

**CYNGOR GWYNEDD
PLANNING COMMITTEE DECISION NOTICE**

Section 100C of the Local Government Act 1972

18 November 2024

Hybrid Meeting (Multi-location)

Attendance

Chair: Cllr Elwyn Edwards

Vice-chair: Cllr Huw Rowlands

Councillors

Delyth Lloyd Griffiths, Louise Hughes, Elin Hywel, Huw Wyn Jones, Anne Lloyd Jones, Cai Larsen, Edgar Owen, Gareth Coj Parry, John Pughe, John Pughe Roberts, Gareth A Roberts and Gruffydd Williams

Others invited - Local Members: Cllr Gareth Williams and Cllr Elfed Williams

Officers: Keira Sweenie (Planning Manager), Gwawr Hughes (Development Control Team Leader), Miriam Williams (Legal Services) and Lowri Haf Evans (Democracy Services Officer).

Apologies:

Cllr Gareth Tudor Jones

Gareth Jones (Head of Planning and Environment)

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SUBJECT: Item 5.1 APPLICATION NUMBER C24/0640/42/LL Glascoed, Lôn Cae Glas, Edern, Pwllheli

Full application to construct a 3-bedroom, two-storey residential property (C3 use) as well as the creation of a new vehicular access

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

1. Time
2. Compliance with plans
3. Exterior materials/finishes
4. There is a need to ensure that a 1.8 metre high opaque glass screen is installed on the south-western side of the balcony at all times.
5. Boundary wall near the access no higher than 1 metre.
6. Parking and turning spaces to be operational in accordance with the plan before the property is occupied for the first time.
7. No hedge or vegetation clearing between 1 March and 31 August.
8. Erection of the soil *clawdd* before the property is occupied for the first time.
9. Agree on a landscape plan.
10. Implement the landscaping plan.
11. To restrict the occupancy of the property to a permanent residence.
12. Withdrawal of PD rights
13. Green Infrastructure Statement
14. Agree on a building management plan
15. Welsh Name
16. Protect and preserve the hedge on the border

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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SUBJECT: Item 5.2 APPLICATION NUMBER C24/0362/38/AC

Woodcroft, Llanbedrog, Pwllheli, Gwynedd, LL53 7UA

Application to amend condition 2 of planning permission C21/1210/38/LL to refer to revised plans as part of this s73 application rather than the plans submitted on 14/12/21 as referred to in condition 2

DECISION: To refuse the application

Reasons:

- **An overdevelopment. Concern that the height and size of the proposal would create an oppressive element over neighbouring properties and would disturb and affect the amenities of neighbours contrary to policy PCYFF 2**

THE RESULT OF THE VOTE

In favour	6
Abstentions	3
Against	4

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 C24/0346/45/LL

Land at Allt Fawr, Lôn Nant-stigallt, Pwllheli, LL53 5YY

Change the use of land and develop a new holiday accommodation in the form of a) 2 permanent glamping pods and associated parking; b) 33 pitches for touring caravans and associated parking; c) well-being facilities including a toilet block, shower block and storage; and d) associated access arrangements, footpath link to Ffordd Abererch, drainage and landscaping.

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

1. Time
2. In accordance with the amended plans.
3. Restrict the number of touring units to 33 caravans and 2 pods only.
4. Holiday use only and maintain a register.
5. Touring unit's holiday season - 1 March to 31 October.
6. No storing of touring caravans on the site.
7. Complete the landscaping plan in the first planting season following approval.
8. Trees and hedges along the site's boundaries must be retained.
9. Any hard standings are limited to caravan pitches only.
10. Agree on electricity and water utilities pathways.
11. Present Toadflax-leaved St John's-wort *Hypericum linariifolium* Management Plan
12. Complete Biodiversity improvements in accordance with the information submitted
13. Highways Conditions
14. Construction work hours
15. Welsh Name
16. Bilingual advertisements
17. Main site access notification information off the A499
18. Install a fence around the site

Notes:

Public Protection Note

Highways Notes

NRW letter note

Welsh Water letter note

SUDS note
Licensing Note

THE RESULT OF THE VOTE

In favour	11
Abstentions	0
Against	2

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
Cllr Elin Hywel – Local Member

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SUBJECT: Item 5.4 APPLICATION NUMBER C24/0385/18/AC

Rhes Fictoria, Stryd Fawr, Deiniolen, Gwynedd LL55 3LT

Vary condition 2 of planning permission C20/0485/18/AC (amendment to planning permission number C17/0438/18/LL for a residential development) to allow a further three years for the approval of reserved matters.

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

1. **Commencement of the work.**
2. **Submitting reserved matters.**
3. **Materials and finishes (including natural slate for the roofs).**
4. **Access and parking.**
5. **Landscaping.**
6. **Removal of permitted development rights for the affordable houses.**
7. **Welsh Water conditions relating to safeguarding the sewers.**
8. **Conditions of Natural Resources Wales regarding land and surface water draining.**
9. **Update the conditions regarding mitigation measures of the ecological assessment.**
10. **Agree on details regarding Welsh names for the development together with advertising signage informing and promoting the development**
11. **Restrict the use to C3 use class residential dwellings**

Notes: Need to submit a sustainable drainage system application to be agreed with the Council.

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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SUBJECT: Item 5.5 APPLICATION NUMBER C22/0637/32/LL

Land near Congl Meinciau Estate, Botwnnog, Pwllheli, LL53 8RA

Full application for a development of 8 affordable homes with associated works, on a rural exception site (phase 1 of 2)

DECISION: To defer so that the applicant has an opportunity to respond to the refusal reasons and submit further information

THE RESULT OF THE VOTE

In favour	14
Abstentions	0
Against	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
