

**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)

20 November 2023

Hybrid Meeting (multi-location)

Present: Councillor Edgar Owen (Chair)
Councillor Elwyn Edwards (Vice-chair)

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

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Miriam Williams (Legal Services), Gwawr Hughes (Development Control Team Leader), Medi Emlyn Davies (Senior Planning Officer) and Lowri Haf Evans (Democracy Services Officer).

Apologies:

Apologies were received from Councillor Louise Hughes.

Councillor Huw Wyn Jones, although present at the beginning of the meeting, had to leave due to technical problems.

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Date of Planning Committee Meeting

20 November 2023

**SUBJECT: Item 5.1 Application Number C22/0969/45/LL
Land on Caernarfon Road, Pwllheli, LL53 5LF**

Construction of new Aldi food shop (A1 use class), car park, entrance, servicing and landscaping

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

1. **Timescales**
2. **In accordance with the approved plans.**
3. **Materials in accordance with the plans unless otherwise agreed in advance with the Local Planning Authority.**
4. **Retail conditions to restrict floor space area, no subdivision into smaller units.**
5. **Shop opening times.**
6. **Control of delivery times.**
7. **Highways conditions in terms of completing the access, lane work, parking spaces and preventing surface water.**
8. **Public protection conditions in terms of ventilation system/heat recovery unit, noise levels from mechanical equipment, barrier on the goods delivery bay.**
9. **Building Control Plan**
10. **Adhere to the mitigation measures in the Air Quality Assessment.**
11. **Undertake the work in accordance with the landscaping plan and Soft Landscaping Maintenance and Management Plan, a need to replant within a period of five years.**
12. **Welsh language improvement/mitigation measures/bilingual signage.**
13. **In accordance with the lighting plan.**
14. **In accordance with the Ecological Survey Report.**
15. **In accordance with the Environmental Management Plan.**

Notes:

1. **Large-scale development**
 2. **SUDS**
 3. **Highways - powers under Section 171/184 of the Highways Act 1980**
 4. **Observations from Welsh Water**
 5. **Observations from Public Protection**
 6. **Observations from NRW**
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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 Elin Hywel (Local Member)

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Date of Planning Committee Meeting	20 November 2023
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SUBJECT: Item 5.2 Application Number C23/0614/16/LL Penrala, Tregarth, Bangor, Gwynedd, LL57 4AU

Full application for the erection of seven dwellings together with associated works to include improving the existing access, associated internal access road and landscaping.

DECISION: To delegate powers to approve the application subject to receiving a red book valuation of the houses to be able to determine a discount on the affordable homes, a 106 affordable housing agreement and conditions relating to the following:

1. **Commencement within five years**
2. **Development to comply with the approved plans**
3. **Use Welsh roofing slates or similar slates**
4. **Agree on external materials**
5. **Removal of Permitted Development Rights from the affordable units to ensure their affordability**
6. **Welsh Water Condition**
7. **Highways Conditions**
8. **The recommendations of the Preliminary Ecological Assessment must be observed**
9. **The recommendations of the Arboriculture Assessment must be observed**
10. **Landscaping conditions**
11. **The recommendations of the Contaminated Land Risk Assessment must be observed**
12. **A Welsh name for the housing estate and individual houses**
13. **Restrict the use to C3 use class only**

Note - Welsh Water
Sustainable Drainage System
Transportation Unit
Trees Unit

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.

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**SUBJECT: Item 5.3 Application Number C23/0500/00/AC
2nd and 3rd Floor Flats, 17 Rhodfa'r Môr, Barmouth, Gwynedd, LL42 1NA**

Vary condition 5 on planning permission C21/0575/00/LL so that 3 of the dwellings must be used for residential use within use class C3, and 3 of the dwellings used for either use class C3 or use class C6

DECISION: To refuse

The proposal to amend the condition to use 3 of the units for holiday accommodation C6 use class is unacceptable on the basis that the combined number of second homes and holiday accommodation in the Barmouth Town Council area is 18.40%, which is over the threshold of 15% and is considered to be an over-provision in the Supplementary Planning Guidance:

Tourist Facilities and Accommodation. As a result, the Local Planning Authority has not been convinced that the development will not lead to excessive accommodation of this type in the area as noted in criterion v of Policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan.

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.

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**SUBJECT: Item 5.4 Application Number C22/0523/14/LL
Y Deri, Hen Furiiau Ffordd Bont Saint, Caernarfon, Gwynedd, LL55 2YS**

Single-storey extension to create a training / day room and office.

DECISION: To approve

- 1. Five years to commence the work.**
- 2. In accordance with plans.**
- 3. Any changes or upgrades to the foul water drainage system must be agreed prior to using the extension.**
- 4. Finish to match with the existing building.**
- 5. Biodiversity Enhancements**

**Note
Welsh Water Letter**

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.
Councillor Cai Larsen (Local Member)
