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Cyfarfod : Pwyllgor Cynllunio a Mynediad

Dyddiad: Dydd Mercher 20 Mai 2020
Amser Ar ddiwedd Cyfarfod yr Awdurdod
Anfonir cyfarwyddiadau ymuno at yr Aelodau ar wahân

Meeting: Planning and Access Committee

Date: Wednesday 20 May 2020
Time: On the rising of the Authority Meeting

Joining instructions will be sent to Members separately

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 Cynghorydd / Councillor:
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. Tim Jones, Mr. Neil Martinson, Mr Owain Wyn.
A G E N D A

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 March 2020 be signed as a true record (copy herewith) and to receive matters arising, for information.

4. **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)
PRESENT:

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

Members appointed by Conwy County Borough Council
Councillors Philip Capper, Ifor Glyn Lloyd;

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

Officers
Mr. G. Iwan Jones, Mr. Jonathan Cawley, Mrs. Jane Jones, Mr. Aled Lloyd, Mr. Richard
Thomas, Ms. Sara Thomas, Mr. Arwel Thomas, Mr. Geraint Evans, Mrs. Anwen Gaffey.

1. Apologies
Councillor Wyn Ellis Jones; Ms. Elinor Gwynn, Mr. Brian Angell.

2. Declaration of Interest
The Members appointed by Gwynedd Council declared a personal and prejudicial
interest in item 4 (1) on the Agenda, under paragraph 10 (2) (a) (ix) (aa) and 12 (1) of
the Code of Conduct for Members, but took part in the meeting, relying on the
dispensation granted by the Standards Committee on 6th September 2019.

3. Minutes
The minutes of the Planning and Access Committee meeting held on 22nd January
2020 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. **Access Forums Report**  
**Submitted** – A report by the Access Officer to provide a summary of discussions and issues raised at the Northern and Southern Snowdonia Access Forum meetings during December 2019.  
**Reported** – The Director of Planning and Land Management presented the report, for information.

RESOLVED to note the report.

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

RESOLVED to note the report.

The meeting ended at 12.25
4. **Report by the Director of Planning and Land Management**

(1) NP5/62/399 – 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 re-join the A496 close to Llwyn y Pin, land to the west of Llanbedr Village, Llanbedr.

**Reported** – Case Officer presented the report and detailed background. As two Members had arrived late and missed the opening of the introduction by the Case Officer, on the request of the Chair, the Case Officer re-presented his opening to the committee with all present. He advised that Mr. Ed Bailey, scheduled to speak at the meeting, had been unable to attend but had asked for his objections to be considered. It was also agreed that Mr. Robin Ward could publicly present to the committee in Mr. Bailey’s absence.

**Public Speaking**

Mr. Richard H. Thomas, objector, addressed the Planning and Access Committee and asked Members to consider the following objections:-
- Mr. Thomas referred Members to his letter, which fully outlined his concerns.
- as a civil engineer, he was aware of fundamental flaws in the scheme.
- he agreed with the Community Council that road safety issues should be addressed, such as enforcing a 40 mph speed limit, creating a safe junction, need for noise reduction, the environmental impact, effect on passing trade etc.
- the scheme would be contrary to government targets to reduce carbon emissions and reference was made to the recent Heathrow judgement.
- as a consultant with expertise in flooding, his accompanying letter provided details on how the scheme would lead to more flooding.
- businesses were not consulted.
- the scheme was contrary to Planning Policy Wales and TAN 15.
- Natural Resources Wales had stated that flood levels would rise. This scheme would increase the risk of flooding and while the Authority relied on NRW’s flood consequences report, the NRW itself stated that it was the planning authority who should consider the pros and cons. The case officer’s report does not refer to NRW’s negative weighting.
- access for emergency vehicles should also be a consideration.
- everyone wants to benefit from the new enterprise zone but this scheme should be refused.

Mr. Robin Ward addressed the Planning and Access Committee and asked Members to consider the following objections:-
- Mr. Ward was a Llanbedr resident, a Community Councillor and former Head of Radiation Safety at Trawsfynydd Nuclear Power Station.
- previously raised issues were still valid, such as the effect on business, flooding etc.
- The Snowdonia Society have objected to the scheme although the report says not.
- this was major development and should be treated as such.
- there was no justification for a scheme of this size.
- since the last application, there had been a climate emergency.
- the scheme encourages fast road travel and makes no reference to use of public transport.
- this was a short-term management plan and the access road would become untenable in years to come.
- Weltag looked at 23 options not 6 and the scheme does not meet current Weltag requirements.
- Members were here to protect the special status of the Snowdonia National Park and should put aside their other loyalties.

Mr. Kevin Titley, Llanbedr Community Council, addressed the Planning and Access Committee and asked Members to consider the following:-
- Llanbedr Community Council support the development and welcomed the improvements.
- the scheme would attract new investment to the area, address traffic congestion, and provide a safe footpath for pedestrians.
- the Community Council’s concerns focussed on road safety and vehicle speed limits, which they understood were under the remit of Gwynedd Council and the Welsh Government. The Community Council were disappointed that roundabouts were not included in the scheme and the applicant was asked to further consider a 40mph speed limit to reduce noise pollution and allow quiet enjoyment of the footpath.
- the Community Council were keen to safeguard the economy of Llanbedr and requested that as part of the scheme, additional parking and additional signage to attract visitors to the village, should be included.
- the Community Council requested further consultation on these matters to help attract more business to the airfield.

Mr. Meirion Williams, Gwynedd Council, addressed the Planning and Access Committee and asked Members to consider the following:-
- Mr. Williams acknowledged that the scheme would have an effect on the landscape and on the community.
- the scheme would substantially reduce the amount of traffic and benefit the well-being and the safety of the community.
- the secondary benefit would be development of the airfield and the scheme was important to provide a link to the airfield and attract companies to the area, thus expanding employment in the local economy.
- there was strong support from the local community.

Members discussed the application in detail and made the following observations:-
- Members considered Development Policy 2 and asked whether the proposal enhanced the wildlife, beauty and natural heritage of the National Park. The Director of Land Management, whilst noting that one of the National Park purposes was to protect and enhance its special qualities, advised that an Environmental Impact Assessment had been prepared and officers had concluded that the benefits outweighed the impact, and as such felt the development was acceptable.
- Members further discussed the possible flooding problems and the emergency access issue.
- Members were advised upon the process for applying for additional signs to encourage visitors to the village, but noted that it was not part of this application.
- Members discussed the economic benefits for Llanbedr and the Community Council’s request for a reduction in the speed limit, which was the responsibility of the Local Highway Authority.
- a Member felt there was no evidence to support any job creation, noting that the Snowdonia Enterprise Zone had only created six jobs. The Member felt that the
Planning and Access Committee 04.03.20

proposal failed to meet National Park purposes and the needs of the local community. The bypass would not encourage people to the village and all new roads increase traffic.

- the Member from Llanbedr Community Council confirmed there was a majority of local support for the proposal, subject to traffic management and new signage.
- Case Officer clarified a speaker’s reference to the Snowdonia Society’s objections which referred to the first round of consultations in 2018, and as the access road was of local rather than national significance, was not classed as major development under Strategic Policy B.

RESOLVED to grant permission in accordance with recommendation.

(2) NP5/60/159 – Erection of 40m high Emergency Service Network telecommunications mast together with ground based equipment cabinets located within enclosed compound and re-instatement of track, land at Moel Friog, Ganllwyd.

Reported – Case Officer presented the report and confirmed that any felling would be undertaken in phases. Members asked officers to request that telecommunications masts should be shared with other providers when possible.

RESOLVED to grant permission in accordance with recommendation.

(3) NP26/11/52G – Erection of 10m high timber clad monopole telecommunications mast supporting 2 no antennas together with ground based equipment cabinets enclosed with a stone wall, Pen y Pass Car Park, Nant Gwynant.

Reported – Application withdrawn.

(4) NP2/14/18D – Part retrospective application to retain two storey side extension and proposed demolition of rear one storey flat roof extension, Nant Cwmbran Isaf, Nasareth.

Reported – 3 additional letters of support. Case Officer presented the report and detailed background and directed Members to the plans on pages 92 and 95 on the Agenda.

Public Speaking

Mr. Huw Roberts, on behalf of the applicant, addressed the Planning and Access Committee and asked Members to consider the following:-

- Mr. Roberts apologised for the breach on behalf of the applicant, and asked Members to empathise with the applicant’s family situation.
- in 2012, a bland smaller extension received planning approval and work commenced within the 5-year period.
- during the building work, the applicant’s mother suffered a stroke and needed full-time care. The applicant has five children and the change of circumstances meant the extension was amended from the old design.
- the new design maximised solar gain and was more sympathetic in the landscape.
- a local conservation architect has written in support of the application.
- the applicant was willing to compromise by removing the flat roof extension and erecting a stone wall.
- the Authority’s Design Guidance was in general terms only and not a rule set in stone.
- Planning Policy Wales 10 supports good sustainable design, which maximise energy efficiency and meets the need of the person it serves.
- the applicant has lived at Nant Cwmbran Isaf for well in excess of 20 years and failing to secure permission would mean his mother would have to find alternative care resulting in the loss of another Welsh speaker from the valley.

RESOLVED – Site Inspection.

Reported – Concerns from neighbours reported.
Public Speaking
The Agent (Cadnant Planning) addressed the Planning and Access Committee and asked Members to consider the following:-
- the application was for two short-term holiday let pods.
- the applicant’s land holdings currently consists of 25 acres at Maes Madog and 300 acres at Cyffyliog, which produces 1,200 lambs annually.
- Maes Madog was a farm that had already started to diversify and this application was a further extension of this.
- the farm, currently run by the parents, have a daughter who was eager to become part of the farm business.
- the Agent confirmed that the proposal conformed with all 5 criteria of Development Policy 29.
- the holiday pods would be for short-term use only and the location was at least 250m from the only objector.
RESOLVED to grant permission in accordance with recommendation.

(6) NP5/50/415E – Alterations and two-storey extension to former public toilets to create a dwelling, Ty Bach, Aberdyfi.
Reported – Community Council object to the principle of this development.
RESOLVED to grant permission in accordance with recommendation.

(7) NP5/62/AD417 – Erection of 1.3m x 1.1m information panel, Coed Llety Walter, Llanbedr.
RESOLVED to grant permission in accordance with recommendation.

(8) NP5/70/LB9M – Change of use of outbuildings to single dwelling which is within curtilage of a Listed Building to include 2 bedrooms, kitchen / lounge and shower room, all associated works, Plas Gywair, Llangower.
Reported – Community Council’s further objections read out to Members.
RESOLVED to grant permission in accordance with recommendation.

(9) NP5/70/LB9N – Listed Building Consent to convert the outbuildings to single dwelling which is within curtilage of Listed Building to include 2 bedroom, kitchen / lounge and shower room, all associated works, Plas Gywair, Llangower.
RESOLVED to grant permission in accordance with recommendation and refer the application to CADW with a recommendation to approve with relevant conditions.

(10) Snowdonia Visual Impact Provision – Planning Application Submitted – A report by the Principal Planning Officer, Development Management, to set out the process for determining the planning application for the Snowdonia Visual Impact Provision (VIP) for tunnel head houses, access roads and construction compounds. This report was necessary due to the cross-boundary nature of the application, which is located within 2 Local Planning Authority areas.
Reported – Members were informed that the SNPA, as the lead Authority, would determine the application in consultation with Gwynedd Council. Officers were currently awaiting confirmation of this from Gwynedd Council's full committee. **RESOLVED to note the report, and confirm acceptance of the determination process in consultation with Gwynedd Council.**

5. **Update Reports**

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

Arising thereon,
  
  Officers confirmed that the owners have a licence, issued by the NRW, to store two thirds of the material on site for a period of 12 months. The Authority will be addressing the remaining breach.
  - officers were asked to consider preparing a draft Enforcement Policy for the Authority.

**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. 4.1

<table>
<thead>
<tr>
<th>MEETING</th>
<th>Planning and Access Committee</th>
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</thead>
<tbody>
<tr>
<td>DATE</td>
<td>20th May 2020</td>
</tr>
<tr>
<td>TITLE</td>
<td>Option for Planning Committee to Delegate Authority to the Director of Planning and Land Management to determine the following planning applications: 1) NP2/14/18D, Nant Cwmbran Isaf, Nasareth 2) NP2/16/451A, Land adjacent to Pen-y-Bryn, Penmorfa 3) NP5/72/128A, Bryn Ifan, Arenig 4) NP5/62/407, Maes y Garneddd, Cwm Nantcol 5) NP5/69/113H, Llanfendigaid Hall, Rhoslefain</td>
</tr>
<tr>
<td>REPORT BY</td>
<td>Director of Planning and Land Management</td>
</tr>
<tr>
<td>PURPOSE</td>
<td>Providing the option for the Planning Committee to delegate authority to the Director of Planning and Land Management for the current committee items.</td>
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1. **Background**

2. Members will be aware that due to the restrictions imposed by the Coronavirus pandemic the April Planning Committee had to be cancelled, because at the time it was not legally possible to have a committee meeting without Members being physically present.

3. However, the Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020 came into effect on April 22nd which allows ‘remote’ committee meetings to take place.

4. This left too little time to enable this committee to operate ‘fully’, as more time was needed in particular to resolve issues relating to public speaking and public access and training needs for users of the new technology. It is envisaged that these issues will be resolved by the time of the next Committee meeting on July 1st.
5. However, to enable the planning service to continue as close to normal as possible, it was decided to continue with the May Planning Committee date as usual, albeit not operating at full capacity. For information, and in relation to this, Members may be interested to note that there was only a small decrease in the number of planning applications received during April 2020 compared to April 2019 – with 34 received this year compared to 37 last year. Naturally any predictions on trends are impossible based on 1 month, although I would expect numbers to decline over the coming months.

6. Therefore this Committee will not operate as the usual full planning committee where the Committee resolve to either grant or refuse planning permission. Instead the Planning Committee will be asked whether they wish to delegate the current caseload of planning applications to officers to determine until a full planning committee can be arranged. The Authority will aim to convene a full Planning Committee by the date of the next scheduled meeting in 6 weeks – which is July 1st (it is anticipated that this will be a remote meeting – to be confirmed in due course).

7. **Format of this Committee**

8. Each planning application will be briefly summarised within this report. It is not the intention for the committee to reach a conclusion on whether or not the application should be approved or refused. Instead, the committee should consider whether they wish to retain authority to determine the application (at the July Committee) or delegate Authority to the Director of Planning and Land Management. It is considered that, apart from 1 application, the applications could be determined within the next 2 weeks if the Authority was delegated. The 1 application that could not be determined as quickly would be NP5/72/128A, Bryn Ifan, Arenig, Bala because further bat surveys are required which may take a few weeks.

9. There will not therefore be a full planning appraisal of the applications and there will not be a conclusion and recommendation to either grant or refuse permission. Instead there will be a brief summary of the proposal and indication of the relevant issues. However, officers will be available at the committee to answer any queries that members may have on each proposal. Members should focus on the type of development before them (rather than the full planning merits, which would need a full assessment) and whether or not they are content for the authority to be delegated to officers. It should be also be emphasised that officers in determining any delegated planning applications will not make any decisions which are in clear conflict with the LDP (departures), and any such decision would be referred back to the Committee.

10. Whilst this format has been provided to enable the planning service to continue to operate with as little delay as possible during the period of lockdown, Members can of course choose to delegate none, some or all of the applications presented.
APPLICATIONS TO BE CONSIDERED:

PLANNING APPLICATION 1:

Application No: NP2/14/18D

Case Officer: Geraint Evans

Reason(s) Application Reported to Committee:
Application called to March 4th Planning and Access Committee by Member of the Committee.

Site Description and Location:
Nant Cwmbran Isaf, Nasareth, Caernarfon.

Proposed Development:
Part retrospective application to retain two storey side extension and proposed demolition of rear one storey flat roof extension.

Summary
The application was presented to Members at the March Planning and Access Committee. The application seeks to retain an unauthorised two storey side extension to a dwelling.

Officers reported their conclusion that the proposal conflicts with all three criteria of Development Policy 15: Extensions, and also criterion ii) of Development Policy 1, General Development Principles. The applicant has raised personal circumstances as justification for the extension. Officers consider that design is the main issue and the needs of the family are achievable with a well designed extension that complies with ELDP policies. The Officer’s recommendation in March was for refusal. The Planning and Access Committee resolved to undertake an inspection panel of the site, which was held on 11 March 2020. The purpose of the panel was to view the proposal to assess design and impact of the extension against the relevant ELDP Policy. Officers reported that Development Policy 15: Extensions, has three criteria and explained how they have not been met.

Members viewed the extension from the site and from the road heading northwards towards Nebo. It was noted the extension is visible from the highways to the south and west, although it is not visible from the A487. The case officer pointed out the key issues relevant to his report to Members, who noted these, particularly with regard to how it is contrary to Development Policy 15. Members of the Panel resolved to discuss further at the next Planning Committee.

Recommendation:
For Members to delegate Authority to the Director of Planning and Land Management to determine application NP2/14/18D.
PLANNING APPLICATION 2:

Application No: NP2/16/451A

Case Officer: Richard Thomas

Reason(s) Application Reported to Committee:
Objection by Community Council.

Site Description and Location:
Land adjacent to Pen-y-Bryn, Penmorfa. Vacant gap site within ELDP designated smaller settlement.

Proposed Development:
Outline application for the erection of two storey dwelling for local affordable need.

Summary
This is an outline planning application, with details relating to all matters relating to the design, location, form, and appearance of the proposed dwelling, the vehicular access and landscaping all being reserved for a subsequent planning application. Therefore this proposal is effectively seeking to establish whether the principle of the proposal is acceptable in this location. By applying Strategic Policy C and Development Policy 30 of the LDP, the development of this type of home for a local affordable use (which would be controlled through a legal agreement) could be broadly acceptable in this location. This item is before the committee due to an objection from the Community Council who have raised issues relating to need, availability of empty homes within the village, access can’t be secured without demolishing a wall, and potential damage to a tree.

The site as shown has an overall area of approximately 650sqm with the nearest to neighbouring dwellings the centre of this plot being 20m to the northwest and 30m to the southeast.

Recommendation:
For Members to delegate Authority to the Director of Planning and Land Management to determine application NP2/16/451A.
PLANNING APPLICATION 3:

Application No: NP5/72/128A

Case Officer: Sara Thomas

Reason(s) Application Reported to Committee:
Applicant related to a member of staff.

Site Description and Location:
Bryn Ifan, Arenig, Bala. Located within the farmyard of a small holding adjacent to the minor road in the Arenig area above Llyn Celyn.

Proposed Development:
The proposal involves alterations to a detached single storey traditional building with stone walls and a slate roof with its rear elevation fronting the adjacent minor road. The alterations comprise re-roofing with sheeting, minor extensions and the insertion of new openings.

Summary:
The nature, form and scale of the modifications appear to be compatible with the capacity and character of the site. While it is recognised that the proposed alterations will have an impact on the traditional character of the building, it will ensure that the building remains in use and is not allowed to deteriorate further. The applicants state that the modifications will allow the building to be better utilised for modern agricultural practices and not allowed to become derelict. There do not appear to be any adverse effects on neighbouring amenity and no comments have been received from the residents of any nearby property. Further ecological information has been requested including bat emergence surveys.

Recommendation:
For Members to delegate Authority to the Director of Planning and Land Management to determine application NP5/72/128A.
PLANNING APPLICATION 4:

Application No: NP5/62/407

Case Officer: Aled Lloyd

Reason(s) Application Reported to Committee:
Members request that proposals for alternative holiday accommodation be determined by the Authority’s Planning and Access Committee.

Site Description and Location:
Maes y Garnedd, Cwm Nantcol, Llanbedr.

Proposed Development:
Siting of 3 Shepherd’s Hut, associated access paths and installation of bio digester treatment plant.

Summary:
The site subject to the application is located on open hillside within a remote upland location at the furthermost point of Cwm Nantcol. The site slopes gradually from the road and the 3 huts are to be sited at different locations within the area of land.

The application shows the installation of 3 self-contained Shepard’s huts on rising ground. The huts proposed measure 2.4m by 6m with an overall height of 3.5m. Parking for up to 4 cars will be accommodated on an existing hardstanding area. Gravel footpaths will be formed to access the huts from the parking area.

The proposed plans show the development site extending to 720m² and enclosed by timber post and wire fence and planting of 500 gorse plants in clumps of 50-100, with planting of blackthorn and whitethorn, as advised by the Authority's Tree and Woodland Officer.

The huts are shown to be connected to a new bio digester treatment plant.

Recommendation:
For Members to delegate Authority to the Director of Planning and Land Management to determine application NP5/62/407.
PLANNING APPLICATION 5:

Application No: NP5/69/113H

Case Officer: David Fitzsimon (consultant) / Sara Thomas (Principal Planning Officer)

Reason(s) Application Reported to Committee:
Members request that proposals for alternative holiday accommodation be determined by the Authority’s Planning and Access Committee.

Site Description and Location:
Llanfendigaid Hall, Rhoslefain, Llangelynin.

Llanfendigaid is an existing self-catering holiday complex and venue for small events. The main house (Grade II* Listed) sleeps up to 17 people with 3 converted self-catering outbuildings.

The site also operates as a Caravan and Motorhome Club Certified Location, which is located within the walled garden, for up to 5 touring caravans (all year round), with on-site toilet and shower facilities.

Proposed Development:
The proposal involves the introduction of 3 alternative holiday accommodation units.

Summary:
A similar proposal to this was considered at a Planning and Access Committee in 2019. The applicant proposes to replace the existing Caravan and Motorhome facility operating at the site. However, this existing facility benefits from a Certified Location Certificate from an Exempted Organisation (The Caravan and Motorhome Club) and therefore does not actually require planning permission. It is therefore a materially different form of development and as such, the proposal would not be a direct replacement for the units already on site. On this basis, the proposal must be regarded as a new site for alternative holiday accommodation and considered under Policy DP29. As the proposal would not form part of an agricultural diversification scheme or would not be ancillary to a new or existing tourist attraction it is potentially contrary to Policy DP29.

However, officers consider that there could be merits in the replacement of the existing caravan and motorhome facility on the site with a smaller scale development of three alternative holiday accommodation units in particular in terms of visual amenity and landscape impact.

Recommendation:
For Members to delegate Authority to the Director of Planning & Land Management to determine application NP5/69/113H.
**MEETING**
Planning & Access Committee

**DATE**
20th May 2020

**TITLE**
Snowdonia Visual Impact Provision – Planning Application

**REPORT BY**
Principal Planning Officer – Development Management

**PURPOSE**
To update members on the current position on the process of determining the planning application for the Snowdonia Visual Impact Provision (VIP) for tunnel headhouses, access roads and construction compounds and seek approval for the method of determination.

1.0 Present situation

1.1 At the Planning & Access Committee held on the 4th March, Members were provided with an update in respect to the proposed process for determining the application for the Snowdonia Visual Impact Provision (VIP) for tunnel headhouses, access roads and construction compounds.

1.2 Due to the cross boundary nature of this planning application, it was agreed that Snowdonia National Park Authority (SNPA) would be the lead authority and determine the application in consultation with Gwynedd Council (GC).

1.3 The above was subject to authorisation by Gwynedd Council’s Full Council.

1.4 Due to the current coronavirus pandemic Gwynedd Council’s Full Council is unlikely to meet until at least September 2020 and therefore it will not be possible to delegate the authority to the National Park Authority until then. This would mean that determination could not take place until at least October 2020, as the application would then need to go the National Park Authority’s planning committee. This has been discussed between both Authorities and the developer, and there are potential funding implications for the development resulting from such a delay.
1.5 Following discussion between Gwynedd Council, the National Park Authority officers and National Grid, to seek a way forward that enables a timely decision to be made on the application it has been agreed between all parties that both the National Park Authority and Gwynedd Council assess and determine the applications relevant to their areas rather than have a single lead authority to determine the entire application. The National Park Authority will hold a Planning and Access Committee on the 1st July 2020 and it is here that the part of the site within the National Park will be determined.

1.6 The remaining part of the site (within the Gwynedd Local Planning Authority area) will be determined separately by Gwynedd’s Planning Committee. At the time of preparing this committee report a date has not yet been agreed for this.

2.0 Recommendation

For Members to revise the decision taken at the last committee and agree to allow the National Park Authority’s Planning & Access Committee to determine the National Grid VIP application within the National Park area only, and for the remainder of the site to be determined separately by Gwynedd Council.