

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)

17 July 2023

Hybrid Meeting (multi-location)

Present:

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

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Keira Sweenie (Planning Manager), Miriam Roberts (Legal Services), Glyn Llywelyn Gruffydd (Senior Development Control Officer), Rhys Cadwaladr (Senior Planning Officer - Minerals and Waste) and Lowri Haf Evans (Democracy Services Officer).

Apologies:

Apologies were received from Councillors Louise Hughes, Delyth Lloyd Griffiths and Huw Wyn Jones

Others invited - Local Members

Councillors Meryl Roberts and Kim Jones

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Date of Planning Committee Meeting	17 July 2023
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**SUBJECT: Item 5.1 Application Number C23/0234/08/LL
Plot 2 Griffin Industrial Estate, Penrhyndeudraeth, Gwynedd, LL48 6LE**

Erection of Distribution Depot building and Administration and maintenance building, create vehicle and lorry parking areas, vehicle washing area, installation of security fencing, landscaping and associated works.

Application withdrawn

THE RESULT OF THE VOTE

In favour	0
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 C21/1220/42/LL
Morlais Lôn Penrallt, Nefyn, Pwllheli, Gwynedd, LL53 6EP**

Demolition of existing dwelling and construct a new house in its place as well as work to stabilise the cliffs

DECISION: To defer in order to conduct a site visit

THE RESULT OF THE VOTE

In favour	9
Against	2
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
(Councillor Gruffydd Williams - Local Member)

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SUBJECT: Item 5.3 Application Number C22/1169/15/LL
Llanberis Library, Ffordd Capel Coch, Llanberis, Caernarfon, Gwynedd, LL55 4SH
Demolition of former library and construction of three new intermediate affordable dwellings.

DECISION: To defer in order to conduct a site visit

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.

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	17 July 2023
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**SUBJECT: Item 5.4 Application Number C22/0788/03/MW
Ffestiniog Slate Quarry, Talywaenydd, Blaenau Ffestiniog, Gwynedd, LL41 3ND**

Application for the working of slate waste tip to create stockpile for processing at an existing minerals plant.

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

- 1. Duration of working period 31/12/2040 and restoration up to 31/12/2042 to coincide with terms of overarching planning permission.**
- 2. Permitted activities and compliance with submitted details/plans.**
- 3. Mark boundary of site and mineral extraction zones.**
- 4. Working Hours.**
- 5. Manage HGV vehicle movements from the site to 9 per day on working days (Monday - Friday), No more than 2 on Saturdays, Sundays and Bank Holidays/Public Holidays.**
- 6. Dust mitigation measures.**
- 7. Air quality monitoring**
- 8. Operational Noise - noise level restrictions.**
- 9. Noise monitoring surveys.**
- 10. Restrict the operating hours of the crusher.**
- 11. Reasonable measures to avoid reptiles.**
- 12. Biodiversity Improvement Plan (to include the creation of an otters' den).**
- 13. Restoration Management Plan (to include surveying measures and eradicating non-native invasive species and installing fences to restrict access of livestock to restored areas).**

THE RESULT OF THE VOTE

In favour	12
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

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Date of Planning Committee Meeting	17 July 2023
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SUBJECT: Item 5.5 Application Number C23/0075/25/AC

Meifod Ffordd Penrhos, Penrhosgarnedd, Bangor, Gwynedd, LL57 2NL

Application to amend conditions attached to planning permission C21/0042/25/LL for the erection of a two-storey dwelling, garage, creation of new vehicular access and associated works : Condition 2 - Variation of the approved plan to enable a change in the position of the proposed building within the site; Condition 9 - amendment in wording to require the completion of the access shown on the submitted plan prior to the occupation of the dwelling.

DECISION: To approve subject to relevant planning conditions:

- 1. Compliance with the new submitted plans**
- 2. The window on the eastern elevation of the ground floor to be opaque**
- 3. The development shall be commenced within five years**
- 4. No development to commence until a drainage plan for the site has been submitted to the Local Planning Authority and approved in writing.**
- 5. The exact mitigation measures and the biodiversity enhancement suggestions, as included in sections 5.2 to 5.4 of the Preliminary Ecological Report submitted with application C21/0042/25/LL, must be followed.**
- 6. It will not be permitted at any time for the highway's current boundary wall/hedge/fence or any new highway-facing boundary erected to be higher than 1 metre above the carriageway level of the adjacent county road from either end of the site's boundary to the highway and it is not permitted to erect anything higher than this within 2m of the wall in question.**
- 7. The access must be planned and constructed completely in accordance with the submitted plans.**
- 8. Removal of permitted development rights**

Notes

- 1 - Party Wall Act Note**
- 2 - Draw the applicant's attention to the observations of Welsh Water**
- 3 - Sustainable Drainage Systems Note**

THE RESULT OF THE VOTE

In favour	12
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

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SUBJECT: Item 5.6 Application Number C22/0909/22/LL
Fferm Taldrwst Lôn Ddŵr, Llanllyfni, Caernarfon, Gwynedd, LL54 6RR

Demolish existing dwelling and construct a new house in its place together with a soakaway and private treatment plant.

DECISION: To approve with conditions

- 1. In accordance with the plans**
 - 2. Implement permission within five years.**
 - 3. Materials**
 - 4. Landscaping and tree protection**
 - 5. Boundary / curtilage details**
 - 6. Archaeological investigation work**
 - 7. Removal of permitted rights**
 - 8. Complete the work in accordance with the protected species report.**
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THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Huw Rowlands due to a family connection

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SUBJECT: Item 5.7 Application Number C23/0201/08/LL

Land adjacent to Trem Y Moelwyn, Penrhyndeudraeth. Gwynedd

Construction of 41 affordable housing and associated developments

DECISION: To delegate powers to the Senior Planning Manager to approve the application subject to the applicant signing a Section 106 agreement to ensure an open spaces financial contribution and the following conditions: -

1. Five years.
2. In accordance with the plans/details submitted with the application.
3. Landscaping
4. Secure a plan/arrangements to provide the affordable units e.g. mix, tenure, occupancy criteria, timetable and arrangements to ensure that units are affordable now and in perpetuity.
5. Compliance with the recommendations of the following documents: Preliminary Ecological Assessment; Reptile Survey and Elimination of Invasive Species Statement.
6. Agree on details regarding Welsh names for the development before the residential units are occupied for any purpose along with advertising signage 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. Compliance with the content of the Environmental Construction Management Plan document submitted as part of the application.
9. Relevant conditions from the Transportation Unit regarding improvements to the access and parking spaces.
10. Submit and agree to samples of materials and colours for the residential dwellings.
11. Submit and agree to a biodiversity improvement plan to include reptile re-location.
12. Submit and agree on solar panel details.
13. Restrict the use of proposed housing to Use Class C3 of the Town and Country Planning Order (Use Classes) (Amended) (Wales), 1987 - residential houses used as a sole residence or main residence.
14. Agree on the location and type of noise barrier adjacent to the houses of nearby residents before work is commenced on the site.

106 condition/agreement for the relocation of reptiles.

Note - need to submit a sustainable drainage system application to be agreed with the Council.

Note - refer the applicant to Welsh Water observations and amended advice.

Note - refer the applicant to observations and advice from Natural Resources Wales.

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.
