

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)

10 January 2022

Virtual Meeting

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

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

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Iwan Evans (Head of Legal Services), Keira Sweenie (Planning Manager), Gwawr Hughes (Development Control Team Leader), Glyn Gruffudd (Senior Development Control Officer), Iwan ap Trefor (Senior Engineer - Development Control) and Lowri Haf Evans (Democracy Services Officer)

Others invited:

Local Members: Councillors Selwyn Griffiths, Cemlyn Williams, Gareth Williams, John Brynmor Hughes

Apologies:

No apologies were received.

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Date of Planning Committee Meeting	10 January 2022
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SUBJECT

Item 5.1: APPLICATION NUMBER C20/0649/44/LL Land near Gelert House, Ffordd Penamser, Porthmadog

Application to site a powerhouse -5MWe gas back-up with associated infrastructure

DECISION: TO REFUSE

Reasons

- 1. Sufficient evidence has not been submitted regarding the need for the development or its use of fossil fuel that would undermine Gwynedd Council's climate emergency statement. To this end, it is considered that the proposal is contrary to the general aims of the Anglesey and Gwynedd Joint Local Development Plan 2017, together with policies PS7 and ADN3 specifically that promote the provision of renewable or low carbon energy, policies PS5, PS6 and PCYFF 5 in terms of alleviating the impact of climate change and carbon management, and Planning Policy Wales, Edition 11, 2021, paragraphs 5.7.2, 5.7.6 and 5.7.11.**
 - 2. No specific justification has been submitted as part of the application for the proposal on this site and therefore it cannot be confirmed that the loss of employment land is acceptable and the proposal is therefore contrary to the requirements of policies PS5, PS13, CYF 1, CYF 3 and CYF 5 of the Anglesey and Gwynedd Joint Local Development Plan 2017 that controls developments on land designated for employment use.**
 - 3. The proposal falls within the classification of a development that is highly vulnerable to damage, and insufficient evidence has been submitted to ensure that the proposal complies with the Council's strategy, therefore the proposal is unacceptable in terms of flooding and does not comply with the requirements of policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan 2017 together with criterion (i) of paragraph 6.2 of Technical Advice Note 15 Development and Flood Risk.**
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THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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SUBJECT: Item 5.2: APPLICATION NUMBER C21.0934/15/AC Glyn Rhonwy Pumped Storage, Glyn Rhonwy, Llanberis

Application to amend condition 1 of planning permission reference C16/0886/15/LL for the installation of underground 132KV grid connection cables between the Glyn Rhonwy Storage Facility and Pentir Substation so as to extend the development commencement period for an additional 2 years.

DECISION: To delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions.

- 1. 5 years**
- 2. The amendment(s) hereby permitted shall be carried out in strict conformity with the details submitted to the Local Planning Authority on 22/10/2021, and contained in the application form and in any other documents accompanying the application, unless condition(s) to amend them are included in this planning decision notice. Notwithstanding the amendments hereby permitted, the remainder of the development must be completed in strict conformity with the details and conditions included in planning permission number C16/0886/15/LL.**

THE RESULT OF THE VOTE

In favour	13
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

Councillor Berwyn Parry Jones – Local Member

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SUBJECT: Item 5.3 APPLICATION NUMBER C21/0767/14/LL Former Cae'r Glyn Allotments, Bethel Road, Caernarfon

Construction of 17 affordable housing, access, parking spaces, landscaping and associated works.

DECISION: To defer the application in order to receive a further transportation assessment together with more photographs / video of the site and its relation to the nearby secondary school

THE RESULT OF THE VOTE

In favour	8
Against	4
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Berwyn Parry Jones as he was a member of the Board of Adra.

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SUBJECT

Item 5.4 APPLICATION NUMBER C21/0431/45/LL Black Lion, Abererch Road, Pwllheli, Gwynedd

Demolition of existing public house and erection of six dwellings

DECISION: To refuse

Reasons:

- 1. In considering the scale, design and number of proposed dwellings, it is not considered that the development would be suitable for the site and that its appearance would be unacceptable in the local area. In addition, given 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 Anglesey and Gwynedd Joint Local Development Plan.**
 - 2. On the grounds of the lack of suitable housing mix along with an insufficient provision of affordable housing it is believed that the proposal is unable to meet the requirements of policies TAI 8 and TAI 15 of the Anglesey and Gwynedd Joint Local Development Plan, along with the relevant advice given within the 'Affordable Housing' and 'Housing Mix' Supplementary Planning Guidance.**
 - 3. It is not believed that the applicant has submitted enough information to assess whether the proposal meets the requirements of criterion 1c of Policy PS1 of the Anglesey and Gwynedd Joint Local Development Plan that requires a Welsh Language statement to demonstrate how the proposed developments would protect, promote and strengthen the Welsh language. On this basis, the Local Planning Authority has not been convinced that the proposal would not have a negative effect on the Welsh language in the plan area.**
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4. It is not believed that sufficient information has been submitted to justify the loss of the public house facility on the grounds of the relevant requirements of policy ISA 2 C of the Anglesey and Gwynedd Joint Local Development Plan together with Supplementary Planning Guidance: "Change of use of community facilities, employment sites and retail units"; that note the need to confirm, via evidence, that there have been efforts made to market the site.

 5. The site lies within an area that is at risk of surface water flooding and there is insufficient information in the submitted Flood Consequence Assessment to demonstrate that the flood risk can be controlled acceptably over the development's lifetime and consequently, the application is contrary to criterion 8 of policy PS 5 and criterion 4 of policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan, as well as the guidance given in paragraph 11.1 of Technical Advice Note 15.
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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.

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SUBJECT

Item 5.5 APPLICATION NUMBER C21/0820/30/LL Cwrt, Uwchmynydd, Pwllheli, Gwynedd

Erection of extension to existing cattle shed and alterations to create a manure store and covered feeding yard.

DECISION: To delegate powers to the Senior Planning Manager to approve the application, subject to receiving a favourable result from the Test of Likely Significant Effect on the nearby designated sites.

Conditions

- 1. 5 years**
- 2. Development to comply with the approved plans**
- 3. No site clearance work during the bird nesting season without prior agreement.**

Notes : Natural Resources Wales
Land Drainage Unit
Need to protect the public footpath

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.

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SUBJECT

Item 5.6 APPLICATION NUMBER C21/1010/32/LL Caerau, Llangwnnadi, Pwllheli

Conversion of outbuilding to provide an affordable dwelling, together with alterations to existing vehicular access, installation of a package treatment plant and associated works.

DECISION: To approve subject to receiving a further report on the affordability of the house

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.

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SUBJECT

Item 5.7 APPLICATION NUMBER C21/0859/42/DT Môn Arfon, Lôn Pen Rhos, Morfa Nefyn, Pwllheli

Demolition of existing garage and construction of new garage

DECISION: TO REFUSE

Reasons: An over development

THE RESULT OF THE VOTE

In favour	7
Against	5
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

Councillor Gareth M Jones is the Local Member

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SUBJECT

Item 5.8 APPLICATION NUMBER C21/0988/39/LL – Tŷ Newydd Caravan Park, Sarn Bach, Pwllheli

To extend the holiday season from 8 to 10.5 months for holiday purposes

DECISION: To approve with conditions

- 1. Restrict the use of the site to the period between 1 March in one year to 15 January the following year.**
- 2. Holiday use only and a register must be maintained of all users.**
- 3. All internal and external signs to be in Welsh only or bilingual with a priority given to the Welsh language.**

Note - Licensing Officer

THE RESULT OF THE VOTE

In favour	10
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Owain Williams as he owned a caravan site
