

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)

4 July, 2022

Virtual Meeting

Present:

Councillors: Elwyn Edwards, Delyth Lloyd Griffiths, Louise Hughes, Elwyn Jones, Huw Wyn Jones, Cai Larsen, Anne Lloyd Jones, Edgar Owen, Gareth Coj Parry, Gareth A Roberts, John Pughe Roberts, Huw Rowlands and Gruffydd Williams

Officers: Gareth Jones (Assistant Head of Department - Planning and the Environment), Sion Huws (Senior Solicitor), Keira Sweenie (Planning Manager), Idwal Williams (Senior Development Control Officer), Arwel Thomas (Development Control Officer) and Lowri Haf Evans (Democracy Services Officer)

Others invited:

Local Members: Councillors Peter Thomas, Kim Jones and Gareth Williams

Apologies:

Apologies were received from Councillor Gareth T Jones

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Date of Planning Committee Meeting	4 July 2022
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**SUBJECT Item 5.1: APPLICATION NUMBER C22/0038/22/LL
Fferm Taldrwst Lôn Ddŵr, Llanllyfni, Caernarfon, Gwynedd, LL54 6RR**

Extend track under application reference C21/1155/22/YA for a distance of 15 metres to the north of the existing entrance along with the construction of a bridge to cross the watercourse - Lôn Tyddyn Agnes, Llanllyfni

DECISION: To approve the application subject to the following conditions: -

- 1. Five years.**
- 2. In accordance with the details submitted with the application.**
- 3. Submit a tree planting plan to be approved in writing by the Local Planning Authority.**
- 4. Complete the development in accordance with the recommendations of the ecological report.**

Note regarding the need to obtain the permission of the Transportation Unit to carry out work within the highway.

Note regarding the advice received from the Council's Water and Environment Unit.

THE RESULT OF THE VOTE

In favour	7
Against	4
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Gruffydd Williams knew the applicant and the objector
Councillor Huw Rowlands knew the applicant

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SUBJECT: Item 5.2 APPLICATION NUMBER C22/0200/14/DT

Clegyr, 11 Cae Gwyn, Caernarfon, Gwynedd, LL55 1LL

Single-storey and two-storey extension, internal alterations and remodelling of existing property.

DECISION: To approve with conditions

- 1. Commence within five years.**
- 2. In accordance with the plans**
- 3. Slate roof.**
- 4. Materials to be in-keeping.**

Note: To protect protected species - bats.

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.

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**SUBJECT: Item 5.3 APPLICATION NUMBER C22/0223/15/LL
Y Berllan, Ffordd Capel Coch, Llanberis, Caernarfon, Gwynedd, LL55 4SH**

Application for the erection of a dormer bungalow, widen existing access and provide parking spaces (re-submission of application refused under ref. C21/1140/15/LL).

DECISION: To approve with conditions

- 1. Five years.**
- 2. In accordance with submitted plans.**
- 3. Removal of permitted rights**
- 4. Slate and materials.**
- 5. Complete the parking before the building is occupied.**
- 6. Land drainage conditions.**
- 7. A Welsh name for the house**

THE RESULT OF THE VOTE

In favour	9
Against	3
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Cai Larsen as his daughter lived near the site

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**SUBJECT: Item 5.4 APPLICATION NUMBER C22/0242/34/LL
Land near Penlon, Clynnog Fawr, LL54 5PE**

Construction of new house and parking spaces

DECISION: To defer in order to conduct a site visit

THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	1

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

GWYNEDD COUNCIL

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**SUBJECT: Item 5.5 APPLICATION NUMBER C22/0182/30/DT
Pelydryn, Aberdaron, Pwllheli, Gwynedd, LL53 8BE**

Single-storey extension

DECISION: To defer in order to conduct a site visit

THE RESULT OF THE VOTE

In favour	10
Against	2
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 C21/0573/33/LL
Nant, Boduan, Pwllheli, Gwynedd, LL53 8YE**

Siting of 5 seasonal wooden camping pods, erection of shower / toilet unit, installation of a domestic sewage treatment plant and landscaping works.

DECISION: To approve the application subject to the following conditions:

- 1. Commence within five years.**
- 2. In accordance with submitted plans.**
- 3. The access to the north that directly connects to the A497 shall not be used for business purposes under any circumstances.**
- 4. The number of units on the site at any one time to be restricted to 5.**
- 5. Restrict the season to between 1 March and 31 October.**
- 6. Holiday use only.**
- 7. Maintain a register of users**
- 8. No units to be stored on the site outside the season**
- 9. All internal and external signs to be in Welsh only or bilingual with a priority given to the Welsh language.**
- 10. The recommendations of the Ecological Assessment Report must be observed**
- 11. A Pollution Prevention Plan must be submitted to include details for monitoring the quality of the water discharged into ditches.**

Note - Fire Service, Natural Resources Wales, Land Drainage Unit

THE RESULT OF THE VOTE

In favour	11
Against	1
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 C21/0734/46/LL
Tyddyn Isaf, Tudweiliog, Pwllheli, Gwynedd, LL53 8PB**

Full application for change of use of agricultural land to create a caravan site for 32 pitches, construction of new building to accommodate showers/toilets, all associated hard standings, resurfacing and access.

DECISION: To approve with conditions

- 1. Five years.**
- 2. In accordance with submitted plans.**
- 3. Number of units.**
- 4. Register to be kept and holiday use only.**
- 5. Restrict the season to between 1 March and 31 October.**
- 6. No units to be stored on the site outside the season**
- 7. All internal and external signs to be in Welsh only or bilingual with a priority given to the Welsh language.**
- 8. The recommendations of the Ecological Assessment Report must be observed**
- 9. Landscaping**
- 10. Amenity block materials and finishes**

THE RESULT OF THE VOTE

In favour	6
Against	5
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 5.8 APPLICATION NUMBER C20/0102/33/LL
Plas yng Ngheidio, Ceidio, Pwllheli, Gwynedd, LL53 8YL**

Extend the existing touring caravan site to land nearby by creating a new access from the existing camping site, move the location of one touring caravan and add eight new touring caravans.

DECISION: To refuse – reasons

- 1. This development would not be located in an unobtrusive location that is well concealed by the existing landscape features, it would be harmful to the quality of the landscape and it would not integrate appropriately to the location in open countryside. In addition, the proposal would not contribute to the maintenance, improvement or recovery of the recognised character of the Special Landscape Area. Therefore, it is considered that the proposal is contrary to the requirements of Policies TWR 5, PCYFF 4 and AMG 2 of the Anglesey and Gwynedd Joint Local Development Plan.**

THE RESULT OF THE VOTE

In favour	5
Against	4
Abstentions	1

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Gruffydd Williams as his father owned a caravan park nearby

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**SUBJECT: Item 5.9 APPLICATION NUMBER C21/1111/14/LL
Fron Goch Garden Centre, Pant Road, Caernarfon, LL54 5RL**

Application to erect a building to store garden furniture together with erecting an adjacent building to exhibit and sell furniture, open storage area and extension to existing customer car park

DECISION: To defer in order to conduct a site visit

THE RESULT OF THE VOTE

In favour	8
Against	3
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

Local Member Councillor Cai Larsen
