
PLANNING COMMITTEE 8/09/25

Present:

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).

1. APOLOGIES

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

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) The following members declared that they were local members in relation to the items noted:
- Councillor Gareth Williams, (who was not a member of this Planning Committee), in item 5.1 (C25/0361/30/LL) on the agenda.
 - Councillor Gareth Tudor Jones, (who was a Member of this Planning Committee), in item 5.3 (C24/0960/46/LL) on the agenda.

3. URGENT ITEMS

As a matter of order, it was reported that since the Chair was joining the meeting virtually, the Monitoring Officer would be announcing the results of the voting on the applications.

4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee held on 14 July 2025 as a true record.

5. PLANNING APPLICATIONS

The Committee considered the following applications for development. Details of the applications were expanded upon, and questions were answered in relation to the plans and policy aspects.

6. 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.

Attention was drawn to the late observations form.

At the 14 July, 2025 meeting, the Committee's decision was to conduct a site visit. Some of the Committee Members visited the site on 5 September 2025.

- a) The Senior Planning Officer highlighted that this was a full application to demolish an existing two-storey house and erect a new three-bedroom, two-storey house on the same footprint in its place. In addition, it was intended to maintain external alterations, including the removal of the existing single-storey garage and creation of parking spaces.

It was noted that the applicant had confirmed that the property would be a social house with Cyngor Gwynedd's Housing Options Team leading the process of allocating the property in conjunction with Grŵp Cynefin to users on the waiting list. It was reiterated that it would be let as an intermediate rental property, the priority would be to look at this tenure initially, and if so, advertise it through Tai Teg.

It was explained that the site was located outside any current development boundary and was therefore in open countryside within the designations of the Llŷn and Enlli Area of Outstanding Natural Beauty and the Llŷn and Enlli Landscape of Outstanding Historic Interest. Adjacent to the site there are two separate residential dwellings and an unclassified public road running past the site. It was noted that the current building was in a fragile condition and a security fence protected the site.

It was noted that revised plans had been submitted, proposing design changes which included more traditional windows, a change in the colour of the cladding panels and the provision of a stone wall to the top of the car park bay to match local elevations.

It was considered that the proposal complied with planning guidelines and policies. The officers' recommendation was to approve the application with conditions listed in the report.

- b) Taking advantage of the right to speak, the Local Member made the following comments: -
 - That Ael y Bryn was a traditional cottage which was part of a wider cluster of traditional cottages on Mynydd y Rhiw that lie in the heart of the Llŷn AONB.
 - It was part of the Llŷn Heritage Coast and abutted the Pen Llŷn a'r Sarnau SAC. These were cottages that should be protected from this type of development.
 - The proposed application was contrary to the following policies: AMG1 Applications that negatively impact views in and out of the AONB are refused; AMG3; AMG4; PS19 The Councils will manage developments in order to conserve and, where relevant, enhance the natural environment,

the countryside and coastline of the plan area, and proposals that will have a substantial detrimental impact on these will be refused.

- The new development was also contrary to the Llŷn AONB Dark Skies.
- That Ael y Bryn had been left to Tai Eryri / Cynefin in the will of the former owner on condition that a young local family settled in it – this had happened twelve years ago and the situation had caused local frustration.
- The feeling locally was that Cynefin had deprived a local family from having a home, and with the property being empty for over a decade, the structural work had deteriorated.
- Following a presentation from Cynefin explaining the option to demolish, the rationale for that was highlighted stating that the property was required to achieve an energy efficiency grade A rating – to achieve that, demolition and rebuilding would be the only option to secure the required grant.
- Despite accepting the rationale, the new house must be similar to the original property and be in keeping in terms of character – insufficient effort had been made with the proposed application to ensure this.
- According to the observations of the AONB Officer, it was noted that the traditional building contributed to the AONB character and that he suggested a condition, should the property be demolished, to ensure that windows that were traditional in size were used to suit and restrict floodlights. However, these conditions had not been included in the report – therefore, why ask for observations? It was considered that the committee had a duty to consider the AONB Officer's observations and conditions.
- That there was too much plastic cladding on the new house design – this was not in keeping – need more use of natural stone.
- He was not asking the Committee to refuse the application as this would deprive a grant to renovate the cottage which would consequently remain empty, but improvements had to be made to the application that were in keeping with the area and to retain the character of Ael y Bryn.

c) It was proposed and seconded that the application be approved

ch) During the ensuing discussion, the following comments were noted by Members:

- An effort had been made to include more traditional windows.
- There were insufficient modifications to the revised plans submitted.
- That the plan was too modern – bordering on the destruction of this part of the AONB.
- That this was a cluster of traditional houses – a plan and design that would suit the area was needed.
- That there was too much cladding in the design.
- The committee was urged to refuse the application due to the negative impact of the design on the area or to defer and seek a more traditional design rather than what was before them.
- That these cottages were part of Pen Llŷn's heritage. There was a responsibility to preserve the area's history.
- The design was not in keeping – it was completely different to the original house. There was concern that this may set a precedent.
- It was accepted that there was a need for modernisation and to reach a certain standard, but the design was unsightly.
- The setting was prominent with spectacular views – a request to modify the front elevation of the design.

In response to the comments, the Assistant Head of Environment noted that adaptations to the house were the main considerations of the application, but what

already existed needed to be looked at – that there was more glazing on the existing property than on the new design. He added that the new house would be 95m² which was far from being a mansion and the AONB had not objected to the application and the comments had been considered.

RESOLVED: 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 Construction Management Plan.
6. Landscaping.
7. Highways Matters.
8. Drainage matters.
9. Condition to manage noise associated with the heat pump.

7. APPLICATION NO C24/1124/34/AC CEFN GRAIANOG, LLANLLYFNI, CAERNARFON, GWYNEDD, LL54 6SY

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.

- a) The Planning Manager highlighted that it was an application for a four-year extension to complete mineral operations and restoration works at Cefn Graianog. It was explained that the application site was on the eastern flank of the main extraction area, approximately 530m from the Llŷn AONB to the west and Eryri National Park approximately 1,500m to the south-east. It was reiterated that the site contained previously restored land, but the land was revisited to rework minerals that had previously been considered uneconomic, but also to enable the same extraction scheme to access further deposits, by extending eastwards.

It was noted that the working methods would be the same as those currently used in the quarry and would use the same extractors, conveyors and other mobile plant as the existing.

In terms of the principle of development, continuation of sand and gravel mining at the site would ensure that the Council meets its allocation obligations in the Regional Technical Statement, to supply minerals for the North Wales sub-region and maintain a seven-year land bank of sand and gravel. It was highlighted that there were only a few permitted sand and gravel reserves available in North West Wales and this proposal would ensure a vital supply of sand and gravel to the local construction economy; the principle of the development was acceptable and in line with the requirements of the LDP's policies MWYN 2, MWYN 3 and Strategic Policy PS 22.

In the context of visual amenities and the landscape, it was reported that the application did not include any extension or physical modifications to the working

area that had already been approved. It was undoubtedly considered that the nature of the proposal to extend the lifespan of the operations would extend the visual impacts in the medium term, but given its overall context in established mineral works, it would not result in any major levels of visual effects. Although the boundary of the Llŷn AONB is close to the site, the AONB Unit had confirmed that there were no concerns about the impact on the AONB given that this was only a request for a limited time extension. The Minerals Planning Authority considered that the proposal complied with the requirements of the LDP's policies PCYFF 3, PCYFF 4 and MWYN 9.

In considering residential amenities, it was noted that no sensitive properties were located within a 100m buffer zone of the development, and it would be subject to the same working conditions as the current conditions, including noise management, dust control and working hours. It was considered that the loading of the hopper and conveyor would be the most intrusive source of noise on the surface of the works as the plant machinery operated in an elevated position in relation to the surrounding ground level. Subject to appropriate conditions to control the effects of noise and dust and working hours, it was considered that the proposal would not have an adverse effect on the amenities of the area and therefore complied with policies PCYFF 2, MWYN 3 and MWYN 5 in the LDP.

The proposal did not include any change to traffic movements and haulage to and from the site and the officer highlighted the updated biodiversity assessment which was supportive of the request to extend the time. All existing habitats at the site had been considered and whether there had been any change to these habitats since the previous ecological surveys were carried out. It was recommended that the requirements to implement the reasonable avoidance measures to protect badgers and reptiles during any field boundary clearance or soil stripping works were maintained. Mitigation measures for reptiles required having a qualified ecologist present when removing stone walls before undertaking any soil stripping and/or mineral extraction work. Any reptiles found by the ecologist would be immediately captured and relocated to suitable reception sites outside the planned extraction area, but in the area of land under the applicant's control; the development was acceptable with the appropriate conditions and mitigation measures and was in line with Strategic Policy PS 19 and Policies AMG 3, AMG 5, MWYN 3 and MWYN 9 of the LDP.

In the context of Hydrology, it was clarified that mitigation measures for the protection of watercourses, streams and wetlands had already been submitted and assessed as required under condition 36 of the parent company permission (C16/0816/34/MW). It was considered that the proposed development would have no adverse effect on hydrological features and flood risk and would comply with the requirements of the LDP's Strategic Policy PS 19 and policies AMG 3, AMG 5, PCYFF 2, PCYFF 3, PCYFF 6 and MWYN 3.

The officers considered the proposed development to be consistent with all relevant planning policies and considerations and recommended that the application be approved with conditions.

- b) It was proposed and seconded to approve the application.

RESOLVED: 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 of permitted development rights, buildings, structures, erections, private roads, floodlighting and fences.
3. Mitigation measures for potential impacts on wells north of the 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.

8. APPLICATION NO C24/0960/46/LL LAND TO THE WEST OF YSGOL GYNRADD TUDWEILIOG, TUDWEILIOG, PWLLHELI, LL53 8ND

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.

Attention was drawn to the late observations form which confirmed that the Transportation Unit had no objection to the application.

- a) The Planning Manager explained that this was a full application from Tudweiliog Community Council to change the use of existing agricultural land to create a new public cemetery to contain 393 graves for the village of Tudweiliog and the surrounding area. The proposed development would involve the creation of a new vehicular entrance, the creation of an access walkway, a car park and landscaping works and to erect an earthen 'clawdd'.

It was highlighted that the site was located on the outskirts of the village of Tudweiliog and outside the current development boundary and the land was currently open agricultural land surrounded by 'cloddiau' and hedges. It was noted that the site and the wider area were within the Llŷn and Enlli Landscape of Outstanding Historic Interest and the West Llŷn Special Landscape Area.

In the context of access, it was noted that the access road from the adjacent highway was also used for access to neighbouring residential houses, a public house and Ysgol Gynradd Tudweiliog. It was reiterated that the school had a separate car park with dedicated entrances in and out of the unclassified road. It was noted that the access road also included a public footpath designation that runs parallel to the southern boundary of the site.

It was explained that the application was being submitted to the Planning Committee because of the applicant's relationship to a current member of the Planning Service staff.

It was considered that the proposal as submitted was acceptable on the basis that

- policy ISA 2 supported developments for public facilities as long as the proposal meets certain specific criteria.
- When new facilities are proposed outside a development boundary, it must be demonstrated that the proposed location is the best available location and is accessible to the community.

Reference was made to confirmation received from the Community Council detailing the current situation of the village cemetery stating that only two possible new graves could be provided there and that this was the only site available to meet the need. While there was concern about the location of the proposal, it was accepted that the village's current situation of failing to provide a vital facility for the future was a complex issue and an obvious solution was needed. Other suitable lands were not available in or directly adjacent to the development boundary and therefore another site had to be considered. Having considered all relevant information and evidence, it was considered that there was justification for the creation of a new cemetery at this location and therefore the considerations of the location met the relevant requirements of policy ISA 2.

The officers considered the application to be consistent with all relevant policies and planning considerations and recommended that the application be approved with conditions.

b) Taking advantage of the right to speak, the Local Member made the following observations.

- That he supported the application.
- The existing cemetery was almost full and there was no suitable land in front of the existing cemetery. Therefore, it was necessary to search urgently for a new site for a cemetery.
- That the Community Council has been very busy looking for suitable land.
- He thanked the landowner for the land – the location was suitable, nice, quiet and open.
- That there was adequate parking space. The site was accessible.
- There was no impact on the public footpath and no risk of flooding.
- This addressed the requirements of policy ISA 2.
- The primary school, which was located nearby, was supportive of the application.
- He suggested that the transport management plan/parking condition, should refer to the management of the road to the cemetery and the road past the school.

During his address, he expressed that he was a Governor at Ysgol Gynradd Tudweiliog. The Monitoring Officer noted that the Member should have declared this at the start of the meeting.

In response to the comments about the Transport/Parking Management Plan condition, the Assistant Head of Environment stated that the condition in its full form would address wider parking arrangements.

c) It was proposed and seconded to approve the application

RESOLVED: 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. Construction management plan.
9. Natural Resources Wales condition.
10. Completion of boundary treatments.

9. APPLICATION NO C25/0370/11/DT TREETOPS, 3 BRYN EITHINOG, BANGOR, GWYNEDD, LL57 2LA

To erect a two-storey side extension together with alterations

- a) The Professional Trainee highlighted that it was an application for the demolition of a single-storey flat roof extension on the front and side of the property along with the erection of a two-storey pitch-roof extension on the side of the property and a single-storey extension in the form of a 'lean to' at the front. It was explained that the extension would provide two additional bedrooms, a utility and a new dressing room, along with 3 parking spaces to the front of the property.

It was noted that the location of the two-storey house was within an estate of various houses within the development boundary of the City of Bangor and the application was before the Planning Committee at the request of the Local Member.

In the context of the principle of development, while acknowledging that the extension was substantial, its location on the property and its design were not considered to make it appear as an alien feature in the vicinity. The extension did not extend out to the rear any further than the rear of the existing property and extended to the side approximately 1.7m further than the current extension. The height of the extension would match the height of the existing property, with the single storey section at the front consisting of a 'lean to' roof.

In the context of visual, general and residential amenities, although the extension would mean that it would be approximately 1m away from the boundary with the property next door, it was not considered that the proposal would have an adverse effect on neighbours' amenities. The property next door, facing the extension, did not contain any openings, and the openings on the extension only included those of the ground floor. The extension did not extend out any further towards the rear boundary of the site than the existing property, but it was acknowledged that it was intended to provide two additional first floor windows for a dressing room and an en-suite. It was considered reasonable to impose a planning condition to ensure that these windows contained opaque glass. The proposal was not considered to involve overdevelopment of the site and would not have an adverse impact on the amenities of the surrounding residents.

Based on the Transport Unit's comments, a plan had been provided confirming the intention to provide three parking spaces in front of the house.

The officers considered the application to be consistent with all relevant policies and planning considerations and recommended that the application be approved with conditions.

- b) The Local Member had highlighted in an email that she had called in the application as it appeared to be a huge extension but had not received any comments/concerns from local residents. As a result, she had no further comments to submit.
- c) It was proposed and seconded to approve the application.

RESOLVED: 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 rear windows on the first floor.**
- 5. Biodiversity Enhancements.**
- 6. Welsh Water condition.**

Information note: Welsh Water, Biodiversity

The meeting commenced at Time Not Specified and concluded at Time Not Specified

CHAIRMAN