyw.cymru
www.eryri.llyw.cymru

Local Housing Authorities

Gwynedd Local Housing Authority
Housing Service
Gwynedd Council
Penrallt
Caernarfon
Gwynedd
LL55 1BN
01286 673 113

Conwy Local Housing Authority
Coed Pella
Ffordd Conwy,
Colwyn Bay,
LL29 7AZ
01492 574225

Registered Social Landlords

Grwp Cynefin
(Penygroes Office)
Ty Silyn
Y Sgwâr
Penygroes
Gwynedd
LL54 6LY
01286 881 588

Grwp Cynefin (Denbigh Office)
56 Stryd y Dyffryn
Denbigh
Denbighshire
LL16 3BW
01745 815 220

Cartrefi Conwy
Morfa Gele,
North Wales Business Park,
Cae Eithin,
Rural Housing Enabler

North West Wales Rural Housing Enabler
Grwp Cynefin Offices
Sgwar y Parc
Blaenau Ffestiniog
Gwynedd
LL41 3AD
01766 833018
Email arfon.hughes@grwpcynefin.org

Co-operative Housing

Tai Cydweithredol / Co-operative Housing
Canolfan Cydweithredol Cymru / Wales Co-operative Centre
0300 111 5050
info@wales.coop

Tai Teg

Tai Teg
PO Box 167,
Caernarfon
LL55 9BP
0845 601 5605
info@taiteg.org.uk

www.taiteg.org.uk
Dear mortgage lender,

Snowdonia National Park Authority's Section 106 agreement has taken into account the recommendations contained in a guidance note prepared by the Welsh Local Government Association (WLGA), Welsh Government, the Council of Mortgage Lenders (CML) and the Chartered Institute of Housing (CIH) and Community Housing Cymru (CHC) on securing mortgage access for Affordable Housing.

The Authority's Standard Section 106 Agreement contains a mortgagee in possession clause to allow a mortgage lender who has repossessed a property to operate free of restrictions which are placed upon individual properties.

Snowdonia National Park Authority allows this clause to be activated immediately, recognising that repossessions are rare events. The Authority hopes that the inclusion of the mortgagee in possession clause which is considered to be a very favourable arrangement for the lender will remove any barriers to deliver affordable housing in our rural communities.

The wording of the mortgagee in possession clause contained in the Authority's Section 106 agreement is included below:

Provisions regarding the sale of an Affordable Dwelling by a Mortgagee in possession

If the Owner defaults on his mortgage and the Mortgagee takes possession or assumes control of the property (directly or through an agent) that Mortgagee must inform the Authority in writing within 90 days of taking possession that it has taken possession or assumed control of the Affordable Dwelling and may thereafter sell the Affordable Dwelling free from any restrictions. The provisions of this Deed shall thereafter be extinguished and the Authority shall within a period of 28 days of receiving notification that the Mortgagee is in possession apply for the removal of the local land charge.
Appendix 9: Useful documents

- Eryri Local Development Plan 2016 – 2031
- Snowdonia National Park Authority Sustainable Design Supplementary Planning Guidance
- Snowdonia National Park Authority Planning Obligations Supplementary Planning Guidance
- Gwynedd Council Local Housing Strategy 2013-2017
- Conwy County Borough Council Local Housing Strategy 2018-2023
- Conwy Local Housing Market Assessment 2017-2022
- Gwynedd Local Housing Market Assessment 2013
- Planning Policy Wales
1. CONTEXT

2. The above planning application came before the Planning & Access Committee on 4th December 2019. The officer’s recommendation was to refuse permission on the following 3 grounds:

   a. By reason that the development would not form part of an agricultural diversification scheme or ancillary to a new or existing tourist attraction the proposal would fail to satisfy criterion i. of Development Policy 29 of the adopted Eryri Local Development Plan.

   b. By reason that the units would not be sufficiently screened by existing landscape features the proposal would fail to satisfy criteria ii and iii of Development Policy 29 of the adopted Eryri Local Development Plan.

   c. By reason that the proposal shows ancillary facilities to be contained within the units without substantial justification why they cannot be located within an existing building or an extension to existing facilities the proposal would fail to satisfy criterion iv. of Development Policy 29 of the adopted Eryri Local Development Plan.

3. Various elements of the proposal were discussed, although much of the focus of the discussion was on the first refusal reason – in particular these focused on the definition of:

   a. a viable farm and;
   
   b. when is a diversification scheme secondary to the use of the remaining land (as is required by the policy)?.
4. There was considerably less discussion on grounds for refusal 2 and 3.

5. It is completely understandable – and indeed necessary - that a new policy of this nature generates discussion on the definition and interpretation of the policy’s criteria. The LDP Policy (Development Policy 29) was only adopted in February 2019 and provides a new policy direction for the National Park. As the Policy potentially allows new development within ‘open countryside’ in the National Park (areas which receive very high levels of landscape protection), it is of course welcome that any proposal is given very careful scrutiny at committee.

6. **December Planning & Access Committee**

7. As explained in Paragraph 2 above, the proposal was recommended for refusal for 3 reasons. During the discussion at Planning Committee, the case officer suggested a Site Inspection Panel, because it was considered that there were issues that were ‘finely balanced’ in the officer’s conclusions. I was also of the opinion that further scrutiny on site would have helped reach a sensibly informed decision, particularly with regard to refusal reason 2.

8. Whilst a Committee Member did propose an Inspection Panel, this motion was not carried and the Committee went on to vote in favour of granting the development contrary to the officer’s recommendation.

9. It is, of course, perfectly acceptable for Members to reach a different conclusion to officers in determining a planning application – these are known as ‘overturns’. In some Authorities in Wales overturns will by default lead to a ‘cooling off’ period, with the application subsequently being re-determined at a later Committee or Full Council meeting. Such a cooling off period is not a default requirement within this Authority, and it is my personal opinion that this is unnecessary. Having said this, too many overturns can be a sign of a wider problem and it is a Welsh Government Performance Indicator to keep overturns at fewer than 5% of all committee decisions.

10. However, in reaching any planning decision (either in line with officer’s recommendation or as an overturn) it is essential that a Plan-led approach is followed as prescribed by legislation and in national planning policy. The Plan-led approach is established in Section 38(6) of the Planning and Compulsory Purchase Act. Planning Policy Wales (Welsh Government, Edition 10, 2018) states that a plan-led approach is the most effective way of securing sustainable development. Section 38(6) of the 2004 Act states (my emphasis added) that in reaching a decision:

    “the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

11. This part of the legislation is fundamental to all decision that are taken by both the Planning Committee and by officers under delegated powers.
12. At the December Planning & Access Committee the officer had reached his conclusion on the basis of the Local Development Plan (LDP) policies – therefore I was content that his conclusion had been made in accordance with the Plan (as required by the above legislation). In moving to approve the proposal contrary to the officer’s recommendation, the Committee should have therefore provided clear evidence as to why the proposal either:
   a. Complied with the LDP and should be subject to approval; or
   b. Was contrary to the LDP, but the presence of material considerations enabled such a decision to be taken contrary to policy;

13. Whilst I was satisfied that sufficient reasons had been put forward to overcome the first refusal reason (although this was a finely balanced issue), I was not satisfied that a valid reason was put forward in relation to the 2nd and 3rd refusal reason.

14. I asked the Committee to provide such reasoning, but did not receive a satisfactory response. This therefore went contrary to the principle of Plan-led decision making and would have been contrary to Section 38(6) of the 2004 Act as set out in Paragraph 10 of this report.

15. It is for this reason that I felt I had to call in the application to the next Full Authority meeting to enable a ‘cooling off’ period and to allow time for further consideration of the planning issues at hand. These issues were also explained in detail during the training session provided to Members by an external training provider in November 2019.

**Update Following the December Planning Committee**

16. Following the decision for a ‘cooling off’ period taken at the December Committee, I began preparing the report for the February Authority Meeting. However during this time the case officer and the applicant have agreed amendments and further enhancements and submitted further information on the scheme to try and address the concerns raised in refusal reason 2 and 3. This information included:
   a. Further landscaping plans – including tree planting around the proposed pods;
   b. Reduction in the extent of the access tracks to the holiday pods
   c. Amendments to the parking and access tracks
   d. Justification as to why there was no suitable location for locating toilets and shower facilities in any existing building

17. As the application had now been amended as set out above, the scheme considered at the December Planning Committee has been superseded. As this is now a ‘fresh’ assessment of an amended scheme I consider the most appropriate place to determine this is to bring it back to the Planning Committee.

18. The report that follows is therefore my assessment of the proposal, which has progressed in close liaison with the original case officer.
RECOMMENDATION

For Members to note the content of the report in particular the need to ensure that in determining applications for planning permission that that “the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
Summary of the Recommendation:

To APPROVE subject to conditions.

Reason(s) Application Reported to Committee:

Scheme of Delegation

Members request that such proposals be considered by Committee for the first 12 months of the policy’s use. This application was subsequently called in to the Full Council (refer to preceding report), but amendments to the scheme mean the proposal can be determined at planning committee.

Environmental Impact Assessment (EIA):

The development has been subject to a screening opinion which concluded that the development is not EIA development.

Land Designations / Constraints:

Open countryside
Area Tree Preservation Order (TPO)
Public Right of Way (footpath) nearby
Site Description:

The site lies to the south-east of the coastal town of Llanfairfechan, about 300-400m beyond the built up part of the town, and about 1.5km from the town centre. The site is accessed off Valley Road. Valley Road is a steep and narrow minor road which rises up from the town to the lower slopes of the Carneddau Mountains a short distance away. It is a quiet road which reaches a dead end a short distance up from the proposed site. Alongside Valley Road, runs the Afon Llanfairfechan forming a small valley (or nant) within which the site lies. Within the site, a concrete access track doglegs left and rises very steeply to the farm house, where a small agricultural shed is also located.

The site lies at an altitude of approximately 150m AOD, with the foothills of the Carneddau a relatively short distance away – with Moelfre (435m) being just over 2km away, Foel Ganol (533m) is also just over 2km away, and Tal-y-Fan (610m) is about 4km away. However, the site is far enough away that it will not to be visible from these hills. Garreg Fawr (364m AOD) is probably the one of the only hills where the site may be visible from; although at 700m distance, the proposal will be relatively insignificant in this context of such views.

The area is characterised by steep slopes, with agricultural grazing interspersed with mature deciduous woodland, isolated scattered properties and small farmsteads. Where Valley Road reaches a dead end a few hundred metres higher up, the character of the landscape changes to become a more open landscape that is associated with the foothills of the Carneddau mountains. It is at this higher land that the ‘Area of Natural Beauty’ starts. This area is included in the LDP’s proposal map and goes on to cover a vast area encompassing much of the Carneddau mountains. Development Policy 2: Development and the Landscape, provides added policy protection for the Area of Natural Beauty. However, the proposed sites lies on the lower slopes about 500m outside of this area.

The applicant’s land holding is currently utilised for sheep grazing on a sloping site and forms a part of a 13ha smallholding at Ty’n Rhedyn. The proposed application site area runs to approximately 0.67 acres.

A public right of way (footpath) runs approximately 80-100m to the west of the site and the North Wales Path runs past the driveway of the house along Valley Road. The North Wales Path is a long distance path of some 60 miles that runs from Bangor to Prestatyn.

The site is covered by an area Tree Preservation Order (TPO), and it would therefore be an offence to cut any of the trees down without appropriate consent.
Proposed Development:

The proposal is to provide for 2 self-contained holiday pods within the Ty’n y Rhedyn Isaf. The pods proposed measure 3.9m by 6m with an overall height of 2.5m. They are shown to be installed with, amongst other facilities, electric, infra-red under floor heating, ‘spacious’ kitchen, full wet room, 24inch DVD/TV combo. They are described as being built on a rigid steel frame, eliminating the need for foundations, thereby reducing any permanent impact on the landscape. The pods would be timber (larch) clad, although the exact finishing details can be controlled by condition.

Before the previous committee, the proposal showed a new access track to serve the 2 pods along with parking spaces alongside each pod. Following discussion with the case officer, this has now been amended and now comprises a vehicular pull in alongside the existing access track. From the vehicular pull in, footpaths formed of slate chippings will lead up to each pod with staked log steps at required intervals.

It is proposed to install a septic tank and soakaway. It is also proposed to excavate to create a level surface on which the pods will be placed. According to the applicant the gradient of the site is approximately 1:6 and the location and orientation of the pods have been chosen to minimise the amount of ground modelling to achieve a level area to receive the pods.

The proposed plans show the development site extending to 0.67 acres being taken out of and agricultural use and enclosed by a 1.5m double run timber post and wire fence with a hedging of blackthorn and whitethorn. Since the last committee, further landscaping has been proposed comprising tree planting to the south of the pods (including rowan, silver birch and whitebeam) interspersed with native shrubs.

Relevant Planning Policies:

Eryri Local Development Plan 2016-2031

- SP A: National Park Purposes and sustainable Development
- SP I: Tourism
- DP 1: General Development Principles
- DP 2: Development and the Landscape
- DP 20: Agricultural Diversification
- DP 29: Alternative Holiday Accommodation

Supplementary Planning Guidance

- SPG 7: Landscapes and Seascapes of Eryri
- SPG 13: Landscape Sensitivity and Capacity Assessment
- DRAFT SPG 8: Visitor Accommodation
Consultations:

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<tr>
<th>Organization</th>
<th>Response</th>
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<td>Llanfairfechan Community Council</td>
<td>No comments received</td>
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<tr>
<td>Highways Authority</td>
<td>No objection, subject to condition</td>
</tr>
<tr>
<td>Natural Resources Wales</td>
<td>No objection, subject to conditions</td>
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<td>SNPA Policy</td>
<td>Advice on adherence to policy</td>
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Response to Publicity:

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

3 letters of support were received; their comments are summarised as:

- Proposal would boost economy
- Local demand for this type of proposal

Assessment:

Principle of Development

Development Policy 29 ‘Alternative Holiday Accommodation’ allows proposals for small scale alternative holiday accommodation provided all 5 of the policy’s criteria are met. This will be assessed in further detail in the assessment below and will form the primary basis of this report.

Planning Assessment

All 5 criteria of Development Policy (DP) 29 must be complied with, and I will address each in turn below.

DP29, Criteria 1:

“The site is part of an agricultural diversification scheme or is ancillary to a new or existing tourist attraction and does not become the main attraction.”

This criteria is primarily there to prevent the proliferation of sites, protect the landscape and of course to support existing agricultural businesses. As the proposal must form part of an agricultural diversification scheme, cross reference is necessary to DP 20 ‘Agricultural Diversification’, and therefore the proposal must also comply with this policy’s criteria.

DP 20 supports agricultural diversification proposals, provided evidence/documentation is submitted that demonstrates:

- 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.

DP 20 also requires that where a new building is required to enable the diversification proposal to be undertaken, the applicant will be required to demonstrate that the re-use of an existing building is not practical. Where the re-use of an existing building is not practical, any new building proposed must:
  - Be essential for the sole purpose of the operation of the proposed diversification scheme; and
  - Be of a type and scale which reflects the nature of the diversification proposal.

Where such requirements are satisfied the National Park Authority will use conditions attached to the planning consent or require the applicant to enter into a legal agreement to ensure that the new building is tied in perpetuity to the agricultural holding.

At the previous committee, a conclusion was reached that the development proposal was not part of a genuine farm holding. Given the small size of the holding at 13ha such a conclusion could be deemed reasonable, particularly if the proposal could not then be considered secondary to the use of the remaining land for livestock. However, having assessed some of the information relating to the enterprise in further detail and having discussed this with the applicant, it is my opinion that the proposal does in fact meet criteria 1 of DP 20. In reaching this conclusion I have considered the following information in addition to the standard use of the 13ha for sheep grazing:
  - The holding has “mountain rights” for the Carneddau open mountain to graze 110 ewes;
  - The 10 acres within the applicant’s ownership a short distance away was not considered at the last committee because this land was rented out for private grazing for horses. The use of land for horses does not technically comply with the definition of agriculture under Section 336 of the Town and Country Planning Act 1990 – and for this reason was not used in the previous assessment of the enterprise, which is a reasonable conclusion. However, the applicant has confirmed to me that they have used this land for sheep and cattle grazing in the past and it could revert to this at any point in the future (grazing the horses makes more commercial sense for the present needs of the business). The applicant confirms it is not a livery and the 10 acres could be used for grazing sheep, cattle or horses. I think this makes a persuasive case to include the 10 acres in the overall business case. Therefore I would classify the holding as a 23 acre farm, as I believe using the income from the other 10 acres appears to be reasonable in this case.
- The applicant has started piloting a suckler cow element to their business this year (2019), purchasing 4 cows with calves at foot. As this is a new venture and had not yielded and income at the time of the application it was not considered in the previous report. Again, I understand how this conclusion has been arrived at. However, this element of the business will yield an income in 2020, and as they own the suckler cows, I would therefore consider it could also be reasonable to consider this in the overall farm scheme.

- Ty’n Rhedyn Isaf also claims a basic payment entitlement through agri-environment works, and this provides a small supplement to the farm income, which should also be used in this assessment.

The applicant has provided a Farm Plan to accompany the planning application. This includes current position, goals, farm plan 2019-2022 and basic financial details. Should the above issues and in particular their financial implications be considered, I consider that a case can be made that the income of the ‘holiday pods’ would in fact be secondary to the farm income.

The Farm Plan has been submitted as a confidential document to the Authority, as it contains sensitive financial information. I will bring the farm plan along to the committee should Members wish to scrutinise the financial figures. Should this be requested by the committee, time could be set aside for the Members to read and assess this, as a confidential item.

Therefore, on balance, I am satisfied having considered the additional issues referred to above, that the proposal can be considered secondary to the use of the remaining land on the holding for livestock or crop production and meet the requirement of criterion 1 of Policy DP 20.

The holding is registered as an existing agricultural business and therefore complies Criterion (ii) of DP 20.

DP 20 requires that where a new building is required to enable the diversification proposal to be undertaken, the applicant will be required to demonstrate that the re-use of an existing building is not practical. This information had not been provided by the applicant previously, despite there being a shed near the home. The applicants have now confirmed that the shed is used for the farm’s cattle and would therefore be inappropriate for holiday accommodation. I also note that the shed is very close to the family home of the applicant (on the edge of their front garden) and I question whether that location would be sensible for holiday accommodation use in any case.

The final criteria of DP 20 is that the proposal is of a type and scale which reflects the nature of the diversification proposal. I believe 2 pods would reasonably meet this part of the policy DP 20.
Therefore overall having carefully considered all of the information before me, I consider the applicant meets the requirements of Policy 20 ‘Agricultural Diversification’ – and therefore consequently meets the requirements of the first criteria of Policy 29 ‘Alternative Holiday Accommodation’.

DP 29, Criterion (ii):
The proposed development does not cause significant harm to landscape character, fits unobtrusively within the landscape and is well screened by existing landscape features.

At the previous committee, the officer concluded that the site was not sufficiently screened to meet this policy criterion. This was mainly based on the lack of existing vegetation to effectively screen the 2 pods, in particular when viewed from the footpath that runs along the ridge to the west of the site. The case officer stated that this issue was finely balanced, and also recommended an Inspection Panel to explore this matter further.

I have visited the site since the committee, and have discussed it at length with the case officer. Whilst I can understand the previous conclusion regarding the level of screening, I have reached a different conclusion. This is based on:

- Views of the site from the north and east (Valley Road / North Wales Path) are very limited. This is in my opinion well screened - more by landform than by vegetation (although the mature trees certainly add to this level of screening), with Valley Road being a sunken road therefore affording only very limited and fleeting views into the application site which is partly obscured by an embankment.
- As the land rises steeply from north to south – the relief of the land effectively screens the site from any elevated land to the south (the pods would even be screened from the farm house itself by the relief of the land);
- Views into the site from much higher land to the south would also be limited, it would possibly only be visible from Garreg Fawr a small hill (364m AOD) to the south of the site – but this hill is 700m away and the proposal’s location not too far away from Llanfairfechan and set against mature trees would not unduly stand out from here.
- The site would indeed be visible and not particularly well screened from the footpath to the west – and I believe this formed the basis of the conclusion regarding screening at the last committee. However, given limited views from elsewhere I would conclude that, on balance, the site is well screened. The footpath is approximately 80m away from the site, and would be backclothed by mature trees, which would in my opinion also mitigate any visual effects.
- It should be noted that the applicant has also provided additional planting to screen the pods. Whilst policy 29 does not allow reliance on new planting to screen proposals, and must depend upon existing screening, I do consider that the additional planting will help soften the impact of the scheme (although the acceptability of the proposal does not in my opinion rely on this additional planting).
- This additional planting will also provide a biodiversity gain to the overall proposal, and would therefore contribute to the objectives of Strategic Policy D ‘Natural Environment’.

Therefore whilst the site is indeed open to views from east, on balance, I would conclude that the overall site is well screened. The views from the east would be limited to the short ridge alongside the site. I believe it is also a mitigating factor that the site is so close to Llanfairfechan, along with the fact that it falls a fair distance away from the Area of Natural Beauty which characterises the elevated views to the south and would be subject to a higher level of landscape scrutiny (which also characterises the wider Carneddau area above the site). I would also confidently conclude that there is no significant harm to landscape character. I am therefore satisfied that the proposal meets Criterion (ii) of DP 29.

**DP 29, criterion (iii)**
The proposal does not lead to the creation of a new vehicular access or parking areas that would adversely affect landscape character.

In the previous committee report, the officer raised concerns in relation to this part of the policy – raising particular concerns with the effect of the new vehicular tracks and parking area which would be engineered into the slope. Some engineering works would also be required into the slope to provide a level platform for the pods. Again, the conclusion that this would have an adverse effect on landscape character would appear be reasonable. In order to mitigate these impacts, the case officer has since worked with the applicant to address this issue. A solution has been proposed whereby there would be no parking alongside the holiday pods and no access track leading up to them. Instead, there would be a vehicular pull in alongside the existing farm access track and a footpath up to both pods. There would still need to be some cutting in to the hill to accommodate these pods – given the terrain of the site this issue would be unavoidable. However it is not considered that this proposal would require significant excavation that would harm the landscape character. This would I believe satisfy Para 17.9 of the Draft SPG.

On balance, and given these additional improvements since the previous committee, I do not believe these elements would adversely affect landscape character (particularly given the level of screening referred to under criterion (ii) above), and I therefore conclude that criterion (iii) is satisfied.
DP 29, criterion (iv)
Any ancillary facilities should be located within an existing building or as an extension to existing facilities.

The justification to this part of the policy is provided in the LDP and states that “Additional facilities, such as showers or WC (if not already present) should be provided separately from the accommodation through the conversion or extension of an existing building(s). If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated by the applicant and commensurate with the scale of the development.” This criterion seeks to ensure that such structures do not generate a level of permanence that could increase the level of landscape impact and site restoration should removal of the structures be required, for example should the use cease.

The officer reached a conclusion at the previous committee that this criteria had not been satisfied, and I believe this was reasonable. Since the last committee, the applicant has provided further justification as to why the units are self-contained. The shed within the holding, is not a viable option as it is used for the farm’s cattle. The shed is also 100m away from the holiday pods on a very significant gradient – further accentuating the impracticality of using the shed for such uses. As stated earlier the shed, in my opinion, is also on the edge of the applicant’s front garden – and in terms of residential amenity I don’t believe it to be a suitable location for a shower block / toilet.

The Draft SPG on visitor accommodation states that “Self-contained units with toilets and showers will not generally be supported in order to keep the units as small as possible and to minimise their impact upon the landscape, unless a compelling justification can be advanced.”

However I am satisfied by the case made by the applicant in this regard. In reaching this conclusion I also note that the pods are not overly large structures, despite having these facilities within them. I am also satisfied that the level of landscape impact from these additional facilities and the septic tank, would be reasonable low and would not unduly add to the permanence of the site – as has already been assessed earlier in this report.

I am therefore satisfied that the requirements of criterion (iv) have been met.

Criterion (v) of the policy regarding ensuring the use of the pods is for short term holiday lets and can be satisfied through condition.

Overall Conclusion

Overall having carefully considered the proposal, the site, the previous committee report along with the new information submitted since the previous committee, I consider that on balance this scheme satisfies the requirements of Development Policy 29 and that planning permission should be granted.
The additional planting proposed around the pods, will also make a positive contribution to biodiversity and therefore comply with Strategic Policy D.

As required by the Para 6.51 of the LDP and Para 17.13 of the SPG, the scheme will require conditions to be attached to the proposal which will state that should the existing visitor attraction cease then the holiday accommodation units will be removed.

Condition will also be imposed tying the holiday units to the farm business and seeking confirmation of the exact finishing materials of the units prior to development commencing.

Background Papers in Document Bundle No.1: Yes

RECOMMENDATION: To APPROVE 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: 929/2B

3. The self catering holiday accommodation hereby approved shall be for short term holiday use only, and shall not be used as a second home or for the sole or main residence of the occupiers. No person shall occupy the holiday accommodation hereby permitted for a continuous period of more than 28 days in any calendar year. An up to date register of the names of all occupiers, including their main home addresses shall be maintained and the information made available upon request for inspection by the Local Planning Authority.

4. The self-catering holiday accommodation permitted shall be run and managed in association with Ty'n Rhedyn Isaf Farm, Valley Road, Llanfairfechan, LL33 0ER of Agricultural Holding Number 53/005/0006, and shall not be run and managed independently.

5. No development shall take place in connection with the development hereby approved until such time as the applicant has submitted, by means of a formal application to and received approval from the Local Planning Authority, details of the external walling and roofing materials and colour of the approved camping pods. All such approved works shall be implemented in full accordance with those approved details.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is sooner; and any trees or plants which within the period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

7. There shall be nothing in the visibility splay to the adjoining Valley Road that is within the land the applicant controls at a height greater than 600mm above the level of the adjacent carriageway and thereafter maintained as such.
Reason(s) for Condition(s):
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 prevent the creation of an unjustified dwelling in the open countryside in accordance with the Eryri Local Development Plan 2016-2031 and in particular Strategic Policies C and G.
4. In order to comply with the requirements of Development Policy 9 and Development Policy 20 of the adopted Eryri Local Development Plan which permit the conversion of rural buildings to self-catering holiday accommodation only as part of a rural enterprise/agricultural diversification scheme.
5, 6. To preserve and enhance the visual amenities of the area, in accordance with Eryri Local Development Plan Policies 2016-2031 and in particular Policy 1.
7. In the interest of highway safety.

ADVISORY NOTES
1. The applicant/developer's attention is drawn to the content of the attached letter addressed to this Authority and dated 16 August 2019 from Natural Resources Wales.
2. The applicant/developer's attention is drawn to the content of the attached letter addressed to this Authority and dated 16 August 2019 from Dwr Cymru/Welsh Water.
3. A pedestrian sign assembly previously located within the area now improved as part of the access to Ty'n Rhedyr Isaf has not been re-erected. The applicant/developer is advised to contact countryside.planning@conwy.gov.uk for information pertaining to the re-erection of this signpost.
Cais Rhif / Application No. NP4/23/51
HAMON DESIGN LIMITED
Hamon Design Limited
111 Main Street
London
England
SW12 3DD
Tel: 020 7133 1234
Fax: 020 7133 1234
Email: info@hamondesign.co.uk
Website: www.hamondesign.co.uk

PROJECT:
PROPOSED SITING OF 2N0 HOLIDAY PODS
ON LAND AT TYN RHYDYN ISAF FARM
LLANFAIRFYLGAM

DRAWING:
SITE PLAN, SECTIONS AND ELEVATIONS
AS PROPOSED

DRAWING NO. 9256/25
Date: 07/2019
Drawn: SWH
Scale: 1:200, 1:100, 1:50

REVISED: A - addition of natural screening 12/2019
B - revised parking and access into site 12/2019

NATURAL SCREENING
All trees and shrubs to be supplied by appropriate suppliers
and meet the requirements of BS 5536; Part 1 1992.

New tree planting to be selected from
ROWAN (Sorbus Averne)
SILVER BIRCH (Betula Pendula)
WHITEBEAM (Sorbus Aria)
Interplanted with native shrubs.

Excavate pits for planting, remove stones, weeds and backfill
prepared ground with recovered topsoil and peat/fertiliser (slow
release). Apply proprietary treated wood bark or similar mulch to
base of trees. Trees to be securely staked and braced on
windward side. All trees to be kept weed free until established.
Minimum maintenance period for landscaping and planting to be
five years. Any losses to be replaced.

PRINTS TO SCALE AT
A3
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<tr>
<th>Rhif Eitem / Item No.</th>
<th>Cyfeirnod / Reference No.</th>
<th>Disgrifiad / Description.</th>
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<td>NP3/16/28</td>
<td>Codi polyn 15m o uchder wedi'i gladio a pren a fyddai'n cefnogi 3 o antenau a 2 o antenau dysgl yngyd a chumpyrddau offer ar y ddaear a'r datblygiadau ategol, Tir ger Maes Parcio Ogwen, Nant Ffrancon, Bethesda / Erection of 15m high timber clad monopole supporting 3 no. antennas and 2 no. dish antennas together with ground based equipment cabinets and ancillary development, Land adjacent to Ogwen Car Park, Nant Ffrancon, Bethesda.</td>
<td>Mr Aled Lloyd</td>
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<td>2</td>
<td>NP5/57/AD1158</td>
<td>Gosod panel dehongli 1.1m x 0.9m, Coed y Parc, Dolgellau / Erection of 1.1m x 0.9m information panel, Coed y Parc, Dolgellau.</td>
<td>Mrs Jane Jones</td>
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<td>6</td>
<td>NP5/73/AD428</td>
<td>Gosod Panel Dehongli 1.3m x 1.1m, Maes Parcio Canolfan Prysor, Trawsfynydd / Erection of 1.3m x 1.1m information panel, Canolfan Prysor Car Park, Trawsfynydd.</td>
<td>Mr Aled Lloyd</td>
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Summary of the Recommendation:

To GRANT permission subject to conditions relating to:
- Commence work within 5 years.
- Accordance with approved plans.
- Landscaping
- Removal if mast becomes redundant

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

Land within the Authority’s ownership.

Environmental Impact Assessment (EIA):

The development has been subject to a screening opinion adopted by the Local Planning Authority on the 1st August 2019, which concluded that the development is not EIA development for the purposes of the EIA Regulations 2017. Therefore, the material supporting the application has not been considered as a statutory Environmental Statement for the purposes of the EIA Regulations.
Habitat Regulations Assessment (HRA):

The Authority’s Ecologist has confirmed that although the application site is located entirely within the Eryri SSSI and Eryri SAC, there are no SAC features present within the application boundary that would likely be directly and/or indirectly affected by the proposal. Therefore, there would be no Likely Significant Effect on any feature of the SAC arising from the development.

Land Designations / Constraints:

Open Countryside
Eryri SSSI
Eryri SAC
Located within 50m of scheduled monument

Site Description:

The site is located immediately north of Idwal Youth Hostel car park, which is in turn located west of Afon Idwal. Entrance to the site can be gained from the A5 trunk road. The site overlooks Nant Ffrancon and is in an elevated position within a wooded area. The site is on land owned by the Authority and adjacent to the Authority’s Ogwen car parks and Youth Hostel Association car park. Canolfan Ogwen to the South of the site.

The site is adjacent to a pre-existing 6 metre wooden telegraph pole, set in a clump of 9 metre tall mature trees.

Supplementary Planning Guidance 7 (Landscape and Seascapes of Eryri) states that Landscape Character Area (LCA) is considered to be one of the ‘focal’ landscapes of Snowdonia, much of which is defined as ‘natural beauty’ as shown on the Eryri Local Development Plan (ELDP) proposals map.

Within the Authority’s landscape character assessment this site is located in Local Character Area S02 Y Carneddau an upland landscape situated between the A5 road and the Northern Uplands. It is bounded to the west by the distinctive U-shaped valley of Nant Ffrancon, and to the south by the Afon Llugwy and A5. The landscape is dominated by the Carneddau mountain range to the north, and the Glyderau to the south.

Supplementary Planning Guidance:13 (Landscape Sensitivity and Capacity Assessment) provides a strategic assessment of the relative sensitivity of the landscapes of Snowdonia National Park to a range using defined sets of landscape and visual criteria which include both physical and perceptual aspects as well as a consideration of landscape value. SPG 13 concludes in relation to mobile masts that the overall sensitivity is further enhanced by instantly recognisable skylines, created by dramatic and varied topography of the Carneddau mountain range, which together with a relative lack of human influence imparts a strong sense of remoteness and tranquillity and at times wilderness throughout much of this LCA.
However, the perception of tranquillity of the application site is locally affected along the A5 road corridor to the south and western edges of the LCA. The presence of existing mobile mast along this corridor further reduce sensitivity to this type of development in the south east.

Proposal:

The proposed development footprint will occupy a 6m x 6m square area.

The proposal is to erect a 15m high timber clad monopole supporting 3 no. antennas and 2 no dish, together with ground based equipment within a 2m high within an enclosed compound.

Relevant Planning Policies:

National Policies:
Planning Policy Wales, 10th edition
Technical Advice Note 19: Telecommunications

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<th>Policy No</th>
<th>Policy</th>
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<tr>
<td>A</td>
<td>National Park Purposes and sustainable development</td>
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<td>Development and the landscape</td>
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<td>26</td>
<td>Telecommunication</td>
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<td>SP Ff</td>
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<td>SPG 7</td>
<td>Landscapes and Seascapes of Eryri</td>
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<td>SPG 13</td>
<td>Landscape Sensitivity and Capacity Assessment</td>
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Consultations:

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<th>Llandegai Community Council</th>
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<td>Natural Resources Wales</td>
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<td>Highways</td>
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<td>Welsh Government Highways</td>
<td>No Direction to be issued</td>
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<td>Cadw</td>
<td>No significant effect on the scheduled ancient monument – following the submission of a Heritage Impact Assessment Report</td>
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<tr>
<td>Gwynedd Archaeological Trust</td>
<td>No significant archaeological implications</td>
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<td>Ecology</td>
<td>Comments – No SAC features present within the application boundary</td>
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<tr>
<td>Forestry</td>
<td>Comments – Accept the Arboricultural Impact Assessment and recommendations.</td>
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Responses to Publicity:

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

No letters of objection/support were received.

Natural Resources Wales (NRW), recommended that conditions be imposed to provide samples of colour finishes and the submission of a woodland and tree management plan. They also recommended additional tree planting to provide succession planting to maintain screening into the future.

Site meetings were held to seek the views of the NRW Landscape advisor on the suitability of alternative sites considered by the applicant. It was concluded that the application site provides the greatest potential to integrate a mast development.

Concerns were initially received by The National Trust on the effect of the proposal on the landscape. Following the submission of photomontages and an Assessment of Landscape and Visual Impacts (ALVI), the National Trust had no further comments.

Cadw raised concern that there was no assessment of the impact of the proposed mast on the scheduled monument CN399 Nant Ffrancon Anti-invasion Defences. A subsequent Heritage Impact Assessment was submitted. The assessment demonstrated that the proposed mast will have a visual impact on the scheduled monuments and that this will constitute a slight, but not significant, adverse impact on their setting.

No adverse observations have been received from statutory consultees.

The Authority’s Trees and Woodland officer has said that he is satisfied with the Arboricultural Impact Assessment and recommendations and has no objection provided that the recommendations contained in the assessment are adhered to.

The Authority’s Ecologist has concluded that there would be no ecological concerns.

Both Gwynedd Highways and the Welsh Government Transport Directorate have no objection and no direction will be issued.

Assessment

1.0 Background

1.1 The application was subject to a pre-application enquiry in which officers concluded that subject to the existing trees being adequately protected and subject to no adverse material planning objections being received, the proposal could be acceptable.

1.2 The following documentation was submitted with the application:
   - Photomontages
   - Technical Statement
— Assessment of Landscape and Visual Impacts (ALVI)
— Arboricultural Impact Assessment

1.3 The application is by the Home Office as part of The Emergency Services Mobile Communications Programme (ESMCP) for replacing Airwave. ESMCP aims to provide an integrated critical voice and broadband data communications service for the 3 Emergency Services (3ES) that meets the public safety requirement for functionality, coverage, availability and security.

1.4 The primary objective for the proposal at Ogwen is to provide coverage for the A5 (Trunk Road). The applicant claims the site will provide uninterrupted, emergency communications to the target area along the A5, which is the main route from Bethesda to Betws-Y-Coed. Additional coverage will be provided to the surrounding area.

1.5 The Authority has approved 7 mast applications as part of the ESMCP, with 4 further applications under consideration.

2.0 Principle of Development

2.1 When determining planning applications regard is to be had to the adopted Eryri Local Development Plan (ELDP) 2016-2031; the determination shall be made in accordance with the plan unless material planning considerations indicate otherwise.

2.2 The principle of erecting a 15m telecommunications mast and associated equipment could be acceptable provided that the criteria of the various relevant policies are satisfied. The key policies considered as part of this application comprise Strategic Policies A, D, Ff and Development Policies 1, 2 and 26.

3.0 Planning Assessment

3.1 The main issue for consideration is whether the proposed siting of the mast has an unacceptable impact on the landscape of the area and on the ‘Special Qualities’ of the National park.

3.2 Planning Policy Wales in Section 5.3.4 states that “The statutory purposes of National Parks are to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities. Where it appears that there is a conflict between those purposes, greater weight shall be given to the first. National Park Authorities have been set up to pursue these purposes, and other public bodies and other relevant authorities have a statutory duty to have regard to these purposes. National Park Authorities also have a duty to seek to foster the economic and social well-being of their local communities.”

3.3 The most relevant ELDP polices in relation to landscape includes Strategic Policy A and Development Policies 1, 2 and 26 together with Supplementary Planning Guidance 7 and 13.
3.4 The siting of any telecommunications mast needs to be carefully considered to ensure that its siting, height, form and scale is compatible with the capacity and the character of the site and is not unduly prominent in the landscape.

3.5 Development Policy 26 of the ELDP deals specifically with telecommunications. This policy states telecommunications developments will be permitted provided they do not significantly harm the visual appearance and character of the area or adversely affect the ‘Special Qualities’ of the National Park and the amenity of people living close to the site.

3.6 To be acceptable and comply with DP26 Telecommunications development should satisfy all 5 criteria of the policy, which are considered in turn below.

**Criteria i. It can be demonstrated that an acceptable level of service cannot be provided by**

a) the use of a more environmentally acceptable site either within or outside the Park,
b) sharing an existing site, mast, tower or other structures.
c) sharing an existing or planned underground channel with another utility.

The location has been identified to provide coverage to the A5. Following lengthy discussions on site with the agent, NRW landscape advisor and the Authority’s Trees and Woodland Officer, together with officers are satisfied that the application site provides the greatest potential to integrate such development, without it being detrimental to the landscape.

The Agents were asked to justify the reasons for choosing the application site, to enable Officers to have a clear understanding of why other sites in the vicinity were not chosen or acceptable. 6 sites including the application site were considered.

Due to the topography of the area, the application site is claimed to be one of the few opportunities for providing a radio base station in this area.

From the review of alternative sites including the submitted details and advice of NRW’s Landscape Advisor, officers concluded that the application site provides greatest potential to integrate a telecoms mast development.

Therefore proposal complies with this policy criteria.

**Criteria ii. The cumulative effect of the development in conjunction with similar installations does not significantly harm the visual character or ‘Special Qualities’ of the National Park.**
Criteria iii. The mast, antennae and any ancillary structures are expected to be well designed and represent the best practicable environmental option.

With this type of development, it is inevitable that the proposed structure is partly visible from public places due to the need for it to be in an open location to ensure it is working to full capacity. However, in this case it is deemed since the mast is located within a group of mature trees and not in a line of sight from public vantage points as demonstrated by the photomontages and the Assessment of Landscape and Visual Impacts (ALVI), its prominence in the landscape will be limited. To further limit its effect, the monopole will be timber clad to aid its assimilation with its backdrop. The colour of the antennas will be conditioned for approval prior to construction. The ground-based equipment cabin will be enclosed within a timber enclosure.

As statutory advisors on landscape issues, Natural Resources Wales, have assessed the applicant’s Assessment of Landscape and Visual Impacts (ALVI) and additional photomontages and concur with the applicant’s reports that the nature of the likely effects upon views and visual effects would only occur within the immediate area of the site. Therefore visual effects will be localised.

In terms of landscape impacts, officers consider that the submitted details demonstrates that the proposed telecommunications mast is capable of being absorbed into the surrounding landscape without creating any significant wider landscape impacts, due to the existing natural environment, characterised by relatively steep valleys and small groups of trees within the landscape character type.

The photomontage images and visual assessment confirms the telecoms proposal could be accommodated here with limited localised impact due to the integration provided by mature trees and the visual relationship of the mast to the carpark, buildings and visitor activity, within closer views.

The photomontages clearly demonstrate, none of the viewpoints will experience significant visual effects locally due to the relatively small-scale nature of the proposed development and the existing natural environment.

On the advice of both NRW and the Authority’s Trees and Woodland officer the agent was requested to submit a Arboricultural Impact Assessment. An assessment was undertaken by an independent consultant, which confirmed that the proposal can be accommodated without the felling or pruning of trees. If the Authority is minded to grant planning permission, a condition would be imposed requiring the submission of a landscaping plan to provide succession planting to maintain screening into the future.
NRW consider that the use of recessive matt colour finish to the antenna and the longevity of trees that screen the site are important to the development’s long-term visual integration. Appropriate colour finishes of the antennas would place the antenna intervisible with the area’s scenic valley and mountain context. Choice of colour, tone and matt finish of antenna will need to harmonize with the hillside backdrops.

The proposal complies with criteria ii and iii of the policy

Criteria iv. The radio frequency emissions from mobile base stations and apparatus conform to nationally agreed precautionary principles.

Criteria v. Where there is a risk of significant radio interference, it can be demonstrated that this can be overcome by appropriate measures.

A certificate of International Commission on Non-Ionizing Radiation Protection (ICNIRP) has been submitted which indicated that the proposal is fully compliant with the public exposure guidelines established by the (ICNIRP)

If the proposal is granted it will be a requirement that redundant or obsolete equipment and buildings are removed and the site is restored within six months of the facility ceasing to operate. This will be imposed by way of a condition.

Whilst there will be some localised moderate landscape and visual effects in the immediate locality, officers are satisfied that the proposal does not significantly harm the visual appearance and character of the area or adversely affect the ‘Special Qualities’ of the National Park as required by the Policy. Due to the limited localised impact and the visual relationship of the mast to the carpark, buildings and visitor activity. Officers are also satisfied that the amenity of people living close to the site will not be adversely affected.

There are no cumulative effects of the development and the siting of a mast at the location will not significantly harm the visual character of the landscape character of the National Park.

The proposal complies with criteria iv and v of the policy

3.7 Development Policy 2 protects the National Park from developments that do not respect and conserve the character, qualities and views of the landscape. Unacceptable impacts of the landscape will be restricted and particular regard will be had to the protection of particular designations.

Officers are satisfied that the proposed mast and associated equipment will assimilate in the landscape. The proposal complies with DP2.
4.0 Conclusion

4.1 Officers fully recognise the importance of providing coverage for the Emergency Service Network where little or no current infrastructure is present, however care needs to be taken when the site is located within a National Park where the highest priority needs to be given to the protection and enhancement of the natural beauty, wildlife and cultural heritage.

4.2 The submitted Heritage Impact Assessment concluded that whilst the communal value of the site is high, it will not be significantly impacted by the development.

4.3 The application has been thoroughly assessed. Officers and statutory consultees consider that the proposal can be accommodated without significant harm to the landscape of the area. It is therefore concluded that the above assessment of the planning matters including the local and national polices, and relevant guidance, the proposal is acceptable and it complies with the requirements of all relevant policies as noted.

Background Papers in Document Bundle No. 1: Yes

RECOMMENDATION: TO GRANT PLANNING PERMISSION WITH APPROPRIATE 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 validated 01/08/18:
   - Drawing no 101 Rev B Site location plan.
   - Drawing no 102 Demise plan.
   - Drawing no 103 Proposed Site plan.
   - Drawing no 104 Site elevation & Antenna Tree Survey – received 14/05/19

3. Notwithstanding condition 02 above the compound shall be enclosed with weld mesh fencing, details of which to be submitted and agreed by the Local Planning Authority.

4. No development or site clearance shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping by means of a formal application. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

5. No development shall commence until the applicant/developer has submitted and received approval by means of formail application to the Local Planning Authority details of the finished colour of the lattice mast, antennas and dishes. Thereafter, the mast, antennas and dishes shall be maintained in the agreed colour throughout their lifetime.
6. If the telecommunication mast and associated equipment become redundant or obsolete, then the mast and equipment must be removed within six months of the telecommunication facility ceasing to operate.

Reason(s) for Condition(s):

1. To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2, 3. To define the permission and for the avoidance of doubt.

4. To preserve and enhance the visual amenities of the area, in accordance with Eryri Local Development Plan Policies and in particular Policy 1.

5. To render the structure as inconspicuous as possible, in accordance with Eryri Local Development Plan policies and in particular policies A and 1.

6. To ensure that the visual impact of the proposed development is minimised if the facility becomes redundant.
Cais Rhif / Application No. NP3/16/28
**SITE LOCATION**

**PROPOSED 6.0m x 6.0m SITE DEMISE**

**PROPOSED POWER TO BE TAKEN FROM EXISTING 0/1 TRANSFORMER (APPROX. LOCATION)**

---

**DEMEME PLAN**

(1:200)

**ACCESS NOTES:**

From Betws-y-Coed, follow the A5 for approx 10.5 miles passing through Capel Curig and Lake Llyn Gwern. The site location is found by entering Betws-y-Coed and proceeding past the hotel towards the bridge. The site location is beyond the roundabout on the right. Site location is beyond roundabout at far end.

**CONSTRUCTION ACCESS DETAILS:**

Construction access good with possibility of articulated goods vehicle being able to access car park and adequate space for crane lift for pole. Areas of car park will need to be isolated to allow build to proceed and as car park was very busy this would need to be pre-arranged to barrier areas.

---

**CLARKE telecom**

---

**Home Office**

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**Lendlease**

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**Original Drawing Sheet Size: A3**

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**N.G.R. E: 264882 N: 360454**

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**Upgrade References**

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**ICNIRP Details: RD101023GED009**

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**Access Classification: Controlled**

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**Design Classification: Public**

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**Third Party Ref: 79822 SITE: EAS1018**

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**Site Name: Land Adj To Car Park**

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**Site Address: Land Adjacent To National Car Park, Bethesda, Bala, LL24 3LZ**

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**Drawing Title: Demise Plan**

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**Drawing Date: 12.02.18**

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**Scale: 1:200**

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**License No: A150658A0001**
Snowdonia National Park Authority – Planning & Access Committee

Date: 22/01/2020

Application Number: NP5/57/AD1158

Date Application Registered: 06/11/19

Community: Dolgellau

Grid Reference: 273379 317030

Case Officer: Mr. David Fitzsimon

Location: Coed y Parc, Dolgellau.

Applicant:
Miss Llinos Alun
Awdurdod Parc Cenedlaethol Eryri
Swyddfa'r Parc Cenedlaethol
Penrhyndeudraeth
Gwynedd
LL48 6LF

Description:
Erection of 1.1m x 0.9m information panel.

Summary of the Recommendation:

To grant advertisement consent subject to the standard conditions contained within the Town and Country Planning (Control of Advertisement) Regulations 1992 (as amended) and additional conditions relating to:

- Five year time limit for the display of the advertisement; and
- Advertisement to be displayed in accordance with the approved plans.

Reason Application Reported to Committee:
Scheme of Delegation

Application made by Snowdonia National Park Authority.

Habitats Regulations Assessment (HRA):

The Authority’s ecologist has considered whether the proposed development would have any likely significant effects on the SAC. The assessment concluded that without taking any mitigation into consideration, the proposed development would not have a significant effect on the features of the SAC, either alone or in combination with other projects/plans.
Land Designations:

Open countryside
Meirionydd Oakwoods and Bat Sites Special Area of Conservation (SAC)
Cadair Idris Site of Special Scientific Interest (SSSI)

Site Description:

The site is located on the edge of a popular public footpath within Coed y Parc, a woodland located on the southern outskirts of the settlement of Dolgellau. The site is located within the Meirionydd Oakwoods and Bats SAC.

Proposed Development:

The proposal seeks advertisement consent for the installation of an information panel enclosed within a timber frame, measuring 1364mm by 1016mm, sitting on 2 no. hardwood posts.

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

<table>
<thead>
<tr>
<th>Policy No.</th>
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<tr>
<td>SP D</td>
<td>Natural Environment</td>
</tr>
</tbody>
</table>

Consultations:

<table>
<thead>
<tr>
<th>Consultation</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dolgellau Town Council</td>
<td>No response</td>
</tr>
<tr>
<td>Natural Resources Wales</td>
<td>No objection, subject to developer adhering to pollution prevention guidelines.</td>
</tr>
<tr>
<td>SNPA Ecologist</td>
<td>No objection</td>
</tr>
<tr>
<td>Gwynedd County Council Traffic and Projects Service</td>
<td>No objection</td>
</tr>
</tbody>
</table>

Responses as a result of site notice and neighbour consultation: n/a

1.0 Assessment

Principle of Development

1.1 The Welsh Government’s Technical Advice Note (TAN) 7 states: ‘The general approach to dealing with advertisement applications is similar to the process of dealing with planning applications but with two important differences. First, the display of outdoor advertisements can only be controlled in the interests of amenity and public safety. Second, it is accepted that (with one minor exception in Areas of Special Control, where an applicant needs to show a reasonable requirement
for an advertisement) anyone proposing to display an advertisement needs that advertisement in that particular location, whether for commercial or other reasons.'

1.2 Development Policy 10 permits advertisements or private signs on premises where all the following criteria are satisfied:
   i. The sign does not harm the character of a building or a prominent view.
   ii. The sign is not internally illuminated.
   iii. The size and scale of the sign does not detract from the character, appearance or the setting of the host building, or the surrounding landscape and does not resemble a highway sign.

1.3 Based on the policy context outlined above the principle of the proposed advertisement is considered acceptable.

2.0 Planning Assessment.

2.1 The signage would involve minimal groundwork and disturbance on the edge of an existing footpath within an internationally important woodland. The signage would be unlit.

2.2 The information panel is required to convey information relating to the Atlantic Rainforest Woodland and to promote the opportunity for the understanding and enjoyment of the ‘Special Qualities’ of the area by the public.

2.3 It is considered that the installation of the proposed information panel would not have a detrimental impact on the character or setting of the SAC and SSSI. In addition, given the limited size and appropriate wood finish of the panel, which would not be illuminated, it is considered that the proposed installation would not appear unduly dominant and would not detract from the surrounding landscape.

2.4 The proposal does not generate any public safety concerns.

3.0 Conclusion

3.1 The proposal would comply with the requirements of Development Policy 1 and 10 in so far as it would not detract from the character, appearance or the setting of the surrounding landscape or heritage assets.

3.2 The proposal would also comply with Strategic Policy A by promoting opportunities for the understanding and enjoyment of the ‘Special Qualities’ of the area by the public.

3.3 It is recommended therefore that consent be issued.

Background Papers in Document Bundle No. 1: No
RECOMMENDATION: To GRANT consent subject to the five standard conditions contained within the Town and Country Planning (Control of Advertisement) Regulations 1992 (as amended) and the following conditions:

1. The advertisement consent is granted for five years from the date of this decision.

2. The advertisement hereby permitted shall be displayed in accordance with the site plan and panel plan validated by the Authority on the 25th October 2019:

Reasons for Conditions:

1. To Comply with the Town and Country Planning (Control of Advertisement) Regulations 1992 (as amended).

2. To define the consent and for the avoidance of doubt.

The five standard conditions contained within the Regulations:

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

2. No advertisement shall be sited or displayed so as to:
   (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
   (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
   (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
Cais Rhif / Application No. NP5/57/AD1158
A0 SIGNBOARD
116 x 116
BY AHERS

SCALE 1:5 @ A3

25 OCT 2019
NATIONAL PARK OFFICE

200 x 100
HARDWOOD
POSTS 4.7

100 x 100

A0 SIGNBOARD,
DETAILS AS A1 SIGNBOARDS
Snowdonia National Park Authority  
– Planning & Access Committee  

**Application Number:** NP5/65/AD363  
**Date Application Registered:** 06/11/19

**Community:** Llanelltyd  
**Grid Reference:** 268340 319235

**Case Officer:** Mr. David Fitzsimon  
**Location:** Coed Garth Gell, Bontddu.

**Applicant:**  
Miss Llinos Alun  
Awdurdod Parc Cenedlaethol Eryri  
Swyddfa'r Parc Cenedlaethol  
Penrhyndeudraeth  
Gwynedd  
LL48 6LF  
**Description:**  
Erection of 1.1m x 0.9m information panel.

**Summary of the Recommendation:**

To grant advertisement consent subject to the standard conditions contained within the Town and Country Planning (Control of Advertisement) Regulations 1992 (as amended) and additional conditions relating to:

- Five year time limit for the display of the advertisement; and
- Advertisement to be displayed in accordance with the approved plans.

**Reason Application Reported to Committee:**  
**Scheme of Delegation**

Application made by Snowdonia National Park Authority.

**Habitats Regulations Assessment (HRA):**

The Authority’s ecologist has considered whether the proposed development would have any likely significant effects on the SAC. The assessment concluded that without taking any mitigation into consideration, the proposed development would not have a significant effect on the features of the SAC, either alone or in combination with other projects/plans.
Land Designations:

Open countryside
Meirionynydd Oakwoods and Bat Sites Special Area of Conservation (SAC)

Site Description:

The site is located adjacent to a public footpath at Coed Garth Gell, a woodland located between the settlements of Taicynhaeaf and Bontddu. The site is located within a Category 1 Ancient, Semi Natural Woodland, and lies approximately 84m from the Meirionynydd Oakwoods and Bats SAC.

Proposed Development:

The proposal seeks advertisement consent for the installation of an information panel enclosed within a timber frame, measuring 1364mm by 1016mm, sitting on 2 no. hardwood posts.

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

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<td>Natural Environment</td>
</tr>
</tbody>
</table>

Consultations:

| Llaneltyd Community Council | No response |
| Natural Resources Wales    | No objection |
| SNPA Ecologist             | No ecological concerns |
| Gwynedd County Council Traffic and Projects Service | No objection |

Responses as a result of site notice and neighbour consultation: n/a

1.0 Assessment

Principle of Development

1.1 The Welsh Government’s Technical Advice Note (TAN) 7 states: ‘The general approach to dealing with advertisement applications is similar to the process of dealing with planning applications but with two important differences. First, the display of outdoor advertisements can only be controlled in the interests of amenity and public safety. Second, it is accepted that (with one minor exception in Areas of Special Control, where an applicant needs to show a reasonable requirement
for an advertisement) anyone proposing to display an advertisement needs that advertisement in that particular location, whether for commercial or other reasons.'

1.2 Development Policy 10 permits advertisements or private signs on premises where all the following criteria are satisfied:
   i. The sign does not harm the character of a building or a prominent view.
   ii. The sign is not internally illuminated.
   ii. The size and scale of the sign does not detract from the character, appearance or the setting of the host building, or the surrounding landscape and does not resemble a highway sign.

1.3 Based on the policy context outlined above the principle of the proposed advertisement is considered acceptable.

2.0 Planning Assessment.

2.1 The proposed information panel would sit on the edge of an existing path within an internationally important woodland. It is required to convey information relating to the conservation of the woodland and to promote the opportunity for the understanding and enjoyment of the ‘Special Qualities’ of the area by the public.

2.2 The proposed installation would involve minimal groundwork to an existing path. For this reason, NRW is satisfied that it would be unlikely to have a significant effect on the SAC. In addition, given the limited size and appropriate wood finish of the panel, which would not be illuminated, it is considered that the proposed installation would not appear unduly dominant and would not detract from the surrounding landscape.

2.3 The proposal does not generate any public safety concerns.

3.0 Conclusion

3.1 The proposal would comply with the requirements of Development Policy 1 and 10 in so far as it would not detract from the character, appearance or the setting of the surrounding landscape or heritage assets.

3.2 The proposal would also comply with Strategic Policy A by promoting opportunities for the understanding and enjoyment of the ‘Special Qualities’ of the area by the public.

3.3 It is recommended therefore that consent be issued.

Background Papers in Document Bundle No. 1: No
RECOMMENDATION: To GRANT consent subject to the five standard conditions contained within the Town and Country Planning (Control of Advertisement) Regulations 1992 (as amended) and the following conditions:

1. The advertisement consent is granted for five years from the date of this decision.

2. The advertisement hereby permitted shall be displayed in accordance with the site plan and panel plan validated by the Authority on the 25th October 2019:

Reasons for Conditions:

1. To Comply with the Town and Country Planning (Control of Advertisement) Regulations 1992 (as amended).

2. To define the consent and for the avoidance of doubt.

The five standard conditions contained within the Regulations:

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

2. No advertisement shall be sited or displayed so as to:
   (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
   (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
   (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
Cais Rhif / Application No. NP5/65/AD363
AO SIGNBOARD
DETAILS AS AT SIGNBOARDS

Scale 1:50

25 OCT 2019
NATIONAL PARK OFFICE
Summary of the Recommendation:

To grant advertisement consent subject to the standard conditions contained within the Town and Country Planning (Control of Advertisement) Regulations 1992 (as amended) and additional conditions relating to:

- Five year time limit for the display of the advertisement; and
- Advertisement to be displayed in accordance with the approved plans.

Reason Application Reported to Committee:

Scheme of Delegation

Application made by Snowdonia National Park Authority.

Habitats Regulations Assessment (HRA):

The Authority’s ecologist has considered whether the proposed development would have any likely significant effects on the SAC. The assessment concluded that without taking any mitigation into consideration, the proposed development would not have a significant effect on the features of the SAC, either alone or in combination with other projects/plans.

Land Designations:

Open countryside
SSSI Coedydd Dyffryn Ffestiniog
Meirionnyd Oakwoods and Bat Sites
Site Description:

The site is near to a footpath that leads from the Ffestiniog Railway, Tan y Bwlch station car park to Llyn Mair. The signage would be located within an existing picnic area located within the Coedydd Derw a Safleoedd Ystlumod Meirion / Meirionnydd Oakwoods and Bat Sites SAC.

Proposed Development:

The proposal seeks advertisement consent for the installation of an angled information panel supported by a timber frame. The panel will replace an existing one and will measure 1.5m x 0.9m.

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

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Consultations:

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<tr>
<td>Maentwrog Community Council</td>
<td>No response</td>
</tr>
<tr>
<td>Natural Resources Wales</td>
<td>No objection</td>
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<tr>
<td>SNPA Ecologist</td>
<td>No objection</td>
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</table>

Responses as a result of site notice and neighbour consultation: n/a

1.0 Assessment

Principle of Development

1.1 The Welsh Government’s Technical Advice Note (TAN) 7 states: ‘The general approach to dealing with advertisement applications is similar to the process of dealing with planning applications but with two important differences. First, the display of outdoor advertisements can only be controlled in the interests of amenity and public safety. Second, it is accepted that (with one minor exception in Areas of Special Control, where an applicant needs to show a reasonable requirement for an advertisement) anyone proposing to display an advertisement needs that advertisement in that particular location, whether for commercial or other reasons.

1.2 Development Policy 10 will permit advertisements or private signs on premises where all the following criteria are satisfied:
   i. The sign does not harm the character of a building or a prominent view.
   ii. The sign is not internally illuminated.
iii. The size and scale of the sign does not detract from the character, appearance or the setting of the host building, or the surrounding landscape and does not resemble a highway sign.

1.3 Based on the policy context outlined above the principle of the proposed advertisement is considered acceptable.

2.0 Planning Assessment.

2.1 The installation of the panel will be sited near to an existing footpath; involve minimal groundwork and will not be illuminated.

2.2 Following consultation with NRW and the Authority's Ecologist they consider the features of the SSSI will not be impacted by the proposal.

2.3 It is accepted that the information panel is required to provide information on the Celtic Rainforest Project and to promote the opportunity for the understanding and enjoyment of the ‘Special Qualities’ of the area by the public. It is therefore appropriate to assess the proposal in the interests of amenity and public safety and the effect on the designation.

2.4 The installation of the information panel is considered to have no detrimental impact on the character or setting of the designation. The size and scale of the panel would not detract from the surrounding landscape. No illumination is proposed; therefore, the panel will not be unduly prominent in the landscape.

2.5 The proposal would not cause any concern for public safety.

3.0 Conclusion

3.1 The proposal would comply with the requirements of Development Policy 1 and 10 whereby it would not detract from the character, appearance or the setting of the surrounding landscape or heritage assets.

3.2 The proposal would also comply with Strategic Policy A by promoting opportunities for the understanding and enjoyment of the ‘Special Qualities’ of the area by the public.

3.3 It is recommended therefore that the consent be issued.

Background Papers in Document Bundle No.1: No

RECOMMENDATION: To GRANT consent subject to the five standard conditions contained within the Town and Country Planning (Control of Advertisement) Regulations 1992 (as amended) and the following conditions:

1. The advertisement consent is granted for five years from the date of this decision.
2. The advertisement hereby permitted shall be displayed in accordance with the site plan and panel plan validated by the Authority on the 6th November 2019:

Reasons for Conditions:

1. To Comply with the Town and Country Planning (Control of Advertisement) Regulations 1992 (as amended).

2. To define the consent and for the avoidance of doubt.

The five standard conditions contained within the Regulations:

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

2. No advertisement shall be sited or displayed so as to:
   (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
   (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
   (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
Cais i adnewyddu panel gwybodaeth

Graddfa / Scale: 1:1500
Crown copyright and database rights 2019 OS 100022403
© Hawfraft y Goron a hawliau cronfa ddata 2019 OS 100022403
Awdurdod Parc Cenedlaethol Eryri ~ Snowdonia National Park Authority
Copyright Snowdonia National Park.

X
118m

Station
House

Tan-y-Bwlch

FB

FB

Car
Park

Tank

Path (old)

Waterfall

Graddfa / Scale: 1:1500
Crowther / Creator: BrynJames
Date: 26/9/2019

118m

Station
House

Tan-y-Bwlch

FB

FB

Car
Park

Tank

Path (old)

Waterfall

© Hawfraft y Goron a hawliau cronfa ddata 2019 OS 100022403
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Awdurdod Parc Cenedlaethol Eryri ~ Snowdonia National Park Authority
Copyright Snowdonia National Park.
Panel cyfredol sydd yn y man picnic islaw maes pacrio Gorsaf Tan y Bwlch, Maentwrog, LL41 3AQ.

Wedi dyddio ac angen uwchraddio.

Mesuriadau cyfredol:

Wyneb y panel gwybodaeth: 152cm x 92cm

Ffram: uchder y postyn ôl yn 125cm

Uchder y postyn blaen yn 80cm
Summary of the Recommendation:

To grant advertisement consent subject to the standard conditions contained within the Town and Country Planning (Control of Advertisement) Regulations 1992 (as amended) and additional conditions relating to:

- Five year time limit for the display of the advertisement; and
- Advertisement to be displayed in accordance with the approved plans.

Reason Application Reported to Committee:
Scheme of Delegation

Application by Snowdonia National Park Authority.

Habitats Regulations Assessment (HRA):

The Authority’s ecologist has considered whether the proposed development would have any likely significant effects on the SAC. The assessment concluded that without taking any mitigation into consideration, the proposed development would not have a significant effect on the features of the SAC, either alone or in combination with other projects/plans.
Land Designations:
Open countryside
SSSI Coedydd Dyffryn Ffestiniog
Meirionnyd Oakwoods and Bat Sites

Site Description

The site is on a footpath on land owned by the Snowdonia National Park Authority. The Panel will be sited at the side of the footpath to interpret the benefits of rare lichens. The site is located within the Coedydd Derw a Safleoedd Ystlumod Meirion / Meirionnydd Oakwoods and Bat Sites SAC.

Proposed Development:

The proposal seeks advertisement consent for the installation of an information panel 1.3m x 1.1m supported by a timber frame.

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

<table>
<thead>
<tr>
<th>Policy No.</th>
<th>Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>SP A</td>
<td>National Park Purposes and Sustainable Design</td>
</tr>
<tr>
<td>DP 1</td>
<td>General Development Principles</td>
</tr>
<tr>
<td>DP 10</td>
<td>Advertisement and signs</td>
</tr>
<tr>
<td>SP D</td>
<td>Natural Environment</td>
</tr>
</tbody>
</table>

Consultations:

<table>
<thead>
<tr>
<th>Consultation</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maentwrog Community Council</td>
<td>No response</td>
</tr>
<tr>
<td>Natural Resources Wales</td>
<td>No objection</td>
</tr>
<tr>
<td>Ecology APCE</td>
<td>No ecological concerns</td>
</tr>
</tbody>
</table>

Responses as a result of site notice and neighbour consultation:

n/a

1.0 Assessment

Principle of Development

1.1 The Welsh Government’s Technical Advice Note (TAN) 7 states that: ‘The general approach to dealing with advertisement applications is similar to the process of dealing with planning applications but with two important differences. First, the display of outdoor advertisements can only be controlled in the interests of amenity and public safety. Second, it is accepted that (with one minor exception in Areas of Special Control, where an applicant needs to show a reasonable requirement for an advertisement) anyone proposing to display an advertisement needs that advertisement in that particular location, whether for commercial or other reasons.’
1.2 Development Policy 10 will permit advertisements or private signs on premises where all the following criteria are satisfied:
   i. The sign does not harm the character of a building or a prominent view.
   i. The sign is not internally illuminated.
   ii. The size and scale of the sign does not detract from the character, appearance or the setting of the host building, or the surrounding landscape and does not resemble a highway sign.

1.3 Based on the policy context outlined above the principle of the proposed advertisement is considered acceptable.

2.0 Planning Assessment.

2.1 The installation of the panel will be sited close to an existing footpath; involve minimal groundwork and will not be illuminated.

2.2 Following consultation with NRW and the Authority’s Ecologist they consider the features of the SSSI will not be impacted by the proposal.

2.3 It is accepted that the information panel is required to provide information on the special qualities of the area and to promote the opportunity for the understanding and enjoyment of the ‘Special Qualities’ of the area by the public. It is therefore appropriate to assess the proposal in the interests of amenity and public safety.

2.4 Due to the nature of the information panel it is considered not to have an impact on the character or setting of the area. Due to the relatively small scale, the panel would not detract from the surrounding wider landscape. No illumination is proposed therefore the panel will not be unduly prominent in the landscape.

2.5 The proposal would not cause any concern for public safety.

3.0 Conclusion

3.1 The proposal would comply with the requirements of Development Policy 1 and 10 whereby it would not detract from the character, appearance or the setting of the surrounding landscape.

3.2 The proposal would also comply with Strategic Policy A by promoting opportunities for the understanding and enjoyment of the ‘Special Qualities’ of the area by the public.

3.3 It is recommended therefore that consent be issued.

Background Papers in Document Bundle No.1: No
RECOMMENDATION: To GRANT consent subject to the five standard conditions contained within the Town and Country Planning (Control of Advertisement) Regulations 1992 (as amended) and the following conditions:

1. The advertisement consent is granted for five years from the date of this decision.

2. The advertisement hereby permitted shall be displayed in accordance with the site plan and panel dimensions and details validated by the Authority on the 6th November 2019:

Reasons for Conditions:

1. To Comply with the Town and Country Planning (Control of Advertisement) Regulations 1992 (as amended).

2. To define the consent and for the avoidance of doubt.

The five standard conditions contained within the Regulations:

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

2. No advertisement shall be sited or displayed so as to:
   (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
   (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
   (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
SAFLE / SITE
**Snowdonia National Park Authority – Planning & Access Committee**

**Date:** 22/01/2020

**Application Number:** NP5/73/AD428

**Community:** Maentwrog

**Case Officer:** Mr Aled Lloyd

**Applicant:** Miss Llinos Alun

Awdurdod Parc Cenedlaethol Eryri
Swyddfa'r Parc Cenedlaethol
Penrhyndeudraeth
Gwynedd
LL48 6LF

**Date Application Registered:** 06/11/19

**Grid Reference:** 269795 338304

**Location:**
Canolfan Prysor Car Park, Trawsfynydd.

**Description:**
Erection of 1.3m x 1.1m information panel.

**Summary of the Recommendation:**

To grant advertisement consent subject to the standard conditions contained within the Town and Country Planning (Control of Advertisement) Regulations 1992 (as amended) and additional conditions relating to:

- Five year time limit for the display of the advertisement; and
- Advertisement to be displayed in accordance with the approved plans.

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

**Scheme of Delegation**

Application made by Snowdonia National Park Authority.

**Habitats Regulations Assessment (HRA):**

The site is not within a specific designation and therefore an HRA assessment will not be required.

**Land Designations:**

Open countryside
Site Description:

The site is near to the foreshore of Trawsfynydd Lake and close to an existing footpath. The Panel will be installed on the existing gravelled area, overlooking the lake.

Proposed Development:

The proposal seeks advertisement consent for the installation of a 1.3m x 1.1m information panel.

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

<table>
<thead>
<tr>
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</table>

Consultations:

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<tr>
<th>Organisation</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maentwrog Community Council</td>
<td>No response</td>
</tr>
<tr>
<td>Natural Resources Wales</td>
<td>No comments</td>
</tr>
<tr>
<td>SNPA Ecology</td>
<td>No ecological comments</td>
</tr>
</tbody>
</table>

Responses as a result of site notice and neighbour consultation:

n/a

1.0 Assessment

Principle of Development

1.1 The Welsh Government’s Technical Advice Note (TAN) 7 states: ‘The general approach to dealing with advertisement applications is similar to the process of dealing with planning applications but with two important differences. First, the display of outdoor advertisements can only be controlled in the interests of amenity and public safety. Second, it is accepted that (with one minor exception in Areas of Special Control, where an applicant needs to show a reasonable requirement for an advertisement) anyone proposing to display an advertisement needs that advertisement in that particular location, whether for commercial or other reasons.’

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   ii. The sign is not internally illuminated.
   iii. The size and scale of the sign does not detract from the character, appearance or the setting of the host building, or the surrounding landscape and does not resemble a highway sign.
1.3 Based on the policy context outlined above the principle of the proposed advertisement is considered acceptable.

2.0 Planning Assessment

2.1 The installation of the panel will be sited close to an existing footpath; involve minimal groundwork and will not be illuminated.

2.2 The panel is not located within a specific designation and NRW do not have any comments.

2.3 It is accepted that the information panel is required to provide information on the Celtic Rainforest Project with Coed Cadw eager to promote their work in the Llyn Llennyrch area. The panel will promote the opportunity for the understanding and enjoyment of the ‘Special Qualities’ of the area by the public. It is therefore appropriate to assess the proposal in the interests of amenity and public safety.

2.4 Due to the nature of the information panel it is considered not to have an impact on the character or setting of the area. Due to the relatively small scale the panel would not detract from the surrounding wider landscape. No illumination is proposed, therefore the panel will not be unduly prominent in the landscape.

2.5 The proposal would not cause any concern for public safety.

3.0 Conclusion

3.1 The proposal would comply with the requirements of Development Policy 1 and 10 whereby it would not detract from the character, appearance or the setting of the surrounding landscape.

3.2 The proposal would also comply with Strategic Policy A by promoting opportunities for the understanding and enjoyment of the ‘Special Qualities’ of the area by the public.

3.3 It is recommended therefore that consent be issued.

Background Papers in Document Bundle No.1: No

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5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
PLANNING AND ACCESS COMMITTEE
22 JANUARY 2020

ENFORCEMENT NOTICES, LISTED
BUILDING ENFORCEMENT NOTICES
SERVED UNDER DELEGATED POWERS AND LIST OF COMPLIANCE CASES
## LIST OF COMPLIANCE CASES

### New cases

<table>
<thead>
<tr>
<th></th>
<th>Reference</th>
<th>Date of initial complaint or Date observed by Compliance Officers</th>
<th>Location of Site</th>
<th>Details of Planning Breach</th>
<th>Current Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>NP5/51/ENF339C</td>
<td>November 2019</td>
<td>Felin Sylfaen, Caerdeon, Barmouth</td>
<td>Use of Two Outbuildings as Residential Accommodation</td>
<td>Joint site visit undertaken with Gwynedd Council. Currently assessing the information obtained from the visit.</td>
</tr>
<tr>
<td>2</td>
<td>NP5/58/ENF58G</td>
<td>November 2019</td>
<td>Bryn y Bwyd, Talybont</td>
<td>Engineering Works and Possible Siting of Caravan/Chalet</td>
<td>Contact made with the owner and a site meeting has taken place. Currently assessing the works that have taken place and whether any of these benefit from permitted development rights.</td>
</tr>
<tr>
<td>3</td>
<td>NP5/50/ENF657A</td>
<td>December 2019</td>
<td>The Bungalow, Balkan Hill, Aberdyfi</td>
<td>Non-Compliance with Condition 5 of NP5/50/657A relating to Trees</td>
<td>Contact has been made with the owners planning agent. To comply with the condition, they have been advised to follow and implement the submitted Schedule of Work in full and to remove deposited rubble from the construction exclusion zone.</td>
</tr>
<tr>
<td>No.</td>
<td>Reference/Date</td>
<td>Location</td>
<td>Project Description</td>
<td>Status</td>
<td></td>
</tr>
<tr>
<td>-----</td>
<td>----------------</td>
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<td>---------------------</td>
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<td></td>
</tr>
<tr>
<td>4</td>
<td>NP5/53/ENFLB197 December 2019</td>
<td>Neuadd y Cyfnod, High Street, Bala</td>
<td>Structure being Erected to the Rear of the Building</td>
<td>Currently attempting to make contact with the owners of the land.</td>
<td></td>
</tr>
</tbody>
</table>

**Awaiting Retrospective Application/Listed Building Consent Application/CLEUD Application**

<table>
<thead>
<tr>
<th>No.</th>
<th>Reference/Date</th>
<th>Location</th>
<th>Project Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>NP5/51/ENF446E April 2019</td>
<td>Cae Gwian Forestry, Bontddu</td>
<td>Works to Forestry Tracks Site meeting has been held with the forestry manager. To submit a retrospective planning application to try and regularise the unauthorised works.</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>NP5/71/ENFL377B October 2019</td>
<td>Cwm Ffynnon, Nant y Barcud, Cynllwyd Uchaf, Bala</td>
<td>Demolition of Former Dwelling &amp; Construction of a New Building Under NP5/71/L377B, planning permission was conditionally granted for the conversion of a former dwelling and the construction of a side extension. Recently, the Authority received reports the former dwelling had been demolished and a new building was being erected in its place. A site visit confirmed the reports were correct and the owners have been advised to cease all further works as they no longer benefit from any planning permission. Confirmation has been received from the acting Agents that all works have ceased and that a retrospective planning application is currently being prepared.</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>NP5/78/ENF197J April 2019</td>
<td>Cabin 211, Trawsfynydd Holiday Village, Bronaber</td>
<td>Decking Contact made with the owner who has intimated they will submit a retrospective planning application. As no application has been forthcoming, an assessment will now be carried out to determine the expediency of initiating formal action.</td>
<td></td>
</tr>
</tbody>
</table>
## Retrospective Application Received

<table>
<thead>
<tr>
<th></th>
<th>Application Number</th>
<th>Date</th>
<th>Location</th>
<th>Type</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>NP5/59/ENF347K</td>
<td>September 2019</td>
<td>Plas Meini, Ffestiniog</td>
<td>Alterations to Properties</td>
<td>Relevant application has now been received and currently being processed.</td>
</tr>
</tbody>
</table>

## Awaiting further Information or Replies to a Planning Contravention Notice or a Section 330 Notice

<table>
<thead>
<tr>
<th></th>
<th>Application Number</th>
<th>Date</th>
<th>Location</th>
<th>Type</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>NP2/14/ENF18B</td>
<td>February 2019</td>
<td>Nant Cwmbran Isaf, Nasareth, Caernarfon</td>
<td>Extension &amp; Conservatory</td>
<td>Meeting held with the owner. Replies received to the Planning Contravention Notice. The owner has submitted a Certificate of Lawfulness for the conservatory and this has been granted. A retrospective planning application has been submitted in respect to the unauthorised extension and is currently being processed.</td>
</tr>
<tr>
<td>10</td>
<td>NP3/15/ENF180G</td>
<td>November 2018</td>
<td>Land Adjacent to 3 Bryniau Gerddi, Llanberis</td>
<td>Dumping of Building Waste Material</td>
<td>The retrospective planning application has been refused. It has been agreed the waste material will be removed from the site by the end of March 2020.</td>
</tr>
<tr>
<td>11</td>
<td>NP4/11/ENF112B</td>
<td>May 2019</td>
<td>Ty’n y Merddyn, Ffordd Gethin, Betws y Coed</td>
<td>Erection of a Building within the Garden</td>
<td>Site visit undertaken and owner advised planning permission is required for the building. The owner has intimated a retrospective planning application will be submitted in due course.</td>
</tr>
<tr>
<td>No.</td>
<td>Ref.</td>
<td>Date</td>
<td>Address</td>
<td>Officer</td>
<td>Issue</td>
</tr>
<tr>
<td>-----</td>
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<td>--------------------------------------------</td>
</tr>
<tr>
<td>12</td>
<td>NP4/16/ENF405</td>
<td>March 2018</td>
<td>Land Opposite Tan y Castell, Dolwyddelan</td>
<td>Dumping of Building Material and Waste</td>
<td>Owner advised to clear the land of building materials and restoring the land back to its original state. Also advised to remove the touring caravan. Site visit undertaken in January 2019 where it was noted the building material and waste was still on the land. Enforcement Notice served on the 26th September 2019 and took effect on the 1st November. The Notice is due to be complied with by the 1st May 2020.</td>
</tr>
<tr>
<td>13</td>
<td>NP4/32/ENF164B</td>
<td>July 2019</td>
<td>Cynllwyd Fawr, Crafnant Road, Trefriw</td>
<td>Siting of Caravans</td>
<td>Contact made with the owner. One caravan has been removed and the other caravan is used as their own holiday touring caravan. As there appears to be no breach of planning control, the file has been closed.</td>
</tr>
<tr>
<td>14</td>
<td>NP5/50/ENF607A</td>
<td>August 2019</td>
<td>Garth, Aberdyfi</td>
<td>Extended Decking</td>
<td>Site meeting held with the owner of the property. Appears planning permission is required for what is currently being erected. The owner has been advised of this and the Authority continue to liaise with them.</td>
</tr>
<tr>
<td>15</td>
<td>NP5/53/ENF574</td>
<td>November 2019</td>
<td>9 Bro Eryl, Bala</td>
<td>Erection of Fence &amp; Creation of New Access</td>
<td>Site meeting has taken place and the owner has reduced the height of the fence and removed the access. File closed.</td>
</tr>
<tr>
<td>16</td>
<td>NP5/55/ENFL142A</td>
<td>June 2017</td>
<td>3 Glandwr, Bryncrug</td>
<td>Untidy Condition of Property</td>
<td>Section 215 Notice served on the 18th February 2019. No appeal has been forthcoming, therefore the Notice has taken effect. The Notice must be fully complied with by the 22nd January 2020.</td>
</tr>
<tr>
<td>Case Number</td>
<td>Date</td>
<td>Location</td>
<td>Description</td>
<td>Details</td>
<td></td>
</tr>
<tr>
<td>--------------</td>
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<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>NP5/58/ENF144K</td>
<td>December 2018</td>
<td>Land at Tan y Coed, Talybont</td>
<td>Siting of Static Caravan used for Residential Purposes</td>
<td>Contact made with the owner of the land. Site meeting taken place where the siting and use of the caravan was discussed. Owner currently considering their options to regularise the situation. A Planning Contravention Notice has been served to ascertain further details about the use of the caravan. Replies have been received and currently being assessed.</td>
<td></td>
</tr>
<tr>
<td>NP5/58/ENF455G</td>
<td>July 2019</td>
<td>Afonig Loyw, Ffordd Glan Mor, Talybont</td>
<td>Erection of a Conservatory and Pergola Type Structure</td>
<td>A site meeting has taken place whereby the owner was advised planning permission would be required for the development taking place. Awaiting confirmation from their planning agent as to how they intend to proceed.</td>
<td></td>
</tr>
<tr>
<td>NP5/58/ENF616</td>
<td>December 2018</td>
<td>Land adjacent Coed y Bachau, Dyffryn Ardudwy</td>
<td>Siting of Static Caravan used for Residential Purposes</td>
<td>Contact made with the owner and a site meeting has taken place. Planning Contravention Notice served and replies received. Advised to re-locate the caravan within the garden curtilage of the property. To progress this matter, a further site meeting is currently being arranged.</td>
<td></td>
</tr>
<tr>
<td>NP5/62/ENF232A</td>
<td>February 2019</td>
<td>Glanrafon, Llanbedr</td>
<td>Removal of Two Chimneys</td>
<td>Contact made with the owners of the property. A site meeting has recently taken place with the owner (June 2019), where they have confirmed the two chimneys will be re-built. A time period of six months has been agreed to complete the works.</td>
<td></td>
</tr>
<tr>
<td>NP5/65/ENF115A</td>
<td>October 2019</td>
<td>Land at Hengwrt, Llanelltyd</td>
<td>Dumping/Storage of Mattresses and Carpets</td>
<td>Requested an update from NRW on the current situation of this case.</td>
<td></td>
</tr>
</tbody>
</table>
### Untidy Condition of the Building

According to land registry, there has been a recent change in ownership. To make contact with the new owner in respect to the poor condition of the building.

### Cases where formal action is being considered/has been taken.

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Date</th>
<th>Location</th>
<th>Action Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td>NP5/71/ENF473</td>
<td>June 2017</td>
<td>Bronant Stores, 1 Pen y Banc, Llanuwchllyn</td>
<td>According to land registry, there has been a recent change in ownership. To make contact with the new owner in respect to the poor condition of the building.</td>
</tr>
<tr>
<td>23</td>
<td>NP2/16/ENF448</td>
<td>May 2017</td>
<td>Hendre Ddu Quarry, Cwm Pennant</td>
<td>Site visit undertaken on the 12th April. Unauthorized works carried out, enforcement proceedings commenced and a Temporary Stop Notice has been served in respect to the extraction of mineral waste from slate tips and the construction of new tracks. The Notice ceases to have effect on the 3rd July 2019. An Enforcement Notice is currently being drafted.</td>
</tr>
<tr>
<td>24</td>
<td>NP5/71/ENF474A</td>
<td>March 2018</td>
<td>Glofer, Llanuwchllyn</td>
<td>Enforcement Notice served 30th October 2018. Enforcement Notice Appeal submitted and commenced 21st December 2018. The appeal was determined on the 21st June 2019 where the Planning Inspectorate allowed the appeal under ground (g) and varied the enforcement notice by the deletion of four months and substituting with eight months as the period of compliance. Subject to this variation, the Enforcement Notice was upheld. The Enforcement Notice must be complied with by the 21st February 2020.</td>
</tr>
<tr>
<td>Case Number</td>
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<td>Date</td>
<td>Location</td>
<td>Description</td>
</tr>
<tr>
<td>-------------</td>
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<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>25</td>
<td>NP5/77/ENF115G</td>
<td>September 2016</td>
<td>Lizzie’s Barn, Llandecwyn, Talsarnau</td>
<td>Barn being Used for Permanent Residential Occupation in breach of a CLEUD which only stipulates 4 months residential use.</td>
</tr>
<tr>
<td>26</td>
<td>NP4/26/ENFLB33N</td>
<td>September 2019</td>
<td>Coed y Celyn Hall, Betws y Coed</td>
<td>Sub-division to create an additional residential unit</td>
</tr>
<tr>
<td>27</td>
<td>NP5/69/ENFLB326A</td>
<td>September 2018</td>
<td>Ty Gwyn, Llwyngwril</td>
<td>External and internal Alterations to a Listed Building</td>
</tr>
</tbody>
</table>
PLANNING AND ACCESS COMMITTEE
22 JANUARY 2020

PLANNING, ENFORCEMENT NOTICE,
AND CERTIFICATES OF LAWFUL USE
APPEALS SUBMITTED AND AWAITING
DECISION
SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE, 22 JANUARY 2020

PLANNING, ENFORCEMENT NOTICE, AND CERTIFICATES OF LAWFUL USE APPEALS
SUBMITTED AND AWAITING DECISION

<table>
<thead>
<tr>
<th>No.</th>
<th>Application No.</th>
<th>Description &amp; Location</th>
<th>Procedure/Status</th>
<th>Case Officer</th>
</tr>
</thead>
</table>

Number of appeals on list = 0
Number of appeals on committee list 16\(^{th}\) October 2019 = 2

<table>
<thead>
<tr>
<th>Number of appeals</th>
<th>Determined</th>
<th>Granted</th>
<th>Dismissed</th>
<th>Withdrawn</th>
<th>Number of appeals dismissed as %</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/04/18 – 31/03/19</td>
<td>9</td>
<td>2</td>
<td>7</td>
<td>1</td>
<td>78%</td>
</tr>
<tr>
<td>01/04/17 – 31/03/18</td>
<td>7</td>
<td>3</td>
<td>4</td>
<td>0</td>
<td>57%</td>
</tr>
<tr>
<td>01/04/16 – 31/03/17</td>
<td>13</td>
<td>4</td>
<td>9</td>
<td>1</td>
<td>69%</td>
</tr>
<tr>
<td>01/04/15 – 31/03/16</td>
<td>10</td>
<td>5</td>
<td>5</td>
<td>0</td>
<td>50%</td>
</tr>
<tr>
<td>01/04/14 – 31/03/15</td>
<td>13</td>
<td>3</td>
<td>10</td>
<td>0</td>
<td>77%</td>
</tr>
</tbody>
</table>
PLANNING AND ACCESS COMMITTEE
22 JANUARY 2020

SECTION 106 AGREEMENTS
<table>
<thead>
<tr>
<th>Application No.</th>
<th>Date application was received</th>
<th>Location</th>
<th>Development</th>
<th>Present Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>NP5/53/498A</td>
<td>23/08/19</td>
<td>Land at Cysgod Y Coleg, Bala.</td>
<td>Construction of 9 affordable dwellings (3 two bedroomed bungalows and 6 two bed houses) and associated parking and garden areas</td>
<td>Details sent to legal 12/19</td>
</tr>
<tr>
<td>NP5/57/946C</td>
<td>30/08/18</td>
<td>Site near Llety'r Bugail, Pencefn, Dolgellau. LL40 2ER</td>
<td>Erection of 5 dwellings comprising 3 terraced dwellings, and 2 semi-detached with new vehicle/pedestrian access, and associated road and landscaping (Re-submission)</td>
<td>Details sent to legal 11/19</td>
</tr>
<tr>
<td>NP5/70/160A</td>
<td>27/09/19</td>
<td>Outbuilding adjacent to Bryn Hynod, Llangywer.</td>
<td>Conversion of outbuilding to one dwelling.</td>
<td>Details sent to legal 12/19</td>
</tr>
<tr>
<td>NP5/72/134K</td>
<td>08/10/19</td>
<td>Plot 2 Maes Gwyn, Rhyd Uchaf.</td>
<td>Erection of one bungalow (Affordable local needs)</td>
<td>Details sent to legal 12/19</td>
</tr>
<tr>
<td>NP5/72/134L</td>
<td>08/10/19</td>
<td>Plot 4 Maes Gwyn, Rhyduchaf.</td>
<td>Erection of one bungalow (Affordable local needs)</td>
<td>Details sent to legal 12/19</td>
</tr>
</tbody>
</table>

Number of applications on committee list 04 December 2019 = 1

APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE PLANNING & ACCESS COMMITTEE 04 DECEMBER 2019

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Location</th>
<th>Development</th>
</tr>
</thead>
</table>
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 04 DECEMBER 2019

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Location</th>
<th>Development</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PLANNING AND ACCESS COMMITTEE
22 JANUARY 2020

OUTSTANDING APPLICATIONS
WHERE MORE THAN 13 WEEKS HAVE ELAPSED
# SNOWDONIA NATIONAL PARK AUTHORITY

## PLANNING AND ACCESS COMMITTEE 22 JANUARY 2020

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

#### Awaiting Welsh Government Highways

<table>
<thead>
<tr>
<th>Application</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>NP5/54/289E</td>
<td>26/04/16</td>
<td>The Old Creamery, Rhydymain. Demolish existing redundant structures and erect new kitchen workshop with showroom.</td>
</tr>
<tr>
<td>NP5/73/26B</td>
<td>24/05/19</td>
<td>Utica Buildings, Trawsfynydd. Change of use of land to external Storage yard.</td>
</tr>
</tbody>
</table>

#### Deferred

<table>
<thead>
<tr>
<th>Application</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>NP4/29/482</td>
<td>11/05/18</td>
<td>Land at Moel Llechwedd Hafod, Cwm Penmachno. Erection of 25m high lattice telecommunications mast supporting 3 no. antennas and 2 no. 0.6m dish antennas together with 3 no ground based equipment cabinets, generator, satellite dish and ancillary development enclosed within secure compound.</td>
</tr>
</tbody>
</table>

#### Awaiting Amended Plans

<table>
<thead>
<tr>
<th>Application</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
</table>

#### Awaiting Response From Agent

<table>
<thead>
<tr>
<th>Application</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>NP5/61/560D</td>
<td>19/09/19</td>
<td>Trem Arfor and Hiraethog, High Street, Harlech. Erection of split level 3 bedroom detached dwelling, Land between</td>
</tr>
</tbody>
</table>

#### Re-consulting on Biodiversity and Ecological Matters

<table>
<thead>
<tr>
<th>Application</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>NP5/62/399</td>
<td>26/07/17</td>
<td>Land to the West of Llanbedr Village, Llanbedr. Construction of new road in cuttings and on embankment of approximately 1.5km in length to the west of Llanbedr, leaving the A496 to the north of Llanbedr close to the sewage treatment works, bridging the Afon Artro and Mochras road to rejoin the A496 close to Llwyn y Pin.</td>
</tr>
</tbody>
</table>

#### Further Details Requested

<table>
<thead>
<tr>
<th>Application</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>NP5/60/159</td>
<td>21/05/19</td>
<td>Land at Moel Friog, Ganllwyd. Erection of 40m high Emergency Service Network telecommunications mast together with ground based equipment cabinets located within enclosed compound.</td>
</tr>
<tr>
<td>NP5/77/338A</td>
<td>06/09/19</td>
<td>Beudy Cefn Faes, Tallin, Llandecwyn. Conversion of barn to holiday let accommodation, including single storey extension, parking area, patio and installation of septic tank.</td>
</tr>
</tbody>
</table>
## Awaiting Response to Further Consultation

<table>
<thead>
<tr>
<th>Reference</th>
<th>Date</th>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>NP5/57/212P</td>
<td>17/01/19</td>
<td>Gwyndaf Evans Motors, Ffordd Pont yr Aran, Dolgellau.</td>
<td>Retrospective application for extension to existing garage.</td>
</tr>
</tbody>
</table>

## Awaiting Valuations

<table>
<thead>
<tr>
<th>Reference</th>
<th>Date</th>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>NP5/58/363F</td>
<td>26/04/19</td>
<td>Nant Eos, Dyffryn Ardudwy.</td>
<td>Conversion to affordable dwelling unit, including formation of new access road and installation of sewage treatment plant.</td>
</tr>
<tr>
<td>NP5/75/242A</td>
<td></td>
<td>Drws y Cwm, Cwrt, Pennal.</td>
<td>Construction of one affordable dwelling.</td>
</tr>
</tbody>
</table>

Total applications on list = 11

Total applications on list Committee 04 December 2019 = 12
PLANNING AND ACCESS COMMITTEE
22 JANUARY 2020

POLICY SECTION REPORT OF CONSULTATIONS RECEIVED
<table>
<thead>
<tr>
<th>Consulting Authority</th>
<th>Consultation Topic / Name</th>
<th>Response Deadline</th>
<th>Lead Officer</th>
<th>Report to NPA / Committee?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Welsh Government</td>
<td>Technical Advice Note 15: Development, flooding and coastal erosion</td>
<td>17/01/2020</td>
<td>Sion Roberts joint 3 NPA response</td>
<td>No</td>
</tr>
<tr>
<td>Welsh Government</td>
<td>Permitted development rights for allotment holders</td>
<td>28/02/2020</td>
<td>Geraint Evans</td>
<td>No</td>
</tr>
<tr>
<td>Welsh Government</td>
<td>Changes to planning and related applications fees</td>
<td>13/03/2020</td>
<td>Jonathan Cawley</td>
<td>No</td>
</tr>
</tbody>
</table>
DEDDF LLywodraeth Leol (Hawl i Wybodaeth) 1985

Rhestr o Bapurau Cefndir

Ystyri'r y dogfennau casgliol fel papurau cefndir ar gyfer adroddiadau ar geisiadau ac eitemau gorffodaeth a wnaed dan Ddeddfau Cyllunio 1990.

Ffurflen gans, gan gynnwys urrhwy Dystysgrif.
Cylluniau a dogfennau eraill i gefnogi'r cynigiad.
Sylwadau cyffredig a hysbyswyd neu yr ymgyngorionwyd a hwy, gan gynnwys swyddogion eraill yr Awdurddod, Cyngorau Cymuned, Cyngorau Unedol, Ymgymerwyr Statudol, Adranau neu asiantau'r Llywodraeth (ac eithrio cyngor cyfreithiol, a llythyrau yn gofyn am gyngor cyfreithiol).
Llythyrau a ddychwelyd o ffynonellau eraill, yn cynnwys aelodau o'r cyhoedd. (Ac eithrio gohebiaeth gydag hysbyswyd gwarchodedig).
Lluniau o'r safle ac o ddabiliadau tebyg mewn mannau eraill.
Deddfau Cyllunio 1990 ac unrhyw ddeddfwriaeth ychwanegol.
Cyngor cyhoeddus y Llywodraeth (lle cyfeirir ato mewn adroddiadau ac eitemau unigol).
Y Cyllunium Fframwraith yr nhw ac unrhyw gynigion i'w ddiwygio a gyhoeddwyd.
Cylluniau Lleol, yng Nghymru ac unrhyw gynigion i'w ddiwygio a gyhoeddwyd (lle cyfeirir atynt mewn adroddiadau ar eitemau unigol).
Ffëliau ar geisiadau cyllunio blaenorol ar safleoedd y cynigioa presennol.
Unrhwy ddeol gan y cyfeirir ati mewn adroddiadau ar eitemau unigol.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

LIST OF BACKGROUND PAPERS

The following documents are considered background papers for reports on applications and enforcement items made under the Planning Acts 1990.

Application forms, including any Certificates.
Plans and other documents in support of the proposal.
Comments of public bodies notified or consulted, including other Officers of the Authority, Community Councils, Unitary Councils, Statutory Undertakers, Government Departments or agencies, (excluding legal advice and requests for legal advice).
Letters received from other sources, including members of the public. (Excluding correspondence with a protected informant).
Photographs of the site or of similar developments elsewhere.
Published Government advice (where referred to in reports on individual items).
The Structure Plan together with any published proposals for amendments.
Local Plans, together with any published proposals for amendments (where referred to in reports on individual items).
Files for previous planning applications on sites of current proposals.
Any other document which may be referred to in reports on individual items.
DELEGATED DECISIONS
## Applications Approved

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Proposed</th>
<th>Location</th>
<th>Decision Date</th>
<th>Case Officer</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. NP2/11/46Q</td>
<td>Erection of single storey plant room</td>
<td>Bryn Gwynant, Nant Gwynant. LL55 4NP</td>
<td>25/11/19</td>
<td>Mr Richard Thomas</td>
</tr>
<tr>
<td>2. NP2/11/L319A</td>
<td>Retrospective application for alterations to slate clapper bridge to install new timber deck</td>
<td>Buarthau, Nant Gwynant. LL55 4NL</td>
<td>18/12/19</td>
<td>Mr Richard Thomas</td>
</tr>
<tr>
<td>3. NP3/15/11E</td>
<td>Erection of bus shelter</td>
<td>Snowdonia National Park Authority Car Park, Nant Peris.</td>
<td>04/12/19</td>
<td>Mr Richard Thomas</td>
</tr>
<tr>
<td>4. NP3/15/75E</td>
<td>Proposed erection of shed to house water treatment facility, sinking of borehole and installation of sewage treatment plant</td>
<td>Ynys Ettws, Nant Peris. LL55 4UL</td>
<td>04/12/19</td>
<td>Mr Richard Thomas</td>
</tr>
<tr>
<td>5. NP3/21/35F</td>
<td>Variation of Conditions of planning permission to allow retention of amendments to approved plans</td>
<td>Pant Hwfa, Llanllechid. LL57 3LA</td>
<td>18/11/19</td>
<td>Mr Geraint Evans</td>
</tr>
<tr>
<td>6. NP3/21/3G</td>
<td>Part retrospective application for construction of agricultural store and workshop building and construction of new extension/barn</td>
<td>Ty Gwair, Tanybwchlch Farm, Rachub. LL57 3HYY</td>
<td>25/11/19</td>
<td>Mr Richard Thomas</td>
</tr>
<tr>
<td>7. NP4/11/212C</td>
<td>Proposed demolition of rear additions and erection of single storey rear extension.</td>
<td>Bryn Conwy, Vicarage Road, Betws-y-coed, LL240AD</td>
<td>02/12/19</td>
<td>Mr Richard Thomas</td>
</tr>
<tr>
<td>8. NP4/11/38M</td>
<td>Discharge of Condition 5 (Landscaping plan) attached to Planning Permission dated 22/08/2019</td>
<td>Land at Gwydr Cottage, Betws y Coed. LL24 0AE</td>
<td>06/12/19</td>
<td>Mr Richard Thomas</td>
</tr>
<tr>
<td>9. NP4/13/LB140D</td>
<td>Installation of sewage treatment plant</td>
<td>Helyg, Nant-y-Benglog, Capel Curig. LL24 0EU</td>
<td>16/12/19</td>
<td>Mr Richard Thomas</td>
</tr>
<tr>
<td>10. NP4/16/61A</td>
<td>Demolition of existing single storey extension and erection of replacement single storey rear extension</td>
<td>Pendyffryn, Bridge Street, Dolwyddelan. LL25 0SX</td>
<td>19/12/19</td>
<td>Mr Richard Thomas</td>
</tr>
<tr>
<td>11. NP4/19/14G</td>
<td>Retrospective application for field access, widening of access, proposed new drive and parking area to serve manège and dwelling</td>
<td>Merchlyon Forge, Henryd. LL32 8YE</td>
<td>16/12/19</td>
<td>Mr Richard Thomas</td>
</tr>
<tr>
<td>No.</td>
<td>Reference</td>
<td>Description</td>
<td>Address</td>
<td>Date</td>
</tr>
<tr>
<td>-----</td>
<td>-----------</td>
<td>-------------</td>
<td>---------</td>
<td>------</td>
</tr>
<tr>
<td>12.</td>
<td>NP4/19/14H</td>
<td>Proposed conversion of attached outbuilding to residential annex</td>
<td>Merchlyn Forge, Henryd, Conwy, LL32 8YE</td>
<td>06/12/19</td>
</tr>
<tr>
<td>13.</td>
<td>NP4/26/335</td>
<td>Single storey extensions to front, rear and side</td>
<td>Ty Newydd Y Rhos, Rhydlanfair, Betws y Coed. LL24 0LY</td>
<td>16/12/19</td>
</tr>
<tr>
<td>14.</td>
<td>NP4/29/494</td>
<td>Proposed two storey side and single storey front extensions</td>
<td>Fron Derw, Penmachno. LL24 0YR</td>
<td>26/11/19</td>
</tr>
<tr>
<td>15.</td>
<td>NP4/30/154A</td>
<td>Alterations, extension and raising eves and ridge to existing garage / former coach house, including creation of annexe accommodation at first floor</td>
<td>Mountain Lodge, Sychnant Pass Road, Conwy. LL32 8BJ</td>
<td>19/11/19</td>
</tr>
<tr>
<td>16.</td>
<td>NP4/31/111B</td>
<td>Proposed ground based telecommunications equipment cabinets, enclosure and ancillary developments</td>
<td>Land at Llyn Conwy Water Treatment Works, Ysbyty Ifan.</td>
<td>16/12/19</td>
</tr>
<tr>
<td>17.</td>
<td>NP4/32/357A</td>
<td>Proposed removal of chimney and insertion of roof window to rear elevation</td>
<td>1 Tai Isaf, Llanrhychwyn, Trefriw. LL27 0YJ</td>
<td>26/11/19</td>
</tr>
<tr>
<td>18.</td>
<td>NP5/50/T482F</td>
<td>Retrospective application for alteration to roof of store room / workshop and alter ground floor layout from approval NP5/50/T482C</td>
<td>Hafod, 13a Glandyfi Terrace, Aberdyfi.</td>
<td>19/12/19</td>
</tr>
<tr>
<td>19.</td>
<td>NP5/52/LB143</td>
<td>Demolish boundary wall adjacent to highway creating 7m wide opening. Take up ‘path’ and lawn area, remove hedge along North East boundary and replace with hard standing with local stone finish/cover parking area for two vehicles</td>
<td>3 Arthog Terrace, Arthog. LL39 1AQ</td>
<td>18/11/19</td>
</tr>
<tr>
<td>20.</td>
<td>NP5/54/137D</td>
<td>Conversion of open hay barn to annexe accommodation</td>
<td>Tir Mab Cynan, Brithdir. LL40 2RW</td>
<td>20/12/19</td>
</tr>
<tr>
<td>21.</td>
<td>NP5/54/16U</td>
<td>Extension to existing toilet block</td>
<td>Llwyn-yr-Helm, Brithdir. LL40 2SA</td>
<td>16/12/19</td>
</tr>
<tr>
<td>22.</td>
<td>NP5/54/8B</td>
<td>Discharge Condition 4 of Planning Permission NP5/54/8A dated 31/07/2018 relating to stone panel</td>
<td>Gellfachreth, Llanfachreth. LL40 2EH</td>
<td>26/11/19</td>
</tr>
<tr>
<td>23.</td>
<td>NP5/57/1155</td>
<td>Siting of a storage container</td>
<td>The Milliput Company, Unit 8, Marian Mawr Industrial Estate, Dolgellau. LL40 1UU</td>
<td>06/12/19</td>
</tr>
<tr>
<td>24.</td>
<td>NP5/57/1157</td>
<td>Increase roof level of garage</td>
<td>50 Maesbrith, Dolgellau. LL40 1LF</td>
<td>18/12/19</td>
</tr>
<tr>
<td>25.</td>
<td>NP5/57/884A</td>
<td>Construction of two-storey rear extension and extension to curtilage.</td>
<td>Bryn Rhug, Islaw’rdref, Dolgellau. LL40 1TD</td>
<td>18/12/19</td>
</tr>
<tr>
<td>No.</td>
<td>Reference</td>
<td>Description</td>
<td>Location</td>
<td>Date</td>
</tr>
<tr>
<td>------</td>
<td>-----------------</td>
<td>--------------------------------------------------------------------------------</td>
<td>------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>26.</td>
<td>NP5/57/LB343A</td>
<td>Listed Building Consent to take down existing chimney stack introduce a Code 5 lead tray detail and rebuild as existing details</td>
<td>2 Idris Terrace, Cader Road, Dolgellau. LL40 1RT</td>
<td>26/11/19</td>
</tr>
<tr>
<td>27.</td>
<td>NP5/58/619A</td>
<td>Erection of single storey rear extension and replace existing flat roof with pitched slate roof</td>
<td>59 Llwyn Ynn, Talybont. LL43 2AL</td>
<td>03/12/19</td>
</tr>
<tr>
<td>28.</td>
<td>NP5/58/625</td>
<td>Demolition of existing single storey dwelling and erection of new dwelling</td>
<td>Uncle Jim's Cabin, Talybont. LL43 2AF</td>
<td>11/12/19</td>
</tr>
<tr>
<td>29.</td>
<td>NP5/59/757B</td>
<td>Retrospective application for the change of use from Surgery (D1) to Residential (C3)</td>
<td>Pennant, Sun Street, Llanffestiniog. LL41 4ND</td>
<td>04/12/19</td>
</tr>
<tr>
<td>30.</td>
<td>NP5/61/175H</td>
<td>External and internal alterations to change the use of storeroom into retail area</td>
<td>Morfa Stores, Beach Road, Harlech. LL46 2UG</td>
<td>18/11/19</td>
</tr>
<tr>
<td>32.</td>
<td>NP5/61/613A</td>
<td>Structural refurbishment including installation of external cladding</td>
<td>13, 15 &amp; 18 Y Waun, Harlech.</td>
<td>12/12/19</td>
</tr>
<tr>
<td>33.</td>
<td>NP5/61/L80F</td>
<td>Erection of ground floor front extension and new two storey rear extension</td>
<td>Lion Hotel, Pen Dref, Harlech. LL46 2SG</td>
<td>19/12/19</td>
</tr>
<tr>
<td>34.</td>
<td>NP5/62/408</td>
<td>Conversion of redundant agricultural building into self-catering holiday accommodation</td>
<td>Graig Isaf Farm, Llanbedr. LL45 2PL</td>
<td>20/12/19</td>
</tr>
<tr>
<td>35.</td>
<td>NP5/62/415</td>
<td>Structural refurbishment including installation of external cladding</td>
<td>3 Bryn Deiliog, Llanbedr. LL45 2LF</td>
<td>12/12/19</td>
</tr>
<tr>
<td>36.</td>
<td>NP5/62/57W</td>
<td>Engineering operation to accommodate agricultural implements storage building,</td>
<td>Cae Nest Farm, Llanbedr. LL45 2NL</td>
<td>11/12/19</td>
</tr>
<tr>
<td>37.</td>
<td>NP5/62/68E</td>
<td>Erection of retaining wall</td>
<td>Murmur y Dail, Llanbedr.</td>
<td>02/12/19</td>
</tr>
<tr>
<td>38.</td>
<td>NP5/63/LB215</td>
<td>Removal of corrugated roof and re-roof with slates, removal of bitumized covering to part external walls and re-pointing and limewashing with hot mix lime, re-opening of infilled blocked up openings and installation of new windows</td>
<td>Ty Uchaf, Frongoch. LL23 7NU</td>
<td>20/12/19</td>
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<tr>
<td>39.</td>
<td>NP5/63/LB215A</td>
<td>Listed Building Consent for external repairs to outside toilet, removal of corrugated sheet and re-roof with slate, changes to windows, re-pointing with hot mix lime, take down chimney and rebuild with hot mix lime wash, replace cast iron rain water goods and undergrounding of electricity supply</td>
<td>Ty Uchaf, Frongoch. LL23 7NU</td>
<td>20/12/19</td>
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<tr>
<td>No.</td>
<td>Application No.</td>
<td>Description</td>
<td>Location</td>
<td>Date</td>
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<td>40.</td>
<td>NP5/70/67B</td>
<td>Change of use from a dwelling to hostel accommodation as overflow accommodation for outdoor pursuit centre</td>
<td>Glan Hirnant, Rhosygwalia. LL23 7EU</td>
<td>27/11/19</td>
</tr>
<tr>
<td>41.</td>
<td>NP5/70/LB102C</td>
<td>Listed Building Consent to change three windows, one on the South East elevation and two on the South West elevation, new drainage to rain water system and new soakaway to the South East rear garden area and hard surface loose stone finish parking area with reclaimed stone slab finish parking area with reclaimed stone slab path connecting the front door entrance and garden and all associated works</td>
<td>Rhyd Fudr, Llanuwchllyn. LL23 7DD</td>
<td>05/12/19</td>
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<tr>
<td>42.</td>
<td>NP5/73/197J</td>
<td>Part retrospective application for an agricultural building</td>
<td>Land adjacent to Bryn Arms, Gellilydan. LL41 4EN</td>
<td>18/12/19</td>
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<tr>
<td>43.</td>
<td>NP5/73/342A</td>
<td>Retrospective application for the retention of an extension to an existing agricultural building</td>
<td>Land at Ty Nant, Gellilydan. LL41 4RD</td>
<td>21/11/19</td>
</tr>
<tr>
<td>44.</td>
<td>NP5/73/LB317C</td>
<td>Listed Building Consent for minor changes to application NP5/73/LB317B for creating two new window openings South Elevation, slate hanging to dormer, conservation roof light to porch, rain water goods, insulated plasterboard to living rooms and bedrooms, shutters to lounge and parlour, new gates and alteration to curtilage shed and all associated works</td>
<td>Porth Gwyn, Tan-y-Bwlch, Maentwrog. LL41 3YU</td>
<td>18/11/19</td>
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<tr>
<td>45.</td>
<td>NP5/77/106A</td>
<td>Construction of two storey front extension, construction of garage at front of dwelling with balcony above rear section, and installation of balcony over existing flat roofed rear extension and extension to existing flat roofed rear extension.</td>
<td>Trem y Traeth, Talsarnau. LL47 6UH</td>
<td>18/11/19</td>
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<tr>
<td>46.</td>
<td>NP5/77/LB59E</td>
<td>Listed Building Consent for ‘upgrading’ sash windows, secondary glazing and windows panel/louvered shutters, installation of fire detection and sprinkler system, rewiring including part 3phase, new heating system including underfloor heating, upgrading plumbing system, dry lining certain walls soundproofing measures and additional works to yoga room.</td>
<td>Glyn Cywarch, Talsarnau, LL47 6TE</td>
<td>11/12/19</td>
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<tr>
<td>App No.</td>
<td>Proposed</td>
<td>Location</td>
<td>Reason for Refusal</td>
<td>Case Officer</td>
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<tr>
<td>1. NP3/22/3C</td>
<td>Siting of three visitor accommodation units on hard standings for year round occupation</td>
<td>Tal y Mignedd Isaf, Nantlle, LL54 6BT</td>
<td>20/12/19 By reason of this application proposing permanent year round visitor accommodation on a touring caravan site with occupancy restricted to 8 months of the year approval would constitute the establishing of a new static/chalet site. Policy 22 states that no new sites shall be permitted in the National Park as the degree of permanence will have an adverse impact on the landscape and special qualities of the National Park. This application is therefore in conflict with ELDP policy 22.</td>
<td>Mr Richard Thomas</td>
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<td>2. NP4/16/407</td>
<td>Demolition of existing porch and erection of replacement porch</td>
<td>Tanrallt Farm, Dolwyddelan. LL25 0PZ</td>
<td>18/11/19 By reason of this proposed development specifying plastic slates as an alternative to natural mineral slates on this traditional dwelling this application would, if approved, be in conflict with Eryri</td>
<td>Mr Richard Thomas</td>
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<td>Number</td>
<td>Description</td>
<td>Location</td>
<td>Date</td>
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<td>3.</td>
<td>NP5/50/679C</td>
<td>Construction of one dwelling and associated parking area</td>
<td>Land adjacent to Brig Y Don, Hopeland Road, Aberdyfi, LL35 0NH</td>
<td>12/12/19</td>
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<td>4.</td>
<td>NP5/64/92C</td>
<td>Construction of rural enterprise dwelling, associated hardstanding and installation of package treatment plant</td>
<td>Fron Newydd, Llanegryn, LL36 9LN</td>
<td>12/12/19</td>
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5. NP5/66/266 

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<thead>
<tr>
<th>Erection of a pitched roofed extension, remove flat roof and replace with slates over, change access and extend curtilage</th>
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<tbody>
<tr>
<td>Rhiw Goch Bach, Harlech, LL46 2TN</td>
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<td>04/12/19</td>
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<td>By Reason of inappropriate scale and design configuration, in particular the glazed gable on the western elevation, it is considered that the proposal would destroy the inherent character and form of this traditional building. The application is contrary to Eryri Local Development Plan polices 1, Ff, 7 and 15 and design guidance notes R3</td>
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<tr>
<td>The proposed development, by virtue of its size and scale, is considered to be an incongruous and overlarge addition to the existing traditional dwelling. The proposal is therefore in conflict with Development Policy 1 and 15 of the adopted Eryri Local Development Plan 2016-2031 which seeks to ensure that the development does not detract from the character and form of the existing dwelling or the wider area.</td>
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<td>By reason this application proposing full gable height glazing, it would create unwarranted light pollution and spillage within the Eryri Dark Skies Reserve. As such this proposal would place it, if approved in conflict with Eryri Local</td>
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