

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

Section 100C of the Local Government Act 1972

28 April 2025

Hybrid Meeting (Multi-location)

Attendance

Chair: Cllr Elwyn Edwards

Vice-chair: Cllr Huw Rowlands

Councillors

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

Officers:

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

Apologies:

None to note

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**SUBJECT: Item 5.1 APPLICATION NUMBER C18/0767/16/LL
Land at Coed Wern, Glasinfryn, Bangor LL57 4BE**

Holiday accommodation development (revised plan) which entails:-

- **Laying the foundations for lodges with associated decking.**
- **Laying the foundations for glamping pods.**
- **Associated infrastructure to include internal tracks, parking areas, sustainable drainage systems together with foul water drainage.**
- **Soft and hard landscaping including felling of some trees, retaining trees and undertaking improvements to the existing woodland.**
- **Construct a reception/sales building together with re-covering the existing building and use as an e-cycle hub with electric charging points.**

DECISION: TO UNDERTAKE A SITE VISIT

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.

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**SUBJECT: Item 5.2: Application Number C25/0046/20/LL
Ffordd Glyder, Y Felinheli, Gwynedd, LL56 4QX**

**Change the use from Main Residence (C3) to Mixed Use - Second Home (5) and
short-term Holiday Accommodation (C6)**

APPLICATION WITHDRAWN

NO VOTE

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 C24/0072/02/LL
Land Near Pandy, Corris, SY20 9RJ**

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

DECISION: TO UNDERTAKE A SITE VISIT

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 C24/0297/19/LL

Former Brickworks Site, 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

DECISION: TO DEFER SO THAT OFFICERS CAN HAVE AN OPPORTUNITY TO RESPOND TO ADDITIONAL INFORMATION RECEIVED FROM THE APPLICANT

THE RESULT OF THE VOTE

In favour	13
Abstentions	1
Against	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Cllr Huw Rowlands as he is the Clerk of Bontnewydd Community Council, and the Community Council had submitted representations on the application.

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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 REFUSE

- 1. This development would create an urban encroachment onto a greenfield site in open countryside and is not immediately adjacent to the development boundary. It is not considered that the proposal would complement or enhance the character and appearance of the site nor integrate with its surroundings and would not therefore create a reasonable extension to the settlement. The proposal is therefore contrary to the requirements of Policies PCYFF 1, PCYFF 3, PS 5 and TAI 16 of the Gwynedd and Anglesey Joint Local Development Plan together with part 2.6 of Technical Advice Note 12: Design which states that design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.**
- 2. Insufficient information and evidence have been included as part of the planning application to enable the Local Planning Authority to fully assess all necessary material planning considerations. In addition, there is inconsistent and misleading information in the documents submitted regarding the type and size of units to be developed from what was shown on the detailed plans. To enable a complete assessment of the proposal under the relevant policies of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026, further information would be required on the following issues:**
 - i. Evidence in the form of a formal market housing assessment proving the need for an affordable dwelling (Policy TAI 16)**
 - ii. Evidence of suitability of the housing mix and a valuation of the units (Policies TAI 8 and TAI 15).**
- 3. Based on the submitted information, the Local Planning Authority has not been persuaded that the development would not cause significant harm to the character and balance of the Welsh language in the community and, therefore, the application is contrary to the requirements of policy**

PS1 of the Gwynedd and Anglesey Joint Local Development Plan together with the relevant requirements of the SPG Maintaining and Creating Distinctive and Sustainable Communities.

- 4. Insufficient information has been included as part of the planning application to enable the Local Planning Authority to fully assess the effect of the proposal on local biodiversity. Consequently, the proposal is deemed unacceptable and does not comply with the relevant requirements of policies PS 19 and AMG 5 of the Gwynedd and Anglesey Joint Local Development Plan and Chapter 6 of Planning Policy Wales.**
- 5. No details of sufficient access arrangements have been included as part of the application and therefore, it is not considered that the proposal meets the relevant requirements in terms of compliance with the relevant criteria of policies TRA 4 and PCYFF 3 of the Gwynedd and Anglesey Joint Local Development Plan which note the need for new developments to ensure acceptable access provision.**

THE RESULT OF THE VOTE

In favour	8
Abstentions	0
Against	6

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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**SUBJECT: Item 5.6: Application Number C24/1100/15/LL
Compton House, High Street, Llanberis, Caernarfon, Gwynedd, LL55 4EU**

**Change of use of 5 residential flats (C3) to 5 short-term holiday
accommodation units (C6)**

DECISION: APPLICATION WITHDRAWN

NO VOTE

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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SUBJECT: Item 5.7: Application Number C24/1026/08/LL

Former Cookes Playing Fields, Station Road, Penrhyndeudraeth, LL48 6LT

Application to locate a food truck with public toilet facilities and picnic areas. Retention of hardstanding for car parking and an access route. Construction of 20 allotment sheds.

DECISION: To approve in accordance with the following conditions:

- 1 - Time**
 - 2 - In accordance with the plans**
 - 3 - Contaminated land conditions**
 - 4 - Biodiversity conditions, including ensuring enhancements**
 - 5 - Food truck only to be located on the site when it is in use**
 - 6 - Restriction of food truck hours to 8-7 every day**
 - 7 - Agreement on the details of waste management for the food truck**
 - 8 - Welsh Signs**
-

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 5.8 APPLICATION NUMBER C24/0922/14/LL
Plot C6, Cibyn Industrial Estate, Caernarfon, Gwynedd, LL55 2BD**

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

DECISION: To approve subject to the following conditions:

- 1. Five years.**
 - 2. In accordance with plans and documents.**
 - 3. Agree on sound prevention plan and measures for the workshop in the western end of the site. This could include measures such as insulation, agreeing on the location of any extraction systems, hours of use and acoustic fence.**
 - 4. Ensure use of bilingual signs that give priority to the Welsh language.**
 - 5. Landscaping.**
 - 6. Landscape maintenance.**
 - 7. Need to agree on any extraction systems on the workshop prior to their installation on the building.**
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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.