

**CYNGOR GWYNEDD
PLANNING COMMITTEE DECISION NOTICE**

Section 100C of the Local Government Act 1972

3 February 2025

Hybrid Meeting (Multi-location)

Present

Chairman: Cllr Elwyn Edwards

Vice-chair: Cllr Huw Rowlands

Councillors

Berwyn Parry Jones, Delyth Lloyd Griffiths, Louise Hughes, Elin Hywel, Gareth T. Jones, Anne Lloyd Jones, Edgar Owen, Gareth Coj Parry, John Pughe, John Pughe Roberts and Gruffydd Williams

Others invited:

Councillor Elin Walker Jones – item 5.1 Local Member

Officers:

Gareth Jones (Head of Planning and Environment), Keira Sweenie (Planning Manager), Robyn Jones (Deputy Monitoring Officer), Gwawr Hughes and Lowri Haf Evans (Democracy Services Officer).

Apologies:

Councillor Gareth A Roberts and Councillor Cai Larsen

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SUBJECT: Item 5.1 APPLICATION NUMBER C24/0916/11/DT

14, Rhodfa Belmont, Bangor, Gwynedd, LL57 2HT

Two-storey extension at the rear of the property

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

- 1. Commencement within five years.**
- 2. In accordance with the plans**
- 3. Materials to be in-keeping**
- 4. Biodiversity Enhancements**
- 5. Ensure no surface water runs onto the highway.**

Note: Wales Water

THE RESULT OF THE VOTE

In favour	10
Abstentions	0
Against	3

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 C24/0916/11/DT

Fferm Fronhyfryd, Bwlchtocyn, Pwllheli, Gwynedd, LL53 7EU

Full application for improvements to the site to include minor amendments to the location and design of the previously approved service building along with extending existing tracks and other environmental improvements

DECISION: APPROVED with conditions

1. Time
2. Compliance with plans
3. Carry out the development in accordance with an ecological report
4. Carry out the development in accordance with a Construction Environmental Management Plan
5. Carry out the development in accordance with a lighting plan
6. Restrict the number of caravans
7. Restrict the period of site use
8. Remove all caravans from the site outside the period of site use
9. Restrict caravan/boat/vehicle storage outside the formal pitches
10. Restrict the use of the caravans to holiday use only
11. Bilingual signage
12. Welsh name
13. Materials.
14. Landscaping plan
15. Drainage matters

THE RESULT OF THE VOTE

In favour	13
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 5.3: Application Number C24/0684/38/LL

Glan y Gors, Llanbedrog, Gwynedd, LL53 7UB

Retrospective planning application to re-build a cottage with two-storey side extensions and a rear single-storey extension.

DECISION: TO REFUSE, contrary to the recommendation

Reasons:

- **Overdevelopment**
- **A harmful effect on the landscape / AONB contrary to policy TAI 13.**

THE RESULT OF THE VOTE

In favour	10
Abstentions	0
Against	3

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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SUBJECT: Item 5.4: Application Number C20/1093/24/LL

Land by Talardd, Dinas, Caernarfon, LL54 7YN

Application to erect 16 dwellings with associated access, parking and landscaping

DECISION: TO APPROVE subject to the following conditions:-

1. Five years.
2. In accordance with the documents/plans submitted with the application.
3. Natural slate.
4. Samples of materials and colours for the houses to be agreed with the LPA.
5. Highway Conditions.
6. Soft and hard landscaping.
7. Biodiversity and Tree Conditions including biodiversity enhancements and a habitats management plan.
8. Working hours limited to 8:00 - 18:00 during the week, 08:00 - 12:00 on a Saturday and no working at all on Sundays and Bank Holidays.
9. Agree on details regarding Welsh names for the development together with advertising signage informing of and promoting the development within and outside the site.
10. Ensure a plan/arrangements to provide the affordable units.
11. Removal of general development rights for the affordable units.
12. Submit a Construction Method Statement including parking provision for the builders' vehicles.
13. Submit outdoor lighting details to be agreed with the LPA prior to installation.
14. Archaeological mitigation measures condition.
15. Provide and safeguard the open space for the future
16. Welsh Water Condition
17. Public protection conditions (Noise, Dust, Nuisance)
18. Construction environmental management plan
19. Details of PV solar panels on the roofs of the houses and the air source heat pumps.
20. Welsh language Signs

Notes: Welsh Water, Highways, SUDS

THE RESULT OF THE VOTE

In favour	7
Abstentions	1
Against	4

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Huw Rowlands - Local Member