

**GWYNEDD COUNCIL
PLANNING COMMITTEE DECISION NOTICE**

(Section 100C of the Local Government Act 1972 (as amended by the Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020)

22 March 2021

Virtual Meeting

Present: Chair: Councillor Eric M. Jones
Vice-chair: Councillor Gareth A. Roberts

Councillors: Stephen Churchman, Elwyn Edwards, Simon Glyn, Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Gareth T. Jones, Huw Wyn Jones, Dilwyn Lloyd, Edgar Owen, Eirwyn Williams and Owain Williams

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Cara Owen (Planning Manager), Iwan Evans (Head of Legal Service), Idwal Williams (Senior Development Control Officer), Glyn Llewelyn Gruffudd (Senior Development Control Officer) and Lowri Haf Evans (Democratic Services Officer)

Others invited: Councillor Judith Humphreys, Councillor Elfed Williams (Local Members)

Apologies:

None to note

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Date of Planning Committee Meeting

22 March 2021

SUBJECT

Item 5.1: Rhiw Goch, Clwt Y Bont, Deiniolen, Caernarfon, Gwynedd

Reserved matters in relation to application C13/0611/18/AM for a residential development of 17 houses (including two affordable units), along with a new access - amended plans and additional information

DECISION:

To delegate powers to the Assistant Head of the Environment Department to approve the application, subject to the following conditions:

Conditions:

- 1. In accordance with the revised plans.**
- 2. Comply with the requirements of the Ordinary Watercourse Land Drainage Consent.**

A note for the applicant relating to Public Protection Service advice on contaminated land.

THE RESULT OF THE VOTE

In favour	14
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

GWYNEDD COUNCIL

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(Section 100C of the Local Government Act 1972 (as amended by the Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020)

Date of Planning Committee Meeting	22 March 2021
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SUBJECT

Item 5.2: Sibrwd Y Gwynt Morannedd, Cricieth, Gwynedd
Erection of a new residential dwelling

DECISION:

To defer in order to hold further discussions with the applicant regarding alternative materials for the roof and external walls

THE RESULT OF THE VOTE

In favour	9
Against	4
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

(Section 100C of the Local Government Act 1972 (as amended by the Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020)

Date of Planning Committee Meeting	22 March 2021
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SUBJECT

Item 5.3 Black Lion, Abererch Road, Pwllheli, Gwynedd

Demolition of public house and erection of six houses and associated works

DECISION: To delegate powers to the Senior Planning Manager to refuse the application.

Reasons

1. Considering the scale, design and number of proposed dwellings, it is not considered that the development would be in keeping or of an acceptable appearance within the local area. In addition, considering the narrow nature of the site, the number of units included in the plan and the lack of amenity space associated with the individual houses, it is believed that it would be an over-development of the site and harmful to residential amenities. Therefore, it is considered that the proposal is contrary to the relevant requirements of policies PCYFF 2 and PCYFF 3 of the Gwynedd and Anglesey Joint Local Development Plan.
 2. On the grounds of a lack of appropriate housing mix, a lack of justification outlining how the proposal would meet the needs to the local community or any provision of affordable housing as a part of the application, the Local Planning Authority does not consider that the proposal is acceptable. Consequently, it is believed that the proposal is unable to meet the requirements of policies TAI 1, TAI 8 and TAI 15 within the Gwynedd and Anglesey Joint Local Development Plan, along with the relevant advice given within the Affordable Housing and Housing Mix SPG.
 3. Although the document noted as a Community and Linguistic Statement was submitted as part of the application, it does not include sufficient information and as a result, it is not believed that sufficient information is available to assess whether the proposal is in accordance with criterion 1c of Policy PS1, which requests a Welsh language statement that would show how the proposed developments protects, promotes and
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strengthens the Welsh language. On the basis, the Local Planning Authority has not been convinced that the proposal would not affect the Welsh language in the plan area

4. It is not believed that sufficient information has been submitted which justifies the loss of facility on the grounds of the relevant requirements of policy ISA 2 as well as the advice given in Supplementary Planning Guidance: Change of use of community facilities and services, employment sites and retail units; which states that evidence would be needed that an attempt has been made to suitably market the property.
5. The site lies within an area that is at risk of surface water flooding and as no Flood Consequence Assessment was submitted that would have considered the safe development of the site and show that the proposed development would not divert surface water towards other properties, it is not believed that the proposal is acceptable based on flood risk and that it is, consequently, contrary to criterion 8 of policy PS 5, criterion 4 of policy PS 6 as well as the instruction given in paragraph 11.1 of Technical Advice Note 15.
6. No preliminary survey for protected species within the site and buildings was submitted and no biodiversity improvements are included as part of the proposal. Consequently, it is not possible to ensure protection and improvements to local biodiversity and as a result, it is not believed that the proposal is unacceptable in terms of the requirements of the criteria of policy AMG 5, along with the advice given within TAN 5.

THE RESULT OF THE VOTE

In favour	14
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

(Section 100C of the Local Government Act 1972 (as amended by the Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020)

Date of Planning Committee Meeting

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SUBJECT

Item 5.4 Rhandir Caravan Park, Lôn Plas Crwth, Mynytho, Pwllheli

To relocate seven caravans with the curtilage of an existing caravan site.

DECISION:

To approve

Conditions

1. Time
 2. Comply with plans
 3. Landscaping
 4. Restrict the units to holiday use
 5. Restrict plot use / restoration plan
 6. Restrict the numbers
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THE RESULT OF THE VOTE

In favour	8
Against	3
Abstentions	3

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

GWYNEDD COUNCIL

PLANNING COMMITTEE DECISION NOTICE

(Section 100C of the Local Government Act 1972 (as amended by the Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020)

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SUBJECT

Item 5.5: Land near Maes Dulyn County Road, Penygroes

Application to erect 24 houses, create a new access an internal estate road, confirmation of public footpath, drainage work and ancillary work

DECISION:

To delegate the right for the Assistant Head of the Environment Department to approve the application subject to the receipt of a favourable response from Welsh Water and for the applicant to complete an agreement under Section 106, in order to ensure a financial contribution for the educational provision and open space contribution.

Conditions

1. Five years.
 2. In accordance with the documents/plans submitted with the application.
 3. Natural slate.
 4. Samples of materials and colours for the houses as well as details of the solar panels to be agreed with the LPA.
 5. Highways Conditions.
 6. Soft and hard landscaping.
 7. Biodiversity and Tree Conditions
 8. Working hours limited to 8:00 - 18:00 during the week, 08:00 - 12:00 on a Saturday and no working at all on Sundays and Bank Holidays.
 9. Details of Path
 10. Agree on details regarding Welsh names for the development together with advertising signage informing of and promoting the development within and outside the site.
 11. Ensure a plan/arrangements to provide the affordable units.
 12. Removal of general development rights for the affordable units.
 13. Submit a Construction Method Statement including parking provision for the builders' vehicles.
 14. Submit outdoor lighting details to be agreed with the LPA before they
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- are installed.
15. Archaeological mitigation measures condition.
16. Safeguarding the open space for the future

Note: Inform the applicant of the need to submit a sustainable drainage strategy plan for approval by the Council's Water and Environment Unit.

Note: Inform the applicant of the response of Welsh Water referring to a public sewer that crosses the site.

Note: Welsh names for the homes and the estate/roads within the estate itself

THE RESULT OF THE VOTE

In favour	14
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
