

**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)

26 February 2024

Hybrid Meeting (Multi-location)

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

Councillors: Delyth Lloyd Griffiths (item 4 onwards), Elin Hywel, Elwyn Jones, Gareth T Jones, Huw Wyn Jones, Cai Larsen, Anne Lloyd Jones, Gareth Roberts, John Pughe Roberts, Huw Rowlands and Gruffydd Williams

Others invited – Local Members: Cllr Beca Brown, Cllr Berwyn Parry Jones and Cllr Ioan Thomas

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Miriam Williams (Legal Services), Keira Sweenie (Planning Manager – Development Control and Enforcement), Arwel Huw Thomas (Development Control Officer) and Lowri Haf Evans (Democratic Services Officer).

Swyn Hughes and Elen Morris (Professional Trainees in Environment Planning) – observing

Apologies:

Councillor Louise Hughes and Councillor Gareth Coj Parry

**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	26 February 24
---	----------------

**SUBJECT: Item 5.1 C23/0302/22/LL
Cae Efa Llwyd Quarry, Penygroes, LL54 6PB**

Application for an extension to sand and gravel pit at Cae Efa Lwyd

DECISION: To delegate powers to the Head of Environment Department to approve the application, subject to conditions relating to the following:

1. 5 years
2. Duration of works – 10 years at a rate of 125,000 tons per annum
3. In accordance with plans
4. Restriction of GPDO rights for buildings, structures, private roads, floodlighting, fencing etc.
5. A copy of the determination and approved plans to be shown at the site office.
6. Restriction of 125,000 tonnes per annum on material removed from site, at a maximum rate of twenty-five (25) HGV loads per day
7. Surface of site access to county highway to be kept clean and no mud/debris to be deposited on highway.
8. No materials (refuse or waste materials) shall be imported to the site.
9. Mark the boundary of site and mineral extraction zones.
10. Working hours. No operations on Saturdays, Sundays or Bank Holidays or Public Holidays other than emergency, servicing and maintenance work.
11. All loaded vehicles to be sheeted or treated to avoid emission of dust.
12. Record of traffic.
13. No processing on site.
14. Noise limits and noise limits in relation to temporary operations.
15. Noise mitigation measures.
16. Acoustic fencing retained and bunding retained.
17. Vegetation, topsoil, subsoils to be stored in acoustic screening bund.
18. Noise monitoring.
19. Air quality limits and air quality monitoring.
20. Dust suppression measures and updated dust monitoring and control scheme.
21. Boundary of mineral extraction area to be temporarily fenced.
22. Groundwater monitoring.
23. Submission of detailed written scheme of investigation for archaeological work.
24. Submission of detailed analytical report of the archaeological work in accordance with the written scheme of investigation.
25. Restoration plan.
26. Storage/management of soils.
27. No soils to be removed from site, and the soil to be used in site restoration.
28. Soil storage mounds to be kept free from weeds.
29. Submission of restoration and 5-year aftercare plan.

-
30. Restoration in accordance with the 5-year aftercare and monitoring plan.
 31. Ripping of ground to avoid compaction.
 32. Correct sequence and spread of soils in restoration.
 33. Conduct chemical analysis of soils during restoration.
 34. No livestock to be kept until land is of an acceptable condition.
 35. Annual review of operations and aftercare.
 36. Revised scheme of restoration to be submitted to the LPA in the event of premature cessation of mineral extraction for a period of 12 months.
 37. Mitigation measures for badgers, breeding birds, reptiles.
 38. Restriction on removal of vegetation during bird nesting season.
 39. Reasonable avoidance measures to protect reptiles during demolition of walls and field boundaries.
 40. Pollution prevention measures.
 41. Collection and disposal of water to restrict what is released to water environment.
 42. Compliance with surface water management plan.
 43. A condition to identify the site by its Welsh name.
-

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.

**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	26 February 2024
---	------------------

SUBJECT: Item 5.2 C22/0952/17/LL

Land at Glynllifon College, Llandwrog, LL54 5DU

Demolition of existing sheds and erection of two livestock sheds together with ancillary facilities and milking parlour, creation of landscaping bund and associated works.

DECISION: To delegate the right to the Assistant Head of Environment Department to approve the application, subject to the following conditions: -

- 1. Five years.**
 - 2. In accordance with the documents and plans submitted as part of the application.**
 - 3. Submit details of external elevations.**
 - 4. Compliance with Part 5 (Interpretation and Advice) of the Ecology Impact Assessment document as well as the Shadow Habitats Regulations Assessment and observations of the Biodiversity Unit.**
 - 5. Complete the landscaping scheme within a specific period.**
 - 6. Compliance with the contents of the Arboriculture Assessments.**
 - 7. The standard conditions of Gwynedd Archaeological Planning Service regarding submission of details of an archaeological recording programme initially, and following this, the submission of a detailed report of the archaeological work within 6 months of completing the archaeological work at the site.**
-

THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Gareth Morris Jones because of a connection with the College staff

**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	26 February 2024
---	------------------

SUBJECT: Item 5.3 C22/0953/17/LL

Land to the North of the existing farmyard at Coleg Glynllifon, Llandwrog, LL54 5DU

Demolition of existing dairy farm building and cow shed, removal of two existing slurry tanks, erection of a new livestock shed and milking parlour, construction of a silage clamp and dry manure store, internal access road together with associated works.

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

1. Five years.
2. In accordance with the documents and plans submitted as part of the application.
3. Submit details of external elevations.
4. Submission of asbestos details prior to demolition.
5. Compliance with Part 5 (Interpretation and Advice) of the Ecology Impact Assessment document as well as the Shadow Habitats Regulations Assessment and observations of the Biodiversity Unit.
6. Complete the landscaping scheme within a specific period.
7. Compliance with the contents of the Arboriculture Assessments.
8. The standard conditions of Gwynedd Archaeological Planning Service regarding submission of details of an archaeological recording programme initially, and following this, the submission of a detailed report of the archaeological work within 6 months of completing the archaeological work at the site.

THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Gareth Morris Jones because of a connection with the College staff

**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	26 February 2024
---	------------------

SUBJECT: Item 5.4 C23/0917/14/DT

Marine Terrace Porth Waterloo, Caernarfon, Gwynedd, LL55 1LP

Full renovation of existing house, proposed new garage, proposed photovoltaic system, landscaping and flood alleviation measures as well as demolition of existing outbuilding

DECISION: To approve with conditions

1. **Five years to commence the work.**
2. **In accordance with plans.**
3. **Slates to match.**
4. **Opaque glass to be installed along the side of the balcony that borders with number 6 Marine Terrace**
5. **In accordance with the ecology report**
6. **Welsh Water condition**

Information Note: Welsh Water/Natural Resources Wales and Biodiversity

THE RESULT OF THE VOTE

In favour	12
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	26 February 2024
---	------------------

SUBJECT: Item 5 C23/03/TP

College Park, Ffordd Deiniol, Bangor, Gwynedd, LL57 2TQ

Mixed woodland with mature trees

DECISION: To confirm the order with changes.

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.
(Cllr Huw Wyn Jones – Local Member)

**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	26 February 2024
---	------------------

**SUBJECT: Item 5.6 Application Number C21/0861/23/LL
Seiont Manor Hotel, Llanrug, Caernarfon, Gwynedd, LL55 2AQ**

Application for the remodelling and extension of the existing hotel and spa together with the siting of 39 holiday lodges, formation of outdoor activity zone, reception, biomass plant unit together with temporary construction traffic road, car parking and landscaping.

DECISION: To refuse the application based on excess and the effect of this on the rural area, the number of cabins and the scale of the extensions to the hotel.

THE RESULT OF THE VOTE

In favour	12
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	26 February 2024
---	------------------

SUBJECT: Item 5.6 Application Number C23/0981/39/AM

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

Outline application with some matters reserved to demolish an existing residential dwelling and commercial garage with associated buildings and redevelopment of brownfield land to create a new hotel, community public house & shared community parking for the village hall (re-submission of withdrawn application C23/0089/39/AM).

The application was withdrawn (21-02-24)

No vote

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
