

PLANNING COMMITTEE 17 November 2025

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

Councillors: Delyth Lloyd Griffiths, Elin Hywel, Gareth T Jones, Anne Lloyd Jones, Cai Larsen, Edgar Owen, 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 Environment), Gwawr Hughes (Planning Manager), Rhys Cadwaladr (Senior Planning Officer - Minerals and Waste), Dafydd Jones (Solicitor) and Lowri Haf Evans (Democracy Services Officer).

1. APOLOGIES

Apologies were received from Councillor Berwyn Parry Jones and Councillor Gareth A Roberts.

Condolences were expressed to Cllr Anne Lloyd Jones who had recently lost her sister.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

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 5.4 (C25/0418/30/LL) on the agenda.

3. URGENT ITEMS

As a point 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 20 October 2025 as a true record subject to amending 'She' and not 'He' in the English record for the observations of the local member in application 5.2 (c) C24/0937/16/LL Zip World, Bethesda.

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.

5.1 APPLICATION NUMBER C24/1124/34/AC Cefn Graianog, Llanllyfni, Caernarfon, Gwynedd

Application under Section 73 to amend condition 2 of planning permission ref. C20/1064/22/AC to allow for a four-year extension to complete the minerals operations and restoration.

Attention was drawn to the late observations form.

- a) The Senior Minerals and Waste Planning Officer highlighted that the application sought an extension of the operating period of the silting lagoons associated with the processing plant of the sand and gravel that was excavated from the quarry. The working methods and processes would be the same as those currently used in the quarry.

In the context of the principle of the development, it was noted that continued excavation for sand and gravel at Cefn Graianog would ensure that the Council meets its allocation implications 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 noted that there were only a few permitted sand and gravel reserves available in north west Wales and that this proposal would mean a continuation in the provision of sand and gravel supply to the local construction economy. It was expressed that the preservation of the silting lagoons was essential for the processing, washing and sorting of the material; it was acceptable and consistent with the requirement of the Local Development Plan (LDP) policies MWYN 2, MWYN 3 and Strategic Policy PS 22 of the Local Development Plan (LDP).

In the context of visual amenities and the landscape, it was explained that this application was specifically for extending the period of development and did not include any extension or physical modifications to the already approved working area. The nature of the proposal to extend the lifespan of the operations would undoubtedly extend the visual effects in the medium term but given its general context in an established mineral working, it was not considered that it would result in any major levels of visual effects. It was highlighted that the boundary of the Llŷn AONB was close to the site, but confirmation was received from the AONB Unit that there were no concerns about the impact on the AONB given that this was only a limited time extension; the Mineral Planning Authority considered that the proposal complied with the requirements of policies PCYFF 3, PCYFF 4 and MWYN 9 in the LDP.

In considering residential amenities, it was noted that one individual property was located within the 100m buffer zone as prescribed under policy MWYN 5 in the LDP. The development would be subject to the same working conditions as pre-existing ones, including the management of noise, dust and working hours; subject to appropriate conditions to control the effects of noise and dust and working hours, 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 transportation to and from the site.

It was explained that an updated biodiversity assessment had been completed to support the associated applications that had been submitted for extending the time of the quarry's various permits. It was also explained that there had been a need to assess whether there had been any change to these habitats since the previous ecological surveys were carried out and 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; the development was acceptable with appropriate mitigation conditions and measures and in accordance with Strategic Policy PS 19 and policies AMG 3, AMG 5, MWYN 3 and MWYN 9 in the LDP.

In the context of hydrology issues, the main purpose of the closed system of lagoons was to supplement the existing water management infrastructure to ensure adequate capacity to manage all quarry water on site, i.e. as a self-sustaining system. It was considered that the

proposed development would have no adverse effect on hydrological characteristics and flood risk and would comply with the requirements of Strategic Policy PS 19 and policies AMG 3, AMG 5, PCYFF 2, PCYFF 3, PCYFF 6 and MWYN 3 in the LDP.

Officers considered that the proposed development was consistent with all relevant planning policies and considerations and recommended that the application be granted with appropriate 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.

Conditions:

- Written notice shall be given to the Mineral Planning Authority at least 14 days before: i. The commencement of restoration works on any part of the land within the permitted area following the cessation of use as an ancillary silting facility for any of the three lagoons indicated on the application plans.
- The permitted use of the site as an ancillary silting lagoon shall cease by 31 December 2028, restoration shall be completed thereafter by 31 December 2029 or upon cessation of operations, whichever is the sooner.
- Permitted Operations and Compliance with the Submitted Details/Plans.
- Restriction on Permitted Development Rights, buildings, structures, private roads, floodlighting and fences.
- Hours of operation.
- Soil handling and husbandry.
- Safeguarding of public rights of way.
- Noise restrictions to match existing, plant and machinery to be fitted with white noise alarms.
- Restore to mixed agricultural use and nature conservation,
- No oil, fuel, chemicals to be stored within the application site.
- Drainage, measures to prevent pollution of local watercourses.
- Aftercare measures for agricultural uses and biodiversity management.
- Revised restoration scheme in the event of premature mineral extraction.
- Ripping of ground base material to avoid surface compaction and achieve adequate drainage.
- Minimum subsoil and topsoil depths.

5.2 APPLICATION NUMBER C24/1126/34/AC Cefn Graianog, Llanllyfni, Caernarfon, Gwynedd

An application under Section 73 to amend condition 2 of planning permission ref. C20/1065/22/AC to allow a four-year extension to complete the minerals operations and restoration.

Attention was drawn to the late observations form.

a) The Senior Minerals and Waste Officer highlighted that the proposal sought to extend the time period until 31 December 2028 to continue with the mineral's operation at Ffwrn Graianog. He explained that this would ensure the non-sterilisation of the mineral reserve and complete the restoration of the site in accordance with the permitted scheme of working and provide ancillary infrastructure in support of proposals to extract and process minerals from the quarry. The proposal did not include extending the actual footprint of the minerals operation only an extension of time for another four years. Plant activities, processing,

dispatch and extraction of minerals would be contained entirely within the boundaries of the existing site and in accordance with the terms of conditions attached to the current planning consent.

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

In the context of the principle of development, it was noted that the continuation of sand and gravel excavation at Cefn Graianog would ensure that the Council meets its allocation implications 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 explained that there are only a few permitted sand and gravel reserves available in north west Wales and that this proposal would involve continuing to provide a supply of sand and gravel to the local construction economy; the principle of development was acceptable and consistent with the requirements in policies MWYN 2, MWYN 3 and Strategic Policy PS 22 in the LDP.

In the context of visual amenities and the landscape, it was noted that the application was specifically for the extension of the development period and therefore did not include any extension or physical alterations to the work area which has already been approved. The nature of the proposal to extend the lifespan of the operations would undoubtedly extend the visual effects in the medium term but given its general context in an established mineral works, it was not considered that it would result in any major levels of visual effects. It was highlighted that the boundary of the Llŷn AONB was close to the site, but confirmation was received from the AONB Unit that there were no concerns about the impact on the AONB given that this was only a limited time extension. The Mineral Planning Authority considered that the proposal complied with the requirements of policies PCYFF 3, PCYFF 4 and MWYN 9 in the LDP.

In considering residential amenities, it was noted that one individual property is located within the 100m buffer zone as prescribed under policy MWYN 5 in the LDP. The development will be subject to the same working conditions as pre-existing ones, including the management noise, dust and working hours; subject to appropriate conditions to control the effects of noise and dust and working hours, the proposal will not have an adverse effect on the amenities of the area and therefore complies with the policies PCYFF 2, MWYN 3 and MWYN 5 in the LDP.

The proposal does not include any change to traffic movements and transportation to and from the site.

It was explained that an updated biodiversity assessment had been completed to support the associated applications that had been submitted for extending the time of the quarry's various permits. It was also clarified that there had been a need to assess whether there had been any change to these habitats since the previous ecological surveys had been carried out, and 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; the development was acceptable with appropriate mitigation conditions and measures and is in line with Strategic Policy PS 19 and policies AMG 3, AMG 5, MWYN 3 and MWYN 9 in the LDP.

In the context of hydrology matters, it was noted 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 consent (C16/0816/34/MW). The working site, stockpiling area and the lagoons would continue to operate in accordance with an Environmental Permit and the closed loop water management system will be used, as approved under planning permission C15/0299/34/MW which was the subject of application 5.1. 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 in the LDP.

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

- b) It was proposed and seconded to approve the application
- c) During the ensuing discussion, the following comments were noted by a Member:
 - That reference to maintaining a 7-year land bank of sand and gravel also applied to nearby Llecheiddior Farm

RESOLVED:

To delegate the right to the Head of Environment Department to approve the application.

Conditions

- Mineral extraction and processing will cease by 31 December 2028 by which time all plant and machinery shall have been removed from the site; restoration shall be completed by 30 June 2029.
- Permitted Activities and Compliance with the Submitted Details/Plans.
- Restriction on Permitted Development Rights, buildings, structures, erections, private roads floodlighting and fences.
- Working Hours.
- Soil Handling and Husbandry.
- Drainage, measures to prevent pollution of local watercourses.
- Annual review of operations.
- Safeguarding of public rights of way.
- Restore to mixed agricultural use and nature conservation.
- Reinstatement of field boundaries.
- Aftercare measures for agricultural uses and biodiversity management.
- Dust controls and noise restrictions to match existing, plant machinery at the working face to be fitted with white noise alarms.
- Archaeological mitigation and recording.
- Sheeting of lorries leaving site with stone less than 500mm.
- Restrict vehicular access to existing access arrangements.
- No refuse or waste materials to be imported to the site.
- The principal means of transporting raw material from the working face to the processing plant shall be by means of a conveyor unless otherwise agreed.

5.3 APPLICATION NUMBER C25/0418/30LL National Grid Co Plc, Llanddeiniolen, Caernarfon

Installation of an underground electricity cable in association with Pentir BESS energy storage scheme (LPA ref: C24/0532/25/LL)

Attention was drawn to the late observations form.

a) The Planning Manager highlighted that it was a full planning application for the installation of an 830m underground cable between the Pentir electricity substation and the nearby Battery Energy Storage System facility which was approved by planning permission in 2024. The installation period was expected to take a maximum of 10 weeks, with the cable being laid underground either through trenches dug on the surface and filled back, or through Horizontal Directional Drilling.

It was explained that the site is an Open Countryside site and within the Dinorwig Landscape of Outstanding Historic Interest with a small area within Flood Zone 3 (surface water and watercourses). To the north of the site the adjacent woodland is a recognised "Regional Wildlife Site" and is listed on the Ancient Woodlands List as a "Plantation on an Ancient Woodland Site". It was also noted that the land was classified as 3a, 3b and 5 on the predictive Agricultural Land Classification Map for Wales.

In this case, the proposal is located with the intention to connect two sites that have permission and therefore the rural location is unavoidable. Attention was drawn to policy ISA 1 which is supportive of proposals for water, electricity, gas, etc services to improve provision, subject to detailed planning considerations. The policy states the importance of the infrastructure provision for a development site being located and designed in a manner that minimises the impact on the natural and built environment. This development will be placed entirely underground, and therefore the proposal was deemed to comply with the requirements of ISA 1.

The method of laying the cable will be a mix of providing surface dug and backfilled trenches, or through Horizontal Directional Drilling within areas where tree roots and tree-dwelling species need to be protected. The areas that will be subject to the drilling method have been identified, partly because of Natural Resources Wales' comments. The confirmation of the use of the drilling method in these specific areas together with imposing a planning condition for agreeing the launch points of the drilling method ensures that the trees and species are protected. As a result, the proposal was deemed acceptable. It was reiterated that Natural Resources Wales had provided a response on the 14 November stating that they were now satisfied with the proposal. There will be no above-ground impact following the installation of the cable and therefore it was not considered to have a long-term impact on any habitat or agricultural land.

It was recognised that there will be inconvenience from noise and movement during the construction phase, but this period was considered to be short, and subject to conditions dealing with noise, dust and vibration matters, together with the prior agreement of a Building Control Plan, it was considered that it could alleviate any impacts and therefore the proposal was acceptable in this context.

Matters regarding transport, language, and flooding were referred to, which had received appropriate attention, and the proposal was acceptable in relation to these matters. It was noted that Heneb considered the proposal to be acceptable subject to a planning condition to agree an archaeological work programme.

Officers considered the proposal acceptable and compliant with the requirements of national and local policies and recommended granting the application with appropriate conditions.

b) Taking advantage of the right to speak, the applicant's Agent noted the following observations:

- That the officer's report was complete.
- The cable laying work would be underground and would last for about 10 weeks.
- That the work meets Welsh Government targets for energy storage.

- Work linking the two sites already had planning permission and this work was essential.
- Consultation work had been completed.
- Nearby Ancient Forest - tree survey completed, and mitigation measures agreed.
- That a condition had been agreed for the drilling work.
- There were mature trees on the cable path – specialist drilling would be required to avoid impact.
- Heneb – monitoring and recording work will be completed during the works.
- Any crossings and pollution works will be monitored.
- No objections had been received during the consultation period.

The Chair noted that the Local Members did not object to the application.

c) It was proposed and seconded to approve the application.

RESOLVED To approve in accordance with the following conditions:

1. **Five years.**
2. **In accordance with the plans/details submitted with the application.**
3. **Compliance with the recommendations of the Preliminary Ecological Evaluation, Arboriculture Impact Assessment and the Green Infrastructure Statement.**
4. **Submission of an Environmental Construction Management Plan to manage impacts on the natural environment.**
5. **Submission of a Construction Management Plan to manage amenity matters.**
6. **Agree on an Archaeological Work Programme.**
7. **Submission of a Site Restoration Plan to restore the site to a condition agreed with the Planning Authority after the development's operational period has ended.**
8. **Submission of a plan for eradicating Himalayan Balsam from the site.**
9. **Submit details of the underground drilling method with launching points located outside the tree roots protection areas.**

Notes:

Natural Resources Wales
Gwynedd Archaeological Planning Service

5.4 APPLICATION NUMBER C25/0418/30/LL Land Opposite Deunant, Aberdaron, Pwllheli
Full application for the erection of eight affordable dwellings (exception site) and associated developments to include creation of a vehicular access, estate road, landscaping and a sustainable surface water drainage area.

Attention was drawn to the late observations form.

a) The Planning Manager highlighted that the proposal includes the construction of three 2-bedroom bungalows, four 3-bedroom two-storey houses and one 4-bedroom two-storey houses all to be finished with a mix of render, stone and wood cladding on the walls and a natural slate roof. It was added that an existing natural 'clawdd' to the front of the site was to be relocated to the northern boundary of the site with new hedges to be planted on the remaining site boundaries.

It was reported that the site of the proposed development is presently open agricultural land with boundaries predominantly natural hedges with adjacent residential dwellings to the north, west and southerly direction with various elevations in terms of design, form and finishes. The entire site is outside the current development boundary of the village of

Aberdaron and is therefore in open countryside. The western and southern boundary of the proposed site partly abut the current development boundary. The class 3 public road is situated adjacent to the western boundary and what would be the front of the site with access and a right of way into agricultural lands that runs along the land's northern boundary. The site is within the Llŷn AONB and the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest designations and within a 500m zone from a scheduled monument.

It was explained that the village of Aberdaron is defined as a rural/coastal village in the LDP with approximately 95 houses and a few facilities within the current development boundary. Based on the settlement size a development of this scale would mean a growth of 7.6% to the settlement, however, we must bear in mind that recent permission was granted for another exception site for 5 units in this settlement.

With the site located outside the development boundary all units were expected to be for local affordable need. For Aberdaron this is defined as people who are in need of affordable housing and who have lived within the Village, or in the surrounding rural area for five years or more, either immediately before submitting an application or in the past. A 'rural area' has been defined in this case as a distance of 6km from the application site and the whole of the area of any Community Council divided by the 6km distance, excluding properties within the development boundary of any settlement other than the settlement within which the application is located.

Evidence was submitted in the form of a Housing and Affordable Housing Needs Statement which refers to a need highlighted on the Social Housing and Tai Teg Register in Aberdaron and the village of Rhiw, stating that Rhiw is located within 6km east of Aberdaron and is not included as a designated settlement, including as a cluster, and therefore it is not possible to provide any new housing development within the settlement. The combined data from the Social Housing and Tai Teg Register for Aberdaron and Rhiw was confirmed, and consideration had been given to the contribution that a recently approved application for 5 self-build units would offer to the area.

The proposal would provide a neutral scheme in terms of tenure; offers a mix of social rented housing, intermediate affordable rental housing and shared ownership to be able to meet a wide range of need and enable households to move from rented to shared ownership as their circumstances change. This will offer a completely different local affordable provision to what has already been allowed on another site on the outskirts of the village such as the recent 5-unit self-build scheme. Based on the information submitted as part of the application it was considered that the need had been confirmed for the development, with the proposal to form a logical extension to the village.

The site is located within the AONB, and although it was recognised as an exclusion site and extending out into agricultural open land, it was not considered that it would have a visual adverse impact and would suit the built context of the existing area and the rest of the village. In the context of general and residential amenities, following a full assessment, the proposal was considered to be designed to minimise any impact on neighbouring properties, and was therefore acceptable.

Attention was drawn to the comments of the Biodiversity Unit, and the potential impact of pollution reaching the Pen Llŷn and Sarnau Special Area of Conservation. It was noted that the issue had received relevant attention, and as a result of imposing pollution control measures during the building works and of the sustainable drainage area, it was not considered that the proposal would have a significant impact on the characteristics of the Special Area of Conservation.

It was reiterated that issues of drainage, transport, and language had been addressed and were acceptable subject to relevant planning conditions. It was considered that the proposal complied with the requirements of local and national policies and therefore it was recommended that the application be granted subject to the imposing relevant conditions.

- b) Taking advantage of the right to speak, the applicant's Agent noted the following observations:
 - That the application would provide eight affordable homes being led by Grŵp Cynefin with the support of Cyngor Gwynedd to address the Gwynedd Housing Strategy.
 - Consultation had taken place.
 - That the scheme was acceptable.
 - Meetings had been held with the Community Council and the County Council.
 - The scheme complied with local and national policies.
 - No objection had been received from the Highways Unit.
 - Attention had been given to the public footpath.
 - That the Strategic Housing Unit highlighted that the scheme meets the need.
 - The proposal would have a positive impact on the language – likely to appeal to Welsh speakers who have responded to the local demand.
- c) Taking advantage of the right to speak, the Local Member made the following observations:
 - That the village is rural.
 - There was a lot of opposition to the application locally.
 - That the proposal was an over-development – the original proposal was for five houses – this suited the site better.
 - The proposal would have an impact on the neighbours at Y Ddôl - it was the nearest property to the site. Looking at the plan, the largest house within the development would overlook Y Ddôl. Frustration that there was a lack of consultation about the design and layout of the development.
 - Despite discussion with the applicant regarding an amendment to place the two bungalows to the rear of Y Ddôl, it was disappointing that there was no change to the plan.
 - Despite the number of trees in the plans, trees are rare - the Deunant area is vulnerable to inclement weather and trees are rarely allowed to grow.
 - Suggested that the Committee visit the site before coming to a decision - this would provide a better context than a photograph in a report.
 - With the housing being social and funded by a Welsh Government grant, it was therefore difficult for the Council to oppose.
 - That an application by a local person to build six houses outside the development boundary had been refused - lack of consistency.
 - Was there a genuine need for these houses? According to the report there are 14 families on the list – this was a high figure and was questioned locally.
 - That rules needed to be adjusted so that Local Members had access to the waiting list.
 - That the Committee needed to consider the concerns of the Community Council and the residents of the village.
- d) It was proposed and seconded to conduct a site visit to assess the impact on residential amenities.

In response to a question as to whether an individual expert survey had been completed by a rural housing facilitator for the development, it was stated that it would be the responsibility of the applicant to request such a survey. It was reiterated that an individual survey was not necessary, and that the information and evidence of the Strategic Housing Unit had confirmed that the need existed. In response, it was noted that data and evidence need to be provided in reports and not just opinions. Suitable and appropriate information must be included to highlight the need locally.

ch) During the ensuing discussion, the following observations were made by Members:

- Complete data appropriateness was relevant.
- That the actual need must be fully considered.
- That there was an inconsistency in the wording of the 'size' of the development – clear assurance was needed.
- A drop in numbers at Ysgol Botwnnog highlighted that young people were leaving the area.

RESOLVED: To defer a decision and conduct an inspection site visit.

Reason: To assess the impact of the proposal on the amenities of the nearby residents.

The meeting commenced at 13:00 and concluded at 14:00.

CHAIR