

**CYNGOR GWYNEDD PLANNING COMMITTEE
DECISION NOTICE**

Section 100C of the Local Government Act 1972

13 January 2025

Hybrid Meeting (Multi-location)

Attendance

Chair: Cllr Elwyn Edwards

Vice-chair: Cllr Huw Rowlands

Councillors

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

Others invited:

Councillor Rhys Tudur – item 5 at the request of the Local Member

Councillor Elin Walker Jones – item 6.1 Local Member

Officers:

Gareth Jones (Head of Planning and Environment), Keira Sweenie (Planning Manager), Robyn Jones (Deputy Monitoring Officer), Rhys Cadwaladr (Senior Planning Officer - Mineral and Waste) and Lowri Haf Evans (Democracy Services Officer).

Item 5: Gwyn Evans (Access Team Leader), Catrin Davies (Rights of Way Officer), Dafydd Jones (Solicitor)

Apologies:

Councillor John Pughe Roberts

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Date of Planning Committee Meeting	13 January 2025
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SUBJECT: Item 5: Wildlife and Countryside Act 1981: Application to register a public footpath on the Definitive Map and Statement, Nefyn Harbour, Town of Nefyn.

DECISION: Contrary to the recommendation, to register the public footpath on the Definitive Map and Statement, Nefyn Harbour, Town of Nefyn – and note the date of November 2021

Reason: Sufficient evidence of 20 year use

THE RESULT OF THE VOTE

In favour	7
Abstentions	0
Against	5

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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SUBJECT: Item 6.1 APPLICATION NUMBER C24/0916/11/DT

14 Rhodfa Belmont, Bangor, Gwynedd, LL57 2HT

Two-storey extension at the rear of the property

RESOLVED: To defer a decision and conduct a site visit

THE RESULT OF THE VOTE

In favour	6
Abstentions	0
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 6.2 APPLICATION NUMBER C23/0916/05/LL

Chwarel Garth, Minffordd, Penrhyndeudraeth, LL48 6HP

Application for the use of land for storing, treating and recycling inert / non-hazardous waste arising from works related to the Eryri Visual Impact Provision (SVIP) work

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

1. Development to commence within 12 months of permission date.
2. Development permitted to cease within 5 years of notification of commencement. The development hereby permitted shall cease immediately in the event of early or premature cessation of the winning and working of minerals at the site (Chwarel Garth).
3. In accordance with the plans and submitted details.
4. Nothing other than inert waste excavation material from the SVIP development shall be imported to the site.
5. Operator/developer shall provide log of material imported to the LPA within 10 days of request (information to contain origin, tonnage, description of material, date and times of movement and fate).
6. Restriction of relevant GPDO rights for buildings, structures, private ways, floodlighting, fencing etc.
7. Mark boundary of permitted area prior to commencement.
8. Biodiversity enhancement agreed prior to commencement.
9. Copy of determination and approved plans to be shown at the Garth Quarry site office.
10. Hours of working (to match mineral permission).
11. Oil, fuel and chemical storage on impervious bases and bunded.
12. Monitor site for presence of non-native invasive species.
13. Noise level restrictions (specific levels to match mineral permission).
14. Noise levels restrictions for temporary operations (specific levels to match mineral permission).
15. Annual noise monitoring/survey.
16. Vehicles, plant and machinery to operate within maximum noise emission levels of manufacturer specification and not operated without

appropriate sound deadening screens, casework, enclosures and silencers.

17. 'White noise' reversing alarms for mobile plant and vehicles.
 18. Dust mitigation measures carried out in accordance with condition 23 of Mineral Planning Permission (C16/1385/05/MW).
 19. Surface of site access to county highway to kept clean and no mud/debris to be deposited on highway.
 20. Environmental log of dust complaints kept and to be made available to the LPA within 14 days of request.
 21. The import of inert waste material shall be restricted to the use of the existing dedicated haul routes.
 22. Loaded vehicles leaving site to be sheeted or treated to avoid emission of dust (for material under 75mm).
 23. Condition to retain bilingual signage for the duration of the development.
 24. Lighting scheme to avoid any effects on bat flight paths.
 25. Pollution Prevention Plan to ensure that all measures are taken to avoid any pollution entering watercourses and the Glaslyn.
 26. Biodiversity improvement measures.
 27. Monitoring and control of invasive plant species during the permit period.
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THE RESULT OF THE VOTE

In favour	8
Abstentions	1
Against	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Cllr Huw Rowlands as he is the Clerk of Llanfrothen Community Council

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SUBJECT: Item 6.3 APPLICATION NUMBER C24/0689/42/LL

Tir Maes Twnti, Morfa Nefyn, Pwllheli, LL53 6EU

Full application to construct 9 affordable houses (use class C3) with associated developments, including extending a current estate road, creating parking spaces and landscaping.

RESOLVED: To delegate powers to the Head of Environment Department to approve the application, with the following conditions:

1. **Time**
2. **Development to comply with the approved plans**
3. **Affordable housing condition**
4. **Agree on external materials including the roofing slates**
5. **Withdrawing permitted development rights**
6. **Welsh Water Condition**
7. **Highways Conditions**
8. **Biodiversity Conditions**
9. **Need to submit a Construction Management Plan prior to commencing the development work**
10. **There must be a Welsh name for the housing estate and individual houses.**
11. **Restrict the use to C3 use class only**
12. **Landscaping to be completed**
13. **Agree proposed lighting arrangements for the site.**

Note: Dŵr Cymru
Sustainable Drainage
Natural Resources Wales

THE RESULT OF THE VOTE

In favour	9
Abstentions	0
Against	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

Cllr Gareth T Jones - Local Member
