

**CYNGOR GWYNEDD
PLANNING COMMITTEE DECISION NOTICE**

Section 100C of the Local Government Act 1972

19 May 2025

Hybrid Meeting (Multi-location)

Councillors: Elwyn Edwards, Delyth Lloyd Griffiths, Elin Hywel, Gareth T Jones, Anne Lloyd Jones, Louise Hughes, Cai Larsen, Edgar Owen, Gareth Coj Parry, John Pughe Roberts, Gareth Roberts, Huw Rowlands and Gruffydd Williams

Others invited - Local Member: Councillor Beca Roberts

Officers: Gareth Jones (Head of Planning and Environment), Gwawr Hughes (Development Control Team Leader), Glyn Llywelyn (Senior Planning Officer), Rhys Cadwaladr (Senior Minerals and Waste Planning Officer) and Lowri Haf Evans (Democracy Services Officer).

Item 7: Iwan ap Trefor (Traffic and Projects Service Manager), Catrin Davies (Rights of Way Officer) and Dafydd Jones (Solicitor)

Apologies: None to note

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SUBJECT: Item 5 ELECTION OF CHAIR

To elect a Chair for 2025/26

DECISION: TO RE ELECT COUNCILLOR ELWYN EDWARDS AS CHAIR OF THIS COMMITTEE FOR 2025/26

THE RESULT OF THE VOTE

In favour	12
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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Date of Planning Committee Meeting	19 May 2025
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SUBJECT: Item 6 ELECTION OF VICE-CHAIR

DECISION:

**TO RE ELECT COUNCILLOR HUW ROWLANDS AS VICE-CHAIR OF THIS
COMMITTEE FOR 2025/26**

THE RESULT OF THE VOTE

In favour	13
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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**SUBJECT: Item 7. Wildlife and Countryside Act 1981
Application to register a public footpath on the Definitive Map and Statement,
Treborth, Pentir Community.**

**DECISION: To authorise the Council to make an order under Section 53 (3)(c)(i),
Wildlife and Countryside Act 1981, to register paths A-B-C-D-E-F, as a public
footpath on the map and Official Statement.**

Note: As the Council itself was the landowner for most of the relevant period (1995-2015), it would not be appropriate for the Council to support and promote such an Order should there be an objection to the Order. The matter will therefore be referred to the Welsh Government for a decision with the Order being determined through written representation, a hearing or Public Enquiry.

THE RESULT OF THE VOTE

In favour	12
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

The Local Member - Councillor Menna Baines, as she had been promoting the application.

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**SUBJECT: Item 8.1 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 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 refuse, contrary to the recommendation

Reasons:

Contrary to TWR Policy 3 Part 1 criteria that the site would lead to an excess of permanent caravan sites or chalet sites or permanent alternative camping sites in the local area which would cause an adverse visual impact and an adverse impact on the amenities of the area and local residents due to disturbance.

THE RESULT OF THE VOTE

In favour	8
Against	4
Abstentions	1

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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**SUBJECT: Item 8.2 Application Number C24/0072/02/LL
Land Near Pandy, Corris, SY20 9RJ**

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

DECISION: To refuse in line with the recommendation

Reasons:

- The proposal would create new permanent alternative camping accommodation within a Special Landscape Area and is therefore contrary to point 1 of policy TWR 3 as well as PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan (2011-2026) which protects the Special Landscape Area from this type of development.
 - The proposal is contrary to criterion 7 of policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan as it would be likely to have a significant adverse impact on the amenities of local property owners in terms of more activities, disturbance and noise.
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THE RESULT OF THE VOTE

In favour	7
Against	6
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
(Councillor John Pughe Roberts as Local Member)

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**SUBJECT: Item 8.3 Application Number C24/1119/42/LL
Land near Helyg, Tai Lôn, Nefyn, Pwllheli, LL53 6LG**

Full application to construct 14 affordable houses (use class C3) with associated developments, including extending an existing vehicular road and new estate road, amenity space, landscaping and biodiversity enhancements.

DECISION: To delegate the right to the Head of Environment to approve the application with the following conditions:

1. Time
2. Development to comply with the approved plans
3. Must submit and agree a programme for providing affordable housing
4. Must agree on external materials including the roofing slates
5. Removal of Permitted Development Rights
6. Welsh Water Condition
7. Highways Conditions
8. Biodiversity Conditions
9. Building Control Plan
10. The housing estate and individual houses must be given Welsh names
11. Restrict the use to C3 use class only
12. Landscaping to be completed
13. Agree on the details of any play equipment

THE RESULT OF THE VOTE

In favour	8
Against	4
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
(Councillor Gruffydd Williams as the Local Member)

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SUBJECT: Item 8.4 Application Number C20/1079/12/AC

Hafod Y Wern, Waunfawr, Caernarfon, Gwynedd, LL54 7AQ

Application under Section 73 of the Town and Country Planning Act to Vary Condition 2 of Planning Permission C04A/0771/12/MW (Move Material from Mineral Working Deposits), to Approve a Two-Year Extension to Complete the Minerals Work up to 31/12/2022, with Final Restoration to be Completed by 31/12/2023

DECISION: To delegate powers to the Head of the Environment Department to refuse the application

Reasons:

- 1. The application has not provided a sufficient restoration and after-care plan as requested in criterion 10 of policy MWYN 3 and policy MWYN 9 and therefore, it is not possible to disregard the detrimental impact of the development on visual amenities and the Special Landscape Area, contrary to policies PCYFF 3 and AMG 2 of the JLDP.**
- 2. No Welsh Language Statement has been submitted in accordance with policy PS1 of the JLDP.**

THE RESULT OF THE VOTE

In favour	10
Against	2
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
(Councillor Edgar Wyn Owen as the Local Member)

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SUBJECT: Item 8.5 Application Number C25/0245/14/LL

Caernarfon Town FC, Yr Oval, Stryd Marcws, Caernarfon, Gwynedd, LL55 2HT
Upgrading and reconstruction of existing football stadium

DECISION: To delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions, and receiving additional information to come regarding the comments of Heneb and Welsh Water.

Conditions:

1. To commence the work within five years
 2. In accordance with the plans
 3. To restrict working hours to 08:00 to 18:00 from Monday to Friday and 08:00 to 13:00 on Saturday
 4. To introduce biodiversity enhancements.
 5. Conditions that are relevant to Welsh Water observations
 6. Conditions that are relevant to Heneb's observations
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THE RESULT OF THE VOTE

In favour	12
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
(Councillor Gareth Coj Parry as the Local Member)
