

**CYNGOR GWYNEDD
PLANNING COMMITTEE DECISION NOTICE**

Section 100C of the Local Government Act 1972

29 September 2025

Hybrid Meeting (Multi-location)

Attendance:

Chair: Councillor Elwyn Edwards

Councillors:

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

Others invited - Local Member: Councillor Richard Glyn Roberts

Officers: Iwan Evans (Head of Legal Services - Monitoring Officer), Gwawr Hughes (Planning Manager), Elan Mared Lloyd (Planning Officer), and Lowri Haf Evans (Democracy Services Officer).

Observing: Dafydd Jones (Solicitor)

Apologies: Apologies were received from Councillor Huw Rowlands

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Date of Planning Committee Meeting	29 September 2025
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**SUBJECT: Item 5.1 Application No. C25/0503/14/DT
STRADE, 65 CAE GWYN, CAERNARFON, GWYNEDD**

Demolition of existing conservatory and erection of new extension to the rear

DECISION: To approve subject to conditions

- 1 Five years to commence the work**
- 2 In accordance with plans**
- 3 In accordance with the green infrastructure statement**

Information Note:
Dŵr Cymru Welsh Water

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 5.2 Application No. C25/0202/40/LL
LAND AT Y FFÔR, PWLLHELI**

Change of use application for the letting of 12 Holiday Cabins on land at Y Ffôr, Pwllheli

**DECISION: To Refuse
Reasons**

1. The site of the cabins and associated works, due to their number, location, design, setting and appearance in the landscape, and increase in the hard surface plots, would result in a prominent and intrusive feature in open countryside and would have a detrimental impact on the landscape and visual amenities of the rural area as well as leading to an excess of permanent sites in the local area. The proposal is therefore contrary to criteria 1.i and ii. of policy TWR 3 and policy PCYFF 3, of the Anglesey and Gwynedd Joint Local Development Plan (July 2017) and Supplementary Planning Guidance: Holiday Accommodation.
 2. The scale of the proposal would create excessive movement along the county road together with an increase in activities, causing noise and disturbance to the detriment of the amenity of local residents. Therefore, the proposal is considered to be contrary to policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan (July 2017).
 3. There is insufficient information in the form of details of the location and size of the drainage area as well as the results of percolation tests in connection with the proposed Sewerage Treatment System. The proposal is, therefore, contrary to the policy requirements of ISA 1 of the Anglesey and Gwynedd Joint Local Development Plan (July 2017) which ensures adequate infrastructure provision.
 4. Insufficient information including a geophysical survey has been submitted as part of the application, and therefore no conclusion can be drawn about the proposal's compliance with policy AT4 of the Anglesey and Gwynedd Joint Local Development Plan (July 2017) which safeguards undesignated archaeological sites and their setting.
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THE RESULT OF THE VOTE

In favour	11
Against	1
Abstentions	1

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
