

**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)

18 March 2024

Hybrid Meeting (Multi-location)

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

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

Others invited – Local Members:

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Miriam Williams (Legal Services), Keira Sweenie (Planning Manager – Development Control and Enforcement), Gwawr Hughes (Development Control Team Leader) and Lowri Haf Evans (Democracy Services Officer).

Swyn Hughes (Professional Trainee in Environment Planning) – observing

Apologies:

Councillor Gareth A. Roberts

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|---|---------------|
| Date of Planning Committee Meeting | 18 March 2024 |
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SUBJECT: Item 5.1 C23/0995/15/LL

Glyn Rhonwy Store, Siemens Healthcare Diagnostics Product Ltd, Glyn Rhonwy Estate, Llanberis.

Erect a building to provide an office space and canteen (Class B1) including refuse storage area, service access, landscaping and associated works.

DECISION:

To delegate powers to the Senior Planning Officer to approve the application subject to completing discussions regarding highways and archaeology matters as well as material planning conditions relating to:

1. Time
2. Compliance with the plans
3. The development shall be implemented in accordance with the ecological/tree reports
4. The operational methods must be followed as highlighted in the CEMP / pollution prevention plan.
5. You must act in accordance with the recommendations of the Flood Risk Assessment
6. Permitted use of building for any purposes within Use Class B1 only
7. Welsh Water conditions
8. Ensure Welsh / Bilingual signs
9. NRW Conditions
10. If, during the development, it is found that there is contamination that was not previously noted present on the site, then no further development (unless this is agreed in writing with the Local Planning Authority) will be undertaken until a remedial strategy detailing how this unspecified contamination will be addressed is presented to and approved in writing by the Local Planning Authority.

Notes:

1. Welsh Water
 2. Land Drainage Unit
 3. NRW
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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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| Date of Planning Committee Meeting | 18 March 2024 |
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SUBJECT: Item 5.2 C23/0772/20/LL

Land near Y Wern, Y Felinheli, LL56 4TZ

Residential development and associated infrastructure works

DECISION: To delegate powers to the Head of Planning to approve the application, subject to a further assessment of the need for an educational contribution and to an appropriate 106 Agreement if required. The permission will be subject to the following conditions:

1. Commence within five years
 2. Development to comply with the approved plans
 3. Must submit and agree on a programme for providing affordable housing
 4. Must agree on external materials including the roofing slates
 5. Removal of permitted development rights
 6. Welsh Water Condition
 7. Highways Conditions
 8. Biodiversity conditions
 - pre-occupancy condition to submit details of bird and bat boxes to be approved
 - pre-occupancy condition to submit and approve a 5 Year Set-up and Maintenance Plan as documented in the Green Infrastructure Statement
 9. Trees conditions
 10. An Arboriculture Method Statement must be prepared
 11. The operational methods highlighted in the CEMP must be followed
 12. A Welsh name for the housing estate and individual houses.
 13. A condition to ensure that fences are erected to protect the habitat near the stream
 14. A condition to ensure that a play area with equipment is provided
 15. Restrict the use to C3 use class only
 16. Land drainage condition – in accordance with the details received or in line with a plan to be submitted and agreed in writing with the LPA.
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Note – Welsh Water, Land Drainage Unit, Transportation Unit, Fire Service and Natural Resources Wales

THE RESULT OF THE VOTE

| | |
|-------------|----|
| In favour | 11 |
| Against | 0 |
| Abstentions | 0 |

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Cai Larsen as he was a member of the Board of Adra

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| Date of Planning Committee Meeting | 18 March 2024 |
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SUBJECT: Item 5.3 C23/0793/40/DT

Tŷ'n Llwyn, Llannor, Pwllheli, Gwynedd, LL53 5UG

External changes to a plan previously approved under plan number C08D/0205/40/LL including a first-floor extension, external appearance and materials.

DECISION: To refuse.

1. The proposed development's size, bulk, design and finish would not reflect or respect the site as it would create an unacceptable and incongruous feature on the form and character of the landscape and the local area and, therefore, on the local area's visual amenities. The proposal is therefore contrary to criteria 1, 2 and 3 of Policy PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan, 2017, as well as the advice contained in the Technical Advice Note 12 document: Design.
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THE RESULT OF THE VOTE

| | |
|-------------|---|
| In favour | 8 |
| Against | 3 |
| Abstentions | 1 |

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 | 18 March 2024 |
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SUBJECT: Item 5.4 C23/0806/00/LL Viaduct Gardens, Stryd Yr Eglwys, Barmouth, LL42 1EL

Proposed works in the area of Barmouth Viaduct Gardens to:

1. Repair, strengthen and raise the height of an approximately 60m section of sea wall,
2. Erect a secondary wall with new floodgates in the area behind the primary sea wall (between the A496 and the primary sea wall),
3. Installation of new drainage network in order to manage surface water and flooding in the area behind the secondary walls and flood gates,
4. Installation of flood resilience equipment, Property Flood Resilience, on property in the quay area.
5. Installation of new surface water discharge pipe in the sea wall.

DECISION: To approve with conditions

1. Commencement within five years.
 2. In accordance with the plans and documents submitted
 3. Public Protection conditions – timings
 4. Submit and reach agreement on a CEMP
 5. Submit and reach agreement on soft and hard landscaping details
 6. Implement the landscaping details
 7. Plan to protect the structural condition and permanent access of the mains public
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- water supply crossing the site
 - 8. Plan to protect the structural condition and permanent access to the public waste water assets crossing the site
 - 9. Working hours of construction period
 - 10. Sheet piling hours
 - 11. Implementation of noise level mitigation measures
 - 12. Installation of noise barriers
 - 13. Submission and agreement on a Noise Management Plan for the construction period.
 - 14. Archaeological conditions

Note:-

SuDS, NRW, Network Rail, Public Protection and Welsh Water advice to the developer.

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.
