

**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)

29 July 2024

Hybrid Meeting (Multi-location)

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

Others invited – Local Members: Councillor Menna Trenholme and Councillor Gareth Williams

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

Apologies:

Councillors: Huw Wyn Jones and Gareth A Roberts

Local Members: Councillors: Elwyn Jones, Linda Ann Jones and Rhys Tudur

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SUBJECT: Item 5.1

Application Number C24/0011/30/AM Bodernabwy, Aberdaron, Pwllheli, Gwynedd

Outline application, with some reserved matters (appearance, landscaping) to create five self-build plots for affordable housing.

DECISION: To approve with conditions

1. Time
2. In accordance with the plans
3. Materials
4. Affordable housing condition
5. Highway conditions
6. Biodiversity condition/biodiversity enhancements
7. NRW condition
8. Welsh Water Condition
9. Reserved Matters condition
10. Removal of PD rights for extensions and restrict to C3 residential use only
11. Protect the public footpath.

THE RESULT OF THE VOTE

In favour	11
Abstentions	0
Against	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 C24/0083/18/LL Penisarwaun Nursing Home, Caernarfon, Gwynedd, LL55 3DB

Change of use from a care home (C2 Use Class – residential establishments) to a serviced hostel for holiday use (Unique Use) with ancillary warden's living accommodation (resubmission).

DECISION: TO REFUSE, contrary to the recommendation

Reasons:

- **Concern regarding the nature, scale and density of the development and its effect having a negative impact on the residential amenities of local residents - contrary to policy PCYFF 2 and TWR 2**
- **Over-use of the narrow road leading to the site**

THE RESULT OF THE VOTE

In favour	9
Abstentions	0
Against	2

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 C23/0556/19/LL Land at Cae Stanley, Bontnewydd, LL55 2UH

A development of 21 residential units comprising of 6 one-bedroom flats, 12 two-bedroom flats and 3 three-bedroom houses, along with associated landscaping and new vehicular access.

DECISION: TO REFUSE

Reasons:

- 1. The proposal is contrary to the requirements of Policies PS 17, TAI 1 and TAI 8 of the Gwynedd and Anglesey Joint Local Development Plan (2017) as it is considered that the applicant has not submitted sufficient evidence with the application to convince the Local Planning Authority that there is a need for additional one- and two-bedroom flats in Bontnewydd considering that this proposal exceeds the indicative figure noted in the Plan and would create an imbalance in the type and mix of small units within the village, and no evidence has been received that the proposal would respond positively to the needs of the local community.**
- 2. Evidence was not received about the need for the number of dwellings and up-to-date information within the Welsh Language Assessment to be able to assess whether the proposal meets the requirements of criterion 1c of Policy PS1 of the Anglesey and Gwynedd Joint Local Development Plan which requires a Welsh Language statement to demonstrate how proposed developments would protect, promote and strengthen the Welsh Language. On this basis, the Local Planning Authority is not convinced that the proposal would not have a negative impact on the Welsh language in the plan area.**
- 3. The site lies within an area at risk of surface water flooding, and because sufficient information was not submitted with the Flood Consequence Assessment including a Water Conservation Statement which would have considered the safe development of the site and demonstrated that the proposed development would not displace surface water towards other properties, it is not believed that the proposal is acceptable based on flood risk and that it is, consequently, contrary to criterion 8 of policy PS 5, criterion 7 of policy PCYFF 2, criterion 6 of policy PCYFF 3, criterion 4 of policy PS 6, policy PCYFF 6 together with the instruction provided in paragraph 11.1 of Technical Advice Note 15.**
- 4. Insufficient information has been submitted as part of the application for assessing the impact of the proposal on the Special Area of Conservation, protected species and wildlife on the site. No Green Infrastructure Statement was submitted either, therefore the proposal is contrary to the requirements of policies PS19 and AMG 5 of the Anglesey and Gwynedd Joint Local Development Plan (2011-2026) which protect species and wildlife along with the requirements within Chapter 6, Edition 12 of**

Planning Policy Wales.

5. The proposal is contrary to policy ISA 5 and the SPG for open spaces as there is no justification for the lack of provision of open spaces within the development while also taking account of the lack of evidence of the need for the number of dwellings and the high development density.
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THE RESULT OF THE VOTE

In favour	10
Abstentions	0
Against	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Huw Rowlands because he was the clerk of Bontnewydd Community Council

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**SUBJECT: Item 5.4
APPLICATION NUMBER C23/0556/19/LL Tŷ'n Lôn, Afonwen, Pwllheli, Gwynedd, LL53 6TX**

An application for nine additional caravans on the caravan field

DECISION: TO REFUSE, contrary to the recommendation

Reasons:

- **The proposal is an over-development – it would create a cumulative tourism impact in an area where there is an excessive amount of existing touring and static caravans**
 - **It would cause harm to the visual quality of the landscape and would cause an unacceptable adverse impact on the amenities of local people, contrary to the objectives of policy TWR 5**
-

A registered vote was called on the proposal to approve, and over a quarter of members voted in favour of having the registered vote.

In accordance with Procedural Rules, the following vote was recorded on the proposal to approve

RESULTS OF THE REGISTERED VOTE ON THE PROPOSAL TO APPROVE

In favour	Councillors Elwyn Edwards, Anne Lloyd Jones, Edgar Owen
Abstentions	0
Against	Councillors: Delyth Griffiths, Louise Hughes, Elin Hywel, Gareth Tudor Jones, Cai Larsen, Gareth Coj Parry, John Pughe Roberts, Huw Rowlands, Gruffydd Williams

RESULTS OF THE VOTE ON THE PROPOSAL TO REFUSE

In favour	9
Abstentions	0
Against	2

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received

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SUBJECT: Item 5.5

Application Number C24/0289/03/LL Wynne's Arms Hotel, Manod Road, Manod, Blaenau Ffestiniog, Gwynedd, LL41 4AR

Conversion of the former Wynne's Arms into 5 residential flats

DECISION: To delegate powers to the Planning Manager to approve the application, subject to the following conditions:

- 1. 5 years**
- 2. In accordance with the amended plans**
- 3. The external walls of the extension and any work undertaken to the external walls to complement the existing property in terms of colour and texture.**
- 4. Restrict the occupancy of the flats to class C3.**
- 5. In accordance with the FCA**
- 6. In accordance with the Construction, Highways and Environmental Management Plan.**
- 7. Ensure that biodiversity improvements are undertaken in accordance with the Green Infrastructure Statement and plans prior to the flats being occupied for the first time.**
- 8. Parking spaces to be operational before the flats are occupied for the first time.**
- 9. Provision and securing of bin and bicycle storage.**
- 10. Ensure a Welsh name for the development and for the dwellings.**

Notes:-

- Vigilance of the presence of protected species when undertaking the work**
 - Culvert note**
 - Welsh Government's Transportation Unit advice**
 - Welsh Water Advice**
 - SUDS**
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THE RESULT OF THE VOTE

In favour	8
Abstentions	0
Against	2

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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**SUBJECT: Item 5.6
APPLICATION NUMBER C24/0436/11/LL Former Coed Mawr Infants School, Bangor, LL57
4TW**

A proposal to erect 10 no. affordable housing and associated developments

DECISION: To delegate the right to the Senior Planning Manager to approve the application, subject to the following conditions:

- 1. Five years.**
- 2. In accordance with the plans/details submitted with the application.**
- 3. Compliance with the landscaping scheme together with future maintenance work.**
- 4. Secure a plan/arrangements for the provision of the affordable units e.g. occupancy criteria, timetable and arrangements to ensure that the units are affordable now and in perpetuity.**
- 5. Compliance with the recommendations of the Ecological Survey, Arboricultural Impact Assessment and the Biodiversity Improvements Plan.**
- 6. Ensure a Welsh name for the development and for the dwellings together with signs that advertise and promote the development.**
- 7. Working hours limited to 8:00-18:00 Monday to Friday; 08:00-13:00 Saturday and not at all on Sundays and Bank Holidays.**
- 8. Submission of a Construction Method Statement to the LPA to include measures to reduce noise, dust and vibration, parking of development operators' vehicles, loading/unloading of goods, storage of equipment on the site, security fences, facilities to wash wheels and a recycling/waste disposal plan.**
- 9. Relevant conditions by the Transportation Unit.**
- 10. Agree on the external finishes for the dwellings.**
- 11. Natural slate roofing.**
- 12. Ensure timely provision of the play area.**
- 13. Restrict occupancy of the Dwellings to C3 use.**

Notes:

- Sustainable Drainage**
 - Welsh Water**
 - Natural Resources Wales**
 - Transportation**
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THE RESULT OF THE VOTE

In favour	10
Abstentions	0
Against	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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SUBJECT: Item 5.7

Application Number C23/0618/39/LL Fferm Cim Farm, Bwlchtocyn, Gwynedd,

Full application for the demolition of three existing open market dwellings and erection of three replacement dwellings (to be used as holiday units), demolition of existing storage buildings, erection of 4 new build holiday units, relocation and replacement of existing static caravan (for holiday purposes) together with associated works and landscaping.

DECISION: To defer the application to allow time to respond and to discuss amended plans with the officers

THE RESULT OF THE VOTE

In favour	10
Abstentions	0
Against	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
