

**CYNGOR GWYNEDD
PLANNING COMMITTEE DECISION NOTICE**

Section 100C of the Local Government Act 1972

2 March 2026

Hybrid Meeting (Multi-location)

Attendance:

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

Councillors:

Delyth Lloyd Griffiths, Elin Hywel, Berwyn Parry Jones, Gareth T Jones, Anne Lloyd Jones, Cai Larsen, Dafydd Meurig, Edgar Owen and Gruffydd Williams

Others invited - Local Member: Councillors Jina Gwyfrai, Beca Brown and June Jones

Officers: Siôn Huws (Propriety and Elections Manager - Monitoring Officer), Gareth Jones (Assistant Head of Environment), Gwawr Hughes (Planning Manager), Medi Emlyn Davies (Development Control Team Leader), Elan Lloyd (Planning Officer), Gerwyn Jones (Assistant Head of Department for Environment (Transport), Llinos Angharad Jones (Assistant Engineer – Transport), Dafydd Jones (Solicitor) and Lowri Haf Evans (Democracy Services Officer).

Apologies:

Apologies were received from Councillor Louise Hughes, Gareth Coj Parry, Gareth A Roberts and John Pughe Roberts

**CYNGOR GWYNEDD
PLANNING COMMITTEE DECISION NOTICE**

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	2 March 2026
---	--------------

SUBJECT: Item 5.1

APPLICATION NO. C25/0824/37/LL Land adjacent to Llys yr Eifl

Full application to build 15 affordable homes with associated developments including creation of a new vehicular access and estate road, landscaping and creation of a sustainable surface water drainage area.

DECISION: To approve with conditions and subject to a 106 agreement or unilateral agreement for securing a contribution to open spaces

1. Time
2. In accordance with the plans
3. Materials
4. Affordable housing condition
5. Highway conditions
6. Biodiversity conditions
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. Matters relating to air pumps

THE RESULT OF THE VOTE

In favour	9
Against	1
Abstentions	1

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Gwawr Hughes (Planning Manager) as her sister lived opposite the site

**CYNGOR GWYNEDD
PLANNING COMMITTEE DECISION NOTICE**

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	2 March 2026
---	--------------

SUBJECT: Item 5.2

Application No. C25/0651/23/LL Land off Glanffynnon Road, Llanrug, LL55 4PT

Full planning application for 17 affordable dwellings, together with the creation of new vehicular access and an internal access road, the closure of 2 existing agricultural access points, the creation of a new access to serve a new substation, extension works to Glanffynnon Road along with landscaping, drainage and other associated works.

DECISION: To approve with conditions and subject to a 106 agreement or unilateral agreement for securing an open space contribution

1. Time
2. In accordance with the plans
3. Materials
4. Affordable housing condition
5. Highway conditions
6. Biodiversity conditions
7. Landscaping condition
9. Removal of permitted development rights involving extensions and use
10. Drainage matters.
11. Building Control Plan
12. Protection of the public footpath.
13. Archaeological conditions
14. Public Protection and SPENergy Networks conditions

Notes:

Highways

Bat Licence

Natural Resources Wales

Welsh Water

Footpaths

SUDS

Major development

Land Drainage Unit

THE RESULT OF THE VOTE

In favour	10
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Cllr Cai Larsen as he is a Board Member of Adra

**CYNGOR GWYNEDD
PLANNING COMMITTEE DECISION NOTICE**

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	2 March 2026
---	--------------

**SUBJECT: Item 5.3 Application No. C25/0914/44/LL
Llyn Bach, Porthmadog, LL49 9DF**

Proposal to remove the existing boundary wall to provide better access to Cob Crwn and create a new footpath for pedestrians and cyclists.

DECISION: To approve with conditions -

- 1. 5 years**
- 2. Completion of the proposal in accordance with the Plans**
- 3. Complete the proposal in accordance with the reasonable mitigation and avoidance measures, and pollution avoidance measures contained within the Initial Environmental Assessment and the tree preservation measures included within the Tree Planning Survey.**
- 4. Biodiversity enhancements condition**

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.

**CYNGOR GWYNEDD
PLANNING COMMITTEE DECISION NOTICE**

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	2 March 2026
---	--------------

**SUBJECT: Item 5.4 Application No. C26/0005/46/DA
Tyddyn Du, Dinas, Pwllheli, Gwynedd, LL53 8SU**

Non-material amendment to the design of planning permission C21/0411/46/LL.

DECISION: To delegate the right to the Senior Planning Manager to approve the application subject to the following condition:

- 1. The development hereby permitted shall be carried out in strict conformity with the details shown on the plan(s) numbered 673-01B, Revised Elevation plan, Ground Floor plan, First Floor plan submitted to the Local Planning Authority on 12 January 2026, and contained in the form of application and in any other documents accompanying such application unless condition(s) to amend them is/are included on this decision notice. Notwithstanding the amendments hereby approved the remainder of the development shall be carried out in accordance with the conditions and details contained within planning permission number C21/0411/46/LL.**

THE RESULT OF THE VOTE

In favour	9
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Cllr Gruffydd Williams – as he was related to the applicant

Cllr Gareth T Jones - LOCAL MEMBER
