

**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)**

**9 September, 2024**

**Hybrid Meeting (Multi-location)**

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

**Others invited – Local Members:** Councillor Arwyn Herald Roberts and Councillor Gareth Williams

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

Sian Dafydd (Planning Department) – observing

**Apologies:**

Councillor Gareth A Roberts  
Local Members: Councillor Menna Baines

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<b>Date of Planning Committee Meeting</b>
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9 September, 2024
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**SUBJECT: Item 5.1**

**Application Number C24/0363/17/LL Land near Bryn Llifon, Carmel, LL54 7RW**

Construction of affordable dwelling together with creating a new access to the county road.

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**DECISION: To approve contrary to the recommendation**

1. 5 years
2. In accordance with the plans
3. Materials
4. Withdrawal of permitted rights and C3 use only
5. Section 106 Affordable Housing condition
6. Landscaping and land drainage and boundary details,
7. Biodiversity condition/biodiversity enhancements
8. A Welsh name for the property.

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**THE RESULT OF THE VOTE**

In favour	13
Abstentions	0
Against	0

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**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 C24/0306/14/AC Bron y Gaer Ffordd Bethel, Caernarfon, Gwynedd, LL55 1DY**

**Vary condition 2 of the original planning permission C23/0122/14/DT to change the proposal's design.**

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**RESOLVED To approve**

- 1. In accordance with the plans**
- 2. Time**
- 3. Ensuring biodiversity enhancements**

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**THE RESULT OF THE VOTE**

In favour	14
Abstentions	0
Against	0

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**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**

9 September, 2024

**SUBJECT: Item 5.3**

**APPLICATION NUMBER C24/0532/25/LL Land near Pentir Substation, Bangor, LI57 4ED**

**Proposed Energy Storage Facility, associated access, landscaping, infrastructure, ancillary equipment, with import and export capacity to grid connection of 57MWac.**

**DECISION: To delegate powers to the Senior Planning Manager to approve the application, subject to the receipt of observations from the Transportation Unit and the Public Protection Service and 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. Compliance with the recommendations of the Initial Ecological Assessment, Arboriculture Impact Assessment and the Green Infrastructure Statement.
5. Prior submission of an Environmental Construction Method Statement to the LPA.
6. Submission of a Construction Transport Management Plan.
7. Agree on the external materials for the structures.
8. Ensure a Welsh name and bilingual signage with priority given to the Welsh language.
9. Agree on an Archaeological Work Programme
10. Submission of an Environmental Management Plan
11. Transportation and Public Protection conditions, as required
12. The site must be restored to the condition agreed with the Planning Authority once the development's operational period has ended

**Notes:**

**Water and Environment Unit  
Natural Resources Wales  
Gwynedd Archaeological Planning Service**

**THE RESULT OF THE VOTE**

In favour	12
Abstentions	1
Against	1

**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

No declarations of personal interest or relevant dispensations were received.

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9 September, 2024
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**SUBJECT: Item 5.4**

**APPLICATION NUMBER C24/0205/32/LL Land Near Cae Capel, Botwnnog, Pwllheli, LL53 8RE**

Full application to construct 18 affordable housing with associated developments.

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**DECISION:**

**Referred to a cooling off period**

**Reasons:**

- **Damaging impact on the Welsh language**
- **The lack of need within the Botwnnog ward for affordable housing**

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**RESULT OF THE VOTE TO REFUSE THE APPLICATION**

In favour	7
Abstentions	0
Against	6

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**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

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

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<b>Date of Planning Committee Meeting</b>	29 July 2024
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**SUBJECT: Item 5.5**

**Application Number C24/0478/42/DT Tŷ Pen Lôn Las, Morfa Nefyn, Pwllheli, Gwynedd, LL53 6BG**

**Creation of an exterior rear balcony with privacy screen**

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**DECISION: To refuse, contrary to the recommendation**

**Reason: Refuse on grounds of overlooking, impact on neighbours – contrary to policy PCYFF 2**

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**THE RESULT OF THE VOTE**

In favour	9
Abstentions	0
Against	4

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**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

No declarations of personal interest or relevant dispensations were received.

Cllr Gareth Tudor Jones – Local Member

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