

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

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

22 May 2023

Hybrid Meeting (multi-location)

Present:

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

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Iwan Evans (Head of Legal Services), Gwawr Teleri Hughes (Development Control Team Leader), Glyn Llewelyn Gruffudd (Senior Development Control Officer), Miriam Elen Roberts (Solicitor), Erin Lloyd ('Yfory' Scheme – Legal) and Lowri Haf Evans (Democracy Services Officer).

Apologies:

Apologies were received from Councillor John Pughe (Local Member)

Others invited – Local Members

Councillor Dewi Jones
Councillor Anwen Hughes (on behalf of Cllr Gareth Williams)
Councillor Arwyn Herald Roberts

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Date of Planning Committee Meeting	22 May 2023
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SUBJECT: Item 1: ELECTION OF CHAIR

To elect a Chair for 2023 – 2024

DECISION:

RESOLVED TO RE-ELECT COUNCILLOR EDGAR OWEN AS CHAIR FOR 2023 / 2024

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.

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

(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 May 2023
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SUBJECT: Item 2: ELECTION OF VICE-CHAIR

To elect a Vice-chair for 2023 / 2024

DECISION:

TO RE-ELECT COUNCILLOR ELWYN EDWARDS AS VICE-CHAIR FOR 2023 / 24

RESULT OF THE REGISTERED VOTE

In accordance with Procedural Rules, the following vote on the motion was recorded:-

In favour of Councillor Elwyn Jones: Councillors:- Elwyn Edwards, Elin Hywel, Huw Wyn Jones, Edgar Owen, Huw Rowlands, Delyth Lloyd Griffiths, Gareth Tudor Jones, Cai Larsen, Gareth A Roberts, Gareth Coj Parry

In favour of Councillor Gruffydd Williams: Councillors:- Anne Lloyd-Jones, Gruffydd Williams, Elwyn Jones, John Pughe Roberts

Abstaining (0)

In favour of Cllr Elwyn Edwards	10
In favour of Cllr Gruffydd Williams	4
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

(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 May 2023
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SUBJECT: Item 7 APPLICATION FOR AN ORDER UNDER THE ROAD TRAFFIC MANAGEMENT ACT 1984

CYNGOR GWYNEDD (PROHIBITION, RESTRICTION AND REVOCATION OF WAITING AND ON-STREET PARKING) (ARFON AREA NUMBER 20) (CAERNARFON) ORDER 2023

DECISION: To approve the introduction of 'no waiting at any time' Double Yellow Lines on a Class 1 Road A4086 – Ffordd Llanberis, Rhosbodrual, Caernarfon

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.

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

(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 May 2023
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**SUBJECT: Item 8.1 APPLICATION NUMBER C23/0116/09/LL
1 Idris Villas, Tywyn, Gwynedd, LL36 9AW**

Resubmission: Change the use of land to create a storage/sales yard associated with the existing commercial premises, together with the erection of a security fence, installation of a hard-standing area and alterations to the agricultural access to create a vehicular access to the yard

DECISION: To approve contrary to the recommendation

- 1. The development referred to in this permission must be commenced no later than FIVE years of the date of the permission.**
 - 2. The development hereby permitted shall be carried out in strict conformity with the details shown on the plan(s) numbered 80 1 - 22 - 0 5; 801 - 22 - 70; 22/115/P 09; 22/115/P 04 a 22/115/P 03 Amendment A submitted to the Local Planning Authority, and contained in the application form and in any other documents accompanying the application, unless condition(s) to revise them is/are included on this planning decision.**
 - 3. Before the facility hereby approved becomes operational as a storage/sales yard, the applicant must first submit details to be agreed in writing with the Local Planning Authority of any building and/or structure they propose to erect as part of the proposed facility, including their design and height.**
 - 4. The facility hereby approved must be connected with the use the applicant proposed to make of the commercial premises on the High Street as a business centre for an agricultural goods/materials supplier and which is outlined in blue in plan number 22/115/P 03 Amendment A.**
 - 5. The scheme for planting a mixed thorn hedgerow contained in plan number 22/115/P 03 Amendment A must be completed during the first planting season after the use becomes operational. In the event that any part of the hedge dies, is removed or becomes seriously damaged or diseased within the five-year period from the date it was planted, they must be removed and replaced during the next planting season with others of a similar size and species, unless the Local Planning Authority approves a commitment in writing.**
 - 6. Before the facility becomes operational, the applicant must first submit details to be agreed in writing with the Local Planning Authority of any signs to be erected on the site, and those signs shall be in Welsh only, or bilingual with priority to the Welsh language.**
 - 7. The applicant must comply with Part 6.0 (Summary and Conclusions) of the Floods Consequence Assessment (ref. KRS.0639.001.R001.A) dated**
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September, 2022 by KRS Environmental.

8. The improvements to the existing access must be carried out in strict conformity with the details contained in plan number 22/115/P 03 Amendment A.
9. The delivery or distribution of goods to and from the site hereby approved shall not be permitted outside the hours of 08:00 to 18:00 Monday to Friday; 08:00 to 12:00 Saturday and not at all on Sunday.

The reasons for the Council's decision to permit the development subject to the conditions already noted:

1. To comply with Town and Country Planning Acts.
2. To comply with the provisions of the Town and Country Planning Act and to secure the satisfactory development of the site, and to protect the visual amenities of the area
3. To secure the orderly development of the site and to protect visual amenities.
4. To secure the orderly development of the site.
5. To protect visual amenities and to ensure biodiversity enhancements.
6. To protect and promote the Welsh language.
7. To comply with the requirements of Technical Advice Note 15: Development and Flood Risk.
8. In the interests of road safety.
9. To protect residential amenities.

Notes

1. Due to the size and nature of the development it will be necessary to provide an application to the Sustainable Drainage Systems (SuDS) Approval Body for permission prior to the commencement of the building work. These systems must be approved by Cyngor Gwynedd in its role as the Sustainable Drainage Systems Approval Body prior to the building work commencing.
 2. The applicant's attention is drawn to the letter from Welsh Water dated 24/02/23 and the need to ensure that the development complies with the advice contained therein. The letter can be viewed under this application's reference number on the track and trace pages on the Council's website.
 3. NOTE: The road verge in front of the access must be reinforced with 125 x 150mm low kerbs installed in accordance with 'Road Design'.
 4. NOTE: The Highways Agency shall not be responsible for any surface water from the road that enters the premises as a result of the development.
 5. NOTE: The applicant is instructed to write to the Highways Authority to be granted permission under Section 278 of the Highways Act, 1980 to undertake any work which entails changes to the existing road in order to create an access to the site.
 6. NOTE: Surface water from the site curtilage should not flow to the main road. The highway drainage by the access and along the frontage must be
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completed to meet the requirements of the Local Planning Authority before any work is commenced on the rest of the development.

THE RESULT OF THE VOTE

In favour	13
Against	1
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

CYNGOR GWYNEDD 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 8.2 C23/0212/30/LL

Pant Valley, Rhydlios, Pwllheli, Gwynedd, LL53 8LF

Construction of a new building to be used as agricultural storage together with associated landscaping work (resubmission)

DECISION: TO REFUSE IN ACCORDANCE WITH THE RECOMMENDATION.

REASONS:

1. Based on the information submitted, the Local Planning Authority is not entirely convinced that there is a real need, proven beyond doubt, to erect an agricultural building of the size and scale proposed at this location. Therefore, the application is contrary to the requirements of policies PCYFF 1 and PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan 2017 which encourages the refusal of proposals outside development boundaries unless there is justification to show that its location in the countryside is essential, and that do not comply with other policies within the Plan itself.
 2. The scale of the proposal would mean erecting a substantial building which would be located in a prominent, isolated position near a public road and footpath and within a Special Landscape Area. This development would not respect the context of the site and its place in the local landscape and, as a result, the development would be harmful to the area's visual amenities. The application is therefore contrary to the criteria of policies PCYFF 2, PCYFF 3 and AMG 2 of the Anglesey and Gwynedd Joint Local Development Plan, 2017 together with the advice contained within Technical Advice Note 6: Planning for Sustainable Rural Communities and Technical Advice Note 12: Design that relates to protecting local visual amenities and the environment.
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THE RESULT OF THE VOTE

In favour	11
Against	3
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

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SUBJECT: Item 8.3 C23/0089/39/AM

Mynytho Garage, Mynytho, Pwllheli, Gwynedd, LL53 7RH

Outline application with some matters reserved to demolish an existing residential dwelling and former commercial garage with associated buildings and to construct five two-storey local market housing, install 16 self-serviced holiday accommodation units, construction of a pub/restaurant, landscaping, creation of parking areas and alteration works to an existing vehicular access.

APPLICATION WITHDRAWN

THE RESULT OF THE VOTE

In favour	
Against	
Abstentions	

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

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Date of Planning Committee Meeting	22 May 2023
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SUBJECT: Item 8.4 C23/0148/17/LL
Uwchlaw'r Rhos, Penygroes, Caernarfon, Gwynedd, LL54 7UE

Construction of a rural enterprise house and associated work.

DECISION: To approve the application contrary to the recommendation. Consequently, the application will be referred to a cooling-off period before being returned to the Committee for a final decision.

THE RESULT OF THE VOTE

In favour	7
Against	4
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Cllr Huw Wyn Jones because he knew the family.
