

# **CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE**

**Section 100C of the Local Government Act 1972**

**8 September 2025**

**Hybrid Meeting (Multi-location)**

**Attendance:**

Chair: Councillor Elwyn Edwards,  
Vice-chair: Councillor Huw Rowlands

**Councillors:**

Delyth Lloyd Griffiths, Elin Hywel, Berwyn Parry Jones, Gareth T Jones, Anne Lloyd Jones, Gareth Coj Parry, John Pughe Roberts and Gruffydd Williams

**Others invited - Local Member:** Councillor Gareth Williams

**Officers:** Iwan Evans (Head of Legal Services - Monitoring Officer), Gareth Jones (Assistant Head of Planning and Environment), Gwawr Hughes (Planning Manager), Elen Morris (Planning Professional Trainee), and Lowri Haf Evans (Democracy Services Officer).

Observing: Dafydd Jones (Solicitor) and Berwyn Owen Evans (Planning Professional Trainee)

**Apologies:** Apologies were received from Councillor Louise Hughes, Councillor Cai Larsen and Councillor Edgar Owen

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Date of Planning Committee Meeting	8 September 2025
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**SUBJECT: Item 5.1 Application No. C25/0361/30/LL  
AEL Y BRYN, RHIW, PWLLHELI, GWYNEDD, LL53 8AG**

Full application to demolish the existing house (C3) and garage and erect a new three-bedroom house (C3) in its place.

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

1. Time
2. Compliance with plans
3. Agree on materials, including roof slates
4. Ecological matters, including maintaining the development in accordance with the improvements as noted in the Green Infrastructure Statement.
5. Agree on a Building Management Plan
6. Landscaping
7. Highways Matters
8. Drainage matters
9. Condition to manage noise associated with the heat pump

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### THE RESULT OF THE VOTE

In favour	6 (Chair's casting vote)
Against	5
Abstentions	0

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### DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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## CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

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**SUBJECT: Item 5.2 Application No. C24/1124/34/AC Cefn Graianog, Llanllyfni, Caernarfon, Gwynedd**

Application under Section 73 to amend condition 1 of planning permission reference C20/1063/22/AC (Proposed eastern extension for sand and gravel extraction and progressive restoration) to allow a four-year extension for the completion of minerals operations and restoration

**DECISION: To delegate the right to the Head of Environment Department to approve the application, subject to conditions**

1. Extraction of minerals shall cease by 31 December 2028 by which time all plant and machinery shall have been removed from the site; restoration work shall be completed by 31 December 2039
2. Restriction on permitted development rights, buildings, structures, erections, private roads, floodlighting and fences
3. Mitigation measures for potential impacts on wells north of extraction area
4. Mitigation measures for local biodiversity, badgers, breeding birds and reptiles
5. Permitted activities and Compliance with Submitted Details/Plans
6. Hours of Working
7. Safeguarding public rights of way
8. Soil handling and husbandry
9. Drainage, measures to prevent pollution of local watercourses
10. Restore to mixed agricultural use and nature conservation
11. Reinstatement of field boundaries
12. Micro-adjust restoration levels to ensure surface water flow into the wetland northward of the application area
13. Archaeological mitigation and recording
14. Aftercare measures for agricultural uses and biodiversity management
15. Dust controls and noise limitations the same as existing but also, plant machinery at the working face to be fitted with white noise alarms.

### THE RESULT OF THE VOTE

In favour	9
Against	1
Abstentions	0

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## **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 No. C24/0960/46/LL Land West of Ysgol Gynradd Tudweiliog, Tudweiliog, Pwllheli, Gwynedd**

Full application to change the land use to create a new cemetery for the village of Tudweiliog and the surrounding area along with works to create an access and parking site and landscaping

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**DECISION: To approve the application subject to the following conditions:**

- 1. Time**
  - 2. Compliance with plans**
  - 3. Highway issues/agree on a Transport/parking Management Plan**
  - 4. Biodiversity Matters**
  - 5. Landscaping**
  - 6. Drainage matters**
  - 7. Protection of the public footpath**
  - 8. Building control plan**
  - 9. Natural Resources Wales Condition**
  - 10. Completion of boundary treatments**
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**THE RESULT OF THE VOTE**

In favour	9
Against	0
Abstentions	0

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**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

No declarations of personal interest or relevant dispensations were received.  
Cllr Gareth T Jones - Local Member

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**SUBJECT: Item 5.4 Application No. C25/0370/11/DT Treetops, 3, Bryn Eithinog, Bangor, Gwynedd**

To erect a two-storey side extension together with alterations

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**DECISION: To approve the application with conditions**

- 1. Five years to commence the work.**
- 2. In accordance with plans.**
- 3. Slates and finish to match.**
- 4. Install opaque glass in the back windows on the first floor.**
- 5. Biodiversity Enhancements**
- 6. Welsh Water Condition**

Information note: Welsh Water, Biodiversity

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#### **THE RESULT OF THE VOTE**

In favour	10
Against	0
Abstentions	0

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#### **DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

No declarations of personal interest or relevant dispensations were received.

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