

CYNGOR GWYNEDD PLANNING COMMITTEE
DECISION NOTICE

Section 100C of the Local Government Act 1972

24 March 2025

Hybrid Meeting (Multi-location)

Attendance

Chairman: Cllr Elwyn Edwards

Vice-chair: Cllr Huw Rowlands

Councillors

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

Officers:

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

Apologies:

Councillor Gareth T Jones.

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Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	24 March 2025
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SUBJECT: Item 5.1 APPLICATION NUMBER C23/0671/45/AM

Land off Caernarfon Road, Western Plot, Pwllheli, LL53 5LF

Construction of residential dwelling-houses including access

DECISION: TO REFUSE, contrary to the recommendation

Reasons: Lack of affordable housing, lack of information about the housing mix, balance and language matters.

THE APPLICATION WILL BE REFERRED TO A COOLING OFF PERIOD

THE RESULT OF THE VOTE

In favour	9
Abstentions	0
Against	3

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

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Date of Planning Committee Meeting	24 March 2025
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SUBJECT: Item 5.2: Application Number C23/0673/45/AM

Land off Caernarfon Road, Eastern Plot, Pwllheli, LL53 5LF

Construction of residential dwelling-houses including access

DECISION: TO REFUSE, contrary to the recommendation

Reasons: Lack of affordable housing, lack of information about the housing mix, balance and language matters.

THE APPLICATION WILL BE REFERRED TO A COOLING OFF PERIOD

THE RESULT OF THE VOTE

In favour	9
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 5.3: Application Number C24/0687/42/LL

Borthwen Plot, Lôn Rhos, Edern, Gwynedd, LL53 8YN

Full application to construct 6 residential dwellings (use class C3) with associated developments including entrance, parking and landscaping

DECISION:

To delegate powers to the Head of Environment Department to approve the application subject to a 106 agreement for an educational contribution and an affordable dwelling, and conditions relating to the following:

1. Time
 2. Development to comply with the approved plans
 3. Must agree on external materials including the roofing slates
 4. Removal of permitted development rights relating to the affordable unit and also restrict the ability to change or add new windows from what is permitted.
 5. Welsh Water Condition
 6. Highways Conditions
 7. Biodiversity Conditions
 8. A need to submit a Construction Management Plan prior to the commencement of the development work
 9. The housing estate and individual houses must be given Welsh names.
 10. Restrict the use to C3 use class only
 11. Landscaping
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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 5.4: Application Number C24/1058/16/LL
Zone 3 Parc Bryn Cegin, Llandygai, Gwynedd

The construction of 4no. new industrial units and associated external landscaping on Plot C3 at Parc Bryn Cegin, Llandygai, Bangor.

DECISION:

To approve the application subject to material planning conditions relating to:

1. Time
2. Compliance with the plans
3. Must operate in accordance with the recommendations in the ecological report / landscaping plan
4. Welsh Water Condition
5. Permitted use of buildings for any purposes within Use Class B2
6. Ensure Welsh / Bilingual signs
7. Public Protection conditions

Notes

- 1. Welsh Water**
 - 2. Land Drainage Unit**
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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.