

Planning Scrutiny Investigation Report

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1. **Context**

- 1.1 It is vitally important for the planning procedure to correspond to the needs of the county's communities and widespread perception suggests that insufficient consideration is given to matters such as the economy when determining planning applications. Consequently, a decision was made to carry out a scrutiny investigation on the planning arrangements, and consider the Council's planning procedures and how well they correspond to the economic needs of the county, as well as other factors.
- 1.2 It must be noted that this investigation is specifically relevant to the Gwynedd Council Planning Authority Area only, as the Planning Authority for the Park area is the Snowdonia National Park Authority.
- 1.3 The planning system operates within a statutory framework and it is believed that an understanding of the following is necessary:
- i) the relevant statutory requirements
 - ii) the planning policy framework nationally and locally
 - iii) other material planning considerations and the weight assigned to those planning considerations.
- 1.4 Only when this has been understood will it be possible to consider in greater detail the way in which Gwynedd Council operates when determining planning applications and the way in which advice is given to prospective developers before they submit an application.

2. **Purpose of the Scrutiny Investigation**

- 2.1 The investigation attempted, initially, to understand:
- The statutory requirements relevant to the planning system
 - The national and local planning policy requirements
 - The material planning considerations when dealing with planning applications and the weight that should be apportioned to each of the various planning considerations
 - The extent of the planning system's freedom within the aforementioned frameworks
- 2.2 The Investigation then attempted to answer the following questions:-
- How does Gwynedd Council deal with the order, performance, numbers etc. of planning applications?
 - Is there any firm evidence to suggest that the Council does not give adequate consideration to the economy when preparing planning policies and when determining planning applications?
 - Are the Council's arrangements for offering pre-application advice to prospective developers as they go through the planning process efficient and convenient; and, do they, consequently, convey an image of a system that promotes and develops or one that regulates?
 - What is the experience of the users of the system, members of the public, town and community councils and other users?

3. Main Activity of the Investigation

3.1 The Investigation met with the Cabinet Member and the Senior Planning and Environment Manager to agree on the specific fields of investigation upon which work has been carried out over 4 meetings.

3.2 With respect to statutory requirements, the planning process operates within a statutory framework consisting of three levels, namely:

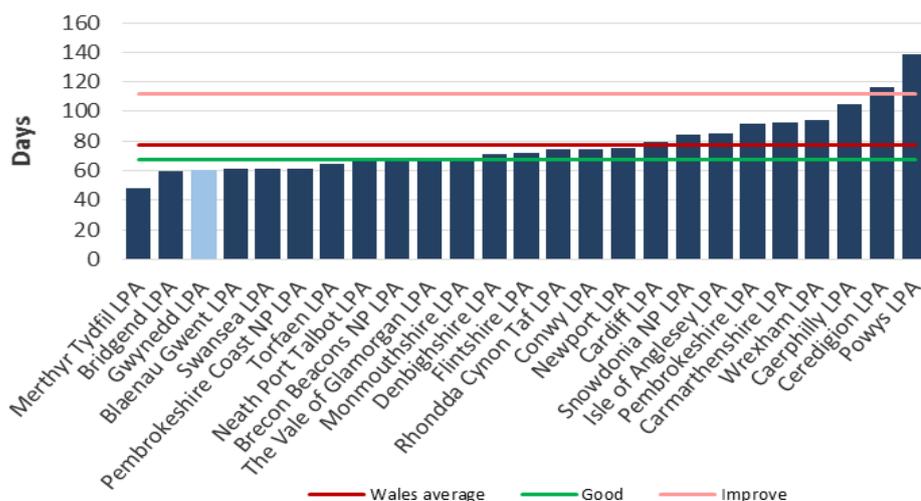
- Primary Legislation (the Planning (Wales) Act 2015, the Town and Country Planning Act 1990, The Planning and Compulsory Purchase Act 2004, and the Planning Act 2008)
- Subordinate Legislation
- Material planning policies and guidelines.

3.3 The planning system currently follows the Unitary Development Plan (Gwynedd). This Plan will be superseded by the Joint Local Development Plan in 2017.

See **Appendix 1** for further details on the statutory requirements.

3.4 The Investigation was given very useful information in which the service's performance in Gwynedd was compared with other areas. In 2015-16, we processed 1,026 planning applications. On average, each decision took approximately 60 days (9 weeks). This shows that Gwynedd's performance is among the best in Wales, as it compares with a Wales-wide average wait of 77 days (11 weeks). Figure 1 shows the time, on average, that each Local Planning Authority (LPA) takes before determining an application during the year. This is also an improvement on 2014-15 when the average was 84 days.

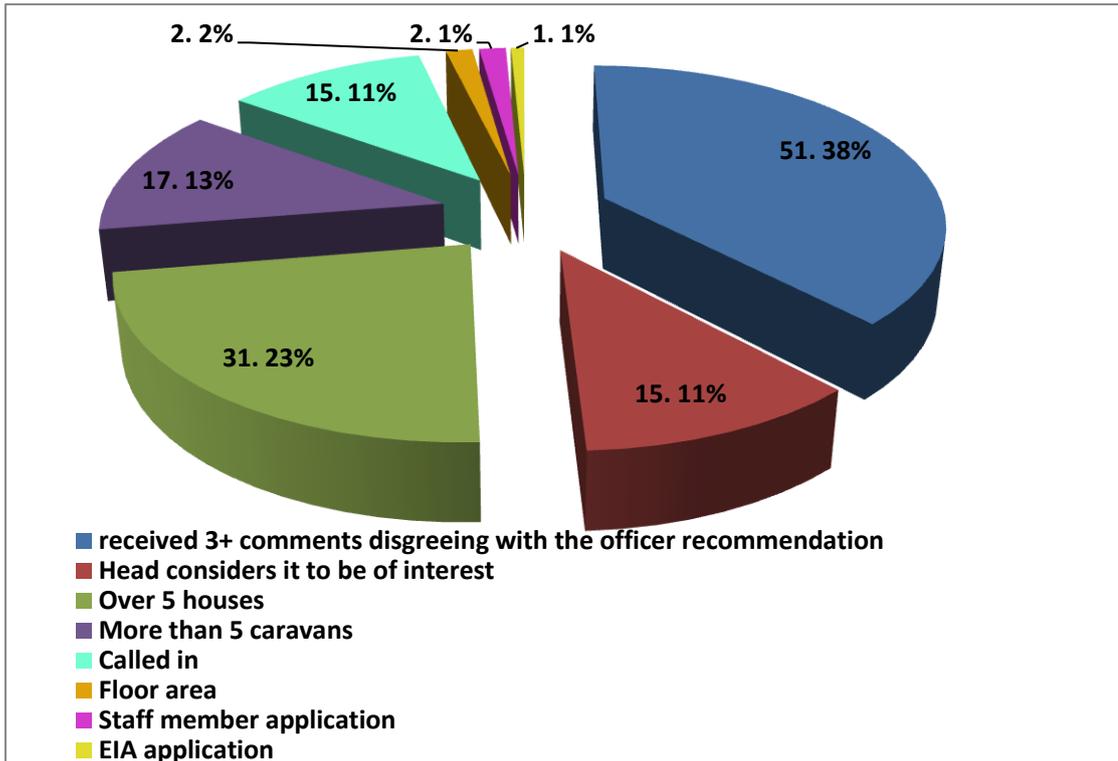
Figure 1: Average time taken (days) to determine applications, 2015-16



- 3.5 In 2015-16, 83% of all planning applications had been determined within the required time frames. This compares with 77% in Wales and we are one of eight LPAs to have reached the 80% target. Once again, this is an improvement on 2014-15 when 76% of planning applications were determined within the required time frames.
- 3.6 27 appeals were lodged against planning decisions during 2015-16 which was an increase on the 14 in previous years. This also placed Gwynedd among the five Councils in Wales with the highest number of appeals. 70% of the appeals lodged were rejected, which is higher than the national average of 66%.
- 3.7 During 2015-16, 91% of all the applications were dealt with under the delegated system with 9% of applications submitted to the Planning Committee which meets every three weeks. This compares with 7% across Wales.

See **Appendix 2** for further details on the annual performance report.

- 3.8 The Delegation Scheme states that Gwynedd Council thresholds are based on the same type of developments noted in the definition of 'major' applications, exact thresholds have been adapted to reflect the circumstances / interest that existed at the time of drawing up the current Delegation Scheme. By now, the nature of planning applications that are submitted to the LPA has considerably changed in terms of some types, size and number e.g. telecommunication masts and equipment, how contentious the subject is at the specific time.
- 3.9 The Gwynedd Planning Committee convenes every three weeks and in the past year there have been approximately 10 applications on every agenda with one agenda having 13 items. From experience, the current Chair and the former Chair of the Planning Committee and the Monitoring Officer believe that the ideal number of items on the agenda is approximately 8 applications.
- 3.10 The average percentage of applications determined under delegated powers throughout Wales during 2015/16 was 93.1% with Gwynedd approximately 91% (or 953 applications). The remainder, approximately 93 applications have been submitted to the Planning Committee at 15 different meetings (with a number of applications deferred and resubmitted).
- 3.11 During the 2015/16 year, the main reasons for submitting applications to the Committee were as follows:



Note: it must be borne in mind that these (or current) thresholds do not apply individually - it is possible that an application before the Committee is on the agenda due to e.g. number of houses, objections and that it was referred by the Local Member.

- 3.12 Considering the above, it is possible to propose simple changes to the delegation thresholds as noted in **Appendix 3** that would either reduce the number of applications on every agenda and all the associated work and/or ensure that applications that require priority are not unnecessarily delayed, reducing risks and ensuring the performance levels of the LPA.
- 3.13 It soon became clear to the Investigation that the planning system and the building control system would have to collaborate closely if the customer was to receive the best possible service. The Senior Planning and Environment Manager contacted other councils in Wales to seek their opinion on the advantages and disadvantages of providing one service for planning and building control see **Appendix 4** for their response).
- 3.14 In addition, the issue was discussed with the Senior Manager of Gwynedd Consultancy, responsible for Building Control and it was noted that there is room to improve the working relationship between the two departments and that regular, formal discussions should take place.
- 3.15 As part of the discussion on Building Regulation, the confusion / complication that can occur if the borrowers need a guarantee of work was highlighted. At the moment this occurs after completion of the development, which occurs additional work to check the quality of work. Gwynedd Consultancy can offer a warranty service as a new revenue stream while the work is being completed.

- 3.16 With regard to the economy, Part 2 of the Unitary Development Plan and related policies attempt to ensure that consideration is given to the economic impact of the planning application when making planning decisions.

http://www.cartogold.co.uk/gwynedd/text/english/06_employment.html#ub

- 3.17 Over this period of three years, 93.5% of the 5,400 planning applications registered by the LPA were approved and it could be said that almost all of these had the potential to support the economy in one way or another e.g. construction period providing local employment, tourism, attractions, supporting and maintaining existing employment, spending money locally etc.
- 3.18 **Appendix 5** contains a wide range of examples of planning applications submitted over the past three years, all of which involve economic developments. The list includes examples of permissions for new enterprises (of varying scale) as well as examples of supporting existing enterprises to extend and facilitate new use of existing buildings.
- 3.19 A workshop was held with planning officers as part of the Investigation work to look more closely at four planning applications to gain an understanding of how the economy is considered when dealing with applications. Members of the Investigation were convinced that the arrangements paid due attention to the economy but that there were instances where other matters received more attention e.g. more emphasis was placed on traffic and safety when refusing an application regardless of its economic benefits.
- 3.20 The Service offers pre-application advice, and has been charging a fee for this since April 2015. Furthermore, developers submitting an application which falls within the statutory definition of major are now required to submit a Statement of Community Consultation along with the planning application to make it a valid application.
- 3.21 These arrangements have been welcomed by residents and developers, and this methodology is now recognised as a time and money-saver as it provides more certainty.
- 3.22 With respect to user experience, the customer satisfaction questionnaire for planning (see **Appendix 6**) notes that 56% of respondents agreed that the LPA offers sound advice to assist them in submitting a successful application. This compares with 58% across Wales.
- 3.23 More recently the service has been more proactive in trying to understand customer satisfaction. By now, they phone the developers of a sample of 10% of applications approved every month and improvements/changes are made to the system as required. During 2015-16, 89% of customers were satisfied with the service.

- 3.24 In addition, the Service took part in a national customer satisfaction survey which assessed the opinions of a sample of the population who had received a decision on a planning application during 2015-16. 66% of the respondents stated that they were satisfied with how the LPA had dealt with their application compared with the average of 61% nationally.
- 3.25 Some, however, have commented on the difficulty of getting hold of an officer at times to discuss an application or seek clarity on a specific matter.
- 3.26 With regard to town and community councils, each planning application is submitted to the relevant community / town council inviting observations on the planning application. To facilitate this, training sessions have been held for town and community council members to give them a better understanding of the planning procedure and its limitations.
- 3.27 As part of this investigation, consultation was carried out with community councils within the county to seek their opinion on the process of submitting observations on planning applications and we received a response from 20 councils, or 34% that are within the Council's planning area (see **Appendix 7** for the full response).
- 3.28 Generally, they have not received any relevant training and in light of the new Local Development Plan it will be crucial that they understand the new policies.
- 3.29 In terms of satisfaction with the way they receive information / response to a query, 10 of them, or 50%, expressed satisfaction and the comments regarding dissatisfaction are summarised below:
- Response takes too much time
 - Community Councils are ignored by planning officers. The views of the community council should have a far greater impact on planning applications
 - Tight timetable
 - Difficult to have contact with a planning officer
 - No attention is given to our comments
 - Applications are received too late to comment on them.
- 3.30 The biggest obstacle noted to be able to comment on applications is the timetable of 21 days since they do not necessarily hold a meeting within the timeframe.
- 3.31 Generally in terms of issues to improve the experience, stated:
- it would be useful to receive confirmation of the decision by the Council
 - the need for greater collaboration between Council departments
 - the need to strengthen control and enforcement and policing applications more thoroughly
 - a simple template for clerks indicating what the expectations are and training using live applications

- the views of community / town councils should get more attention than the views of individuals e.g. opposition by 16 people at a community council compared to one individual
- that all applications where community / town councils disagreed with planning officers should be referred to the Planning Committee
- there should be more local councilors involved in the process
- the need to ensure that planning officers respond to any request for further information / questions regarding the application in a timely manner
- the procedure of going through Galw Gwynedd can be laborious if it were a simple query.

3.32 This suggests a picture where the timing of community and town council meetings is a barrier, the potential lack of understanding of what are planning issues when making comments and the lack of closure in the cycle in terms of informing the community and town council of the decisions made.

4. Main Findings of the Investigation

4.1 The main findings of the Investigation are noted below along with supporting evidence, followed by the Investigation's subsequent recommendation.

<p>1. Statutory Requirements</p> <p>Findings - The planning process must operate within a statutory framework as well as within the Unitary Development Plan (Local Development Plan in 2017). Consequently, the system is quite restrictive.</p>
<p>Evidence –</p> <ul style="list-style-type: none"> • Primary Legislation • Subordinate Legislation • Relevant planning policies and guidelines • Unitary Development Plan.
<p>Recommendation to the Cabinet Member –</p> <p>It is recommended that the Cabinet Member ensure the Council regularly monitor the impact of the Local Development Plan (once it has been approved). Furthermore, training must be secured for members and members of town and community councils to raise awareness and understanding of planning matters, giving consideration, where relevant, to input from external sources.</p>

<p>2. The Service's Performance</p> <p>Findings - The service performs well, in general, with an increasing number of applications being submitted. Following the discussions, it was concluded that there was a clear interrelation between the work of the Council's planning service and building control service.</p>
<p>Evidence –</p> <ul style="list-style-type: none"> • Performance Report 2015/16 • Comments regarding the difficulty in getting answers through Galw Gwynedd
<p>Recommendation to the Cabinet Member –</p> <p>The Cabinet Member is recommended to review Ffordd Gwynedd to ensure the the public receives the best possible service when trying to contact an officer, and to review the interconnection between planning and building control to ensure a full and streamlined service for the public.</p>

<p>3. Consideration for the Economy</p> <p>Findings - The Council does pay due attention to economic matters when determining planning applications in accordance with the Unitary Development Plan.</p>
<p>Evidence –</p> <ul style="list-style-type: none"> • Gwynedd Unitary Development Plan (Part 2) and relevant policies • Evidence by the investigation that the economy had been given due attention when making decisions
<p>Recommendation to the Cabinet Member –</p> <p>A recommendation is made to the Cabinet Member to ensure that matters relating to the economy receive due and specific attention in the report in order to ensure that members understand the impact on the economy e.g. a separate heading for the economy so that it does not become overwhelmed by the "principle of the development".</p>

4. Delegation Scheme
Findings – The thresholds of the Gwynedd Delegation Scheme seems to be lower than other establishments and this can be seen through the number of applications discussed in the Planning Committee.
Evidence – <ul style="list-style-type: none"> • Wales’ Comparable performance 2015/16.
Recommendation to the Cabinet Member – The Cabinet Member is recommended to review the Delegation Scheme thresholds as noted in Appendix 3 .

5. Advice to Prospective Developers
Findings - Arrangements for providing advice to prospective developers is appreciated and provides developers with options to amend an application as required.
Evidence – <ul style="list-style-type: none"> • Customer satisfaction questionnaire 2015-16
Recommendation to the Cabinet Member – The Cabinet Member is recommended to carry on with the good work and that the Cabinet Member receives regular updates of the lessons learned.

6. Community and Town Council experience
Findings - Most parish and town councils that responded were satisfied with the process although comments to the contrary have been received as well.
Evidence – <ul style="list-style-type: none">• Community/Town Council Questionnaire
Recommendation to the Cabinet Member – <p>It is recommended that the Cabinet Member ensures relevant training for community and town council members following approval of the Local Development Plan in the summer. Also producing a simple template / guidance for the clerk would be beneficial to assist them to make comments.</p> <p>In addition, to facilitate the work with Community / Town Councils an electronic link to the application should be made with an idea of the timescale of when a decision will be made.</p>

Appendix 1 - What are the statutory requirements that are relevant to the planning system?

- a) The role of the planning system is regulating the use made of land and its development in the interests of the public.
- b) The planning system operates within a statutory framework which includes three tiers namely primary legislation, secondary legislation and then the material planning policies and guidelines. The primary legislation includes, since recently, the Planning (Wales) Act 2015, with other primary legislation including the Town and Country Planning Act 1990, The Planning and Compulsory Purchase Act 2004 and the Planning Act 2008.
- c) The main planning fields include planning policy, dealing with planning applications (development control) and planning enforcement and all these fields operate within the statutory framework. There is a statutory requirement to provide the functions which are relevant to these main work fields.
- d) It is stressed that the planning system is one which is led by a development plan, namely the (Gwynedd) Unitary Development Plan currently. This Plan will be superseded by the Joint Local Development Plan once it is adopted.
- e) There is a statutory requirement in relation to determining planning applications, which is noted in section 38(6) of the Planning and Compulsory Purchase Act. Section 38(6) states that decisions must be made on planning applications in accordance with the development plan unless material planning considerations state otherwise. This is the statutory test. Material planning considerations include Planning Policy Wales together with Technical Advice Notes (TAN). Those who make the decision have to come to a clear and coherent conclusion regarding how much emphasis to place on material planning considerations.
- f) Furthermore, more recently the Planning (Wales) Act requires a development to be sustainable, with this requirement being in accordance with the Wellbeing of Future Generations (Wales) Act 2015 "for the purpose of ensuring that the land development contributes to the economic, social, environmental and cultural well-being of Wales". The sustainable development principle means "that action must be taken in a way which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs"

What are the requirements in terms of national and local planning policies?

- g) The statutory requirements in terms of planning policies have been explained above in terms of having to make decisions in accordance with the development plan, and the national planning policies are also material considerations when making decisions.
- h) The Planning (Wales) Act 2015 has confirmed four tiers of policy plans, namely:

- National Development Framework (Welsh Government is currently preparing this)
- Strategic Development Plan
- Local Development Plan
- Places Plans

i) Planning Policy Wales is a Welsh Government land use policy. The document, along with the supporting guidance within the 23 adopted Technical Advice Notes (TANs) note the Government's policy on fields such as housing, the Welsh language, tourism, economic development, sustainable rural communities, retail etc.

What are the material planning considerations when dealing with planning applications and how much weight is given to the various planning considerations?

- j) What is considered material planning considerations is entirely reliant on the nature and location of the development proposed in the application and can, therefore, vary from one application to the next. Also, the weight given to material planning considerations again depends on what the nature of the development proposed in the application is. Those who make the decision have to come to a clear and coherent conclusion regarding how much emphasis to place on material planning considerations when determining planning applications.
- k) Relevant land use planning considerations can include a provision of affordable housing, the effect on the economy, residential amenities, general amenities of the area, transportation matters, the Welsh language, biodiversity, visual amenities, impact on the landscape, impact on the environment etc. All the material planning considerations are assessed in the context of the Development Plan with consideration also being given to national policies.

How much freedom does the planning system have within the aforementioned frameworks?

- a) The framework is statutory and therefore there is no 'freedom' within the planning system. As noted above, decisions must be made on planning applications in accordance with the development plan unless material planning considerations state otherwise. There would be significant risks to the Council of not doing this because a third party could submit a case for a judicial review or the applicant/agent could submit an appeal to the Planning Inspectorate and the Council could be judged or there could be costs against the Council.

Appendix 2 - Gwynedd Council Local Planning Authority (LPA)

PLANNING ANNUAL PERFORMANCE REPORT (APR) 2016

PREFACE

It is my pleasure to introduce the second Annual Performance Report for Gwynedd Council's Planning Service. Good planning is at the heart of what we are about as a Council, making good, safe places for our residents to live, work and enjoy their leisure time in. The Planning Service can help in delivering these aims whilst generating growth in the economy and protecting our natural habitats, our communities and culture. Following the introduction of the first ever Planning Act for Wales in 2015 and the various consultations that have followed as part of its implementation, this Council has embraced the move towards positive planning to help contribute towards the social, economic and environmental needs of Gwynedd residents.

Councillor Dafydd Meurig, Cabinet Member (Planning and Regulatory)

CONTEXT

Overview

1. The Gwynedd Local Planning Authority area is a large rural area located in the North Western corner of Wales. It is approximately 1,699 square kilometres in size in geographical terms. The area shares a coastal boundary across the Menai Straits with the Isle of Anglesey County Council. There is a strong cross-boundary relationship with Anglesey in terms of function, economy and infrastructure as well as policy (see below). Gwynedd Council shares a terrestrial boundary with Conwy County Borough Council, Snowdonia National Park Authority, Denbighshire County Council, Powys County Council and Ceredigion County Council. It is estimated that 100,516 people lived in the Gwynedd Local Planning Authority area in 2011. An estimated 42,478 households were recorded in the area. 65% of Gwynedd's (as the County) residents speak Welsh and it is also the Council's internal administrative language. The Council delivers all its services bilingually. Key statistics about the population and households of Gwynedd can be found at: <https://www.gwynedd.gov.uk/en/Council/Key-statistics-and-data/The-Census/2011-Census-Key-Statistics.aspx>
2. Adjoining the Snowdonia National Park, the Gwynedd Local Planning Authority area includes high value landscape and biodiversity assets that have been acknowledged and designated locally, nationally and internationally. For example, a large part of the Llŷn Peninsula was designated as an Area of Outstanding Natural Beauty in 1956, one of five in Wales. Human influence on the landscape can be traced back to prehistoric times and this can be seen in the large number of conspicuous features that have been designated because of their special value, e.g. World Heritage Site, Listed Buildings, Registered Ancient Monuments, Historic Parks, and Conservation Areas. As a consequence of all these acknowledged resources, the area attracts a large number of tourists / visitors which arrive by means of

the highways, railways, the port of Holyhead in Anglesey and various marinas. In 2015, approximately 6.88 million visitors came to Gwynedd, creating £963.93 million in revenue.

3. Agriculture is the main land use with villages and small towns found inland and most of the larger towns are along the coast. Generally, the largest employers and the largest range of services, transport and telecommunications are located within these larger towns. Bangor, which is recognised as a sub-regional centre, is home to Bangor University and Ysbyty Gwynedd which are important components of Gwynedd's international migration profile. However, these more urban communities very often display complete contrasts with very deprived areas located in close proximity to the most prosperous.
4. Outside the more developed coastal areas, the area is mainly rural with several remote areas, especially in Meirionnydd and Llŷn. The issues that need to be addressed in these areas are very different, with the striking and special natural environment concealing the deprivation and low wages and negative impact of their peripheral locations. In 2015, the median household income in Gwynedd (£22,240) was 9% below the figure for Wales (£24,271) and 29% lower than the figure for Britain (£28, 696). In 2014, the median price for a house sold in Gwynedd was £144,000 which is an increase of 9.1% compared with 2011.
5. Analysis of the most recent Welsh Government trend based population and household projections (2011 base), suggests that the population in the Gwynedd Local Planning Authority area, could increase by 6.2% over the Joint Local Development Plan period (2011 – 2026), with a 9.0% increase in households over the same period.
6. Its peripheral location means that the area is still experiencing the impact of the global recession with a resultant low demand for all types of properties and land. Many working age households move out of the area to look for work. However, there is a strong case for optimism linked to the expected substantial and unprecedented increased employment opportunities associated with the construction of Wylfa Newydd and other major infrastructure projects being promoted in Anglesey and the Snowdonia Enterprise Zone. It has been estimated that £2.5 billion will be added to the Anglesey and North Wales economy over the next 15 years.
7. Gwynedd and Anglesey have adopted a Single Integrated Plan, - "Strengthening communities in Gwynedd and Anglesey" (2014), which incorporates the vision and action plan for the Local Service Board for both counties. A series of priorities have been identified that are centred on planning for healthy, safe and prosperous communities. Gwynedd Council's vision, as set out in its Strategic Plan (2015 – 2017), is to ensure that it continues to meet the needs of the people of Gwynedd despite the fact that the Council's resources are becoming scarcer. The emphasis will be on improving the Council's ability to ensure the best for the people of Gwynedd and it will be able to do that by transforming services, to become services that the Council can maintain for the future. The strategy seeks to bring about a number of priority fields: children and young people; care; poverty, deprivation, economy; housing; Welsh language; effective and efficient Council; financial planning.
8. The Gwynedd Unitary Development Plan (Gwynedd UDP), adopted in 2009, is the current 'development plan' for Gwynedd (excluding the area covered by Snowdonia National Park).

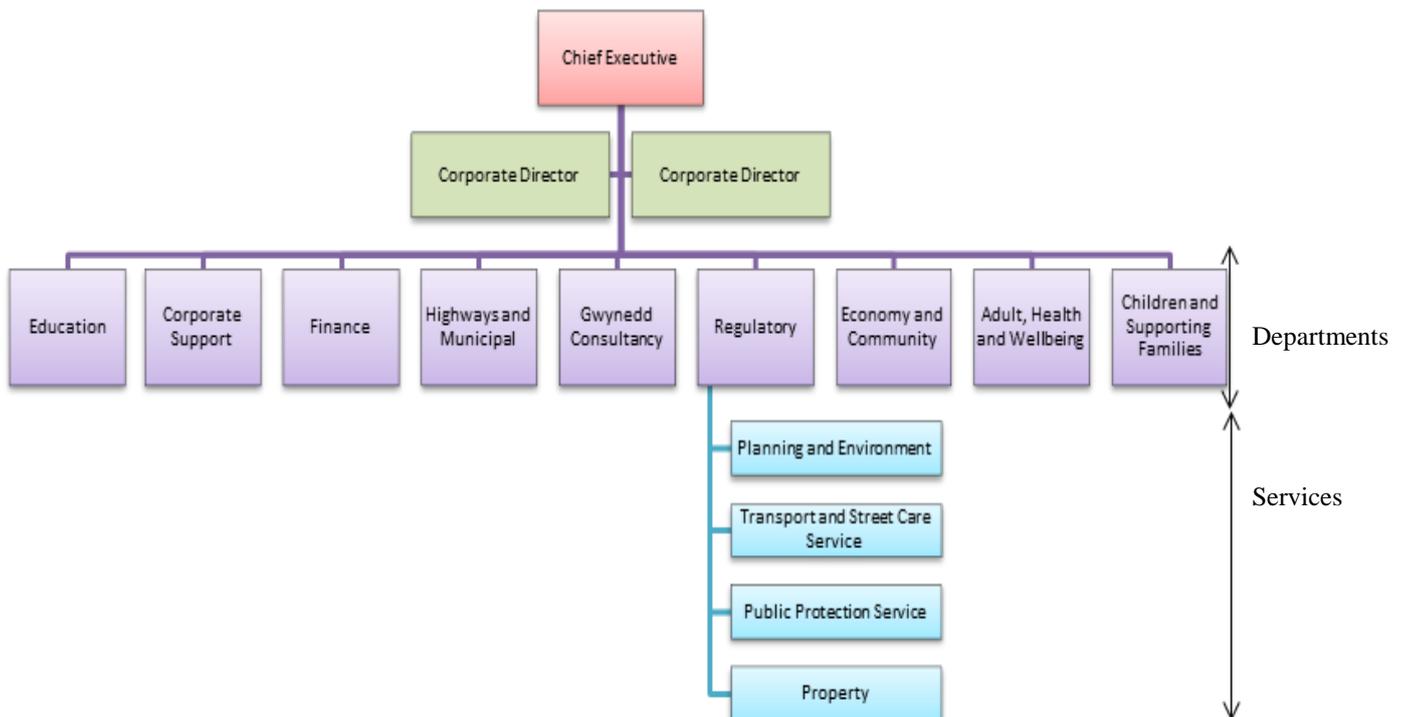
It replaced a series of Local Plans, which were adopted in the 1970s, 80s and 90s, as well as the Gwynedd Structure Plan (1993). The Gwynedd UDP and a series of adopted Supplementary Planning Guidance (SPG) form the basis for decisions on planning applications until they are superseded by the Gwynedd and Anglesey Joint Local Development Plan (Joint LDP) and a new set of SPGs. Having consulted on the Deposit Plan during February and March 2015, the Joint LDP is currently at the Examination stage and is programmed for adoption in Spring 2017.

- The Joint LDP, when adopted, will have a critical role in supporting and delivering the priorities that have spatial requirements in both the Single Integrated Plan and the Council's Strategic Plan. The emerging Joint LDP's strategy takes the main elements of its vision and objectives and sets out principal land uses that will deliver them. In line with the Single Integrated Plan and the Strategic Plan, the broad Strategy is to strengthen communities, building on a number of elements and cross cutting themes including: - sustainable communities, economic growth and regeneration, quality housing, natural and built environment, Welsh language and culture, climate change and sustainable development, creating quality places www.gwynedd.gov.uk/ldp

PLANNING SERVICE

Organisational Structure

- All of the Council's planning functions are located within the Planning and Environment Service, which is within the Regulatory Department. The Head of Regulatory Department reports directly to the Chief Executive. The Council's corporate structure is shown below:



11. The Planning and Environment Service is made up of 7 Units that report directly to the Senior Manager of the Service. There are 5 Units that are specific to planning which include Development Management Unit (which includes Unit Manager and 7 Case Officers), Enforcement Unit (which includes Unit Manager and 3 Case Officers), Support Unit (providing support mainly to Development Management and Enforcement – which includes Unit Manager and 5 support staff), the Gwynedd and Anglesey Joint Planning Policy Unit (which includes Unit Manager and 11 planning staff). The Minerals and Waste Unit is made up of a Senior Conservation Officer and a Senior Planning Officer (Minerals and Waste).
12. The Gwynedd and Anglesey Joint Planning Policy Unit (JPPU) was established through a Shared Service Agreement in 2011. The JPPU is funded 50/50 by Gwynedd and Anglesey and a Joint Planning Policy Committee consisting of 7 Members from each Authority, has been established to make decisions and key stages in the process of producing the Joint Local Development Plan. The JPPU provides a complete planning policy service to both Authorities and is administered by Gwynedd Council.
13. Gwynedd Council also has a Shared Service Agreement with the other Authorities in the North Wales Region, for the provision of a shared Minerals and Waste Planning Service. The North Wales Minerals and Waste Planning Service was established in April 2011, with Flintshire County Council as the Lead Authority. Gwynedd's contribution to the North Wales Service is the secondment of a Senior Planning Officer (Minerals and Waste).
14. Since September 2014 the Council's Land Charges Function has transferred to the Planning and Environment Service and is located within the Support Unit. The Service structure is shown below:



Following the retirement of the Council's Senior Manager, Public Protection Service early during 2015-16, the Public Protection Service merged with the Planning and Environment Service which resulted in the creation of the interim post of Senior Manager, Planning, Environment and Public Protection Services. The Public Protection Service has 4 Units which includes Support, Trading Standards, Environment and Well fare (Food Hygiene and Health and Safety).

Responding to financial constraints / challenges

Context

15. In 2010-11 the Planning Service, which at the time consisted of Development Management, Enforcement and Support, was subject to a full review in order to contribute towards the Department's efficiency savings programme. Running in parallel with this work was the review of the Planning Committee Structures. At the time, the Planning Service was administered in 3 area offices (Arfon, Dwyfor and Meirionnydd), with 3 Area Planning Committees held monthly (made up of all 75 Gwynedd Members), making decisions on planning applications.
16. The review of the Planning Service included a complete review of the work processes and restructuring of the Service. The vision for the Planning Service was to:

"Make the most effective and efficient use of resources in order to establish a strong Planning Service which will bring about improvements and offer good quality which focusses on the customer".
17. The review of the Planning Service resulted in the transformation of the Service, with the new service becoming operational in April 2011. The transformation of the service moved way from the area based administration of the service to central administration / support and base for the Service in Pwllheli, but with the provision of a county wide service with hot-desks provided for Case Officers in Caernarfon, Bangor and Dolgellau (as well their office base in Pwllheli). The transformation also redesigned work processes having regard to "lean" principles, improved self service options for customers and increased electronic communication. It also established formal pre-application advice procedures and offered a first point of contact for customers via the Council's Contact Centre ("Galw Gwynedd").
18. The transformation of the Service delivered efficiency savings of approximately £300,000 and the changes implemented in April 2011 form the basis of the current Planning Service in terms of Development Management, Enforcement and Support.
19. At the same time of the review and transformation of the Service the Full Council agreed to restructure the 3 area based Planning Committees, to create a single county Planning Committee held every 3 weeks, comprising of 15 Members which is in place at present.
20. In April 2012, the Planning Service and the Environment Service, merged to form the Planning and Environment Service as it is now bringing further efficiency savings at Senior Management level and as stated previously, the Public Protection Service also merged in early 2015/16, but on a temporary basis.
21. In March 2016, the Full Council agreed further cuts which were in addition to efficiency savings agreed in 2015, for the 3 year period 2015-18. The Council's Efficiency Savings Programme for the Regulatory Department, from a managed budget of £10,288,000 now includes the following targets:

Year	Target
2015/16	£560,390
2016/17	£589,480
2017/18	£798,363
2018/19	£16,670
Total	£3,363,713

22. The Department is currently on target to deliver the efficiency savings of £3,363,713 during 2015-18 which includes savings of £794,093 from the Planning, Environment and Public Protection Service (Interim Service arrangement), £159,513 of which is specific to the planning functions. For Planning, these savings will include rationalising the Development Management, Enforcement and Support Units resulting in the deletion of 3 posts. This will see the Development Management and Enforcement Units merge in 2017-18. 4 posts will be deleted from the JPPU with the Unit going from 12 staff to 8 staff and the saving split 50/50 with Anglesey, with this programmed for 2017/18, after the Joint LDP has been adopted.

Operating Budget

23. The income that Planning generates through planning fees has increased year on year over the last 3 years with the actual income received higher than the budgeted income. As a result, in recent years, the Service has not had to deal with a situation where the actual income received is lower than the budgeted income and the potential difficulties in trying to balance the overall budget as a result.

24. The planning fee income is not retained by the Planning Service and the budgeted income target is set with consideration given to the actual income generated in the previous year(s). The information relating to planning fees is included in the following table:

Planning Fees	2015/16	2014/15	2013/14	2012/13
Budgeted Income	471,680.00	419,770.00	375,520.00	362,010.00
Actual Income	576,770.50	514,325.28	516,724.16	458,416.00
Difference	105,090.50	94,555.28	141,204.16	96,406.00

25. The net budget for Planning which includes Development Management, Enforcement, Support, JPPU, Minerals and Waste, and Conservation is as follows:

Net Budget of Planning	2015/16	2014/15	2013/14	2012/13
Total	770,070	858,060	1,077,320	932,690

26. The Land Charges function of the Council which is located within the Support Unit of Planning since September 2014 has generated the following income:

Land Charges	2015/16	2014/15	2013/14	2012/13
Budgeted Income	178,860.00	173,940.00	159,940.00	158,520.00
Actual Income	228,178	191,544.49	192,641.60	164,077.50
Difference	49,318.00	17,604.49	32,701.60	5,557.50

Staffing Matters

27. The Council has a Corporate Training Programme and corporate procedures for staff evaluation. The staff appraisal procedures help to identify the training needs of all the staff which includes the training provided within the Corporate Training Programme (which includes management courses such as ILM) and training that is more specific to Planning.
28. In addition to the above, the Regulatory Department has a budget for training and there has been a significant investment in the development of planning staff over the years by funding specialist planning training. This has resulted in 7 of the current staff having benefited or in the process of benefiting from MSc Planning and Environment qualifications. In addition to this, the Department has funded specialist training in the area of Conservation which has secured effective succession planning whereby a Development Management Officer has now progressed to be the Senior Conservation Officer for the Council. Over the years the Department has identified areas of the Service where there is a need to ensure succession and has been successful in delivering this within the Service, with a number of staff over the years benefitting through career development opportunities.
29. The Department's and Service's business planning process, identifies areas of risk where there is limited expertise and resilience and tries to put in place measures to control / mitigate such risks in order to ensure service delivery.
30. When the Planning Service was transformed in April 2011 all job descriptions were reviewed with some amended and some new job descriptions produced. This process was undertaken with consideration given to continued staff development, resilience and flexible use of the staff resource, to meet possible changes in demands and priorities for the Service. With this in mind, all the posts within Development Management which are at the same level (e.g. Development Management Officer and Planning Enforcement Officer) are interchangeable so that the staff resource, where possible, can be targeted towards the needs of the Service and its customers.
31. Minerals and waste planning has in recent years been an area of planning where there is limited expertise not only in Gwynedd but also in North Wales. The agreement across North Wales to establish the North Wales Minerals and Waste Service, with Gwynedd seconding an Officer to the Service, has provided a more resilient Service for Gwynedd and the North Wales Region. As the partner Authorities face challenging times financially, the current arrangement is an annual rolling contract which is also reviewed annually.

32. The establishment of the Gwynedd and Anglesey Joint Planning Policy Unit has also provided career development opportunities for both Authorities and has helped to share and pool expertise within the Unit which has provided greater resilience for both Authorities.
33. There are currently no vacant posts within the Planning Service. At present for 2015-18, no further cuts are proposed for Development Management, Enforcement and Support. However, for Development Management and Enforcement to function efficiently and effectively, they are reliant on specialist advice from the JPPU, Biodiversity Unit, Transportation Service and Public Protection Service. There are cuts proposed in 2015-18 for all of these service areas which when implemented, is likely to have an adverse impact on the robustness and quality of decisions on planning applications and enforcement cases and the time taken to make those decisions.

OUR LOCAL STORY

Planning applications

34. The workload of the Planning Service in terms of planning applications registered has been steady over the last 3 years but the numbers have increased since 2011-12 when 1068 applications were registered, compared with 2014-15 when 1127 were registered and 2015-16 when 1304 were registered. The workload for the 7 Development Management Officers has therefore increased from 160 per annum in 2014-15 to approximately 186 planning applications per annum in 2015-16.
35. There have been some major applications in Gwynedd during the period between 2012 and 2016 which include:
- Redevelopment of Bangor University Campus at St Marys, Lon Bopty including student accommodation for around 600 students. Pre-application discussions regarding future projects and a development team approach to the proposed Science and Technology Quarter, with enabling development having already been implemented.
 - 245 housing development (including 86 affordable houses) in Penrhosgarnedd, Bangor, on a site allocated for housing in the Gwynedd UDP (At the time – this was one of the largest housing developments dealt with in recent years). Outline application for a housing proposal for 366 dwellings on an allocated site was refused by Planning Committee contrary to officer recommendation, due to concerns that the development (which would be that largest housing development ever in Gwynedd) would have an adverse impact on the Welsh Language. The hearing for the appeal is set for December 2016.
 - Approved scheme for 49 MW Pump storage facility at Glynrhonwy, Llanberis resubmitted in order to generate 99.9 MW as a Development Consent Order application. An inquiry in to the DCO closed September 2016.

- Redevelopment of the Sailing Academy (Plas Heli), Glan y Don, Pwllheli – this was a Council lead development to significantly improve existing facilities to enhance what is already a sailing destination that attracts international events / competitions.
 - Numerous applications for new schools within the County.
 - Substantial expansion of existing Bookpeople warehouse securing jobs in the Bangor area of the County
36. There has also been continued support for the various outdoor activity related applications including those for Zip World at Penrhyn Quarry, Bethesda and Llechwedd Quarry, Blaenau Ffestiniog which has also seen the development of Bounce Below. These have proved to be very successful and have had a positive contribution on the local economy, helping to establish Gwynedd and North East Wales as key destinations for outdoor activities.
37. Continued support has also been given to numerous tourist/economic schemes within the county enabling people to establish or expand other non ‘major’ but perhaps equally important ventures such as hotels and other forms of visitor accommodation, local bakery, brewery, specialist rural enterprises, re-development of retail sites, expanding existing attractions, farm diversification, large solar developments and small scale hydro schemes and so on – all of which contribute positively to the local economy.

Pre-application

38. Since the transformation of the Planning Service in 2011 all types of pre-application enquiries are now recorded in the back office system and there were 3214 enquiries received in 2011-12 compared to 2292 in 2014-15. During 2015-16 the number of enquiries dealt with by the Service has risen substantially to 2909. The drop in numbers in terms of the enquiries receive and dealt with directly by the Planning Service between 2011-12 and 2014-15, is down to an increase in the numbers of general enquiries being dealt with directly by the contact centre, on behalf of the Planning Service. The substantial increase in recent enquiries could be explained by the recent changes in planning legislation and the statutory formalisation of the pre-application service provided.
39. The Council has operated a charging scheme for pre-application advice since April 2015 and this became mandatory in April 2016. Where applicable, a development team approach is applied as part of the process of providing pre-application advice.
40. Current large scale projects benefiting from pre-application / input includes schemes such as the National Grid Connection from Wylfa to Pentir; the National Grid VIP project Penrhyndeudraeth and other associated National Grid projects; Caernarfon By-pass; the re-development of the Island site Caernarfon, large employer looking to re-site and so on.

Planning enforcement

41. The planning enforcement work includes reactive work and proactive work and the framework for how this is delivered is set out in the Enforcement Strategy (which is additional to the Enforcement Policy) which was agreed by the Cabinet in 2014-15. The purpose of the Enforcement Strategy was to try and strike a balance between the day to day reactive work and the proactive work that can provide added value, although how this works depends on the staff resources available.
42. The number of planning enforcement cases / complaints received (the reactive work) over the last few years has remained fairly steady at around 500 cases per annum which for the 3 case officers works out at about 165 per annum. In addition to dealing with enforcement cases, the Enforcement Unit also receives approximately 500 general inquiries relating to enforcement issues.
43. The proactive work as identified in the Enforcement Strategy includes the monitoring of a sample of caravan sites annually. In 2014-15, due to concerns by Members relating to planning permissions granted for a 12 month holiday season on some static caravan sites, the Unit has prioritised the monitoring of the static caravan sites with planning permission for 12 month holiday season. This proactive monitoring continued in 2015-16 during which time an update report was provided to the Dwyfor Area Forum, which is a Members Forum for the area of the County that has the highest density of caravan sites. The Enforcement Unit is also responsible for administering the register of Tree Preservation Orders and is currently (with the input of the Biodiversity Unit), reviewing and rationalising the register. The Enforcement Unit also monitors planning applications that have been subject to a section 106 agreement with the priority given to applications where there are commuted sums involved. The 245 house development in Penrhosgarnedd, Bangor (as referred to above) is an example of this, where there was a commuted sum of over £1 million for education and highway improvements.

Planning policy

44. The Gwynedd and Anglesey Joint Planning Policy Unit, is currently the only example in Wales of Authorities collaborating to produce 1 Joint Local Development Plan for the local planning authority areas. There were planning reasons and cost avoidance reasons which contributed towards justifying a business case for establishing the JPPU to produce a Joint Local Development Plan. Evidence to date has demonstrated that costs have been avoided in the plan preparation process. Costs have been avoided in the works that have been commissioned, more work has been undertaken internally by the Unit / Councils and costs will be avoided with having only 1 public examination. The Joint LDP is progressing well with Plan at the Examination stage since March 2016. It is anticipated that Matters Arising Changes will be subject to public consultation during the 3 Quarter 2016/2017. If the current timetable is achieved, the Plan will be adopted in March / April 2017, which is within 12 months of the date in the original deliver agreement.

Current projects and local pressures

45. There are currently major infrastructure projects in North West Wales which will have an impact on Gwynedd Council and more specifically the significant demand for resources within the Planning Service. These projects include:
46. **The National Grid North Wales Connections Project** : This relates to increasing the capacity of the electricity network between Wylfa Newydd and Trawsfynydd, to transport the additional capacity generated from major energy schemes such as Wylfa Newydd. Gwynedd Council and Anglesey Council have a Joint Planning Performance Agreement in place with National Grid, which provides the framework for pre-application engagement in relation to the Development Consent Order (DCO) application. National Grid are consulting on possible route options for the connection through Gwynedd and Anglesey, with a view to a submitting the DCO in the summer 2017.
47. **Wylfa Newydd (Anglesey)** : The Joint Local Development Plan has been produced on the basis that the Wylfa Newydd project will happen towards the end of the Plan period. The pre-application consultation (PAC 1) was held in 2014/15 and the pre-application consultation (PAC) is due to be in 2016-17, with the DCO application to be submitted in 2017-18. There will be associated developments related to the Wylfa Newydd including worker's accommodation, logistics, park and ride which will require the input of the JPPU. There is also likely to be associated development in Gwynedd which will require the input of the JPPU and Development Management.
48. There are also projects that are more specific to Gwynedd only:
49. **National Grid – Visual Impact Provision:** In September 2015, National Grid made an announcement that the transmission line near Porthmadog is one of the 4 schemes to be taken forward to potential engineering work for mitigating the impact of overhead lines. Most of the transmission line is within the Gwynedd Local Planning Authority area with the remainder within the Snowdonia National Park Authority. Preliminary discussions between the Planning Service and National Grid in relation to scoping the proposed work have commenced and the project is gathering momentum with specific surveys and work currently being undertaken.
50. **99.9MW Pump Storage Scheme, Glynrhonwy, Llanberis:** Gwynedd Council has already granted planning permission for a 49MW scheme on this site, but the intention now is to increase the generation output which requires a DCO application. A Planning Performance Agreement is in place between Gwynedd and the Developer as a framework to facilitate pre-application input and advice by the Planning Service. The DCO application has been submitted; the inquiry has taken place over the summer of 2016 and has since been closed.

Collaboration projects

51. The North Wales Planning Officers Group (NWPOG) which is made up of Chief Planning Officers (or equivalent) has implemented numerous planning related collaboration projects in recent years, including:

- The North Wales Minerals and Waste Planning Service
- Community Infrastructure Levy Tool Kit
- North Wales Regional Employment Project

52. During 2015-16 NWPOG will be undertaking work to explore options for further collaboration projects for the delivery of planning services which include heritage and built conservation and the natural environment.

Operational and improvement plan for the Service

53. For 2015-16 the improvement plan tasks / improvements included:

- Review of work loads for Development Management and Enforcement

This is undertaken regularly on an annual basis or as and when required in order to balance work load and to vary the type of applications and cases dealt with by Officers.

- Rationalise the filing system for Development Management and Enforcement

The main part of this project was completed in 2014-15 as part of a 3 year plan which involved scanning historic hard copy files and files kept on Microfiche. Prior to this, planning files were stored in 3 separate office location (Caernarfon, Pwllheli and Dolgellau). The project has ensured more efficient use of staff time with all files now accessed electronically. Historic files have been destroyed, and the Service now retains only 5 years worth of the recent hard copy files which are stored in the administrative office in Pwllheli, with all information on hard copy also stored electronically in the back office system. The Service is now looking at taking this work one step further with the intention of further reducing the numbers of hard copy files that a stored.

- Reach relevant stage within the Local Joint Development Plan time-table which included submitting the Plan to the Planning Inspectorate public examination.

This was achieved with the Joint Planning Policy Committee supporting the recommendation to submit the Plan towards the end of 2015-16.

- Review and rationalise the Tree Preservation Order register

The main part of this project which was the review has been completed but the Service is awaiting an upgrade to the GIS facility in the back office system, before the up to date layer of TPOs can be displayed and accessed via the Council's website. It is hoped that this is completed during 2016-17.

- Review of work processes for Development Management, Enforcement and Support

This is an ongoing process of refining, improving and adapting to changes.

- Adoption of an Enforcement Strategy and its implementation

This was adopted by the Cabinet in 2014-15 and is now operational to try and strike a balance between the day to day reactive work and the proactive work. The Enforcement Strategy is now due for review

- Improve customer service

This is an on going project that includes improving self service options, reviewing customer contact arrangements with the contact centre and assessing customer satisfaction in relation to the service delivered. Customer satisfaction surveys in the context of the pre-application advice and planning application process are undertaken by telephone on a monthly basis and questionnaires are also sent out with decision notices.

Performance Framework

54. The Council is committed to the mind set of putting the people of Gwynedd central to everything we do, ensuring that services are delivered as effectively and efficiently as possible and empowering staff to make decisions at the appropriate level. With this in mind the intention is that all Services within the Council will be subject to full reviews over the coming years which will look in detail at the purpose of the service, performance measures, work processes and the views of customers.
55. The Planning Service has therefore looked at the performance indicators in the context of the above and for 2015/16 these are the issues that we are looking at:

What do our customers think of the Service now?

56. The Planning Service has sent customer satisfaction surveys with decision notices over a number of years, but in 2015-16 we took a more proactive approach to understanding assessing customer satisfaction and we will continue to do this for 2016-17. This will involve telephone call surveys undertaken monthly on the basis of a sample of 10% of the applications determined for the relevant month. The feedback for the surveys will continue to be recorded and distributed to case officers and actions taken to adapt service arrangements where required.

Planning application indicators 5 to 8 (speed of determination)

57. For 2016/17 we will continue to concentrate more on the percentage of applications that have taken more than 8 weeks to determine and the reasons behind this. All applications that have taken more than 8 weeks to determine, are analysed quarterly and adaptations made to the working arrangements where required. Furthermore, there is also an emphasis on the speed of decisions within 8 weeks with a focus on quick decisions which are closer to the 21 days rather than 56 days (8 weeks).

Enforcement indicators 15 to 18 (speed of investigation)

58. As with the planning applications, for 2016-17 the intention is to analyse the reasons behind the percentage of enforcement cases that have taken longer than 84 days to investigate and introduce changes if required.

Service Review

59. A full review off Development Management, Enforcement and Support was proposed for 2016/17 in line with the Council's objectives for service delivery, but it is likely that only the scoping element of the work will be undertaken in 2016/17.

WHAT SERVICE USERS THINK

60. In 2015-16 more regular and proactive customer satisfaction surveys commenced which included for the first time, random telephone calls to customers having received a planning application decision within that particular month. The telephone survey was limited to two simple questions asking whether the customer was satisfied or not and any other comments the customer had regarding the service received. Over the course of 2015-16, 89% of customers have stated that they were satisfied with the service.

61. In 2015-16 we also conducted a customer satisfaction survey aimed at assessing the views of people that had received a planning application decision during the year as part of a national survey undertaken by all the Local Planning Authorities in Wales. The survey was sent to 503 people, 25% of whom submitted a whole or partial response. The majority of responses (59%) were from members of the public. 13% of respondents had their most recent planning application refused.

62. We asked respondents whether they agreed or disagreed with a series of statements about the planning service. They were given the following answer options:

- Strongly agree;
- Tend to agree;
- Neither agree nor disagree;
- Tend to disagree; and
- Strongly disagree.

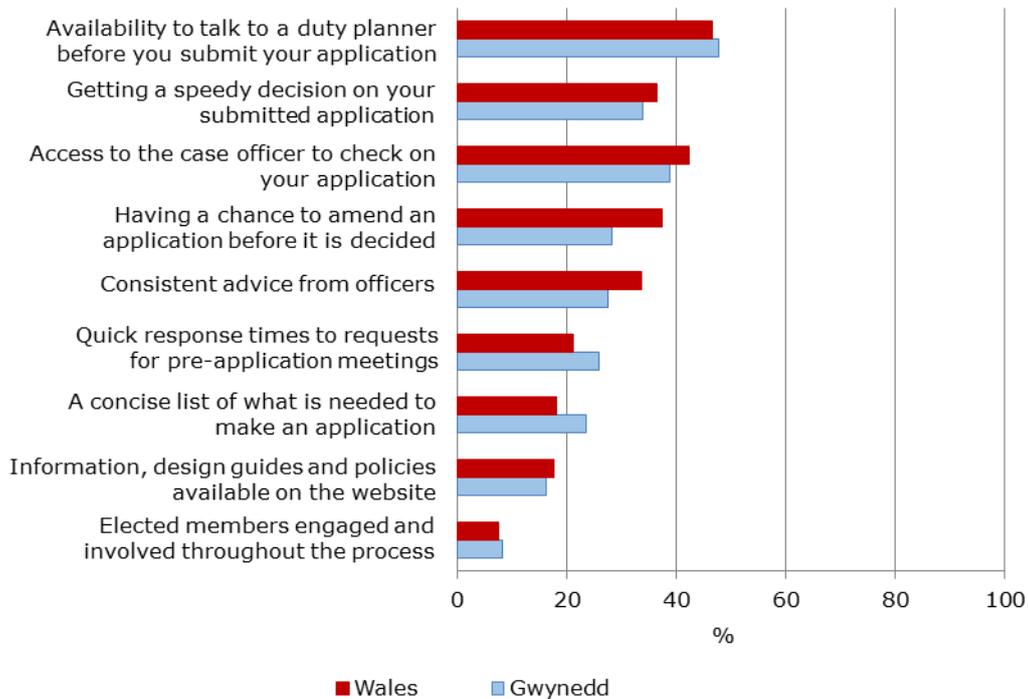
63. Table 1 shows the percentage of respondents that selected either 'tend to agree' or 'strongly agree' for each statement for both our planning authority and Wales. It is noted that 66% of respondents in Gwynedd stated that they were satisfied overall with how the Authority had handled their application, which compares with the national average of 61%.

Table 1: Percentage of respondents who agreed with each statement, 2015-16

Percentage of respondents who agreed that:	%	
	Gwynedd LPA	Wales
The LPA enforces its planning rules fairly and consistently	41	47
The LPA gave good advice to help them make a successful application	56	58
The LPA gives help throughout, including with conditions	51	49
The LPA responded promptly when they had questions	56	58
They were listened to about their application	55	57
They were kept informed about their application	52	49
They were satisfied overall with how the LPA handled their application	66	61

64. We also asked respondents to select three planning service characteristics from a list that they thought would most help them achieve successful developments. Figure 1 shows how often each characteristic was selected as a percentage of the total number of selections. For us, 'the availability to talk to a duty planner before submitting an application' was the most popular choice.

Figure 1: Characteristics of a good planning service, Gwynedd LPA, 2015-16



Comments received include:

- Being able to talk to/email a Duty planner or Conservation officer before putting in an application (or formal request for pre-application advice) would be most helpful. (Even if this had to work on some kind of limited or quota basis).
- I found every member of staff that I dealt with to be most helpful and courteous.
- In my experience I have found the Gwynedd Planners to have imagination, vision and fairness.

OUR PERFORMANCE 2015-16

65. This section details our performance in 2015-16. It considers both the Planning Performance Framework indicators and other available data to help paint a comprehensive picture of performance. Where appropriate we make comparisons between our performance and the all Wales picture.

66. Performance is analysed across the five key aspects of planning service delivery as set out in the Planning Performance Framework:

- Plan making;
- Efficiency;
- Quality;
- Engagement; and
- Enforcement.

Plan making

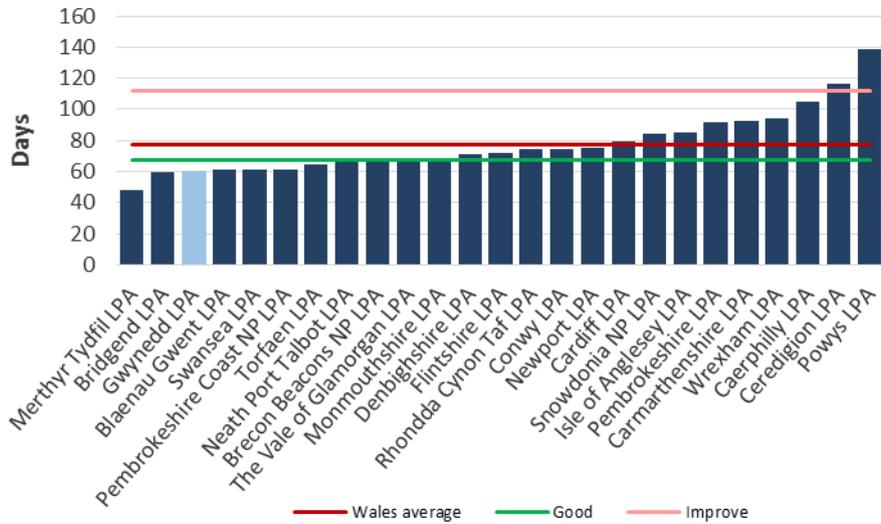
67. As at 31 March 2016, we were one of 22 LPAs that had a current development plan in place. We are currently working towards adopting our Joint Local Development Plan in spring 2017. So far, we are 16 months behind the dates specified in the original Delivery Agreement but we are making good progress bearing in mind that this is a Joint Local Development Plan, which will be the first in Wales.

68. During the APR period we had 2.9 years of housing land supply identified calculated in accordance with TAN1, making us one of 17 Welsh LPAs without the required 5 years supply.

Efficiency

69. In 2015-16 we determined 1026 planning applications, each taking, on average, 60 days (9 weeks) to determine. This compares to an average of 77 days (11 weeks) across Wales. Figure 2 shows the average time taken by each LPA to determine an application during the year. This is an improvement on 2014-15 when the average was 84 days.

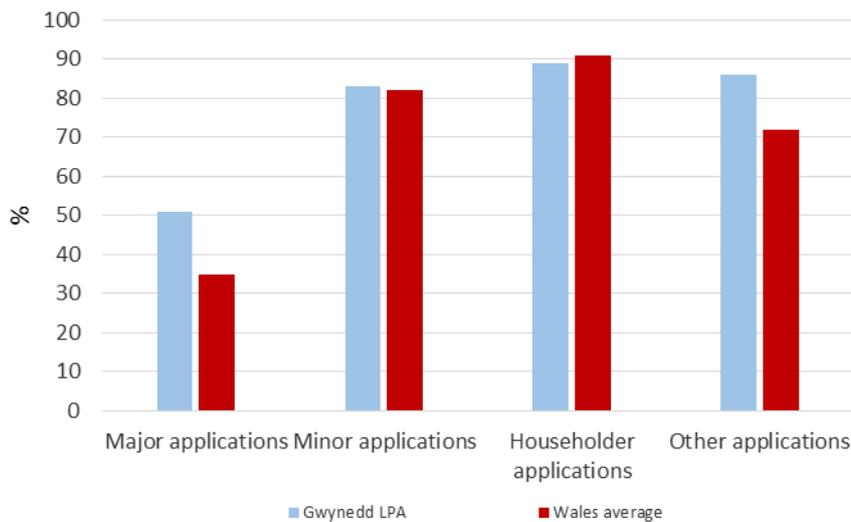
Figure 2: Average time taken (days) to determine applications, 2015-16



70. In 2015-16, 83% of all planning applications were determined within the required timescales. This compared to 77% across Wales and we were one of 8 LPAs that had reached the 80% target. This is again an improvement on 2014-15 when 76% of planning applications were determined within the required timescales.

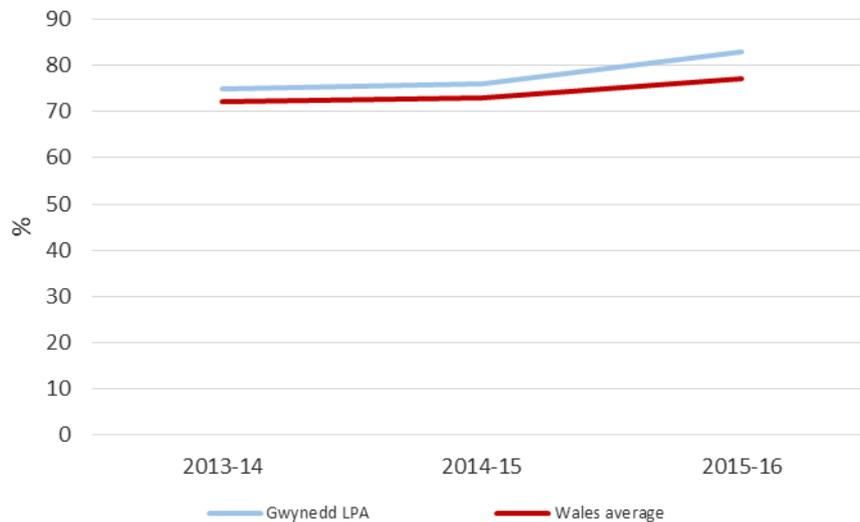
71. Figure 3 shows the percentage of planning applications determined within the required timescales across the four main types of application for our LPA and Wales. It shows that we determined 89% of householder applications within the required timescales.

Figure 3: Percentage of planning applications determined within the required timescales, by type, 2015-16



72. Between 2014-15 and 2015-16, as Figure 4 shows, the percentage of planning applications we determined within the required timescales increased from 76%. Wales also saw an increase this year.

Figure 4: Percentage of planning applications determined within the required timescales



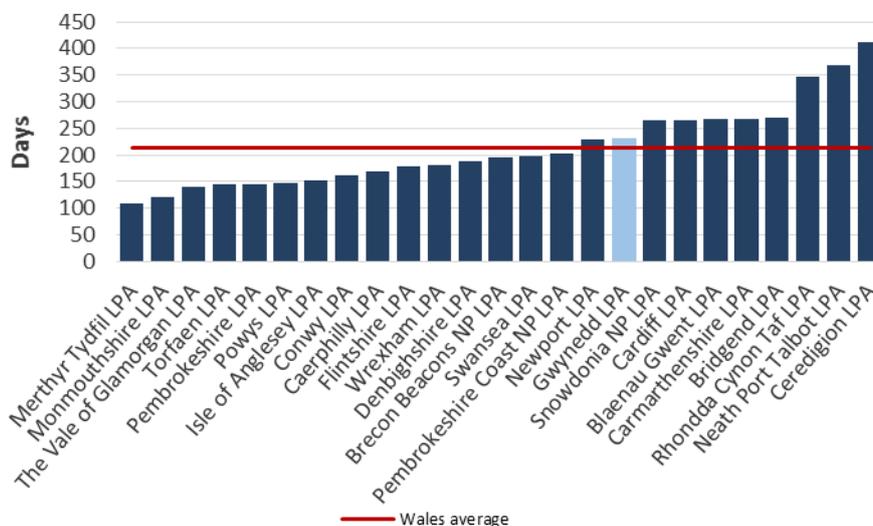
Over the same period:

- The number of applications we received increased;
- The number of applications we determined increased; and
- The number of applications we approved increased.

Major applications

73. We determined 35 major planning applications in 2015-16, none of which were subject to an EIA. Each application took, on average, 231 days (33 weeks) to determine. As Figure 5 shows, this was longer than the Wales average of 213 days (30 weeks).

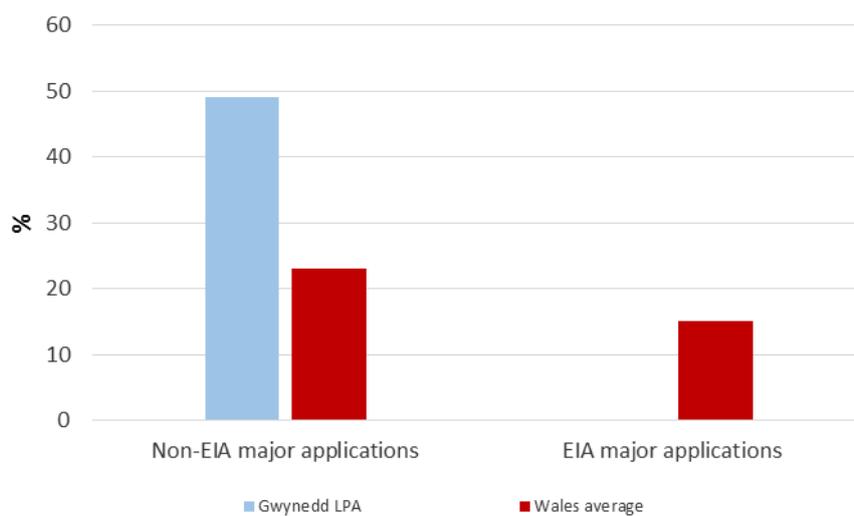
Figure 5: Average time (days) taken to determine a major application, 2015-16



74. 51% of these major applications were determined within the required timescales, the fifth highest percentage of all Welsh LPAs.

75. Figure 6 shows the percentage of major applications determined within the required timescales by the type of major application. 49% of our 'standard' major applications i.e. those not requiring an EIA, were determined within the required timescales during the year.

Figure 6: Percentage of Major applications determined within the required timescales during the year, by type, 2015-16

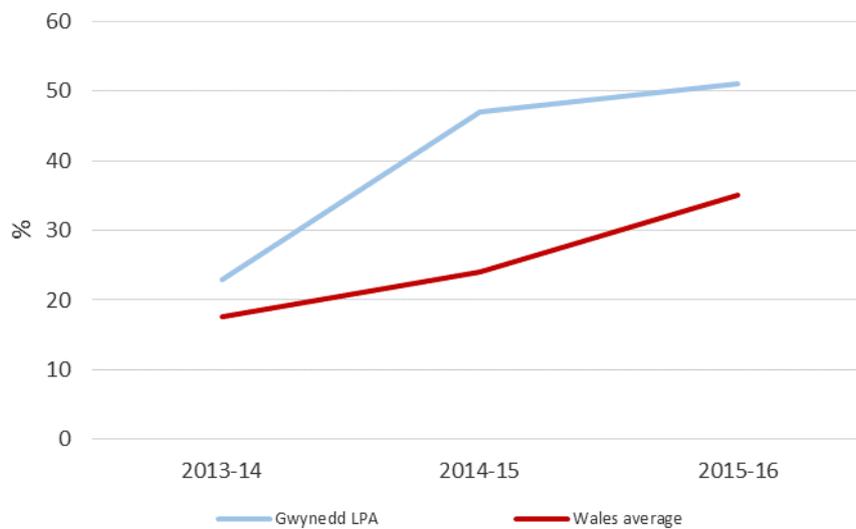


76. In addition we determined 1 major application that was subject to a PPA in the required timescales during the year.

77. Since 2014-15 the percentage of major applications determined within the required timescales had increased from 47%. Similarly, the number of major applications determined increased while the number of applications subject to an EIA determined during the year stayed the same.

78. Figure 7 shows the trend in the percentage of major planning applications determined within the required timescales in recent years and how this compares to Wales.

Figure 7: Percentage of major planning applications determined within the required timescales



Over the same period:

- The percentage of minor applications determined within the required timescales increased from 77% to 83%;
- The percentage of householder applications determined within the required timescales decreased from 92% to 89%; and
- The percentage of other applications determined within required timescales increased from 75% to 86%.

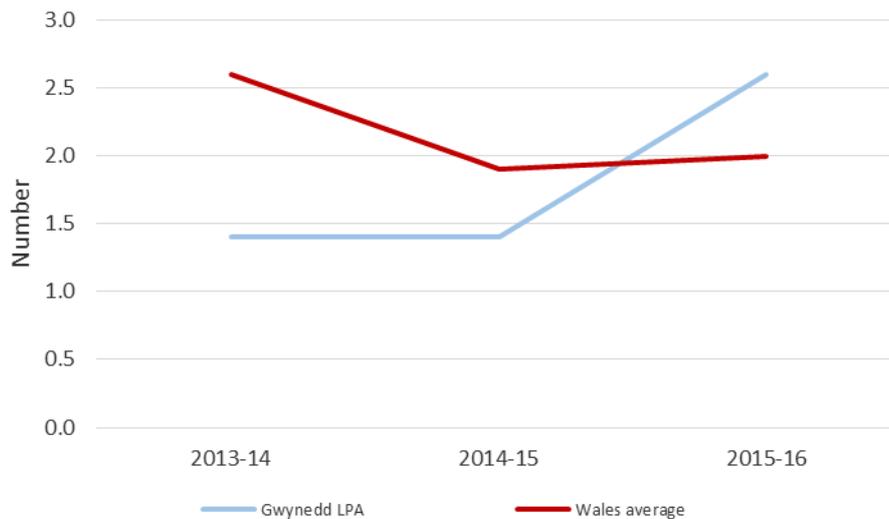
Quality

79. In 2015-16, our Planning Committee made 93 planning application decisions during the year, which equated to 9% of all planning applications determined. Across Wales 7% of all planning application decisions were made by planning committee.

80. 14% of these member-made decisions went against officer advice. This compared to 9% of member-made decisions across Wales. This equated to 1.3% of all planning application decisions going against officer advice; 0.6% across Wales.

81. In 2015-16 we received 27 appeals against our planning decisions, which equated to 2.6 appeals for every 100 applications received. This was the fifth highest ratio of appeals to applications in Wales. Figure 8 shows how the volume of appeals received has changed since 2014-15 and how this compares to Wales.

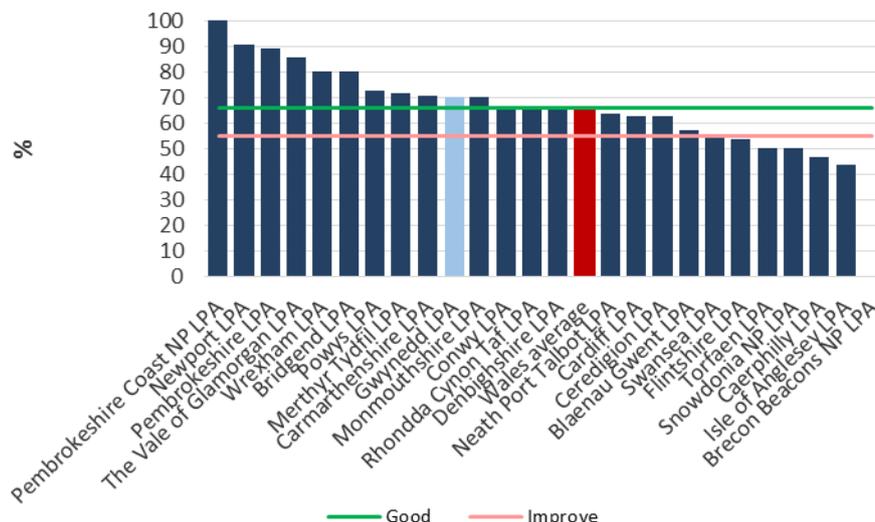
Figure 8: Number of appeals received per 100 planning applications



82. Over the same period the percentage of planning applications approved decreased from 93% to 89%.

83. Of the 27 appeals that were decided during the year, 70% were dismissed. As Figure 9 shows, this was higher than the percentage of appeals dismissed across Wales as a whole and we were one of 14 LPAs that reached the 66% target.

Figure 9: Percentage of appeals dismissed, 2015-16



84. During 2015-16 we had 2 applications for costs at a section 78 appeal upheld, making us one of the 5 LPAs to have at least one such application upheld in the year.

Engagement

85. We are:

- one of 24 LPAs that allow members of the public to address the Planning Committee; and
- one of 20 LPAs that had an online register of planning applications.

86. As Table 2 shows, 56% of respondents to our 2015-16 customer satisfaction survey agreed that the LPA gave good advice to help them make a successful application.

Table 2: Feedback from our 2015-16 customer satisfaction survey

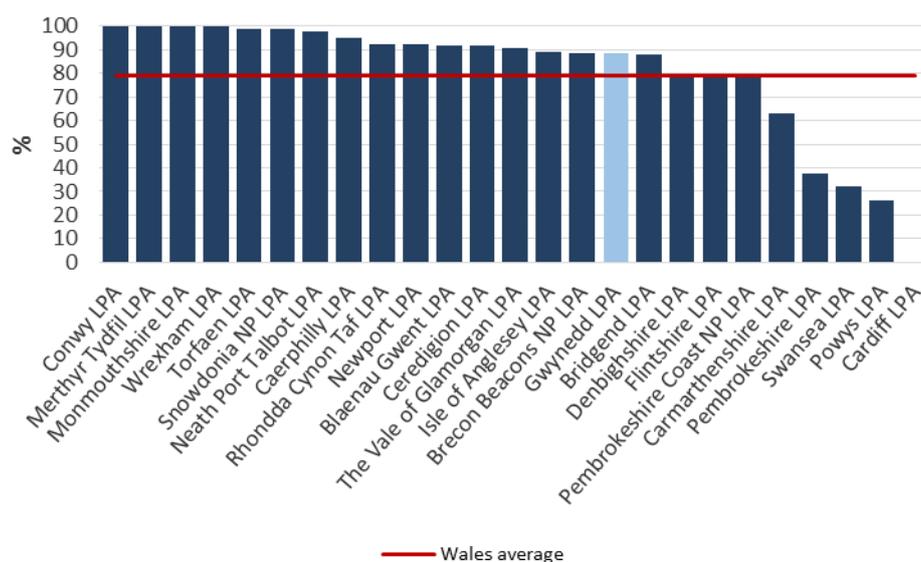
Percentage of respondents who agreed that:	%	
	Gwynedd LPA	Wales
The LPA gave good advice to help them make a successful application	56	58
They were listened to about their application	55	57

Enforcement

87. In 2015-16 we investigated 323 enforcement cases, which equated to 2.6 per 1,000 population. This compared to 1.9 enforcement cases investigated per 1,000 population across Wales. We took, on average, 85 days to investigate each enforcement case.

88. We investigated 89% of these enforcement cases within 84 days. Across Wales 79% were investigated within 84 days. Figure 10 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

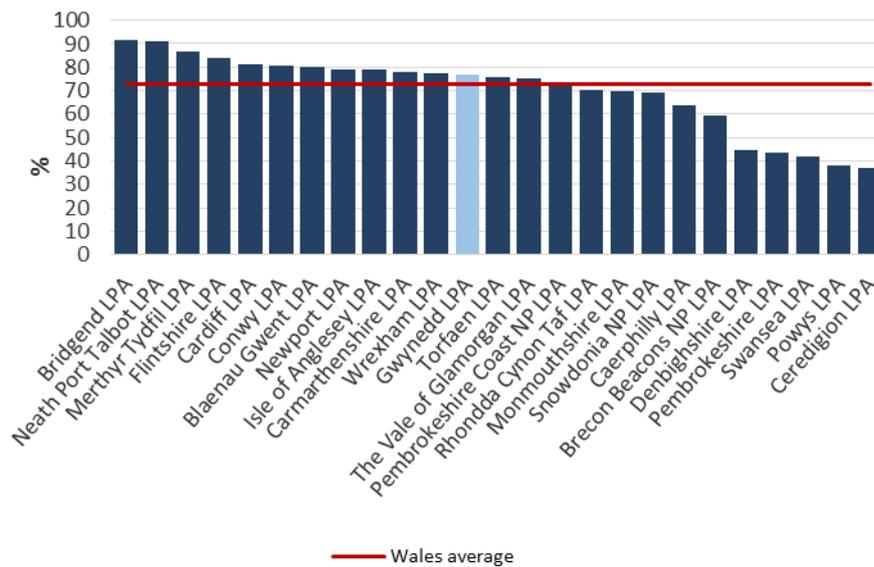
Figure 10: Percentage of enforcement cases investigated within 84 days, 2015-16



89. Over the same period, we resolved 323 enforcement cases, taking, on average, 149 days to resolve each case.

90. 77% of this enforcement action was taken within 180 days from the start of the case. As Figure 11 shows this compared to 73% of enforcement cases resolved within 180 days across Wales. It is understood that the enforcement indicators are subject to further clarification and review.

Figure 11: Percentage of enforcement cases resolved in 180 days, 2015-16



ANNEX A - PERFORMANCE FRAMEWORK

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE
Plan making			
Is there a current Development Plan in place that is within the plan period?	Yes		No
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+
Annual Monitoring Reports produced following LDP adoption	Yes		No
The local planning authority's current housing land supply in years	>5		<5
Efficiency			
Percentage of "major" applications determined within time periods required	Not set	Not set	Not set
Average time taken to determine "major" applications in days	Not set	Not set	Not set
Percentage of all applications determined within time periods required	>80	60.1-79.9	<60
Average time taken to determine all applications in days	<67	67-111	112+
Quality			
Percentage of Member made decisions against officer advice	<5	4.9-8.9	9+
Percentage of appeals dismissed	>66	55.1-65.9	<55
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2
Engagement			
Does the local planning authority allow members of the public to address the Planning Committee?	Yes		No
Does the local planning authority have an officer on duty to provide advice to members of the public?	Yes		No

WALES AVERAGE	Gwynedd LPA LAST YEAR	Gwynedd LPA THIS YEAR
Yes	Yes	Yes
47	16	12
Yes	N/A	N/A
3.9	3.3	2.9
35	47	51
213	255	231
77	76	83
77	84	60
9	8	8.6
67	56	70
0	0	2
Yes	Yes	Yes
Yes	-	No

MEASURE	GOOD	FAIR	IMPROVE
Does the local planning authority's web site have an online register of planning applications, which members of the public can access, track their progress (and view their content)?	Yes	Partial	No
Enforcement			
Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	Not set	Not set	Not set
Average time taken to investigate enforcement cases	Not set	Not set	Not set
Percentage of enforcement cases where enforcement action is taken or a retrospective application granted within 180 days from the start of the case (in those cases where it was expedient to enforce)?	Not set	Not set	Not set
Average time taken to take enforcement action	Not set	Not set	Not set

WALES AVERAGE	Gwynedd LPA LAST YEAR	Gwynedd LPA THIS YEAR
Yes	Yes	Yes
79	77	89
88	No Data	85
73	80	77
210	133	149

SECTION 1 – PLAN MAKING

Indicator	01. Is there a current Development Plan in place that is within the plan period?	
“Good”	“Fair”	“Improvement needed”
A development plan (LDP or UDP) is in place and within the plan period	N/A	No development plan is in place (including where the plan has expired)

Authority’s performance	Yes
The Gwynedd Unitary Development Plan covers 2001 – 2016 and therefore remains the starting point for making decisions on planning applications and relevant appeals.	

Indicator	02. LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	
“Good”	“Fair”	“Improvement needed”
The LDP is being progressed within 12 months of the dates specified in the original Delivery Agreement	The LDP is being progressed within between 12 and 18 months of the dates specified in the original Delivery Agreement	The LDP is being progressed more than 18 months later than the dates specified in the original Delivery Agreement

Authority’s performance	12
The original Delivery Agreement set October 2013 as a target to publish the Deposit Plan for public consultation. The Deposit Plan was published for public consultation in February 2015, which is 16 months later than initially anticipated. The slippage can be accounted for by a number of factors, which include a late local election in Anglesey that delayed public consultation about the Preferred Strategy; new household projections published by the Welsh Government post Preferred Strategy that required additional analysis in order to comply with requirements set out in Planning Policy Wales. If the current timetable is achieved the Joint LDP will be adopted within 12 months after the target set out in the original Delivery Agreement (April 2016).	

Indicator	03. Annual Monitoring Reports produced following LDP adoption	
“Good”	“Fair”	“Improvement needed”
An AMR is due, and has been prepared		An AMR is due, and has not been prepared

Authority’s performance	N/A
Not applicable as the Joint LDP has not been adopted.	

Indicator	04. The local planning authority's current housing land supply in years	
"Good"		"Improvement needed"
The authority has a housing land supply of more than 5 years		The authority has a housing land supply of less than 5 years

Authority's performance	2.9
TAN 1 requires local planning authorities to apply a residual method of calculating housing land supply. The Housing Land Availability Study report that presents the results of the assessment of sites during 2015 – 2016 reveals a 2.9 years supply. However application of a past build rate trend would give the Council a 8.5 years supply.	

SECTION 2 - EFFICIENCY

Indicator	05. Percentage of "major" applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	51
The benchmarking data indicates that the performance is the fifth highest in Wales although it is accepted that this is largely influenced by the number of applications determined. Furthermore, this is an improvement on 2014-15.	

Indicator	06. Average time taken to determine "major" applications in days	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	231
This is an improvement on 2014-15. The LPA tries to work with applicants / developers so that applications where possible, with the required evidence submitted, can be supported. Quicker decisions would be likely to have resulted in more applications refused planning permission and the associated loss of any potential social, economic and environmental benefits.	

Indicator	07. Percentage of all applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
More than 80% of applications are determined within the statutory time period	Between 60% and 80% of applications are determined within the statutory time period	Less than 60% of applications are determined within the statutory time period

Authority's performance	83
This is an improvement on 2014/15 (76%) and reflects the efforts made by the Service to try and determine applications (where possible) as soon as possible after the 21 days consultation period.	

Indicator	08. Average time taken to determine all applications in days	
"Good"	"Fair"	"Improvement needed"
Less than 67 days	Between 67 and 111 days	112 days or more

Authority's performance	60
This is an improvement on 2014-15 (84) and again reflects the efforts made by the Service to try and determine applications (where possible) as soon as possible after the 21 days consultation period.	

SECTION 3 - QUALITY

Indicator	09. Percentage of Member made decisions against officer advice	
"Good"	"Fair"	"Improvement needed"
Less than 5% of decisions	Between 5% and 9% of decisions	9% or more of decisions

Authority's performance	8.6
Where there are possible risks to the Council, the Planning Committee procedure includes referral of an application to a "cooling off" period. The application is then reported back to Planning Committee within 6 weeks with a report that highlights the planning policy context, the possible risks and possible options available to the Planning Committee. This procedure has worked well over the years and has managed to avoid possible risks to the Council.	

Indicator	10. Percentage of appeals dismissed	
"Good"	"Fair"	"Improvement needed"
More than 66% (two thirds) of planning decisions are successfully defended at appeal	Between 55% and 66% of planning decisions are successfully defended at appeal	Less than 55% of planning decisions are successfully defended at appeal

Authority's performance	70
This is an improvement on 2014-15 (56%).	

Indicator	11. Applications for costs at Section 78 appeal upheld in the reporting period	
"Good"	"Fair"	"Improvement needed"
The authority has not had costs awarded against it at appeal	The authority has had costs awarded against it in one appeal case	The authority has had costs awarded against it in two or more appeal cases

Authority's performance	2
This represents a drop in comparison with 2014-15 when the figure was 0. Both applications were refused by the Planning Committee contrary to Officer's recommendations.	

SECTION 4 – ENGAGEMENT

Indicator	12. Does the local planning authority allow members of the public to address the Planning Committee?	
"Good"	"Fair"	"Improvement needed"
Members of the public are able to address the Planning Committee		Members of the public are not able to address the Planning Committee

Authority's performance	Yes
This has been in operation since 2010 and there are standard procedures in place.	

Indicator	13. Does the local planning authority have an officer on duty to provide advice to members of the public?	
“Good”		“Improvement needed”
Members of the public can seek advice from a duty planning officer		There is no duty planning officer available

Authority’s performance	No
There are formal pre-application advice procedures in place to deal with all planning inquiries and meetings can be arranged by prior appointment. The contact centre is used currently as the first point of contact for customers and this arrangement is currently under review.	

Indicator	14. Does the local planning authority’s web site have an online register of planning applications, which members of the public can access track their progress (and view their content)?	
“Good”	“Fair”	“Improvement needed”
All documents are available online	Only the planning application details are available online, and access to other documents must be sought directly	No planning application information is published online

Authority’s performance	Yes
This is operational since 2005 with the option of submitting an application via the Planning Portal available since 2008.	

SECTION 5 – ENFORCEMENT

Indicator	15. Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	
“Good”	“Fair”	“Improvement needed”
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority’s performance	89
Performance has improved from 2014-15 (77%) with benchmarking data indicating that it is above the Wales average.	

Indicator	16. Average time taken to investigate enforcement cases	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	85
There are still currently issues regarding what exactly is measured and how this data can be captured in the back office system.	

Indicator	17. Percentage of enforcement cases where enforcement action is taken or a retrospective application granted within 180 days from the start of the case (in those cases where it was expedient to enforce)	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	77
Benchmarking data indicates that this is higher than the Wales average but the performance is influenced by the volume of cases. This represents a slight drop from 2014-15 (80).	

Indicator	18. Average time taken to take enforcement action	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	149
Benchmarking data indicates that this is higher than the Wales average but the performance is influenced by the volume and type of cases. As an Authority with most cases we try and negotiate to resolve cases where this is possible.	

SECTION 6 – SUSTAINABLE DEVELOPMENT INDICATORS

The purpose of the Sustainable Development Indicators is to measure the contribution the planning system makes to sustainable development in Wales.

The Sustainable Development Indicators will be used to measure the progress against national planning sustainability objectives, set out in Planning Policy Wales, and can be used to demonstrate to our stakeholders the role and scope of the planning system in delivering wider objectives. The information will also be useful to local planning authorities to understand more about the outcomes of the planning system and help inform future decisions.

Authority's returns	In quarter 1 we provided a partial response (55 of 57 data items); In quarter 2 we provided a partial response (55 of 57 data items); In quarter 3 we provided a partial response (55 of 57 data items); In quarter 4 we provided a partial response (55 of 57 data items).
55 of 57 data items responded to with "0" value recorded where appropriate. Only data not responded to is the SD6 as the back office system is not set-up to facilitate recording this date. There is no date at present for this to be resolved. ANGEN CHECIO	

Indicator	SD1. The floor space (square metres) granted and refused planning permission for new economic development on allocated employment sites during the year.
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Granted (square metres)	
Authority's data	7,400

Refused (square metres)	
Authority's data	342

This data is not specifically related to performance but it reflects the positive approach to planning.

Indicator	SD2. Planning permission granted for renewable and low carbon energy development during the year.
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Granted permission (number of applications)	
Authority's data	18

Granted permission (MW energy generation)	
Authority's data	26

This data is not specifically related to performance. The data is a reflection of the Gwynedd Unitary

Development Plan Policy which supports small scale renewable energy projects that are less than 5MW (except within the AONB).

Indicator	SD3. The number of dwellings granted planning permission during the year.
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Market housing (number of units)	
Authority's data	237

Affordable housing (number of units)	
Authority's data	17

This data is not specifically related to performance but reflects a positive approach to planning. Furthermore, the 17 number of affordable houses only reflects schemes with a section 106 agreement to ensure affordability. It does not include the number of houses that are affordable due to size, location and the nature of the local housing market. This is data that the Planning Service has collected for 2015/16 which shows that 145 of the 237 houses granted permission were affordable through a 106, or as Housing Association development or due to their size and location.

Indicator	SD4. Planning permission granted and refused for development in C1 and C2 floodplain areas during the year.
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Number of residential units (and also hectares of non-residential units) that DID NOT meet all TAN 15 tests which were GRANTED permission	
Authority's data	0

Number of residential units (and also hectares of non-residential units) that did not meet all TAN 15 tests which were REFUSED permission on flood risk grounds	
Authority's data	1

Number of residential units (and also hectares of non-residential units) that MET all TAN 15 tests which were GRANTED permission	
Authority's data	9

The data is not specifically related to performance but demonstrates that the LPA deals with applications in accordance with local and national planning policies.

Indicator	SD5. The area of land (ha) granted planning permission for new development on previously developed land and greenfield land during the year.
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Previously developed land (hectares)	
Authority's data	7

Greenfield land (hectares)	
Authority's data	4

The data is not specifically related to performance and is just a high level indication of where developments that were in accordance with planning policy will be located.

Indicator	SD6. The area of public open space (ha) that would be lost and gained as a result of development granted planning permission during the quarter.
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Open space lost (hectares)	
Authority's data	0

Open space gained (hectares)	
Authority's data	0

This data cannot be recorded at present as back office issues have not been resolved.

Indicator	SD7. The total financial contributions (£) agreed from new development granted planning permission during the quarter for the provision of community infrastructure.
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Gained via Section 106 agreements (£)	
Authority's data	0

Gained via Community Infrastructure Levy (£)	
Authority's data	0

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APPENDIX 3 – Delegation Scheme proposed thresholds

Use the statutory definition of ‘major’ schemes with adjustments:

“major development” means development involving any one or more of the following—

(a) the winning and working of minerals or the use of land for mineral-working deposits;

(b) waste development;

(c) the provision of dwellinghouses where—

(i) the number of dwellinghouses to be provided is 5 or more; or

(ii) the development is to be carried out on a site having an area of 0.5 hectares or more

and it is not known whether the development falls within sub-paragraph (c)(i);

(d) the provision of a building or buildings where the floor space to be created by the

development is 1,000 square metres or more; or

(e) development carried out on a site having an area of 0.5 hectare or more;

APPENDIX 4 - CONSULTATION WITH OTHER COUNCILS (POSW)

The consultation sent on 30 July 2015

Annwyl Bawb / Dear All,

In addition to your planning responsibilities (and various others) I know that some, if not most of you, will also be responsible for Building Control.

The situation in Gwynedd is that Building Control is not within the Planning Service nor within the same Department as Planning. Within the context of savings and budget cuts, the Council is considering whether there would be financial and or operational and customer service benefits of having Building Regulations and Planning within the same Service. As part of this I have said that I would consult with POSW for some feedback.

Having worked for an Authority where Planning and Building Regulations was within the same Service my take on this is that merging these areas of work could :

1. provide efficiencies (although minimal) in the back office / technical support side of things
2. provide more scope to facilitate a closer day to day working relationship between planning officers and building control officers that could improve customer service

I would be grateful for any views on what you consider the advantages and or disadvantages are in having planning and building control within the same service, whether you currently manage both or not. Furthermore, I would also be grateful if you could provide views on how much contact / joint working there is between planners and building control officers within your Authority area.

It would be very helpful if you could send me your views by Monday 10 August 2015.

Thanks

Gareth

Gareth Jones

Uwch Reolwr Gwasanaeth Cynllunio, Amgylchedd a Gwarchod y Cyhoedd (Dros Dro) /

Senior Manager Planning, Environment and Public Protection Service (Interim)

Yr ymatebion a dderbyniwyd i'r ymgynghoriad

Gareth

If I could suggest it would be a good idea – here in the Park we have very limited contact as we don't have any Building control services within the Park Authority it causes frustration and annoyance. A closer working relationship would be of benefit to all concerned – enforcement too.

Cheers

Jane

Jane Gibson

Director of Park Direction and Planning / Cyfarwyddwr Cynllunio a Chyfeiriad y Parc

Hi Gareth,

You get the benefit of buy one get one free advice from me!

At Monmouthshire, I do not currently manage BC (although suspect this might change in the future). However, DM and BC sit alongside each other and the working relationships are positive and effective. One minor area that has recently cropped up is a change of back-office IT system, where BC seem reluctant to join us. Single management might resolve that?

In my previous role at Newport, I managed both. We had a joint Technical Support team and although staff tended to keep their original specialism (depending if pre-merge they were DM support or BC), this did help to an extent with resilience when staff were off ill. Working relationships were arguably less integrated at Newport than in Monmouthshire, but I would say that was down to one or two individuals rather than the structure.

So my advice is that the most important thing is the individuals concerned, their mind-set and their physical working relationship (being physically close together seems to help). However, given a choice I think management within the same area makes a lot of sense and is the best approach. It just isn't the solution to all challenges!

Hope this helps.

Mark

Mark Hand MSc, PGCert, BSc (Hons) MRTPI

Head of Planning / *Pennaeth Cynllunio* Monmouthshire County Council / *Cyngor Sir Fynwy*

Hi Gareth,

I am responsible for both planning and building control and in addition to the efficiencies you mention below, the building control officers also undertake some enforcement duties (compliance) for development control, which has resulted in us being able to reduce the size of the enforcement section.

Cheers Nic

Nicola Pearce

Head of Planning

Neath Port Talbot County Borough Council

Hi Gareth

I manage Planning & Building Control and find that the services complement each other well. The main benefits are those that you have outlined i.e. back office efficiencies and resources as well as closer day to day working relationships, but I would also highlight the following points:-

We moved offices 3 years ago so the Planners and BC officers now also sit in the same room and so have daily contact and often pick up on conversations. BC officers often offer advice on appropriate roof pitches, materials etc which has been useful to more junior staff in negotiating with developers. It also provides BC with the opportunity for early engagement (often following an introduction by Planners) with larger developers so that they use the LA BC service as opposed to approved inspectors.

We use the BC officers to check that HH developments have been built in accordance with plans (often just a case of running a tape measure along an extension when they are making their site inspections) and they report their findings back to the planning officers (often resulting in the need for new applications!).

Another benefit is BC working closely with our Conservation officer, advising each other on building techniques and appropriate legislation.

Hope this helps!

Regards

Judith

Judith Jones BA Hons Town & Country Planning, BTP, MRTPI

Head of Town Planning Merthyr Tydfil County Borough Council

Hi Gareth,

I manage both services, which I've always regarded as two sides of the same coin. Having the two functions together allows us to provide a one-stop shop to the public, and we encourage DM officers to promote BC since it is in competition with the private sector. Planners and building control officers can easily seek advice from each other when they get the inevitable queries about the other discipline.

We encourage BC officers to be the eyes and ears of the Planning Division, and they advise DM of any departures from the approved plans. DM enforcement are given a weekly BC commencements list to check whether any unauthorised work is being started, or schemes where conditions need to be complied with before starting.

Hope this helps.

Tim Stephens,

Development Control Manager,

Caerphilly County Borough Council.

Hello Gareth

I have responsibility for Building Control, which moved from Regulatory Services (Public Health) to Planning a few years ago. More recently we integrated our DC and BC teams under one manager as an efficiency measure. Initially we shared admin/technical staff to cover the both service areas however we have now reported to dedicated officers to support each team due to the distinct nature of the functions. Nevertheless we have carried out necessary training to allow the ability to provide admin/technical support for each area if called upon. I had some experience of working with Building Control early in my career but I had to learn a lot more about its function and responsibilities in my management role.

Having building control within the planning function has proved to be quite successful and popular with staff. There is more communication between officers and a better understanding of the respective roles. Planning officers promote the LABC function as part of any pre-application advice and Building Control officers provide a valuable service with monitoring and putting up site notices.

I hope this information is of use to you, I am happy to expand on any of the above if you wish.

Kind regards

Jonathan D Parsons

Bridgend County Borough Council

Hello Gareth

I manage both planning & building control and consider there to be more advantages than disadvantages to the two being paired.

As you suggest, back office savings are relatively minimal (but could not doubt be improved). The biggest advantage, however, is ongoing dialogue between POs and BCOs and the fact that BCOs often act as an additional pair of eyes when on site from an enforcement perspective.

One grumble I regularly receive from my BCOs however, is that clients are often dissatisfied with their experience of the planning process and as a result, are tempted to use external BCO services. This is clearly something that needs attention in my directorate as things move forward (I've only been in post a few months!).

Hope this assists.

Best wishes

David Fitzsimon

Cyngor Sir Penfro

Bore Da,

Graham has passed on your e-mail to POSW about the possible merging of the two disciplines in Gwynedd.

As you will know there are benefits with having the Development Management arm of planning and BC together. Historically it has been about plan checking, ensuring developments proceed in accordance with plans etc. However, the world of planning has changed since our early days of Mr Johnston coming through into our office explaining about his "bucket full of small stuff".

I work closely with Gareth Roberts this end as he now manages his Built Team (BC, Conservation, Housing Renewal, Energy Conservation). We rarely liaise over plans and conditions although there still is some operational activity like that. What we do tend to do more now is offer a joint DM and BC service for customers. We work closely together at our Developer/Agent Forum providing technical advice and guidance to local developers and agents. I have just introduced some pre-application service changes in my team which involves a simple charging scheme and a local agent list which we signpost people to. This has been developed through our Forum and DM and BC saw the advantages of trying to offer a cost effective tailored service from concept to completion for developers.

Having them see me and Gareth Roberts as a sort of team who will try to provide a speedy and co-ordinated

(chargeable) service seems to work well. We are more of a business than ever before now Gareth and I think it is essential to offer a holistic in-house pre-app, application and BC service to enable developers to have the confidence to invest economically in the County.

It could still work if BC was separated from DM but like everything else in Council's the more detached a section is from yours the harder it is to get things done efficiently.

Hope this helps.

Paul Mead
Rheolwr Datblygu – Cyngor Sir Ddinbych

Gareth,

Building Control falls within Planning and Public Protection (before my time it was in Housing). Over the years, I've worked in both situations and the advantages of location within a Technical Service rather than Planning are:

1. Engineering expertise support (easily managed in my experience)
2. Clearer separation between Planning and Building Control in minds of public (the risk of confusing the two regulatory regimes can be managed with appropriate correspondence caveats and letter headings)

I agree with your theoretical advantages. The reality is that there's relatively little joint working partly because competition with Approved Inspectors mitigates against Building Control Officers being seen as 'Planning snitches'. You may recall we pursued a Collaboration Project with your Huw Williams and moving Building Regs away from Planning wasn't seen as a risk and failed due to other factors.

We're looking at strengthening the relationship between Planning and Building Control in a Service Transformation Project which Ian Simson is project managing – see draft staff briefing to give you a quick overview

Gobeithio bydd hyn o help.

Jim Woodcock, Pennaeth Cynllunio a Gwarchod y Cyhoedd (Ynys Mon)

Apols for delay. I manage both and couldn't imagine them being separated tho it has been mooted a few times. The efficiencies around sharing a back office software system, daily interaction between planning officers and bco's, the ability for customers to discuss proposals across the services in one place at the same time, cross checking commencement lists and comparing apps for discrepancies, sharing capacity between the business support officers are just a few benefits off the top of my head. Both my DM and BC teams work very closely and there is daily contact. My BC manager and DM manager are husband and wife as well – not sure if that helps or not!

On the downside, about 10 years ago we did trial bco's checking for planning compliance and on occasion discharging planning conditions- that was not successful and I knocked it on the head. Wonderful in theory but didn't work in the real world

Steve Smith, Blaenau Gwent

Application number	Application type	Development description	Location	Decision level	Registered date	Decision date	Decision type	PS2 description	Application stage	Days to Decide
C12/1142/14/LL	Llawn - Cynllunio/Full - Planning	DYMCHWEL Y MODURDY GWAG PRESENNOL YNGHYD A'R GWESTY A CREU MAES PARCIO AC UNED ADWERTHU YN CYNNWYS YSTAFELL STAFF / DEMOLISH EXISTING GARAGE AND HOTEL AND CREATE A CAR PARK AND RETAIL UNIT INCORPORATING A STAFF ROOM	Prince Of Wales Hotel & ATS Euromaster, Bangor Street, Caernarfon, LL551AR	Pwyllgor/Committee	19/09/2012	04/02/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	138
C12/1270/30/LL	Llawn - Cynllunio/Full - Planning	ADEILADU ADEILAD YMWELWYR NEWYDD DEULAWR AR GYFER YR YMDDIRIEDOLAETH GENEOLAETHOL YN CYNNWYS DYMCHWEL YR ADEILADAU ALLANOL PRESENNOL AR Y SAFLE / CONSTRUCTION OF A NEW TWO STOREY VISITOR BUILDING FOR THE NATIONAL TRUST TO INCLUDE DEMOLITION OF EXISTING OU	Tir Ger / Land Nr. - Henfaes, Aberdaron, Pwllheli, Gwynedd, LL538BE	Pwyllgor/Committee	21/09/2012	08/01/2013	Caniatawyd gydag Amodau/Approved with Conditions	MAOT: All Other Principal Developments Major (B8)	Decision made	109
C12/1345/08/LL	Llawn - Cynllunio/Full - Planning	Codi adeilad siopar wahan mewn ardal maes parcio. / Erect detached building accommodating shop within car park area.	Maes Parcio/Car Park, Portmeirion, Penrhyndeudraeth, Gwynedd, LL48 6ER	Dirprwyedig/Delegated	11/10/2012	08/01/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	89
C12/1448/04/LL	Llawn - Cynllunio/Full - Planning	ADDASU A NEWID DEFNYDD RHAN O ARDDANGOSFA MODURON ER GALLUOGI YMESTYN SIOP AC ADDASIADAU I DOILEDAU A BLAEN SIOP. / CONVERT AND CHANGE OF USE TO PART OF GARAGE SHOWROOM TO ALLOW EXTENSION OF SHOP AND ALTERATIONS TO TOILETS AND FRONT OF SHOP.	Dyffryn Garage, Glan yr Afon, Corwen, LL21 0ET	Dirprwyedig/Delegated	15/11/2012	03/01/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	49
C12/1451/15/LL	Llawn - Cynllunio/Full - Planning	DATBLYGIAD CYFLEUSTER STORFA BWMP I GYNNWYS CRONFA UCHAF YN CHWAREL FAWR GYDA ARGAE CYSYLLTIOL, CRONFA ISEL YNG NGHLYNRHONWY GYDA ARGAE CYSYLLTIOL, ADEILAD YN CYNNWYS TYRBEINI, GWAITH PEIRIANYDDOL CYSYLLTIOL GAN GYNNWYS CREU TOMENNI LLECHI NEWYDD A GWYRO	Safle - Glyn Rhonwy - Site, Llanberis, Caernarfon, Gwynedd, LL554EL	Pwyllgor/Committee	31/10/2012	19/02/2014	Caniatawyd gydag Amodau/Approved with Conditions	MAOT: All Other Principal Developments Major (B8)	Decision made	476
C12/1484/16/LL	Llawn - Cynllunio/Full - Planning	DIWYGIO AMOD 2 O GANIATAD C10A/0045/16/LL I GYNNWYS DEFNYDD B2 YN YCHWANEGOL I DDEFNYDD B1 A B8 FEL A GANIATAWYD / VARIATION TO CONDITION 2 OF PLANNING APPROVAL C10A/0045/16/LL TO INCLUDE B2 USES IN ADDITION TO B1 AND B8 USES AS APPROVAL	Uned 1 / Unit 1, Ystad Ddiwydiannol Llandygai / Llandygai Industrial Estate, Llandygai, Bangor, LL574YH	Dirprwyedig/Delegated	27/11/2012	14/01/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	48
C12/1580/44/AM	Amlinell/Outline	CODI 2 UNED DIWYDIANNOL AR GYFER DEFNYDD B1, B2 A B8 / ERECTION OF 2 INDUSTRIAL UNITS FOR B1, B2 AND B8 USES	Storfa Cyngor, Penamser, Porthmadog, LL499HF	Pwyllgor/Committee	24/05/2013	08/07/2013	Caniatawyd gydag Amodau/Approved with Conditions	MAMW: Manufacturing Storage Warehousing Major	Decision made	45
C12/1611/44/LL	Llawn - Cynllunio/Full - Planning	CAIS LLAWN I ADEILADU DEPO CLUDIANT YN CYNNWYS GWEITHDY, BAE M.O.T. GYDA STORFEYDD ANNATOD AC ADEILAD SWYDDFA, MANNAU PARCIO CEIR A LORIAU YN OGYSTAL A CHYFLEUSTER AILGYLCHU GWASTRAFF ANADWEITHIOL, MANNAU STORIO AGREGAU, ARDALOEDD LLWYTHO A DADLWYTHO, FFE	Tir ger / Land by Gelert Ltd, Ffordd Penamser Road, Porthmadog, Gwynedd, LL499SL	Pwyllgor/Committee	07/01/2013	10/07/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	184
C13/0014/34/LL	Llawn - Cynllunio/Full - Planning	NEWID DEFNYDD ADEILAD ALLANOL I YSTAFELL AML BWRPAS A HAMDDEN A CODI ESTYNIAD UNLLAWR OCHR AR GYFER STORIO / CHANGE OF USE OF OUTBUILDING INTO A MULTI FUNCTION RECREATION ROOM AND ERECTON OF A SINGLE STOREY LEAN TO EXTENSION FOR STORAGE	Bachwen Farm, Clynogfawr, Caernarfon, LL545NH	Dirprwyedig/Delegated	15/01/2013	27/02/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	43

C13/0094/36/LL	Llawn - Cynllunio/Full - Planning	CAIS LLAWN I ADEILADU GWAITH TRIN DWR SY'N CYNNEWYS ADEILADAU TANCIAU, GWAITH PEIRIANNYDDOL, OFFER, TRACIAU, PANELI SOLAR A THIRWEDDU / FULL APPLICATION FOR THE ERECTION OF A WATER TREATMENT PLANT TO INCLUDE BUILDINGS, TANKS, ENGINEERING WORK, EQUIPMENT, T	Gwaith Dwr/Water Works, Garndolbenmaen, Gwynedd, LL519HZ	Pwyllgor/Committee	15/02/2013	29/04/2013	Caniatawyd gydag Amodau/Approved with Conditions	MAOT: All Other Principal Developments Major (B8)	Decision made	73
C13/0109/32/LL	Llawn - Cynllunio/Full - Planning	GOSOD ADEILAD TEBYG I PORTACABIN AR DIR FEL CEGIN HYFFORDDI / SITING OF A PORTACABIN TYPE BUILDING ON LAND AS A TRAINING KITCHEN	Erw Aur, tir ger Ysgol Botwnnog, Botwnnog, Pwllheli, Gwynedd, LL538PY	Dirprwyedig/Delegated	04/02/2013	04/03/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	28
C13/0119/23/LL	Llawn - Cynllunio/Full - Planning	CAIS I ADNEWYDDU CANIATAD C07A/0732/23/CR I NEWID DEFNYDD, ESTYNIAD CEFN A MAN NEWIDIADAU I'R ADEILAD ER MWYN CREU YSTAFELLOEDD CYFARFOD AR Y LLAWR GWAELOD A 5 YSTAFELL WELY AR Y LLAWR CYNTAF (YN GYSYLLTIEDIG A GWESTY SEIONT MANOR) / APPLICATION TO RENEW	Seiont Manor Hotel, Llanrug, Caernarfon, LL552AQ	Dirprwyedig/Delegated	20/02/2013	02/05/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	71
C13/0142/14/LL	Llawn - Cynllunio/Full - Planning	Newid amod 1 o ganiatad cynllunio rhif C11/0107/14/LL er mwyn defnyddio'r eiddo fel deintyddfa yn barhaol / Amend condition no 1 of planning permission ref C11/0107/14/LL so as to allow the property to be permanently used as a dental surgery	Oasis Dentist Surgery, Unit 1E a unit 1C, Lon Cae Ffynnon, Cibyn, Caernarfon, Gwynedd, LL552BD	Dirprwyedig/Delegated	11/02/2013	11/04/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	59
C13/0164/40/LL	Llawn - Cynllunio/Full - Planning	ATGYWEIRIO FELIN A CYFLENWAD DWR I'R FELIN, CREU CANOLFAN ARDDANGOS, NEWID DEFNYDD TY I UNED GWYLIAU AC ATGYWEIRIO CYN DY'R FELIN I ANNEDD / RESTORATION OF MILL AND WATER SUPPLY TO MILL, CREATION OF EXHIBITION CENTRE, CHANGE OF USE OF DWELLING TO HOLIDAY	Felin Rhyd Hir, Efailnewydd, Pwllheli, Gwynedd, LL538TN	Dirprwyedig/Delegated	18/02/2013	13/06/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	115
C13/0189/14/LL	Llawn - Cynllunio/Full - Planning	NEWID DEFNYDD O SWYDDFA I GLINIC CIROPRATEG / CHANGE OF USE FROM OFFICE TO CHIROPRACTICE CLINIC	Harbour Office House, Slate Quay, Caernarfon, LL552PB	Dirprwyedig/Delegated	14/03/2013	11/04/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	28
C13/0206/22/LL	Llawn - Cynllunio/Full - Planning	CAIS LLAWN I GREU UNED NEWYDD AC ADEILADU MODURDY FASNACHOL / FULL APPLICATION FOR THE CREATION OF A NEW UNIT AND THE ERECTION OF A COMMERCIAL GARAGE	Unit 2 (Plot 2), Penygroes Industrial Estate, Penygroes, Caernarfon, Gwynedd, LL546DB	Dirprwyedig/Delegated	14/03/2013	08/05/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	55
C13/0209/35/LL	Llawn - Cynllunio/Full - Planning	NEWID DEFNYDD O'R AIL LAWR I FFURFIO RHAN O'R GALERI PRESENNOL YNGHYD AC ESTYNIAD CEFN DEULAWR / CHANGE OF USE OF SECOND FLOOR TO FORM PART OF EXISTING GALLERY AND A TWO STOREY REAR EXTENSION	1, Castle Terrace, Criccieth, LL520DY	Dirprwyedig/Delegated	06/03/2013	04/04/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	29
C13/0220/08/LL	Llawn - Cynllunio/Full - Planning	Newid defnydd annedd ynghlwm er darparu ac ymestyn cyfleusterau deintyddfa. / Change of use of adjoining dwelling to provide and extend dentist surgery facilities.	7, Ynysfa, Church Street, Penrhyndeudraeth, LL486AB	Dirprwyedig/Delegated	27/02/2013	21/03/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	22
C13/0260/14/LL	Llawn - Cynllunio/Full - Planning	NEWID DEFNYDD STORFA I FOD YN RHAN O'R MODURDY PRESENNOL YNGHYD A NEWID AMOD 4 O GANIATAD CYNLLUNIO RHIF C10A/0096/14/LL ER MWYN GALLUOGI CYNHYDDU'R NIFER O GEIR AR WERTH O 18 I 30 (CAIS OL-WEITHREDOL) / CHANGE OF USE OF STORE TO FORM PART OF EXISTING GARA	B & K Williams Motors, Lon Parc, Caernarfon, Gwynedd, LL552HP	Dirprwyedig/Delegated	27/03/2013	08/05/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	42
C13/0261/14/LL	Llawn - Cynllunio/Full - Planning	NEWID AMOD 2 O GANIATAD RHIF C11/0093/14/LL ER MWYN GALLUOGI CODI ADEILAD ARDDANGOS / SWYDDFEYDD O DDYLUNIAD GWAHANOL A MAINT LLAI / AMEND CONDITION 2 ON PLANNING PERMISSION REFERENCE C11/0093/14/LL SO AS TO ALLOW THE ERECTION OF A SHOWROOM / OFFICE BUILD	Dwyfor Oils, Cibyn Industrial Estate, Caernarfon, Gwynedd, LL552BD	Dirprwyedig/Delegated	13/03/2013	17/04/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOF: Offices Minor	Decision made	35

C13/0276/11/LL	Llawn - Cynllunio/Full - Planning	CAIS AR GYFER NEWID DEFNYDD UNED WAG I DDENTYDDFA, YNGHYD A GOSOD BLAEN SIOP NEWYDD / APPLICATION FOR THE CHANGE OF USE OF VACANT UNIT TO DENTIST TOGETHER WITH PROVISION OF NEW SHOP FRONT	Unit 14, Menai Centre, Cathedral Walk, Bangor, Gwynedd, LL571ED	Dirprwyedig/Delegated	21/03/2013	08/05/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	48
C13/0289/03/LL	Llawn - Cynllunio/Full - Planning	CODI 3 ADEILAD STORIO NEWYDD A GOSOD GIATIAU AR Y FEYNEDFA / ERECTION OF 3 NEW STORAGE BUILDING AND INSTALL NEW ENTRANCE GATES	Unit 3-6, Llwyn Gell Industrial Estate, Blaenau Ffestiniog, Gwynedd, LL413NE	Dirprwyedig/Delegated	29/04/2013	21/06/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIMW: Manufacturing Storage Warehousing Minor (B8)	Decision made	53
C13/0305/44/LL	Llawn - Cynllunio/Full - Planning	NEWID DEFNYDD Y NEUADD I FOD YN SIOP (A1) / CHANGE OF USE OF HALL TO FORM A RETAIL (A1) UNIT	The Royal British Legion & Branch, Snowdon Street, Porthmadog, LL499DF	Dirprwyedig/Delegated	23/04/2013	07/06/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	45
C13/0358/09/LL	Llawn - Cynllunio/Full - Planning	NEWID DEFNYDD RHAN O'R TY I FOD YN GAFFI / CHANGE OF USE OF PART OF THE HOUSE TO A CAFE	Ty Lan Mor, Sandilands Road, Tywyn, Gwynedd, LL360AD	Dirprwyedig/Delegated	15/04/2013	13/06/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	59
C13/0433/25/LL	Llawn - Cynllunio/Full - Planning	CODI ESTYNIAD DEULAWR NEWYDD I ANECS PRESENNOL GAN DDARPARU 22 YSTAFELL WELY YCHWANEGOL, NEWIDIADAU AG YCHWANEGIADAU I DDARPARIAETH PARCIO'R SAFLE A THIRLUNIO / ERECTION OF TWO STOREY EXTENSION TO THE EXISTING ANNEXE PROVIDING 22 ADDITIONAL BEDROOMS, ALTE	Parc Britannia Brewers Fayre, Ffordd Y Parc, Parc Menai, Bangor, LL574FA	Dirprwyedig/Delegated	26/04/2013	13/06/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	48
C13/0478/16/LL	Llawn - Cynllunio/Full - Planning	CAIS AR GYFER DEFNYDD B2 O'R UNEDAU, YNGHYD A GWAITH ALLANOL SY'N CYNNWYS DARPARU DRWS MYNEDFA GERBYDOL NEWYDD, OFFER AWYRU, GOLEUADAU A CHODI FFENS A GOSOD GIATIAU MYNEDIAD / APPLICATION FOR THE USE OF THE BUILDING AS CLASS B2 TOGETHER WITH EXTERNAL AL	Unedau 9 a 10 / Units 9 & 10, Gateway Park, Llandygai Industrial Estate, Llandygai, Bangor, Gwynedd, LL574YH	Dirprwyedig/Delegated	09/05/2013	28/06/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	50
C13/0486/04/LL	Llawn - Cynllunio/Full - Planning	Newid defnydd tir ar gyfer creu canolfan 'zorbng/sphering' ynghyd a darpariaeth parcio / Change of use of land to create 'zorbng/sphering' centre together with parking provision.	Coed Ty Uchaf, Planet Zorb, Bethel, Bala, LL237LA	Dirprwyedig/Delegated	17/05/2013	09/07/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	53
C13/0487/35/LL	Llawn - Cynllunio/Full - Planning	DYMCHWEL Y WARWS BRESENNOL A CODI ADEILAD 3 LLAWR NEWYDD GYDA BALCONI A DEFNYDDIO FEL SWYDDFEYDD / DEMOLITION OF THE EXISTING WAREHOUSE AND ERECTION OF A NEW THREE STOREY BUILDING WITH BALCONY TO BE USED AS OFFICES	Siop Newydd, 50, Stryd Fawr, Criccieth, Gwynedd, LL520EY	Pwyllgor/Committee	03/06/2013	05/09/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	94
C13/0494/11/R3	Rheol 3/Regulation 3	Newid defnydd o swyddfeydd i amgueddfa a galeri celf i gynnwys caffi a siop ynghyd ag addasiadau mewnol ac allanol a newidiadau i'r maes parcio a thirlunio / Change of use of offices into museum and art gallery to include a cafe and shop, together with in	Neuadd y Dref, Bangor, Gwynedd, LL571DT	Dirprwyedig/Delegated	23/05/2013	03/02/2014	Caniatawyd gydag Amodau/Approved with Conditions	General Regulations	Decision made	256
C13/0501/41/LL	Llawn - Cynllunio/Full - Planning	Codi adeilad diwydiannol newydd ar gyfer ystafell arddangos a gweithdy i dractorau a pheiriannau amaethyddol / Erection of a new industrial building to include a tractor and agricultural machinery show room and workshop	Uned/Unit 3, Parc Amaeth, Llanystumdwy, Criccieth, LL52 0LJ	Pwyllgor/Committee	21/05/2013	08/07/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIMW: Manufacturing Storage Warehousing Minor (B8)	Decision made	48
C13/0554/16/R3	Rheol 3/Regulation 3	CAIS AR GYFER CREU A GOSOD GWYNEB AR LWYBR AML-DDEFNYDD / APPLICATION FOR THE CREATION AND SURFACING A MULTI-USER PATH	Lon Las Ogwen, Cerrig Llwydion to Coetmor, Tregarth, Bangor, Gwynedd, LL574NW	Dirprwyedig/Delegated	28/05/2013	25/07/2013	Caniatawyd gydag Amodau/Approved with Conditions	General Regulations	Decision made	58

C13/0566/30/LL	Llawn - Cynllunio/Full - Planning	DYMCHWEL ADEILAD PRESENNOL AC ADEILADU ADEILAD NEWYDD YNGHYD A GWAITH PEIRIANNYDDOL CYSYLLTIEDIG / DEMOLISH EXISTING BUILDING AND CONSTRUCT NEW BUILDING TOGETHER WITH ASSOCIATED ENGINEERING OPERATIONS	Becws Islyn, Aberdaron, Pwllheli, Gwynedd, LL538BE	Dirprwyedig/Delegated	02/07/2013	06/12/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	157
C13/0668/03/LL	Llawn - Cynllunio/Full - Planning	NEWID DEFNYDD CYN FECWS I WEITHDY A SWYDDFA YNGHYD AC ADDASIADAU ALLANOL A CODI FFENS / CHANGE OF USE OF FORMER BAKERY INTO WORKSHOP AND OFFICE TO INCLUDE EXTERNAL ALTERATIONS AND ERECTION OF FENCE	The Old Bakery, Glyndwr Terrace, Tanygrisiau, Blaenau Ffestiniog, Gwynedd, LL413RP	Dirprwyedig/Delegated	24/06/2013	14/11/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOF: Offices Minor	Decision made	143
C13/0670/23/LL	Llawn - Cynllunio/Full - Planning	CODI 15 STABL MEWN DAU ADEILAD NEWYDD, CREU MILODFA A MYNEDFA NEWYDD / ERECT 15 STABLES IN TWO NEW BUILDINGS, CREATE A MENAGE AND A NEW ACCESS	Bryn Maen, Ceunant, Caernarfon, LL554RY	Dirprwyedig/Delegated	12/07/2013	29/08/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	48
C13/0674/03/LL	Llawn - Cynllunio/Full - Planning	CREU CWRS WEIREN SIP LEFEL UCHAF A NEWID DEFNYDD ADEILAD AR GYFER DERBYNFA A CANOLFAN YMWELWYR YNGHYD A PARCIO CYSYLLTIEDIG / CREATE A HIGH LEVEL SIP WIRE COURSE AND CHANGE OF USE OF BUILDING AS RECEPTION AND VISITOR CENTRE TOGETHER WITH ASSOCIATED PARKIN	Greaves Welsh Slate Ltd., Llechwedd Slate Mines, Blaenau Ffestiniog, LL413NB	Dirprwyedig/Delegated	25/06/2013	14/11/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	142
C13/0679/45/R3	Rheol 3/Regulation 3	GWAITH MORWROL O FEWN HARBWR PWLLHELI YN GYSYLLTIEDIG GYDA ACADEMI HWYLIO GENEDLAETHOL CYMRU A CHANOLFAN DIGWYDDIADAU YN CYNNWYS CARTHU?R SIANEL A?R ANGORFEYDD PRESENNOL, GWAITH CARTHU I GREU ANGORFEYDD NEWYDD, ADENNILL TIR O FEWN YR HARBWR, TIRLUNIO DEUN	Hafan Pwllheli, Ystad Ddiwydiannol Glan y don, Pwllheli, Gwynedd, LL535YT	Pwyllgor/Committee	27/06/2013	04/11/2013	Caniatawyd gydag Amodau/Approved with Conditions	MAOT: All Other Principal Developments Major (B8)	Decision made	130
C13/0735/03/LL	Llawn - Cynllunio/Full - Planning	NEWID DEFNYDD UNED GREFFTAU ER CREU DEFNYDD CYMSG CANOLFAN WYBODAETH, SWYDDFA, UNED MANWERTHU I GYNNWYS ADDASIADAU / CHANGE OF USE OF CRAFT UNIT TO FORM MIXED USE INFORMATION CENTRE, OFFICE, RETAIL UNIT TO INCLUDE ALTERATIONS	Unedau 1+2, Y Sgwar, Stryd Fawr, Blaenau Ffestiniog, Gwynedd, LL41 3ES	Dirprwyedig/Delegated	18/07/2013	10/09/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	54
C13/0755/16/LL	Llawn - Cynllunio/Full - Planning	Estyniad i adeilad presennol i gynnwys swyddfa, ystafell gweithwyr, storfa ag adnoddau arlwyio ynghyd a gosod tanc septig, cadw cynhwysydd a chreu ardal allanol gwyllo (rhannol ol-weithredol) / Extension to an existing building to provide office space, sta	Welsh Slate Ltd, Penrhyn Quarry, Bethesda, Bangor, LL57 4YG	Dirprwyedig/Delegated	19/07/2013	21/11/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	125
C13/0796/17/LL	Llawn - Cynllunio/Full - Planning	ADEILADU AWYRENDY NEWYDD YN CYNNWYS LLETY ATODOL, MYNEDFA CERBYDOL NEWYDD A MAES PARCIO A GWAITH ATODOL ALLANOL / ERECTION OF A NEW HANGER INCLUDING ANCILLARY ACCOMMODATION, NEW VEHICULAR ACCESS AND CAR PARK AND ANCILLARY EXTERIOR WORKS	Caernarfon Airport, Dinas Dinlle, Llanwnda, Caernarfon, LL545TP	Pwyllgor/Committee	08/08/2013	12/03/2014	Caniatawyd gydag Amodau/Approved with Conditions	MAOT: All Other Principal Developments Major (B8)	Decision made	216
C13/0810/14/LL	Llawn - Cynllunio/Full - Planning	Darparu 16 uned breswyl gofal ychwanegol / Provide 16 extra care residential units	Ysbyty Bryn Seiont Hospital, Pant Road, Caernarfon, LL552YU	Pwyllgor/Committee	13/08/2013	21/01/2014	Caniatawyd gydag Amodau/Approved with Conditions	MADW: Dwellings Major (C3)	Decision made	161
C13/0822/17/LL	Llawn - Cynllunio/Full - Planning	DYMCHWEL Y TWR RHEOLI PRESENNOL, CODI TWR RHEOLI NEWYDD, ADDASIADAU I'R MAES PARCIO PRESENNOL A CREU MYNEDFA NEWYDD / DEMOLISH THE EXISTING CONTROL TOWER, ERECT A NEW CONTROL TOWER, ALTERATIONS TO THE EXISTING CAR PARK AND CONSTRUCTION OF A NEW VEHICULAR	Air Caernarfon Ltd, Caernarfon Airport, Llanwnda, Caernarfon, LL54 5TP	Pwyllgor/Committee	23/08/2013	04/11/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	73
C13/0823/36/LL	Llawn - Cynllunio/Full - Planning	Cais ol-weithredol i gadw adeilad odyn ar gyfer sychu sglodion coed mewn cysylltiad a busnes biomas / Retrospective application to retain kiln building for drying of woodchip in connection with biomass business.	Bryncir Garden Centre, Bryncir, Garndolbenmaen, LL519LX	Dirprwyedig/Delegated	28/08/2013	17/10/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	50

C13/0838/17/LL	Llawn - Cynllunio/Full - Planning	CODI ADEILAD NEWYDD I FAGIO GLO, SYCHU PROSESU A PHACIO COED TANWYDD / ERECTION OF A NEW BUILDING TO BAG COAL, DRY, PROCESS AND PACK FIREWOOD	The Coal Yard / Yr Iard Lo, Carmel, Caernarfon, Gwynedd, LL547DS	Dirprwyedig/Delegated	21/08/2013	21/11/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	92
C13/0853/39/LL	Llawn - Cynllunio/Full - Planning	ESTYNIAD CEFN I SIOP AC ADDASIADAU I DDARPARU MYNEDIAD ANABL / REAR EXTENSION TO SHOP AND ALTERATIONS TO PROVIDE DISABLED ACCESS	Spar Stores, Cae Du, Abersoch, Pwllheli, LL537EN	Dirprwyedig/Delegated	20/08/2013	03/10/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	44
C13/0857/03/LL	Llawn - Cynllunio/Full - Planning	NEWID DEFNYDD CYN PWLL CLODDIO AR GYFER CREU CANOLFAN ANTUR DRINGOR RHAFFAU A NEWID DEFNYDD STORFA I GREU DERBYNFA A CHANOLFAN YMWELWYR / CHANGE OF USE OF FORMER UNDERGROUND MINE TO A ROPE CLIMBING ADVENTURE CENTRE AND CHANGE OF USE OF STORE TO RECEPTION	Greaves & Son Welsh Slate Ltd., Llechwedd Slate Mines, Blaenau Ffestiniog, LL413NB	Dirprwyedig/Delegated	21/08/2013	13/11/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	84
C13/0901/41/LL	Llawn - Cynllunio/Full - Planning	Codi estyniad ochr adeilad presennol, ail leoli a gosod seilos ac offer newydd, newidiadau i'r mynedfa cerbydol presennol a chreu man troi newydd a tirwedd. Dymchwel yr hen adeilad prosesu caws a'r cludfelft presennol. / Erection of side extension to exis	Hufenfa De Arfon / South Caernarfon Creameries Ltd, Chwilog, Pwllheli, LL536SB	Pwyllgor/Committee	25/10/2013	25/11/2013	Caniatawyd gydag Amodau/Approved with Conditions	MAMW: Manufacturing Storage Warehousing Major	Decision made	31
C13/0929/14/LL	Llawn - Cynllunio/Full - Planning	Dymchwel strwythau presennol estyniadau i'r siop ardd a'r cafffi, codi adeilad storio newydd, ymestyn y iard gwasanaethu, codi ffens diogelwch 2m o uchder, creu manau parcio ychwanegol ynghyd a thirwedd / Demolish existing structures, extensions to the ga	Canolfan Arddio Fron Goch Garden Centre, Pant Road, Caernarfon, LL545RL	Pwyllgor/Committee	20/09/2013	04/11/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	45
C13/0962/17/R3	Llawn - Cynllunio/Full - Planning	NEWID DEFNYDD AC ADDASU UNEDAU GWAG I GREU 5 WEITHDAI CREFFT, YNGHYD A DARPARIAETH TOILEDAU A LIFT NEWYDD A GOSOD CANOPI RHYDD / CHANGE OF USE AND CONVERSION OF EMPTY UNITS TO CREATE 5 CRAFT WORKSHOPS, TOGETHER WITH TOILET PROVISIONS AND NEW LIFT AND SITI	Gweithdai Crefft Parc Glynllifon, Ffordd Clynnog, Caernarfon, Gwynedd, LL545DU	Dirprwyedig/Delegated	15/10/2013	30/04/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	197
C13/0985/19/LL	Llawn - Cynllunio/Full - Planning	GOSOD CLEDRAU CUL ODDEUTU 400M O HYD AR GYFER TREN BACH / SITING OF APPROXIMATELY 400M NARROW GAGE TRACKING FOR MINATURE TRAIN	Tyddyn Newborough, Bontnewydd, Caernarfon, LL55 2TY	Dirprwyedig/Delegated	03/10/2013	31/10/2013	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	28
C13/1136/15/LL	Llawn - Cynllunio/Full - Planning	CAIS LLAWN I GREU PARC CARAFANNAU TEITHIO GYDA 54 LLAIN YNGHYD A DATBLYGIADAU CYSYLLTIOL SEF CODIADEILAD DERBYNFA/TOILEDAU, ADEILAD CYNAL A CHADW, DAU GOMPOWND WARDEN, CREU MYNEDFA GERBYDOL NEWYDD GYDA FFYRDD A LLWYBRAU MENOL, TIRLUNIO A GWYRO LLWYBRAU PR	Glyn Rhonwy, Llanberis, Caernarfon, Gwynedd, LL544EL	Pwyllgor/Committee	07/11/2013	12/09/2014	Caniatawyd gydag Amodau/Approved with Conditions	MAOT: All Other Principal Developments Major (B8)	Decision made	309
C13/1147/41/LL	Llawn - Cynllunio/Full - Planning	Estyniad i'r warws / Extension to warehouse	Harlech Food Services Ltd, Parc Amaeth, Llanystumdwy, Criccieth, Gwynedd, LL52 0LJ	Pwyllgor/Committee	14/11/2013	13/01/2014	Caniatawyd gydag Amodau/Approved with Conditions	MAMW: Manufacturing Storage Warehousing Major	Decision made	60
C13/1178/39/LL	Llawn - Cynllunio/Full - Planning	NEWID DEFNYDD YSTAFELL YN YR EIDDO I FOD YN SIOP / CHANGE OF USE OF A ROOM IN THE PROPERTY TO A SHOP	Sgubor Ddegwm, Llangian, Pwllheli, Gwynedd, LL537LN	Dirprwyedig/Delegated	16/12/2013	22/01/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	37
C13/1180/42/LL	Llawn - Cynllunio/Full - Planning	Codi 1 uned diwydiannol a gwasanaethau cysylltiol / Construct 1 industrial unit and associated services	Parc Diwydiannol, Ffordd Dewi Sant, Nefyn, Pwllheli, Gwynedd, LL536EG	Dirprwyedig/Delegated	02/12/2013	22/01/2014	Caniatawyd yn Ddi-Amodol/Approved without Conditions	MIMW: Manufacturing Storage Warehousing Minor (B8)	Decision made	51

C13/1181/43/LL	Llawn - Cynllunio/Full - Planning	CREU YSTAFELL GYNHADLEDDAU/PRIODASAU NEWYDD FEL ESTYNIAD I'R BRIF NEUADD, ESTYNIAD I'R CAFFI I GREU LLE BWYTA YCHWANEGOL, ESTYNIAD I GREU DDARPARIAETH SIOP ODDI AR Y CAFFI, ESTYNIAD I GEFN Y GEGIN BRESENNOL I DARPARU STORFA AR GYFER CHYFLEUSTERAU ARLWYO,	Canolfan Iaith Nant Gwrthyrn, Liithfaen, Pwllheli, Gwynedd, LL536PA	Pwyllgor/Committee	27/11/2013	03/02/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	68
C13/1233/35/LL	Llawn - Cynllunio/Full - Planning	Newid defnydd o uned siop wag i olchdy / Change of use from vacant shop unit to launderette	Selar/Basement, 54, Stryd Fawr, Crickieth, Gwynedd, LL520EY	Dirprwyedig/Delegated	09/12/2013	24/01/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	46
C13/1277/16/LL	Llawn - Cynllunio/Full - Planning	Israniad o ran o adeilad diwydiannol presennol i ffurfio 4 uned ar wahan ynghyd a newidiadau allanol / Subdivision of part of existing industrial building to form 4 individual units and associated external alterations	Gateway Park, Stad Diwydiannol Llandygai / Llandegai Industrial Estate, Bangor, Gwynedd, LL574YH	Dirprwyedig/Delegated	16/12/2013	23/01/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	38
C13/1293/14/LL	Llawn - Cynllunio/Full - Planning	Newid defnydd rhan o'r siop ar gyfer ystafell de ynghyd a chreu toiled mewnol / Change of use of part of shop into a tea room and create an internal toilet	Gray Thomas Gift Shop, 9-11, Castle Ditch, Caernarfon, LL552AU	Dirprwyedig/Delegated	23/12/2013	29/01/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	37
C14/0012/03/LL	Llawn - Cynllunio/Full - Planning	Newid defnydd o gapel i hwyfan plant a chaffi ynghyd ac addasiadau a newid ffenestri / Change of use from chapel to children's play centre and cafe to include alterations and replacement windows	Jerusalem Chapel, High Street, Blaenau Ffestiniog, Gwynedd, LL413AE	Dirprwyedig/Delegated	05/03/2014	12/05/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	68
C14/0026/20/LL	Llawn - Cynllunio/Full - Planning	Newid defnydd swyddfeydd presennol i fwty ynghyd a gosod estyniad balconi wedi ei amgau ar y blaen / Change of use of offices to restaurant together with erection of enclosed balcony at the front	N W S Dock Management Ltd, Port Dinorwic Marina, Y Felinheli, Gwynedd, LL56 4JN	Pwyllgor/Committee	14/01/2014	24/03/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	69
C14/0035/11/LL	Llawn - Cynllunio/Full - Planning	Cais llawn ar gyfer ail-ddatblygu'r safle ar gyfer llety myfyrwyr trwy drosi adeiladau presennol, dymchwel a chodi adeiladau newydd gyda adnoddau cysylltiol, ynghyd a gwaith cysylltiol gan gynnwys creu mynedfa, creu llecynnau parcio, a thirlunio / Full ap	ST MARY'S COLLEGE, LON POBTY, BANGOR, GWYNEDD, LL57 1DZ	Pwyllgor/Committee	21/01/2014	24/03/2014	Caniatawyd gydag Amodau/Approved with Conditions	MADW: Dwellings Major (C3)	Decision made	62
C14/0080/09/LL	Llawn - Cynllunio/Full - Planning	Cais llawn i ddymchwel estyniad unllawr cefn a chodi estyniad 2 & 3 llawr ar gefn ysbyty presennol e mwyn creu prif ganolfan gofal a ward 16 gwely, ynghyd a darpariaeth parcio newydd a thirlunio / Full application to demolish single storey rear extension	War Memorial Hospital, Tywyn, LL369HH	Dirprwyedig/Delegated	30/01/2014	09/05/2014	Caniatawyd gydag Amodau/Approved with Conditions	MAOT: All Other Principal Developments Major (B8)	Decision made	99
C14/0195/42/LL	Llawn - Cynllunio/Full - Planning	Newid defnydd rhan o adeilad modurdy yn siop, oriel a caffi / Change of use of part of garage building to shop, gallery and cafe	GAREJ MORFA, LON TERFYN, MORFA NEFYN, GWYNEDD, LL536AP	Dirprwyedig/Delegated	21/03/2014	02/05/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	42
C14/0263/19/LL	Llawn - Cynllunio/Full - Planning	Newid defnydd o gyn gartref plant i swyddfa ynghyd a gwella'r fynedfa bresennol a chreu manau parcio / Change of use of former children's home into an office together with improvement to the existing access and create parking spaces	Cartref Bontnewydd, Bontnewydd, Caernarfon, Gwynedd, LL547UW	Dirprwyedig/Delegated	27/03/2014	01/05/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOF: Offices Minor	Decision made	35
C14/0275/22/R3	Rheol 3/Regulation 3	Adeiladu meithrinfa newydd / Erection of new nursery	Tir Ger / Land Nr. - Canolfan Yr Hen Orsaf, Ffordd yr Orsaf, Talysarn, Caernarfon, Gwynedd, LL546HL	Dirprwyedig/Delegated	31/03/2014	04/06/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	65
C14/0340/44/LL	Llawn - Cynllunio/Full - Planning	Newid defnydd uned diwydiannol (B1, B2 a B8) i ddefnydd gampfa (D2) / Change of use of industrial units (B1, B2 and B8) into a gymnasium (D2)	Uned B4, Parc Busnes Porthmadog, Porthmadog, Gwynedd, LL499GB	Dirprwyedig/Delegated	14/05/2014	21/08/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	99

C14/0424/18/LL	Llawn - Cynllunio/Full - Planning	Cais ar gyfer newid defnydd canolfan i lety hostel a chaffi ynghyd a gwneud newidiadau allanol / Application for the change of use of centre into a hostel accommodation and cafe together with external alterations	CANOLFAN CYMUNEDOL, DINORWIG, GWYNEDD, LL553EY	Pwyllgor/Committee	27/05/2014	01/09/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	97
C14/0508/08/LL	Llawn - Cynllunio/Full - Planning	Ysgol newydd ar gyfer disgyblion ag anghenion arbennig gyda adeilad llety / seibiant ynghyd a adeiladau cysylltiol, parcio a tirlunio / New school for pupils with special needs with associated respite accommodation that includes associated buildings, par	Parc Busnes Eryri, Penrhyndeudraeth, Gwynedd, LL48 6LD	Pwyllgor/Committee	06/06/2014	28/07/2014	Caniatawyd gydag Amodau/Approved with Conditions	MAOT: All Other Principal Developments Major (B8)	Decision made	52
C14/0532/14/LL	Llawn - Cynllunio/Full - Planning	Addasu adeilad ar gyfer bwyty a gwesty (9 ystafell wely), newidiadau i'r fynedfa, torri coed, tirlunio, manau parcio, addasu adeilad i gaffi a chodi unedau gwyliau newydd i greu cyfanswm o 18 uned gwyliau / Convert building into a restaurant and hotel (9)	Plas Brereton, Ffordd Bangor / Bangor Road, Caernarfon, LL551TW	Pwyllgor/Committee	11/06/2014	19/10/2015	Caniatawyd gydag Amodau/Approved with Conditions	MAOF: Offices Major (B1a)	Decision made	495
C14/0691/14/LL	Llawn - Cynllunio/Full - Planning	Newid defnydd uned diwydiannol Dosbarth B1 i ddefnydd Dosbarth D1 ar gyfer gampfa / Change of use of a Class B1 industrial unit into a Class D1 use as a gymnasium	Uned 20-21 / Unit 20-21, Yst?d Ddiwydiannol Cibyn Industrial Estate, Caernarfon, Gwynedd, LL55 2BD	Dirprwyedig/Delegated	11/08/2014	25/09/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	45
C14/0709/45/LL	Llawn - Cynllunio/Full - Planning	Adeiladu gwesty 55 ystafell wely ynghyd a bwyty a bar cysylltiol, mynedfeydd cerbydol a cerdded, manau parcio a datblygiadau cysylltiol / Erection of a 55 bedroom hotel and associated restaurant and bar, provision of vehicular and pedestrian access, park	Tir / Land Cae Ceffyl, Yst?d Ddiwydiannol Glan Y Don, Pwllheli, Gwynedd, LL535LH	Pwyllgor/Committee	31/07/2014	13/10/2014	Caniatawyd gydag Amodau/Approved with Conditions	MAOT: All Other Principal Developments Major (B8)	Decision made	74
C14/0763/20/LL	Llawn - Cynllunio/Full - Planning	Cais ol-weithredol i newid defnydd rhan o adeilad i ddefnydd masnachol trwy werthu cynhyrchiau cig i'r cyhoedd / Retrospective application to change the use of part of building to a commercial use, namely the selling of meat products to the public	Pant Erys, Beach Road, Y Felinheli, Gwynedd, LL564RQ	Dirprwyedig/Delegated	05/09/2014	18/12/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	104
C14/0769/45/LL	Llawn - Cynllunio/Full - Planning	Newid defnydd adeilad o ddefnydd A1 manwerthu i ddefnydd cymysg o fwyty, bar lolf a bar dawnsio / Change of use of building from A1 retail use to a mixed use as restaurant, lounge bar and dance bar	Cyn safle / Site of former L S Carpets Ltd, Maes yr Orsaf, Pwllheli, LL535HG	Pwyllgor/Committee	11/12/2014	02/02/2015	Caniatawyd gydag Amodau/Approved with Conditions	MAOT: All Other Principal Developments Major (B8)	Decision made	53
C14/0812/41/AM	Amlinell/Outline	Caniatad amlinellol am estyniad a newidiadau i adeilad ddiwydiannol/Outline consent for extension and alterations to industrial building.	Uned/Unit 1-2 Parc Amaeth, Llanystumdwy, Criccieth, Gwynedd, LL52 0LJ	Pwyllgor/Committee	03/09/2014	03/11/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIMW: Manufacturing Storage Warehousing Minor (B8)	Decision made	61
C14/0833/14/LL	Llawn - Cynllunio/Full - Planning	Estyniadau a newidiadau i'r uned ddiwydiannol presennol er mwyn creu derbynfa newydd, swyddfa/ystafell gyfarfod, man parcio a mynedfa newydd, storfa oer a man prosesu cig / Extensions and alterations to the existing industrial unit so as to provide a new	Ready Foods Ltd, Uned 3, Lon Cae FFynnon, Yst?d Ddiwydiannol Cibyn, Caernarfon, Gwynedd, LL552BD	Pwyllgor/Committee	21/08/2014	03/11/2014	Caniatawyd gydag Amodau/Approved with Conditions	MAMW: Manufacturing Storage Warehousing Major	Decision made	74
C14/0852/35/LL	Llawn - Cynllunio/Full - Planning	Creu mynedfa newydd i'r adeilad, ail dylunio'r gosodiad a tirwedd allanol, creu manau parcio newydd, lleoli cynhwysyddion storio dros dro a gosod tanc nwy / Construct a new entrance to the building, redesign the external layout and landscaping construct	MORANNEDD CAFE, Y PROM, CRICCIETH, GWYNEDD, LL52 0HU	Dirprwyedig/Delegated	08/10/2014	07/11/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	30
C14/0868/40/LL	Llawn - Cynllunio/Full - Planning	Newid defnydd o gae i ddefnydd storio carafanau (B8), gosod dau gynhwysydd ac adeiladu mynedfa gerbydol newydd / Change of use from field to caravan storage use (B8), site two containers and construction of a new vehicular access	Tir ger / Land by, Ystad Ddiwydiannol Y Ffor Industrial Estate, Y Ffor, Pwllheli, Gwynedd, LL536UW	Dirprwyedig/Delegated	05/09/2014	06/05/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIMW: Manufacturing Storage Warehousing Minor (B8)	Decision made	243
C14/0873/41/LL	Llawn - Cynllunio/Full - Planning	Addasu rhan o adeilad storio caws presennol yn uned gynhyrchu caws a chynnyrch llaeth, ynghyd ag adeiladu estyniad atebol, gosod offer a pheiriannau cysylltiol, mynedfa gerbydol/cludiant a gwaith tirlunio/plannu cysylltiol/Adaption of part of existing che	South Caernarfon Creameries Ltd, Rhydygwystl, Chwilog, Pwllheli, Gwynedd, LL53 6SB	Dirprwyedig/Delegated	11/09/2014	16/10/2014	Caniatawyd gydag Amodau/Approved with Conditions	MAMW: Manufacturing Storage Warehousing Major	Decision made	35

C14/0877/36/LL	Llawm - Cynllunio/Full - Planning	Codi adeilad newydd ar gyfer gofod arddangos, swyddfa a storfa ynghyd a chreu llwybr pren newydd/Erection of new building to house exhibition space, office and storage together with the creation of a new broad walk.	Osprey Viewing Site, Osprey Viewing Site, Glaslyn, Pont Croesor, Gwynedd	Dirprwyedig/Delegated	09/12/2014	05/01/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	27
C14/0931/44/LL	Llawm - Cynllunio/Full - Planning	Dymchwel cartref gofal presennol a chodi 40 uned breswyl gofal ychwanegol yn ei le ynghyd a chynnig cyfleusterau cefnogol a chymunedol cysylltiedig./Demolish existing care home and erect 40 extra care residential units in its place together with the provi	Hafod y Gest, Stryd Fawr/High Street, Porthmadog, Gwynedd, LL49 9NU	Pwyllgor/Committee	01/10/2014	15/12/2014	Caniatawyd gydag Amodau/Approved with Conditions	MADW: Dwellings Major (C3)	Decision made	75
C14/0941/20/LL	Llawm - Cynllunio/Full - Planning	Cais ol-weithredol ar gyfer codi adeiladau a gosod cyfarpar yn ymwneud a'r Parc Greenwood sy'n cynnwys ystafell haul, gweithdy, ardal marchogi mul, cyfarpar chwarae 'wildweb', cyfarpar 'zipadeedoodah', storfa goed, pentref madarch, llwybr a llwybr pren a	Greenwood Forest Park, Y Felinheli, Gwynedd, LL56 4QN	Dirprwyedig/Delegated	06/10/2014	24/11/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	49
C14/0953/08/LL	Llawm - Cynllunio/Full - Planning	Newid defnydd adeilad yn swyddfa ynghyd a chodi estyniad newydd i'r cefn/Chnage of use of building into an office in include erecting a new extension.	The former Granary, Penrhyndeudraeth, Gwynedd, LL48 6BN	Dirprwyedig/Delegated	08/10/2014	02/12/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOF: Offices Minor	Decision made	55
C14/0985/46/LL	Llawm - Cynllunio/Full - Planning	Trosi capel i ffurfio stiwdio trin gwallt ar y llawr daear a fflat ar y llawr cyntaf / Conversion of chapel to form a hairdressing studio on the ground floor and a flat on the first floor	Capel Garn Fadryn, Garn Fadryn, Pwllheli, Gwynedd. LL538TG	Dirprwyedig/Delegated	13/10/2014	26/11/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	44
C14/0997/38/LL	Llawm - Cynllunio/Full - Planning	Adeiladu fferyllfa newydd / Erect new pharmacy	Maes Parcio ger / Car Park by Londis, Llanbedrog, Pwllheli, Gwynedd, LL537TH	Dirprwyedig/Delegated	23/10/2014	15/12/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIRD: Retail Distribution and Servicing Minor (A1-A3)	Decision made	53
C14/1024/16/LL	Llawm - Cynllunio/Full - Planning	Dymchwel gorsaf betrol, siop a chanopi ynghyd a chodi gorsaf betrol gyda siop, 'atm' a 'Subway' newydd, codi canopi newydd a pwmp HGV newydd a chodi siop goffi 'Starbucks' gydag elfen gyrru trwadd, lle cynnau parcio a gosod tanciau o dan ddaear yn lle'r rh	Bangor Service Station, Felin Hen Road, Llandygai, Bangor, LL57 4BG	Pwyllgor/Committee	11/11/2014	05/03/2015	Caniatawyd gydag Amodau/Approved with Conditions	MAOT: All Other Principal Developments Major (B8)	Decision made	114
C14/1025/38/LL	Llawm - Cynllunio/Full - Planning	Estyniad i gefn y garej, newidiadau i flaen yr adeilad ac arwyddion / Extension to rear of garage, changes to front of building and signage	Gorsaf Betrol a Garej Llanbedrog, Ffordd y Traeth, Llanbedrog, Pwllheli, LL537TF	Dirprwyedig/Delegated	15/10/2014	21/01/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	98
C14/1031/44/LL	Llawm - Cynllunio/Full - Planning	Codi estyniad cefn i'r uned ddiwydiannol presennol/Erection of an extension to the rear of the existing industrial unit.	Cambrian Park and Leisure Homes, Y Traeth, Snowdon Street, Porthmadog, Gwynedd, LL49 9BT	Pwyllgor/Committee	30/01/2015	23/03/2015	Caniatawyd gydag Amodau/Approved with Conditions	MARD: Retail Distribution and Servicing Major (A1-A3)	Decision made	52
C14/1067/03/LL	Llawm - Cynllunio/Full - Planning	Codi adeilad storfa newydd yn gysylltiedig ar adeilad presennol/Erection of new storage building in connection with the existing building.	Metcalfe Catering Equipment Ltd, Haygarth Park, Blaenau Ffestiniog, Gwynedd,, LL41 3PF	Dirprwyedig/Delegated	06/11/2014	18/12/2014	Caniatawyd gydag Amodau/Approved with Conditions	MIMW: Manufacturing Storage Warehousing Minor (B8)	Decision made	42
C14/1087/03/LL	Llawm - Cynllunio/Full - Planning	Dymchwel y modurdy/gweithdy presennol a codi adeilad deulawr newydd ar gyfer creu meithrinfa/Demolition of existing garage/workshop and erection of a new two storey builing to create a day nursery.	MINFFORDD, OAKELEY SQUARE, BLAENAU FFESTINIOG, GWYNEDD, LL41 3PU	Dirprwyedig/Delegated	27/02/2015	17/04/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	49
C14/1177/03/LL	Llawm - Cynllunio/Full - Planning	Newid defnydd adeilad o B1 (Swyddfeydd) i ddefnydd C1 ar gyfer creu gwesty / Change of use of a building from B1 (Offices) to C1 use in order to create a hotel	Plaswaenydd, Talwaenydd, Blaenau Ffestiniog, LL413NA	Dirprwyedig/Delegated	17/12/2014	05/02/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	50
C14/1208/39/LL	Llawm - Cynllunio/Full - Planning	Dymchwel gwesty presennol, adeiladu strwythur defnydd cymysg yn cynnwys cyfleuster sba a gwesty 42 ystafell wely, bwyt/bar a 18 apartment preswyl gyda llefydd parcio, ardaeloeidd gwasanaethu a thirlunio cysylltiol / Demolition of existing hotel, construct	White House Hotel, Abersoch, Pwllheli, LL537AG	Pwyllgor/Committee	09/12/2014	02/03/2015	Caniatawyd gydag Amodau/Approved with Conditions	MAOT: All Other Principal Developments Major (B8)	Decision made	83

C14/1241/41/LL	Llaw - Cynllunio/Full - Planning	Estyniad ochr a blaen / Side and front extension	Afonwen Laundry Limited, Chwilog, Pwllheli, Gwynedd, LL536NQ	Dirprwyedig/Delegated	23/12/2014	12/02/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIOF: Offices Minor	Decision made	51
C14/1249/11/LL	Llaw - Cynllunio/Full - Planning	Newid defnydd cyn glinig iechyd i ddefnydd cymysg gan gynnwys sefydliad Clwb y Rheilffordd a swyddfeydd ynghyd a newidiadau strwythurol a newidiadau i'r fynedfa gerbydol / Change of use of former health clinic to a mixed use including Bangor Railway Insti	Former NHS Clinic, Sackville Road, Bangor, Gwynedd, LL57 1LD	Dirprwyedig/Delegated	29/09/2015	09/10/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	10
C15/0070/18/LL	Llaw - Cynllunio/Full - Planning	Adeiladu sleid ddwr, gosod paneli pv gyda chyfarpar cysylltiol / Construction of water slide, installation of pv panels with associated apparatus	Greenwood Forest Park, Y Felinheli, Gwynedd, LL56 4QN	Dirprwyedig/Delegated	20/02/2015	17/04/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	56
C15/0109/44/LL	Llaw - Cynllunio/Full - Planning	Newid defnydd i gyfleuster ailgylchu deunyddiau a gweithgynhyrchu tanwydd solet sydd wedi ei adfer / Change of use to a materials recycling facility and the manufacture of solid recovered fuel	Gelert House, Ffordd Penamser, Porthmadog, Gwynedd, LL49 9HG	Pwyllgor/Committee	09/02/2015	15/06/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIWT: Waste Disposal Minor	Decision made	126
C15/0180/25/LL	Llaw - Cynllunio/Full - Planning	Codiou dau uned diwydiannol / Erection of two industrial units	Treborth Business Park, Ffordd Bronwydd, Treborth, Gwynedd, LL57 2NX	Dirprwyedig/Delegated	03/03/2015	17/04/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIMW: Manufacturing Storage Warehousing Minor (B8)	Decision made	45
C15/0276/16/LL	Llaw - Cynllunio/Full - Planning	Cais llawn i godi adeilad tri llawr newydd ar gyfer canolfan cwmni Zip World i gynnwys derbynfa/adnoddau cysylltiol gan gynnwys caffi a bar ynghyd a gwaredu adeiladau dros dro presennol, codi cwrs weiren sip newydd, creu maes parcio, codi llwybr troed pre	Zip World, Chwael Penrhyn, Bethesda, Bangor, Gwynedd, LL574YG	Pwyllgor/Committee	10/04/2015	30/09/2015	Caniatawyd gydag Amodau/Approved with Conditions	MAOT: All Other Principal Developments Major (B8)	Decision made	173
C15/0414/11/LL	Llaw - Cynllunio/Full - Planning	Cais llawn i ddyrchwael adeilad presennol, ail-ddatblygu'r safle gan gynnwys codi adeilad newydd i gynnwys siop gysylltiol ynghyd a chreu llecynnau parcio ychwanegol o fewn wrt blaen y safle / Full application for the demolition of existing building and	Bryn Llwyd Filling Station, Caernarfon Road, Bangor, Gwynedd, LL57 4SU	Dirprwyedig/Delegated	18/05/2015	01/07/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	44
C15/0748/44/LL	Llaw - Cynllunio/Full - Planning	Trosi ac ehangu cyn safle trwsio carafanau i leoliad gwerthu ceir, canolfan MOT a modurdy trwsio cerbydau/Conversion and extension of former caravan repair premises into car sales, MOT centre and vehicle repair garage.	Cyn/former Hamdden Caravan Premises, Stryd Madog, Porthmadog, Gwynedd, LL49 9DB	Pwyllgor/Committee	12/08/2015	30/11/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	110
C15/0818/03/LL	Llaw - Cynllunio/Full - Planning	Gosod 11 seilo storio newydd / Install 11 new storage silos.	Rehau Plastics, Pencefn Road Blaenau, Tanygrisiau, Gwynedd, LL41 3RY	Dirprwyedig/Delegated	10/08/2015	23/09/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIMW: Manufacturing Storage Warehousing Minor (B8)	Decision made	44
C15/0892/44/LL	Llaw - Cynllunio/Full - Planning	Codi adeilad newydd i'w ddefnyddio fel gorsaf M.O.T. / Erection of a new building to be used as an M.O.T. station	Gest View Garage, Lon y Traeth, Porthmadog, Gwynedd, LL49 9PP	Dirprwyedig/Delegated	28/10/2015	01/12/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIMW: Manufacturing Storage Warehousing Minor (B8)	Decision made	34
C15/0895/25/LL	Llaw - Cynllunio/Full - Planning	Codi adeilad diwydiannol / Erection of an industrial unit	Treborth Business Park, Ffordd Bronwydd, Treborth, Gwynedd, LL57 2NX	Dirprwyedig/Delegated	27/08/2015	07/10/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIMW: Manufacturing Storage Warehousing Minor (B8)	Decision made	41
C15/0921/16/LL	Llaw - Cynllunio/Full - Planning	Cais llawn i godi adeilad newydd i'w ddefnyddio fel uned diwydiannol ysgafn ar gyfer cynhyrchu cynnyrch llaethdy, gosod tanc septig gyda adnoddau cysylltiol / Full application for the erection of a new building for use as a light industrial unit for the p	Moelyci, Felin Hen Road, Bangor, LL574BB	Dirprwyedig/Delegated	11/09/2015	03/11/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIOT: All Other Developments Minor	Decision made	53
C15/0954/39/LL	Llaw - Cynllunio/Full - Planning	Newid defnydd gweddill yr adeilad i ffurfio rhan o siop bresennol ynghyd a creu cyfleusterau cysylltiol fel storfa, swyddfa a lle bwyta staff ynghyd a man newidiadau allanol yn cynnwys ffenestr ychwanegol ar edrychiad cefn a cau ffenestri ar yr edrychiad	Roslyn, Lon Rhoslyn, Abersoch, Pwllheli, LL537DN	Pwyllgor/Committee	10/09/2015	30/11/2015	Caniatawyd gydag Amodau/Approved with Conditions	MIRD: Retail Distribution and Servicing Minor (A1-A3)	Decision made	81
C14/0680/11/LL	Llaw - Cynllunio/Full - Planning	Newid defnydd siop bresennol (defnydd A1) i ddefnydd gwerthwyr tai (defnydd A2) / Change of use of existing shop (A1 Use) to use as an Estate Agents (A2 Use)	282 STRYD FAWR/282 HIGH STREET, BANGOR, GWYNEDD, LL57 1UL	Dirprwyedig/Delegated	16/07/2014	22/08/2014	Gwrthodwyd/Refused	MIOT: All Other Developments Minor	Appeal decided	37

C15/0194/16/LL	Llawn - Cynllunio/Full - Planning	Newid defnydd tir ar gyfer gosod 4 'tipi' ac 8 pits ar gyfer tent ynghyd a pharcio cysylltiol, codi dau flocc toiled newydd ac adeilad ymgynull, trosi stabl presennol i uned groesawu a storfeydd ynghyd a darparu llain gwelededd o'r fynedfa bresennol / Cha	Land off the A4244, Pentir, Bangor, Gwynedd, LL57 4UX	Dirprwyedig/Delegated	19/05/2015	26/06/2015	Gwrthodwyd/Refused	MIOT: All Other Developments Minor	Application under appeal	38
C13/0912/11/LL	Llawn - Cynllunio/Full - Planning	CAIS AR GYFER NEWID DEFNYDD LLAWR GWAELOD A LLAWR IS-WAELOD BRESENNOL O SIOP (A1) I GAFFI/BAR (A3) YNGHYD A GWNEUD NEWIDIADAU ALLANOL / APPLICATION FOR THE CHANGE OF USE OF GROUND AND BASEMENT FLOORS FROM SHOP (A1) TO CAFE/BAR (A3) TOGETHER WITH EXTERNAL	205-207, Stryd Fawr / High Street, Bangor, LL571NY	Dirprwyedig/Delegated	04/09/2013	17/10/2013	Gwrthodwyd/Refused	MIOT: All Other Developments Minor	Decision made	43
C15/0667/23/LL	Llawn - Cynllunio/Full - Planning	Estyniadau i dy dafarn a darparu maes parcio / Extension to public house and provision of car park	The Snowdon Inn, Cwm-y-glo, Caernarfon, LL554EE	Dirprwyedig/Delegated	09/07/2015	24/08/2015	Gwrthodwyd/Refused	MIRD: Retail Distribution and Servicing Minor (A1-A3)	Decision made	46
C12/1628/33/LL	Llawn - Cynllunio/Full - Planning	CADW ADEILAD FEL A'I CODWYD A'I DEFNYDDIO FEL MODURDY/ GORSAF MOT GYDA RHAN I'W GADW AR GYFER DEFNYDD AMAETHYDDOL / RETAIN BUILDING AS BUILT AND USE AS GARAGE / MOT STATION WITH PART TO BE RETAINED FOR AGRICULTURAL USE	Hendre Wen, Rhydyclafdy, Pwllheli, LL537YP	Dirprwyedig/Delegated	03/01/2013	21/02/2013	Gwrthodwyd/Refused	MIOT: All Other Developments Minor	Appeal decided	49
C15/0152/08/AM	Amlinell/Outline	Cais amlinellol er mwyn codi uned manwerthu (A1) newydd/ Outline application for the erection of a new retail unit (A1).	Former Little Chef Site, 289 Park Road, Penrhyndeudraeth, Gwynedd, LL48 6LS	Dirprwyedig/Delegated	26/02/2015	17/04/2015	Gwrthodwyd/Refused	MIRD: Retail Distribution and Servicing Minor (A1-A3)	Decision made	50
C15/1005/16/LL	Llawn - Cynllunio/Full - Planning	Codi uned diwydiannol / Erection of an industrial unit	Llain / Plot - 18, Ystad Diwydiannol Llandygai - Llandygai Industrial Estate, Bangor, Gwynedd, LL57 4YH	Dirprwyedig/Delegated	27/10/2015	18/12/2015	Gwrthodwyd/Refused	MIMW: Manufacturing Storage Warehousing Minor (B8)	Decision made	52
C13/0467/14/AM	Amlinell/Outline	CAIS AMLINELLOL AR GYFER GORSAF GWERTHU PETROL A DDAU FYNEDFA / OUTLINE APPLICATION FOR THE ERECTION OF A PETROL FILLING STATION AND TWO ACCESSES	Tir gyferbyn a / Land opposite, Tyddyn Hen, Bethel Road, Caernarfon, Gwynedd, LL551UH	Dirprwyedig/Delegated	10/05/2013	04/07/2013	Gwrthodwyd/Refused	MIOT: All Other Developments Minor	Decision made	55
C15/0409/42/LL	Llawn - Cynllunio/Full - Planning	Adeiladu adeilad newydd i gynhyrchu hufan ia, siop/caffi hufen ia a chynnyrchu lleol, adnodd addysgiadol, newidiadau i fynedfa, gwaith allanol cysylltiedig a mynedfa amaethyddol newydd / Construct new building to produce ice cream, ice cream and local pro	Tir rhan o / Land part of Fferm Bryn Rhydd, Eder, Pwllheli, Gwynedd, LL538YY	Dirprwyedig/Delegated	08/07/2015	01/09/2015	Gwrthodwyd/Refused	MIOT: All Other Developments Minor	Decision made	55
C13/0896/18/LL	Llawn - Cynllunio/Full - Planning	NEWID DEFNYDD YSGUBOR / SIED MELINO COEDWIGAETH YNGHYD A'R COMPOUND AR GYFER DEFNYDD STORI CYFFREDINOL / CHANGE OF USE OF BARN / FORESTRY MILLING SHED AND COMPOUND FOR GENERAL STORAGE USE	Parc Nant y Garth, Seion, Llanddeiniolen, Gwynedd, LL564QU	Dirprwyedig/Delegated	05/09/2013	31/10/2013	Gwrthodwyd/Refused	MIOT: All Other Developments Minor	Decision made	56
C13/0835/22/LL	Llawn - Cynllunio/Full - Planning	NEWID DEFNYDD CYN SIOP (A1) I DDEFNYDD GWERTHU BWYD POETH I'W FWYTA ALLAN (A3) / CHANGE OF USE OF THE FORMER SHOP (A1) TO A HOT FOOD TAKEAWAY (A3)	3, Water Street, Penygroes, Caernarfon, LL546LR	Pwyllgor/Committee	04/09/2013	04/11/2013	Gwrthodwyd/Refused	MIOT: All Other Developments Minor	Decision made	61
C13/0883/39/LL	Llawn - Cynllunio/Full - Planning	DYMCHWEL TY PRESENNOL A CHODI TY NEWYDD, CAU MYNEDFA BRESENNOL A CREU MYNEDFA GERBYDOL NEWYDD A SAFLE HOFRENYDD / DEMOLISH EXISTING DWELLING AND ERECT A REPLACEMENT DWELLING, BLOCK UP EXISTING ACCESS AND CREATE NEW VEHICULAR ACCESS AND HELIPAD.	Llwyn Du, Lon Sarn Bach, Abersoch, Pwllheli, Gwynedd, LL537EL	Dirprwyedig/Delegated	03/09/2013	13/11/2013	Gwrthodwyd/Refused	MIOT: All Other Developments Minor	Decision made	71

C15/0162/33/LL	Llawn - Cynllunio/Full - Planning	Cais rhannol ol-weithredol ar gyfer codi adeilad a?i ddefnyddio fel modurdy masnachol, newid adeilad a ganiatawyd ac a ddefnyddiwyd yn flaenorol fel modurdy masnachol yn Gallt y Beren i ddefnydd amaethyddol, ynghyd a gwelliannau bwriedig i?r fynedfa i?r B	Gallt Y Beren, Rhydyclafdy, Pwllheli, LL537YP	Pwyllgor/Committee	02/03/2015	26/06/2015	Gwrthodwyd/Refused	MIOT: All Other Developments Minor	Application under appeal	116
C14/0244/18/LL	Llawn - Cynllunio/Full - Planning	Ail gyflwyniad o gais a wrthodwyd o dan C12/1522/18/LL ar gyfer cadw newid defnydd tir ar gyfer gemau paent ac estyniadau i faes parcio, ynghyd a chreu estyniad pellach i'r maes parcio, trac mynediad a 'base camp' newydd, gosod cynwysyddion, adeiladau	Coed Rhydau, Llanddeiniolen, Caernarfon, Gwynedd, LL57 4EE	Pwyllgor/Committee	20/03/2014	30/07/2014	Gwrthodwyd/Refused	MIOT: All Other Developments Minor	Appeal decided	132
C15/0011/08/LL	Llawn - Cynllunio/Full - Planning	Estyniad i siop modurdy presennol ar gyfer creu man adwerthu ategol./Extension to existing garage shop to form ancillary retail store.	PARK ROAD GARAGE, PENRHYNDEUDRAETH, GWYNEDD, LL48 6LS	Dirprwyedig/Delegated	20/01/2015	19/11/2015	Gwrthodwyd/Refused	MIRD: Retail Distribution and Servicing Minor (A1-A3)	Decision made	303
C14/0951/35/LL	Llawn - Cynllunio/Full - Planning	Adeilad croeso newydd, pabell fawr dros dro a thy ar gyfer perchennog gan gynnwys gosod tanc septig newydd/New reception building, temporary marquee and owner's dwelling including installation of new septic tank.	Mynydd Ednyfed, Caernarfon Road, Criccieth, Gwynedd, LL52 0PH	Dirprwyedig/Delegated	08/10/2014	27/11/2015	Gwrthodwyd/Refused	MIOT: All Other Developments Minor	Decision made	415
C13/0403/39/LL	Llawn - Cynllunio/Full - Planning	DYMCHWEL GWESTY PRESENNOL, ADEILADU STRWYTHUR DEFNYDD CYMYSG YN CYNNWYS CYFLEUSTER SBA A GWESTY 42 YSTAFELL WELY, BWYTY/BAR A 18 APARTMENT PRESWYL GYDA LLEFYDD PARCIO, ARDALOEDD GWASANAETHU A TIRLUNIO CYSYLLTIOL / DEMOLITION OF EXISTING HOTEL, CONSTRUCTIO	White House Hotel, Abersoch, Pwllheli, LL537AG	Pwyllgor/Committee	09/04/2013	26/06/2014	Gwrthodwyd/Refused	MAOT: All Other Principal Developments Major (B8)	Appeal decided	443

		Ebrill 2015										
1	Rhowch y rhif cyfeirnod am eich cais cynllunio / ymholiad mwyaf di	C15/0113/LL	C15/0199/24/DA	C15/0221/42/RC	C15/0295/25/LL	C15/0202/34/LL	C15/0244/39/LL	C15/0265/14/LL	C15/0152/08/AM	C15/0221/42/RC	C14/0657/15/LL	C15/0164/44/LL
2	A oedd y cais / ymholiad hwn ar eich cyfer chi eich hunan neu a oeddech yn gweithredu fel asiant i'r gwasanaeth?			1						1	1	1
	Fy hunan / <i>On own behalf</i>											
	Asiant / <i>Agent</i>	1	1		1	1	1	1	1			
3	A wnaethoch chi gysylltu â'r Uned Cynllunio i dderbyn cymorth cyn cyflwyno cais?	1	1	1							1	
	Do / <i>Yes</i>											
	Naddo / <i>No</i>				1							
4	Pa mor fodlon oeddech chi â'r cyngor a gawsoch cyn cyflwyno cais Cynllunio?	1	1	1							1	
	Bodlon / <i>Satisfied</i>											
	Anfodlon / <i>Dissatisfied</i>				1							
5	Pa mor fodlon oeddech chi â'r amser a gymerwyd i ateb negeseuon ac ymholiadau neu i benderfynu eich cais?	1	1	1							1	
	Bodlon / <i>Satisfied</i>											
	Anfodlon / <i>Dissatisfied</i>											
6	Yn gyffredinol, pa mor fodlon oeddech chi â'r gwasanaeth a gawsoch gan yr Uned Cynllunio wrth ddelio â'ch cais / ymholiad?	1	1	1					1	1	1	1
	Bodlon / <i>Satisfied</i>											
	Anfodlon / <i>Dissatisfied</i>				1	1		1				
	Yr ydym wedi ymrwymo i wella'r gwasanaeth a dderbyniwch a chroeshawir chwi i roi unrhyw sylwadau neu awgrymiadau yn y gofod isod. / We are committed to improving the service you receive and you are welcome to make any comments or suggestions in the space.				Did not notify my agent for 5 weeks that there was a need for planning permission. The planning officer reassured us on site first that planning was a 'mere formality' if it was 'mere formality' why was formal planning permission required in the first place. You need to visit sites and ascertain if planning permission is required before informing your customers and if it is a 'mere formality' then planning permission should be granted without going through all the red tape. It is not a service you provide it is a tick box more than my jobs worth service you provide. your faithfully Huw M Jones. It took you 3 months to decide what should have been given immediately. What service	Cais wedi ei wrthod; rheswm ddim yn gwneud synnwyr, Dyfarniad yn nodi ei fod mewn AHNE ond doedd gan y swyddog AHNE ddim gwrthwynebiad. Asiant wedi gyrru nifer o lythyrau (3) yn gofyn pam ei fod wedi eu gwrthod - dim wedi derbyn dim ateb dim ond i ofyn iddo gael cyngor cyn cyflwyno cais. Asiant wedi cael cyngor cyn cyflwyno cais gan CO tua 2 flynedd yn ôl lle'r oedd dim gwrthwynebiad mewn egwyddor. Asiant wedi ei siomi nad oedd wedi cael dim cyswllt gan y swyddog i wneud newidiadau i'r cais cyn ei wrthod. Fel rheol nid oes gan yr asiant ddim cwynion am y gwasanaeth mae yn ei dderbyn. Wedi ei siom yn fawr iawn yn yr achos yma.	Dim yn siwr be ydi pwrpas yr holiadur yma, gwell gofyn y cwestiwn yn gyffredinol. Penderfyniadau pwylgor yn annheg - ty yn Abersoch wedi ei wrthod gydag argymhelliad i ganiatai.	Anfodlon - ddim am gymryd rhan yn yr holiadur. Perthynas rhwng asiantwyr a swyddogion wedi suro o dan y drefn newydd.	Siomedig gyda'r penderfyniad ond hapus hefo'r gwasanaeth.	Bodlon iawn hefo'r gwasanaeth mae wedi eu derbyn.		26/05/2015 - Ffon; Dim ateb 11/06/2015 - Hapus hefo'r broses er bod y cais wedi mynd i bwylgor yn dilyn 3 gwrthwynebiad.

Mai 2015					Mehfin 2015								Gorffenn			
C15/0160/18/LL	C15/0296/39/LL	C15/0257/00/LL	C15/0317/24/LL	C15/0259/35/LL	?	C15/0351/33/LL	C15/0355/24/LL	C15/0449/39/LL	C15/0509/17/DA	C15/0415/13/LL	C15/0316/09/LL	C15/0119/15/HY	C15/0644/37/LL	C15/0597/16/LL	C15/0650/34/LL	C15/0649/15/LL
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Hapus ar y cyfan ond wedi cael trafferth cael gafael ar y swyddog, gadael negeseuon a swyddog ddim yn ffonio yn ?!. (Roedd yn anhapus gyda'r penderfyniad - ond mater gwahanol yw hyn)	Dim trafferth hefo'r cais yma. Ond yn anfodlon yn gyffredinol ein bod yn codi am gyngor cyn cyflwyno cais.	Hapus iawn hefo'r cais yma. Yn gyffredinol roedd yn anhapus gyda'r drefn cyngor cyn gwneud cais. Yn rhan fwyaf o achosion buasai galwad ff?n 5 munud yn ateb y cwestiwn ond mae'n cymryd lot o fynd yn ?! ac ymlaen a chael dim llawer o synnwyr yn ddiweddd.	Hapus iawn hefo'r gwasaneth ar y cais yma. Ar y cyfan - ambell swyddog yn gwrthod cyfarfod pensaer yn ystod y broses cyngor cyn cyflwyno cais ar gais mawr cymleth. Dim yn meindio talu am y gwasanaeth ond yn teimlo dylent dderbyn gwasanaeth da.	Bodlon iawn gyda'r gwasanaeth ar y cyfan.	The application was dealt with within the statutory time. Unfortunately the arrangements for communicating with officers is a complete dead loss and as a result the service provided does not answer to the needs of the applicant who is paying for a service. It seems to be a matter of pure chance whether a response is received to telephone calls, emails and even written correspondence. I have not stated the application number in case it prejudices further applications. Questionnaires of this kind are usually anonymised.				Fodlon hefo'r cais yma. Nodyn: Anodd cael cyfarfod hefo swyddogion ond yn ymwybodol eu bod yn brysur iawn.	Bodlon iawn hefo'r gwasanaeth 'Cyngor cyn cyflwyno cais' a hefyd hefo'r cais cynllunio.	Bodlon iawn hefo'r gwasanaeth, Swyddog yn ymateb yn sydyn ac yn gynorthwyol iawn.	Bodlon hefo'r gwasanaeth.	Does genyf ddim cwyn hefo gwasanaeth yr adran cynllunio ond mae yn amhosib cael sgwrs ar y ffon mae ganolfan ffon y cyngor yn gofyn pa fusnes rwyf am ei drafod ar adran cynllunio ac os gofynaf am sgwrs gyda un yn benodol roedd yn gofyn as roeddwn perthun. buasai'n well cael ffonio yn syth i'r adran cynllunio.	I returned from holiday on the 2nd August 2015, after having informed you i would be away until then; I am very dissatisfied with both the preoress and the refusal to grant planning permission. I will appeal to the Welsh Ministers, but it would be useful to know whether the date of 6 months or 12 weeks / or 2 months is applicable as it isn't clear from the form. Kathrine Jones 2/08/2015 P.S The Planning Inspectorate Appeal Forms say 6 months. KJ	Bodlon iawn hefo'r gwasanaeth bob amser. Gwasanaeth yn gwneud gwaith da ofnadwy ar y cyfan.	Bodlon iawn hefo Cynllunio ond wedi cael dipyn bach o drafferth hefo priffyrdd.

Iaf 2015				Awst 2015						Medi 2015						
C14/1175/32/LL	C15/0040/08/LL	C15/0485/46/LL	C15/0570/42/LL	C15/0003/18/LL	C14/0772/39/LL	C15/0099/39/LL	C15/0363/20/LL	C14/1004/23/LL	C15/0727/44/LL	C15/0781/45/HY	C15/0786/11/LL	C15/0877/40/LL	C15/0791/44/LL	C15/0703/18/LL	C15/0761/39/LL	C15/0868/11/LL
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				1	1	1				1	1	1				
				1	1	1				1	1	1				
				1	1	1				1	1	1				
1	1	1	1	1	1	1		1		1	1	1	1	1	1	
							1		1							1
Adroddiad ystlumod wedi dal bob dim yn ond dim bai ar neb am hyn. Yn hapus hefo'r gwasanaeth roedd wedi ei dderbyn.	Hapus hefo gwasanaeth cynllunio, mae cysylltiad gyda adranau eraill dipyn bach yn sal. Dim yn ymwybodol o adroddiad bioamrywiaeth felly mae'r cais wedi bod yn sefyll gan nad oedd yr asiant yn gallu ymateb. Anodd cysylltu hefo'r gwasanaeth dros y ffon.	Hapus hefo'r gwasanaeth.	Hapus hefo'r gwasanaeth.	The pre-applications were extremely helpful and the advice received enabled the proposal to be dealt with smoothly. An excellent level of service once again from the planning team, Planning case officer and senior officers taking the report through the planning committee. a very professional service - Thank you. Jeremy Lambe	An excelent level of service from the officers and a very professional chairman at the planning committee meeting. Thank you.	An excelent level of service once again - Thank you.	Ddim yn hapus hefo'r gwasanaeth.	Hapus hefo'r gwasanaeth, Problemau ar y cychwyn ond wedi gweithio hefo'r swyddog i ddatrys y problemau a chael canlyniad ffafriol.	Gwasanaeth ardderchog gan y swyddog.				Bodlon iawn hefo'r gwasanaeth.	Wedi ei brosesu yn gynt na'r disgwyl,hapus iawn.	Dim cwyn o gwbl am y gwasanaeth.	Dim wedi derbyn dim gohebiaeth yn ystod y cais dim ond dyfarniad gwrthod - buasai wedi bod yn braf cael e-bost neu alwad ff?n i amlinellu fod y cynllun ddim yn ffafriol yn hytrach na gwrthod y cais yn syth.

Hydref 2015															
C15/0770/39/LL	C15/0818/03/LL	C15/0783/42/MG	C15/0760/20/LL	C15/0716/42/HY	C15/0341/39/LL	C14/0532/14/LL	C15/0902/03/LL	C15/0507/11/LL	C15/0533/11/LL	C15/0635/03/LL	C15/1020/22/LL	C15/0931/36/LL	C15/0932/18/LL	C15/0839/26/AM	C15/0755/41/LL
		1		1											
1	1		1		1	1	1	1	1	1	1	1	1	1	1
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1	1	1		1	1	1	1	1	1	1	1	1	1	1	1
			1												
Hapus hefo'r gwasanaeth	Hapus iawn gyda'r gwasanaeth - "refreshing"	Hapus hefo'r gwasanaeth.	Anhapus iawn hefo'r gwasanaeth. Wedi trio cael pre-app ond ddim wedi bod yn llwyddiannus (cyn Ebrill 2015) efallai buasai'r gwasanaeth a derbynir r "(an yn un gwell gan ein bod yn codi amdano. Wedi methu cael cyfarfod hefo'r swyddog, llythyr yn nodi dyl)	Happy with the service received but disappointed with the result. No fault of the planning department; rules are the same for everybody. Communication through email worked very well.	The application took a very long time. Complicated application, marine licencing and special area of conservation... Always told; can't respond because always waiting for other people. Officer should be chasing up the consultees, if they don't respond within the deadline officer should carry on. Lack of a driving force. Committee - Spoke in the committee, 3 minutes is not enough, token gesture. Feel powerless when you spend months on an application and you hope that the members grasp the application. The committee don't have the understanding to decide applications - do the members understand the officer report? Lots of room for improvement. Open ended process, huge risk when you have no idea when the decision will be or what the decision will be. Committee is a lottery.	Hapus iawn gyda'r gwasanaeth. Wedi methu cyfnod adroddiad yslumod sydd wedi dal y cais yn ol dim yr adran. Idwal wedi bod yn ardderchog. Pwyllgor - Hapus hefo'r canlyniad ond yn synnu cyn lleied mae'r aelodau yn deall am gynllunio. Yr ymgeisydd yn trio prynu Plas Ty Coch (drws nesaf) yw datblygu i'r dyfodol, gobeithio caiff yr un profiad positif gyda'r cais yno.	Hapus iawn hefo'r gwasanaeth. Yn gyffredinol - bechod na ellir cael gafael ar swyddog dros y ffon.	Hapus hefo'r gwasanaeth, ddim yn hapus hefo'r penderfyniad!	Very happy with the planning department; Gave good advice given; Thank you very much to Gwawr Hughes. Committee: Very disappointed. The committee disregarded with the offices and the information noted in the three minutes the agent spoke. Applicant is considering appeal or re-application.	Hapus iawn hefo'r gwasanaeth. Yn gyffredinol - bechod na ellir cael gafael ar swyddog dros y ffon.		Da iawn - Bob dim yn mynd trwodd yn hawdd iawn gan ystyried cymlethdod y cais.	Hapus - Dim problem, wedi derbyn cyngor gan y swyddog ac wedi gwneud y newidiadau ar gais wedi mynd ymlaen heb broblem.	Bodlon hefo'r canlyniad. Yn gyffredinol - dull o gysylltu yn well, gallu siarad hefo swyddogion yn uniongyrchol. Dim gwrthwynebiad i dalu am y pre-apps ond mae'r cyfnod yn mynd yn hir iawn weithiau. Disgwyl i ymatebion fod yn gynt. Cyngor yn gallu bod yn gaeth. Teimlo dylai fod yr awdurdod yn ystyriad tŷ angen lleol ar y safle yma. Tu allan i ffin ond mewn clwstwr o dai. Polisi ail gartrefi ydi hyn nid caniatáu llety gwyliau ac yn gwrthod ystyried tai i bobl leol. Criccieth fel enghraifft - tŷ ar y prom i fod yn llety gwyliau ond yn dy haf. Polisi yn gwrthod i'r ymgeisydd (lleol) adeiladu tŷ iddo ei hun ond caiff adeiladu tŷ haf i rywun arall.	Very happy with the planning department. Having dealt with other planning departments across the UK was very pleased with the service received. The committee was translated and chaired very well. Application approved - must not complain.

Tachwedd 2015							Rhagfyr 2015		Ionawr 2016		Chwefror 2016			
C13/1298/11/AM	C15/0978/00/LL	C15/0678/00/CR	C15/0746/17/CR	C15/1070/46/RC	C15/0011/08/LL	C15/0847/35/LL	C15/0922/23/LL	C15/0351/33/LL	C15/1052/20/LL	C15/1149/04/LL	C15/1208/16/LL	C15/1239/30/LL	C15/1363/18/LL	C15/1248/17/LL
							1		1			1		
1	1	1	1	1	1	1		1		1	1		1	1
								1	1			1		1
								1						
								1	1			1		
1	1	1	1	1			1	1	1	1	1	1	1	1
					1	1								
Methu cael tref ar y pre-app, system wedi newid hanner ffordd trwy'r proses. Hapus unwaith roedd y cais ar ben ffordd. Buasai cyfarfod wedi bod yn ddefnyddiol yn llawer cynt. Pwyllgor - Ar ôl siarad y tro cyntaf yn y pwyllgor, cynghorwyr yn cael dweud be oeddent eisiau ond nid oedd yr asiant yn cael dod yn ôl yn yr ail gyfarfod i ymateb i'r sylwadau. Cynghorwyr ddim yn broffesiynol, son am ffordd yn beryg pan wedi meddwi ac ati, cynghorwyr yn honni bod y swyddogion dim yn broffesiynol; gweld hyn yn ofnadwy. Dim bai ar yr y swyddogion, pwyllgor wedi mynd yn erbyn yr adran cynllunio. Apel ar ei ffordd yn cynnwys costau.	Anhapus hefo'r penderfyniad ond yn hapus hefo'r gwasanaeth. Anghysondeb gyda barn swyddog dros y blynyddoedd, wedi cael caniatâd am yr un datblygiad ar yr un stryd yn y gorffennol. Am roi ail gais i mewn yn hytrach nac apêl a gobeithio caiff y penderfyniad cywir. Gwyn yn swyddog da iawn, byd o wahaniaeth i'r swyddog blaenorol. Galw Gwynedd - amhosib cael gafael ar swyddog, maent yn defnyddio'r ganolfan gyswllt i sgrinio galwadau sydd yn golygu na ellir mynd ymlaen hefo'r gwaith. System dda i'r cyhoedd ond dylai asiantau dod yn syth trwodd i gynllunio.	Hapus hefo'r gwasanaeth; anodd cael gafael ar y swyddog (gweithio rhan amser) a cais yn mynd i CADW felly roedd y broses yn hir.	Hapus iawn hefo'r gwasanaeth; Nid oedd yn gwneud ceisiadau adeiladau rhestredig tan i Eryl gychwyn yn y swydd. Mae hi yn ardderchog "breath of fresh air"	Hapus hefo'r gwasanaeth.	Anfodlon iawn - Penderfyniad sâl iawn, methu cael gafael ar y swyddog ond y neges oedd bod y caniatâd ar ei ffordd ac wedyn mae gwrthodiad yn cyrraedd. Wedi gwneud llawer mwy o waith ar y cais na ddylai fod ar dymuniad y swyddog, wedi gwario miloedd yn profi ffeithiau a chael gwrthodiad yn y diwedd. Bydd yr ymgeisydd yn ail drio am y caniatâd tro yma ac yn gweddio ei fod yn mynd i bwyllgor, ac os yn cael gwrthodiad eto bydd yn mynd i apêl a gofyn am gostau. Anfodlon iawn cael gwrthodiad y rhesymau nodir. Galw Gwynedd - amhosib cael gafael ar swyddog, maent yn defnyddio'r ganolfan gyswllt i sgrinio galwadau sydd yn golygu na ellir mynd ymlaen hefo'r gwaith. System dda i'r cyhoedd ond dylai asiantau dod yn syth trwodd i gynllunio.	Dim yn gweld synwyr yn gwrthod y cais, estyniad cefn i deulu lleol. Hapus hefo canlyniad y pwyllgor ond ddim wedi trafferth mynychu'r pwyllgorau.	Hapus iawn hefo'r gwasanaeth - dim rhwystr. Ddim wedi bod yn y pwyllgor.			Bodlon iawn hefo'r gwasanaeth	Bodlon iawn hefo'r gwasanaeth gan adran cynllunio ar y cais. Siomedig braidd fod uned bioamrywiaeth wedi dal y cais yn ol dipyn bach.	The officer for my planning application was Medi Emlyn Davies. Her guidance / advice ect re filling form was superb. Thank you	Bodlon iawn hefo'r gwasanaeth ar y cais. Keira yn ardderchog i weithio hefo!	

Mawrth 2016

C16/0127/20/CC	C15/1199/16/LL	C15/1248/17/LL	C16/0062/04/LL	C16/0191/32/YA	C16/0083/14/LL	C16/0148/23/LL		Swm/Tot	%
1			1	1	1		23		27.7%
	1	1				1	60	83	72.3%
							15		71.4%
							6	21	28.6%
							16		88.9%
							2	18	11.1%
							18		90.0%
							2	20	10.0%
1	1	1	1	1	1	1	71		85.5%
							12	83	14.5%

Bodlon iawn hefo'r gwasanaeth gan yr adran cynllunio. Roedd Iwan Arnold wedi bod yn ardderchog. Roedd y cais wedi cymryd mwy o amser nac roedd yn disgwyl i fynd trwodd, ond yn hapus iawn.	Bodlon iawn hefo'r gwasanaeth ar y cais.	Bodlon iawn hefo'r gwasanaeth - Roedd y cais wedi mynd i bwyllgor ac ymweliad safle. Roedd Mr Griffiths wedi synnu bod aelodau yn gwneud sylwadau celwyddog ar yr ymweliad ac y falch iawn bod Anne Lloyd Jones a June Marshal yn gallu gweld synnwyr. Roedd yr adran wedi cael eu tynnu i mewn i ffrwgwd personol na ddylai'i wedi achosi fasiwn drafferth. Swyddogion wedi bod yn wych yn delio hefo'r cais ac yn y pwyllgor.	Bodlon iawn hefo'r gwasanaeth, cais wedi deillio o mater gorfodaeth. Gwyn Lloyd Jones wedi gwneud gait arbenig yn ystod y broses ac y broffesiynol ac o gymorth trwy'r broses. Wedi cael traferth gyda'r ffurflen, roedd y Porth Cynllunio wedi nodi ffi anghywir ond wedi ei sortio yn hawdd. Ddiolchgar iawn o'r cymorth gan gwyn.	Hapus iawn hefo'r gwasanaeth.	Bodlon iawn hefo'r gwasanaeth.	Bodlon iawn hefo'r gwasanaeth ar y cais. Keira yn ardderchog i weithio hefo!
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APPENDIX 7 - AN ANALYSIS OF THE COMMUNITY / TOWN COUNCIL QUESTIONNAIRE - PLANNING SCRUTINY INVESTIGATION

Are you clear what is the community / town council's role in the planning process?	Have you received training on planning policies (National and local)?	How do you receive information on planning applications in your area?	How satisfied are you with the way in which you receive information / response to a query?	Are there any barriers to submit the community / town council comments on planning applications?	What changes would you like to see take place to improve the experience of dealing with planning applications?
Yes	Some members	Through the clerk	Satisfied	Yes, ask for an extension on occasion	Atmosphere of the Caernarfon office needs to be more welcoming, uncomfortable feeling walking into the office.
					<p>Planning application decision</p> <p>a) received in the past</p> <p>b) nothing now</p> <p>c) everything not on the internet.</p> <p>This makes it difficult to assess applications - especially if there are management conditions given in the past.</p> <p>This can create inconsistencies between different villages.</p>
Yes	No	Through the post	Satisfied	No	Receive details of decisions on applications affecting Corris by post to clerk.
Yes	No	Through the post	Satisfied	No	I would like the decisions to be sent to me.
Yes	No	A paper copy from the Planning Service	Unsatisfied, responses take too long.	Yes. Time constraint 21 days	Respond within the month

Are you clear what is the community / town council's role in the planning process?	Have you received training on planning policies (National and local)?	How do you receive information on planning applications in your area?	How satisfied are you with the way in which you receive information / response to a query?	Are there any barriers to submit the community / town council comments on planning applications?	What changes would you like to see take place to improve the experience of dealing with planning applications?
Partly	Yes, through following the guidelines in the booklet	Receive a copy from the clerk, from the council and discuss in a meeting of the community council.	Unsatisfied. The Community Council is ignored by Planning Officers. The opinion of the community council should have much more influence on planning applications. The opinion of local Welsh residents should have much more influence on planning applications.	Yes, Many residents are too shy / nervous to make a presentation in the planning committee.	Because officers don't take notice of the comments made by community councils it's hard to get local people to be community councillors. There needs to be more co-operation between Council departments e.g. Planning and Public Protection. Need to strengthen management and enforcement and be strict on penalties for no compliance. Local need.
Yes	No	Through the post	Satisfied	No	Everything is alright with the process
Yes	Yes	Through the post	Satisfied	No	That the Planning Department / Gwynedd Council need to police applications much more thorough. There are many examples in villages of agricultural sheds receiving consent for change of use with no involvement by Gwynedd Council. In addition, there are applications and agricultural sheds permitted to landowners with little land around their house, and the sheds are used for everything appart from agriculture.

Are you clear what is the community / town council's role in the planning process?	Have you received training on planning policies (National and local)?	How do you receive information on planning applications in your area?	How satisfied are you with the way in which you receive information / response to a query?	Are there any barriers to submit the community / town council comments on planning applications?	What changes would you like to see take place to improve the experience of dealing with planning applications?
No, it has never been explained to me and a template for the clerks would be beneficial	No not on the policies	Through the post and through e-mail from the Planning Department.	Satisfied. Except that the timescale can be tight due to meeting schedules.	Yes, the timescale can be tight	A simple template for clerks outlining the expectations and a training course using live applications as examples to discuss what is required when presenting comments. The feeling is that if we agree or disagree, as a clerk, don't feel that it is of benefit to the system and there is significant room for improvement. Need a better understanding of national and local policies would be of GREAT BENEFIT.
Yes	No	From the clerk	Unsatisfied. Need to receive a response without having to ask.	Yes. The need to submit comments within 21 days and that on occasion the council does not meet during this period.	The opinion of the community and town councils should bear more weighting than the opinion of one individual as in the present system. Therefore, if the opinion of the community and town council is different to planning officers the application should be presented to the Planning Committee.
Yes	Yes	Community Council	Satisfied	No	-
Yes	No	Through the Royal Mail	Satisfied	No	No change.
Yes	No	The clerk	Unsatisfied. Difficulty getting in touch with a Planning Officer.	No	Tywyn Town Council will move to a system whereby Planning Committees are held on a regular basis - every three weeks - in order to consider planning applications, instead of the current arrangement of calling planning committees in an ad-hoc basis.

Are you clear what is the community / town council's role in the planning process?	Have you received training on planning policies (National and local)?	How do you receive information on planning applications in your area?	How satisfied are you with the way in which you receive information / response to a query?	Are there any barriers to submit the community / town council comments on planning applications?	What changes would you like to see take place to improve the experience of dealing with planning applications?
Yes	No	Receives a weekly list form the council	Unsatisfied. We receive acknowledgement of comments, but rarely receive any additional response.	Yes. The time given to submit comments. The Council meets on a monthly basis. If the closing date is before the next meeting, the clerk notifies the councillors. There is no time to discuss as a council.	If the council objects an application, we feel that we only have the same voice as an individual objecting. The objection of 16 councillors should form a basis to further verify the application.
Not sure	No	Late	Unsatisfied. Our comments aren't given any attention.	No	Take more notice of comments by local councillors. More planning reasons should be given when granting / refusing permissions contrary to community councils advice.
Yes	Some of us have received training on local and National policies	Through the clerk	On the whole satisfied. However, we would like to be notified of the decision made on a planning application where we have submitted comments. However, we realise that this would entail additional administrative work for the Council.	No	No comments
Yes	No	Through the clerk	Satisfied	Yes. Timing of community council meetings.	Someone from the planning department coming to talk to us about the process.

Are you clear what is the community / town council's role in the planning process?	Have you received training on planning policies (National and local)?	How do you receive information on planning applications in your area?	How satisfied are you with the way in which you receive information / response to a query?	Are there any barriers to submit the community / town council comments on planning applications?	What changes would you like to see take place to improve the experience of dealing with planning applications?
Yes	No (but aware that it is available)	Paper copy from Gwynedd Council. Timing doesn't always correspond with the response timescale.	Unsatisfied. We don't get to know the result. It is impossible to get a hold of an officer to answer any queries. Usually we receive the applicatiions too late to be able to make any comments / objections.	Yes. Time - receiving the applications too late to consider them. Under the old regime every county councillor sat on the planning committee. They are now deprived of that privilage.	The opinion of the Town Council is important as they know the area well, and represent the opinion of local people. The knowledge of the area / land is crucial. We should be told the results. Section 106 conditions are abolished too easily and undermines it's need and value. The democrtatic process of considering planning applications in local committees should be reinstated. More local councillors should be part of the process.

Are you clear what is the community / town council's role in the planning process?	Have you received training on planning policies (National and local)?	How do you receive information on planning applications in your area?	How satisfied are you with the way in which you receive information / response to a query?	Are there any barriers to submit the community / town council comments on planning applications?	What changes would you like to see take place to improve the experience of dealing with planning applications?
Yes	No. On the whole, the Council have not received training on national and local planning policies but one member, the County Councillor has received advice.	The Council receives information about planning applications in the area via e-mail i.e. the planning lists that are circulated. Also a direct e-mail and hard copy through the post is received for relevant applications. However, these are not received for some applications.	Unsatisfied. The Council is unsatisfied with the way in which they receive information / response to a query for many reasons. The council believes that they should receive a direct email and a copy in the post every time. There are occasions when this hasn't happened when applications are re-submitted. There should be a process in place to ensure that planning officers respond to emails and phone calls and answer questions in a timely manner. Also, if an application is re-submitted the Council should be made aware of the changes in the application. If the Town Council objects to an application, it should be presented to the County Planning Committee, and not be decided upon by a planning officer.	There are no barriers to submit the Council's opinion if we receive the relevant information from the County Council.	<p>1. To improve the experience of dealing with planning applications:</p> <ul style="list-style-type: none"> i. The Council should receive a direct e-mail for every relevant application in the area as well as a hard copy in the post ii. There should be a process to ensure that planning officers respond to e-mails and phone calls in a timely manner to answer questions raised iii. if an application is presented the Council should be notified of any changes made to the original application iv. If the Town Council objects an application, the application should be presented to the Council's Planning Committee, and it should not be decided upon by planning officers.

Are you clear what is the community / town council's role in the planning process?	Have you received training on planning policies (National and local)?	How do you receive information on planning applications in your area?	How satisfied are you with the way in which you receive information / response to a query?	Are there any barriers to submit the community / town council comments on planning applications?	What changes would you like to see take place to improve the experience of dealing with planning applications?
Yes	Went on a national course years ago when community councils were part of the planning process	Since October 2016 the Planning Department shares a weekly list of all planning applications. They also provide information of Llanbedrog applications received with two weeks to respond. Before October 2016 there was no information on other applications - possibly on the parish boundary that could effect the nearby parish or parishioners without the knowledge of councillors and County Councillors.	Llanbedrog is not satisfied. There is satisfaction with the system now - applicatios of nearby parishes are included. The crucial thing is the decision and the condistions of every application. This was part of the process for years until the financial cuts. Frequently another application is submitted without the Community Council knowing the decision of the original application (not revised applications). Information of every application is crucial to make a fair judgement for every application and to be consistent.	Yes. The main barrier to submitting comments is not being able to speak to planning officers when there is uncertainty. The communication exchange does not help (no fault of the staff) and it is hard to speak to officers.	The Council would like the old process - planning department to send the application with the decision and it's conditions. It would be beneficial to receive the decisions for Pen Llyn so the council have an idea of consistency every parish. The contact with officers is beneficial but the process of having to go through Penrhyndeuraeth and the questions is a big barrier - usually you stay in a queue for a long time. On many occassions a quick minute is all is needed to respond to the query. It needs to be better.

Are you clear what is the community / town council's role in the planning process?	Have you received training on planning policies (National and local)?	How do you receive information on planning applications in your area?	How satisfied are you with the way in which you receive information / response to a query?	Are there any barriers to submit the community / town council comments on planning applications?	What changes would you like to see take place to improve the experience of dealing with planning applications?
Yes	Only the clerk	Through the mail directly from the Council to the clerk. The clerk then shares the information with Community Council members.	Satisfied	No	The Community Council does not receive many applications due to the National Park dealing with planning applications within the area. The experience thus far has been satisfactory.