

**CYNGOR GWYNEDD
PLANNING COMMITTEE DECISION NOTICE**

Section 100C of the Local Government Act 1972

12 January 2026

Hybrid Meeting (Multi-location)

Attendance:

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

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 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), Dafydd Jones (Solicitor) and Lowri Haf Evans (Democracy Services Officer).

Apologies: Apologies were received from Councillor John Pughe

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Date of Planning Committee Meeting	12 January 2026
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SUBJECT: Item 5.1 Application Number C25/0428/14/LL

Mona, 4 High Street, Caernarfon, Gwynedd, LL55 1RN

Change of use of offices to five residential flats, including a rear extension. Installation of an air source heat pump and door to the waste storage.

DECISION: To approve with conditions

1. Five years
2. In accordance with plans
3. Agree details of the air source heat pump units
4. C3 use only
5. Affordable housing condition
6. Biodiversity enhancements
7. Working hours
8. The first three ground-floor windows in the proposed extension must be opaque glass

Biodiversity Note
Natural Resources Wales Letter Note

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.
Cllr Cai Larsen – Local Member

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Date of Planning Committee Meeting

12 January 2026

SUBJECT: Item 5.2 Application Number C25/0266/18/LL

Land at Tyddyn Forgan, Llanddeiniolen, Caernarfon, LL55 3AN

Temporary planning permission for a period of 40 years to erect an Energy Storage System (ESS), together with associated infrastructure, site access, landscaping and ancillary works on land at Tyddyn Forgan, Llanddeiniolen, Caernarfon, LL55 3AN.

DECISION:

1. Five years
2. In accordance with the plans/details submitted with the application
3. Compliance with the landscaping scheme along with future maintenance work
4. Compliance with the recommendations of the following documents:
Ecological Impact Assessment, Arboriculture Impact Assessment, Ecological Technical Note and Green Infrastructure Statement
5. Compliance with the Flood Consequences Assessment
6. Limit construction times
7. Set a maximum for noise emissions
8. Agree noise monitoring measures
9. A condition to ensure appropriate action is taken if unexpected pollution is found
10. Agree on the external finishes of the structures
11. Ensure a Welsh name and bilingual signage with priority given to the Welsh language
12. Agree on an Archaeological work programme
13. Submit a revised Construction Environmental Management Plan (to include management of the link with SP Manweb equipment)
14. Submit a revised Landscape and Ecology Management Plan to consider the observations of the Biodiversity Unit
15. The site must be restored to the condition agreed with the Planning Authority once the development's operational period has ended

Notes:

Water and Environment Unit

Natural Resources Wales

Gwynedd Archaeological Planning Service

Dŵr Cymru

SP Manweb

THE RESULT OF THE VOTE

In favour	11
Against	2
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

PLANNING COMMITTEE DECISION NOTICE

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Date of Planning Committee Meeting	12 January 2026
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SUBJECT: Item 5.3 Application Number C25/0277/18/LL

Land South of the B4547 Seion / Pentir, Llanddeiniolen, LL55 3AN

Proposed development of battery energy storage system, associated infrastructure, access and landscaping.

DECISION: To Refuse**Reason:**

1. This development would be detrimental to the landscape as it would introduce an industrial element to an open grassland site in a prominent location that would be visible within notable views of Eryri National Park. The application is therefore contrary to policies ISA 1, ADN 3, PCYFF 1, PCYFF 2 and PCYFF 4 of the Anglesey and Gwynedd Joint Local Development Plan as they relate to ensuring that developments are appropriate to their location.
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THE RESULT OF THE VOTE

In favour	12
Against	1
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	12 January 2026
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SUBJECT: Item 5.4 Application Number C25/0311/30/AC

Bodernabwy, Aberdaron, Pwllheli, Gwynedd, LL53 8BH

Section 73 application to vary condition 7 on planning permission C24/0011/30/AM to agree a new layout as shown on plan number 3196:24:8 and amend conditions 5 and 10 on planning permission C24/0011/30/AM to agree landscaping and appearance details in accordance with plan numbers 3196:24:8 and 3196:24:7.

DECISION:

To defer until 23.03.2026 Committee to receive revised plans and additional information to resolve technical/planning matters highlighted in the report.

THE RESULT OF THE VOTE

In favour	13
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Monitoring Officer as his brother was the applicants agent
