

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE
Section 100C of the Local Government Act 1972

8 December 2025

Hybrid Meeting (Multi-location)

Attendance:

Chair: Councillor Elwyn Edwards

Vice-chair: Councillor Huw Rowlands

Councillors:

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

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), Glyn Gruffudd (Senior Planning Officer), Rebeca Sian Dafydd (Planning Trainee - Second Homes and Short-Term Holiday Accommodation), Dafydd Jones (Solicitor) and Lowri Haf Evans (Democracy Services Officer).

Apologies: Apologies were received from Councillors Elin Hywel, Gruffydd Williams and John Pughe

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	8 December 2025
------------------------------------	-----------------

SUBJECT: Item 5.1 Application No. C25/0418/30/LL

Land Opposite Deunant, Aberdaron, Pwllheli, LL53 8BP

Full application to construct 8 affordable dwellings (exception site) with associated developments including creation of vehicular access, estate road, landscaping and a sustainable surface water drainage area.

DECISION: To approve with conditions

1. Time
2. In accordance with the plans
3. Materials
4. Affordable housing condition
5. Highway conditions
6. Biodiversity conditions/protection of the *clawdd*
7. Landscaping condition
8. Welsh Water Condition
9. Removal of permitted development rights involving extensions and use
10. Drainage matters
11. Building Control Plan
12. Method statement for the relocation of the '*clawdd*'.

THE RESULT OF THE VOTE

In favour	7
Against	3
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	8 December 2025
------------------------------------	-----------------

SUBJECT: Item 5.2 Application No. C25/0625/39/LL

Berth Ddu Caravan Park, Bwlchtocyn, Pwllheli, Gwynedd, LL53 7BY

A resubmission with improvements of a previously refused full application for a caravan site, to include a toilet block and environmental improvements.

DECISION: To Refuse Reasons

The proposal involves the creation of a new touring caravan site in open countryside away from the main roads network. It is not considered that the proposed units would easily assimilate to the local landscape and it is not considered to be in an unobtrusive location that is well-concealed by the existing features of the landscape, and it is therefore considered that the development would be harmful to the visual quality of the landscape. The proposal would not add to the maintenance, enhancement or restoration of the recognised character of the Llŷn Area of Outstanding Natural Beauty and creating a new caravan site some distance from the main public roads network on a busy rural road where there is a high density of holiday sites would have an impact on the features and character of the area. It is therefore considered that the proposal is contrary to the relevant requirements of policies TWR 5 and AMG 1 of the Anglesey and Gwynedd Joint Local Development Plan and the Supplementary Planning Guidance (SPG): Tourist Facilities and Accommodation.

Insufficient evidence had been submitted as part of the planning application to demonstrate that full consideration has been given to the loss of the best and most versatile agricultural land. It is therefore considered to be contrary to the requirements of criterion 6 of Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 and the advice provided in paragraphs 3.58 and 3.59 of Planning Policy Wales.

Due to lack of information to fully assess the impact of the new sewerage flow from the proposed development, the proposal is unacceptable based on the requirements of policy ISA1 which notes that proposals are only approved if sufficient infrastructure capacity exists, or when it is provided in a timely manner.

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.

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE
Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting

8 December 2025

SUBJECT: Item 5.3 Application No. C25/0755/14/LL

Vehicle Inspectorate, Lôn Cae Ffynnon, Cibyn Industrial Estate, Caernarfon, Gwynedd, LL55 2BD

Change of use the former VOSA testing station to form a Timber and Builders Merchants

DECISION: To approve with conditions

Conditions:

- 1. Five years.**
 - 2. In accordance with plans and documents.**
 - 3. To restrict use of the site to use class B1, B2, B8 within the proposed Use Classes Order 1987.**
 - 4. Biodiversity enhancements.**
 - 5. Protect Welsh Water's equipment and pipes and their protection zones.**
-

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.

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	8 December 2025
---	------------------------

SUBJECT: Item 5.4 Application No. C25/0647/11/LL

Denis Ferranti Meters, Caernarfon Road, Bangor, Gwynedd, LL57 4SP

Change the use of an existing industrial unit (Use Class B2) to an indoor padel sports centre(Use Class D2) and associated work

DECISION: To approve the application subject to material planning conditions relating to:

- 1. Time**
 - 2. Compliance with the plans**
 - 3. Permitted use of the unit as a Pickleball / Padel Sports Centre only and not for any other purpose**
 - 4. The flood mitigation measures recommended in parts 7.29 - 7.34 of the Planning Statement must be followed.**
 - 5. Opening Hours: 07:00 to 23:00 daily**
 - 6. The development approved through this will be held in accordance with the noise impact assessment, prepared by ES Acoustics - Noise Impact Assessment for a Proposed Padel Tennis and Pickleball Facility S3, Caernarfon Road, Bangor LL57 4SP Report Reference 22236.NIA-RPT.01. Rev A, dated 29 October 2025. Noise should not exceed the levels anticipated in Table 10 of the NIA.**
 - 7. Within 3 months of the site becoming operational, a noise survey will be undertaken by a suitably qualified acoustic adviser, in accordance with the NIA, and a report submitted to the Local Planning Authority and approved by them in writing. The report will provide information about the measured sound emitted from the site on 1.0m of the façade of the residential receptors identified in Maes Berea, Pen y Wern, Cilcoed and Bryn Llwyd. Should it be discovered that the operating noise is louder than the lowest background noise levels, or there are noise levels from the external mechanical equipment with a higher score than the external condition above, a detailed noise mitigation plan should be submitted to the Local Planning Authority to be**
-

approved in writing. Any mitigation plan will be implemented within 3 months of the date of the written approval in accordance with the approved details, and will be kept in accordance with those details afterwards.

8. Working Hours

9. Details of any external equipment installed on the building must be submitted.

10. A Site Management Plan must be submitted and approved, including a mechanism to deal with complaints from members of the public.

11. Operate in accordance with the Green Infrastructure Statement.

12. Ensure Welsh / Bilingual signs

Notes

Welsh Water

THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received - Cllr Gareth A Roberts - Local Member

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	8 December 2025
---	-----------------

SUBJECT: Item 5.5 Application No. C25/0428/14/LL
Mona, 4 High Street, Caernarfon, Gwynedd, LL55 1RN.

Change of use of offices to 5 residential flats, including a rear extension. Installation of an Air Source Heat Pump and door to the waste storage.

DECISION: To defer

Reason: Request for further information and evidence of the need, to meet policy TAI 8 requirements

THE RESULT OF THE VOTE

In favour	6
Against	0
Abstentions	5

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
Cllr Cai Larsen – Local Member

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	8 December 2025
------------------------------------	-----------------

SUBJECT: Item 5.6 Application No. C25/0462/02/LL

Land Near Pandy, Corris, SY20 9RJ

Farm diversification scheme for the siting of 4 mobile holiday accommodation units on the land together with one portable unit as a facility for showers and toilets.

DECISION: To approve subject to conditions

1. Five years.
2. In accordance with the revised plans and specialist reports.
3. Restrict numbers to 4 touring units and 1 touring unit for use as a toilet block.
4. Holiday season / siting.
5. Restrict the units for holiday use.
6. No portable units to be stored on the site outside the season.
7. Complete the access in accordance with the plans.
8. No structure will be placed more than 1m within the visibility splay.
9. Pollution prevention plan that includes measures to avoid run-off from soil during the construction work.
10. No tree felling, hedge cutting or clearing of vegetation within the nesting season.
11. Agree/ lighting management.
12. Method Plan to transfer hedges and *crawiau* (slate fences).
13. Soft and hard landscaping to include details of the permeable hard standing.
14. Landscape maintenance
15. Site Management Plan
16. Welsh name
17. Welsh language advertisements

Notes

Licensing

SUDS - Sustainable Drainage Systems

Letters from Natural Resources Wales, Welsh Water

THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
Cllr John Pughe Roberts – Local Member
