

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)

5 September 2022

Virtual Meeting

Present:

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

Officers: Gareth Jones (Assistant Head of Department - Planning and the Environment), Iwan Evans (Head of Legal Service), 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 Gareth Williams and Gwilym Jones

Apologies:

Apologies were received from Councillors: Elwyn Jones and Gareth Coj Parry; Kim Jones (Local Member)

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Date of Planning Committee Meeting

5 September 2022

**SUBJECT: Item 5.1 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 approve with conditions

- 1. Five years.**
- 2. In accordance with submitted plans.**
- 3. Use to be ancillary to the main garden centre.**
- 4. Additional car parking area to be completed before the building is used.**
- 5. All internal and external signs to be in Welsh only or bilingual with a priority given to the Welsh language.**
- 6. Biodiversity conditions (light, biodiversity enhancements).**
- 7. Landscaping.**
- 8. Land drainage plans to be agreed.**
- 9. Restricted to the sales of comparison goods only, no sale of convenient goods (food).**

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.

Local Member: Councillor Cai Larsen

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**SUBJECT: Item 5.2 APPLICATION NUMBER C22/0242/34/LL
Land near Penlon, Clynnog Fawr, LL54 5PE**

Construction of new house and parking spaces

DECISION: To refuse

Reasons

- 1. The proposal, due to its size and setting is contrary to the requirements of policies PCYFF 3 and TAI 4 of the LDP. It is considered that the proposal would be contrary to the development pattern due to the lack of curtilage /open area around the house. It is not considered that the proposal will add to or improve the character and appearance of the site and there would be a loss of an open space between existing dwellings that will damage the appearance and character of the streetscape and the conservation area.**
- 2. It is considered that the proposal is contrary to the requirements of policies PS19, PS20, AT 1 and AMG 1 of the LDP as the proposal would not, due to the loss of an open space as well as the size and appearance of the house, safeguard or improve the setting and appearance of the conservation area or the Area of Outstanding Natural Beauty and the important views in and out of the area.**

THE RESULT OF THE VOTE

In favour	8
Against	4
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Elin Hywel had a connection with the Local Member

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**SUBJECT: Item 5.3 APPLICATION NUMBER C22/0182/30/DT
Pelydryn, Aberdaron, Pwllheli, Gwynedd, LL53 8BE**

Single-storey extension

DECISION: To approve subject to conditions:

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

THE RESULT OF THE VOTE

In favour	8
Against	5
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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Date of Planning Committee Meeting	5 September 2022
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**SUBJECT: Item 5.4 APPLICATION NUMBER C22/0525/11/LL
Former Coed Mawr Infants School, Bangor, LL57 4TW**

To erect 10 intermediate affordable dwellings and associated works.

DECISION:

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

- 1. Five years.**
 - 2. In accordance with the plans/details submitted with the application.**
 - 3. Compliance with the landscaping plan along with future maintenance work.**
 - 4. Secure a plan/arrangements to provide the affordable units, e.g. occupancy criteria, timetable and arrangements to ensure that units are affordable now and in perpetuity.**
 - 5. Compliance with the recommendations of the Ecological Appraisal and Arboricultural Impact Assessment.**
 - 6. Agree on details regarding a Welsh name for the development and the dwellings within the development before the residential dwellings are occupied for any purpose along with signage advertising and informing and promoting the development.**
 - 7. Working hours limited to 8:00-18:00 Monday to Friday; 08:00-13:00 Saturday and not at all on Sunday and Bank Holidays.**
 - 8. Submission of a Construction Method Statement to the LPA to include measures to reduce noise, dust and vibration, parking of development operators' vehicles, loading/unloading goods, storage of equipment on the site, security fences, facilities to wash wheels and a recycling/litter disposal plan.**
 - 9. Relevant conditions from the Transportation Unit including ensuring visibility of 33m to the south-west from the main entrance.**
 - 10. Agree on the external materials for the dwellings.**
 - 11. Natural slate roofing.**
 - 12. Agree on an acoustic fence.**
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13. Agree on children's play equipment.

Note: Need to submit a sustainable drainage system application to be agreed with the Council.

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.

Local Member: Councillor Gareth A. Roberts

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**SUBJECT: Item 5.5 APPLICATION NUMBER C22/0529/15/DT
Cil Melyn, 8, Stryd Warden, Llanberis LL55 4HP**

Conversion of a flat roof to a roof terrace. First floor rear window to be converted into a door to allow access with a surrounding perimeter barrier for the flat roof with decking on the floor.

DECISION: To refuse

Reason

- 1. The proposed development would cause significant overlooking impact that would be detrimental to the amenities of nearby private property residents as well as to create a dominant element that may be a possible source of noise and disturbance. Therefore, the application is contrary to the requirements of policies PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan in relation to safeguarding the visual amenities of local residents.**

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 5.6 APPLICATION NUMBER C21/1151/44/LL
Tyddyn Adi Camping Site, Morfa Bychan, Porthmadog, Gwynedd, LL49 9YW

Upgrade facilities including the installation of 10 touring units and 6 glamping pods to replace 25 tents authorised by a Lawful Use Certificate C12/1554/44/TC

DECISION:

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

1. Time.
2. In accordance with the plans.
3. Restrict the number of touring units to 10 touring units, 6 pods and 50 tents.
4. Holiday use only and keep a register.
5. Holiday season - 1 March to 31 October.
6. Pods to be moved to a storage site shown on the plan between 1 November and 29 February.
7. Complete the landscaping work in the first planting season.
8. In accordance with the recommendations of the Ecology Report.

- Notes: Attention is drawn to the observations of the Caravan Licensing Officer
 - Notes: Attention is drawn to the observations of Natural Resources Wales regarding having a flood plan in place.
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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.
