



Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 28TH APRIL, 2025

NOTE

This meeting will be webcast

https://gwynedd.public-i.tv/core//en_GB/portal/home

Location

**Hybrid - Siambr Dafydd Orwig, Council Offices, Caernarfon LL55 1SH
and Virtually via Zoom**

Contact Point

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(DISTRIBUTED 17/04/25)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (10)

Councillors

Elwyn Edwards
Elin Hywel
Olaf Cai Larsen
Gareth A Roberts
John Pughe

Delyth Lloyd Griffiths
Gareth Tudor Jones
Edgar Wyn Owen
Huw Rowlands
Berwyn Parry Jones

Independent (4)

Councillors

Louise Hughes
John Pughe Roberts

Anne Lloyd-Jones
Gruffydd Williams

Lib/Lab (1)

Councillor Gareth Coj Parry

PROCEDURE FOR SPEAKING ON PLANNING APPLICATIONS IN THE PLANNING COMMITTEE

The Council has decided that third parties have the right to speak on planning applications at the Planning Committee. This leaflet outlines the normal operational arrangements for speaking at the committee.

1.	Report of the Planning Service on the planning application including a recommendation.	
2.	If an application has been received from a 3 rd party to speak the Chairman will invite the speaker to come forwards.	
3.	Objector or a representative of the objectors to address the committee.	3 minutes
4.	Applicant or a representative of the applicant(s) to address the committee.	3 minutes
5.	Local Member(s) to address the committee	10 minutes
6.	Committee Chairman to ask for a proposer and seconder for the planning application.	
7.	The committee to discuss the planning application	

AGENDA

1. APOLOGIES

To accept any apologies for absence.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

To receive any declaration of personal interest and to note protocol matters.

3. URGENT ITEMS

To note any items that are a matter of urgency in the view of the Chairman for consideration.

4. MINUTES

7 - 16

The Chairman shall propose that the minutes of the previous meeting of this committee, held March 24th, 2025, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1. APPLICATION NO C18/0767/16/LL LAND AT COED WERN, GLASINFRYN, BANGOR, LL57 4BE 17 - 69

Holiday accommodation (amended scheme) involving: -

- Installation of bases for lodges with associated decking.
- Installation of bases for glamping pods.
- Associated infrastructure to include internal roads, parking areas, sustainable drainage and foul drainage systems.
- Soft and hard landscaping to include the felling of some trees, retention of trees and undertake improvements to the existing woodland.
- Erection of reception/sales building and re-cladding of existing building for use as a cycle and *e-bike* hub with electric charging points.

LOCAL MEMBER: Councillor Beca Roberts

[Link to relevant background documents](#)

5.2 APPLICATION NO C25/0046/20/LL 79 FFORDD GLYDER, Y FELINHELI, GWYNEDD, LL56 4QX 70 - 87

Change of Use from Main Home (C3) to Mixed Use - Second Home (C5) and Short-Term holiday let (C6)

LOCAL MEMBERS: Councillor Iwan Huws and Councillor Sasha Williams

[Link to relevant background documents](#)

**5.3. APPLICATION NO C24/0072/02/LL LAND NEXT TO PANDY, 88 - 130
CORRIS, SY20 9RJ**

Farm diversification project for the siting of 5 holiday accommodation units on the land

LOCAL MEMBER: Councillor John Pughe Roberts

[Link to relevant background documents](#)

**5.4. APPLICATION NO C24/0297/19/LL FORMER SEIONT 131 - 213
BRICKWORKS, FFORDD FELIN SEIONT, CAERNARFON,
GWYNEDD, LL55 2YL**

Application for materials recycling area for soils, construction and demolition waste, erection of recycling plant building, concrete batching plant, creation of new vehicular access and internal haul routes, creation of flood water storage areas, retrospective change of use of land for general storage (B8 Use Class) that includes processing, sawing, packing of mineral materials, retention of workshop building, portacabins and associated parking

LOCAL MEMBERS: Councillor Cai Larsen, Dewi Jones, Menna Trenholme and Gareth Coj Parry

[Link to relevant background documents](#)

**5.5. APPLICATION NO C22/0637/32/LL LAND BY STAD CONGL 214 - 240
MEINCIAU, 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]

LOCAL MEMBER: Councillor Gareth Williams

[Link to relevant background documents](#)

**5.6. APPLICATION NO C24/1100/15/LL COMPTON HOUSE, STRYD 241 - 261
FAWR, LLANBERIS, CAERNARFON, GWYNEDD, LL55 4EU**

Change of use of 5 residential flats (C3) into 5 short-term holiday let units (C6)

LOCAL MEMBER: Councillor Gwilym Evans

[Link to relevant background documents](#)

**5.7. APPLICATION NO C24/1026/08/LL COOKES PLAYING FIELDS, 262 - 287
FFORDD YR ORSAF , PENRHYNDEUDRAETH, LL48 6LT**

Application for siting of a food truck with public toilet facilities and picnic benches. Retention of hardstanding for car parking and access track. The erection of 20 allotment sheds.

LOCAL MEMBER: Councillor Meryl Roberts

[Link to relevant background documents](#)

**5.8. APPLICATION NO C24/0922/14/LL PLOT C6, CIBYN INDUSTRIAL 288 - 322
ESTATE, CAERNARFON, GWYNEDD, LL55 2BD**

Full planning application for the creation of a depot comprising of offices, workshop, storage buildings together with associated works

LOCAL MEMBER: Councillor Dewi Jones

[Link to relevant background documents](#)