
PLANNING COMMITTEE 2/03/26

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 Members: Councillors Jina Gwyrfai, Beca Brown and June Jones

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

1. APOLOGIES

Apologies were received from Councillor Louise Hughes, Gareth Coj Parry, Gareth A Roberts, John Pughe Roberts and Councillor Nia Jeffreys (Local Member).

Councillor Louise Hughes was wished a speedy recovery after donating a kidney to her daughter.

Councillor Dafydd Meurig was welcomed as a new Member of the Committee.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) Councillor Cai Larsen (a Member of this Planning Committee), in item 5.2 C25/06512/23/LL on the agenda, as he was a Member of the Adra Board.

Councillor Gruffydd Williams (a member of this Planning Committee), in item 5.4 C26/0005/46/DA on the agenda, as he was related to the applicant.

The Members were of the opinion that it was a prejudicial interest, and they did not participate during the discussion or vote on the application.

- b) Gwawr Hughes (Planning Manager), in item 5.1 C25/0824/37/LL on the agenda, as a relative of hers lived near the site.

The officer was of the opinion that it was a prejudicial interest, and she left the Chamber during the discussion on the application.

- c) The following members declared that they were local members in relation to the items noted:

- Councillor Jina Gwyrfai (not a member of this Planning Committee), in

relation to item 5.1 (C25/0824/37/LL) on the agenda

- Councillor Beca Brown (not a member of this Planning Committee), in relation to item 5.2 (C25/0651/23/LL) on the agenda
- Councillor June Jones (not a member of this Planning Committee), on behalf of Councillor Nia Jeffreys (Porthmadog East Local Member) in item 5.3 (C25/0686/11/LL) on the agenda
- Councillor Gareth T Jones (a member of this Planning Committee) in relation to item 5.4 (C26/0005/46/DW) 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 2 February 2026, as a true record.

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.

6. APPLICATION NO C25/0824/37/LL LAND ADJACENT TO LLYS YR EIFL, TREFOR, LL54 5BJ

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

Attention was drawn to the late observations form.

Some members had visited the site on 25-03-26

- a) The Development Control Team Leader highlighted that this was a full planning application to erect 15 new affordable houses, as well as associated work on an adjacent site, but outside the current development boundary of the village of Trefor. It was reiterated that the provision would offer a mix of houses - 4 two-bedroom bungalows, 5 three-bedroom two-storey houses, 1 four-bedroom two-storey house and 1 six-bedroom house. Externally, they would be finished with a mixture of render, stone and cement cladding on the walls and a natural slate roof and solar panels.

Confirmation was received from the applicant that the development was submitted in the form of a neutral plan in terms of tenure, which would provide 100% affordable housing. The owner would be Grŵp Cynefin, providing a mix of tenure such as social rent housing, intermediate affordable rent housing and part-ownership in accordance with the demand.

It was reported that the land was currently an agricultural field with residential houses to the west and houses directly opposite. It was noted that there was a fence, *cloddiau* and hedges on the boundaries and a class 3 public road alongside the northern boundary, with the site and the wider area within the designations of the Area of Outstanding Natural Beauty and within the Llŷn and Enlli Landscape of Outstanding Historic Interest.

In accordance with the arrangements of the Planning Service Delegation Scheme, the application was submitted to the Committee as it was an application for 5 or more houses. It was considered that the proposal, as submitted, was acceptable based on the following:

- That the Authority's adopted policies stated that Councils would seek to ensure an appropriate level of affordable housing in the LDP area.
- The proposal would provide a 100% affordable development with the Housing Strategic Unit confirming that there was evidence of the need to justify the provision, in order to address the needs of the local community.
- 49 was the combined figure on the Tai Teg register for intermediate housing, and the Social Housing register for Trefor, as well as the nearby villages of Llanaelhaearn, Llithfaen and Clynog for housing. Despite this, and as a result of receiving additional, more detailed and specific information from the agent, the housing need figure had now been noted as a minimum of 25, namely the number of the people on the housing need list who had been identified as having a five-year connection to the area. It was considered that these figures confirmed that real affordable local need existed to justify the development of 15 houses to address the local need.
- That a further response had been received from Natural Resources Wales (NRW) based on their concerns about the impact on the Area of Outstanding Historical Beauty (AONB). They expressed as follows: "We continue to have concerns regarding the application as submitted as insufficient information has been provided to support the proposal. To address these concerns, you should seek more information from the application regarding the landscape. Should this information not be provided, we will object to this planning application". It was elaborated that their observations also included the following: "it is a matter for you as an Authority to balance the scale of the change, whilst considering the benefits deriving from the plan".
- That a detailed Landscape Visual Impact Assessment had been received in response to the latest NRW observations, which included pictures of views of various locations within and outside the village. It was noted that the assessment concluded that there would be a small visual impact on the character of the landscape and local recipients.
- That the nature of the landform on the field's southern and eastern boundaries was gradually elevating which suggested that the views from the development would be limited or set against the built context. From weighing up its setting within the AONB, and the views within and outside of the AONB, it was considered that the site offered itself as a reasonable extension to the village and there would be no significant impact on the designation.

Given all the Planning considerations, it was considered that the proposal as submitted was acceptable and satisfied the requirements of relevant policies. The Officers recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the applicant noted the following observations:
- That the development was to provide 15 affordable homes which would contribute to fulfilling the County's housing needs

- The development would be led by Grŵp Cynefin, with financial support from the Welsh Government Housing Grant, under the control of Cyngor Gwynedd through a development programme
 - It addressed the Gwynedd Housing Strategy in response to the housing crisis, providing affordable houses to local people
 - They had worked with the relevant consultees to ensure that the plans were acceptable for them
 - They had met with the Community Council and the County Council several times to share and discuss the plan, and where possible, amend it to reflect their feedback
 - The scheme complied with local and national policies
 - That the Housing Strategic Unit's observations highlighted that the information submitted was consistent with the demand in the area
 - The development would have a positive impact on the language - it was likely to appeal to the area's Welsh speakers and the size of the development was likely to address the local need for housing
 - The use of the Allocation Policies in recent developments had shown that houses were given to people with a local connection and a high percentage were Welsh speakers
 - That Cyngor Gwynedd's Common Housing Policy had recently discussed with the Language Commissioner, who believed that the policy was entirely appropriate
 - Recommended approving the application to secure 15 new homes for people in the community to have the right to live at home
- c) Taking advantage of the right to speak, the Local Member made the following observations;
- This was the first application since the sixties to build social housing in Trefor. There were already 58 social houses there, but many of them were old quarrymen's cottages (one or two-bedroom, no garden).
 - She thanked everyone who had prepared all the documents, data, photos, reports and assessments. She thanked the Planning Department officers for their observations, and the support, and comments from villagers – both in favour and against the estate.
 - She was happy with the site itself - although the development was outside the local village boundaries of Trefor, it abutted a new small estate of affordable housing, was close to the hall and the playground - the extension was logical for the village.
 - Affordability: 100% affordable on rent - exactly what was needed to help the frighteningly high percentage of local people who could never buy a home.
 - A mix of appropriate housing that would satisfy the various local needs, especially bungalows and three-bedroom houses.
 - The design of the estate, although it did not match the area's traditional stone, was acceptable. They were high-quality and energy efficient homes.
 - Bronze Age Remains: further archaeological research was needed; LIDAR photos showed the 'building' clearly, and the area around Tre'r Ceiri was sensitive. The site scraping and reports were not entirely convincing.
 - Infrastructure: Concerns in the village about the old sewerage pipes' ability to cope with the additional load. Surface water was another problem. Although Welsh Water / NRW had expressed concerns, and despite the vow to make improvements after planning consent was obtained, would this be thoroughly monitored? An element of uncertainty here.
 - Did not doubt or belittle the housing crisis, but there was a need to be certain about what was underway here. From the application, it appeared that there was a need to look beyond the village of Trefor and therefore what was the

real need in Trefor, Llanaelhaearn, Llithfaen and Clynnog? Would people in Band 1A and 2 be prioritised? These were the bands to implement the local allocation policy on a community level. A local allocation policy was required, and not a common policy. Who guaranteed this? Who was monitoring? Social housing in Trefor had recently been given to people from outside the area, which caused a lot of resentment. Was there certainty, should the application be approved, that people from these four villages would be prioritised?

- What was the need locally? Although there was sufficient data alleging the need for housing in these villages, was the evidence reliable? That data on the Cyngor Gwynedd Waiting List quoted in the Axis document was suspicious – the disclaimer referred to the possibility for duplication - in every village! The latest Rural Housing Facilitator Review was a desk top exercise, and their findings were quite different to the full public consultation conducted in 2022, where it was stated, disappointingly, that only 8 people with a local connection wanted social housing in the Eifl ward villages.
- It was impossible to know the exact number of people on the waiting list that wanted to live in Trefor. How many would have put Trefor as the first choice on the registration form, if it was possible to note that?
- Shortcomings in the current registration method meant that important information on village level was missing. The figures were a guess, an estimation at best, they could be misleading or perhaps incorrect. There was an element of risk, or a gamble here. A figure of 242 people on the waiting list for housing in the Ward. Incredible! 155 was the figure in February, with only 33 in Band 1A.
- It was good to see the figures submitted later, which stated that 25 had a valid local connection. Was that enough to justify 15 new households? It was the Committee's decision. What exactly was the length of the 'local connection'? - 5 years for Cyngor Gwynedd, but 12 months for Tai Teg, which was completely unfair.
- In terms of tenure, the original vow was affordable housing on intermediate rent for local people. Why change this? Was a neutral mix of different tenants acceptable?
- Concern about the social fabric of the Welsh community - the Welsh language and PS1 matters. She was grateful for the inclusive, detailed language assessment from the Burum company, it was full of data, facts and an analysis based on current, progressive methodology. The 'likely' impact of the development was a 'small positive impact'. Note the words 'likely' ... 'small' were they certain? Was there doubt? Yes!
- The fact that there was no data about the village of Clynnog Fawr jeopardised the accuracy of the conclusion.
- There was activity in the village: Bowling Club, Community Lunch, Merched y Wawr, Fishermen Community, Knitting Club, Seindorf Trefor, Adran yr Urdd, Cycling Club, Sports Club, Chapel Services, Twtio Trefor Team, and a Welsh for Adults class: all of these were through the medium of Welsh. The village was inclusive, welcoming and naturally Welsh. Like everywhere, the Welsh language has eroded over the past few years. Although over 70% of residents spoke Welsh in 2021, we were on a linguistic critical threshold. The Welsh way of living was at risk, and 15 families could make an adverse difference.
- Despite accepting that a lot of good policies existed to protect landscapes, biodiversity, construction standards, bats, environment, infrastructure, protecting Welsh communities that were shrinking and dwindling year on year was as important, but where was the policy to protect them? The intention of the 'Empowering Communities, Strengthening the Welsh Language Report' commissioned by the Welsh Government in 2024 was to act to revive Welsh

communities. It included conditions to keep villages such as Trefor viable and create conditions for them to thrive. Simon Brooks was pushing for the continuation of the Welsh Communities Housing Scheme, for investment into estates such as this application as a way of empowering the Welsh language in its strongholds.

- Trefor Community Council had sought 'assurances' and not 'likelihood' that the housing estate would succeed, not only to reduce the waiting list, but to protect and promote the Welsh language as a live community language. The Community Council's wish was for the Committee to go a step further and treat the application as an innovative one, by putting 'Welsh-speaker' as a condition for housing in Trefor. Based on this only, the Community Council supported the application, and it was possible to make it happen.
 - The Welsh Language Commissioner's Office had obtained legal advice that stated unequivocally that it was completely lawful to impose the ability to speak Welsh as a social housing condition - Cyngor Gwynedd and the housing associations were aware of this.
 - Welsh Government's Cabinet Secretary for Local Government and Housing, Jayne Bryant, had confirmed that there was justification for including Welsh-speakers in Welsh communities on the social housing allocation priority list.
- ch) It was proposed to defer the application so that further consultation could be held with NRW regarding the impact on the AONB
- d) This proposal was not seconded
- dd) It was proposed and seconded to approve the application
- e) During the ensuing discussion, the following observations were made by Members:
- The application was a reasonable extension to the village, and the mix of tenure was good
 - Recent reports detailed the number of houses let to Welsh speakers, but it had to be borne in mind that the Council had a statutory duty to consider the priority fields
 - There were 25 on the housing waiting list in the area. There were 15 houses here, therefore 10 would remain on the list
 - There was sufficient evidence of the local need
 - The field was extremely wet
 - It was disappointing that observations from the AONB Officers had not been received given that the site was within the AONB
 - Language Unit Assessment - the development 'was likely to appeal' - no certainty or guarantees in this comment
 - The people of Trefor, Llanaelhaearn, Llithfaen and Clynnog should be given first refusal
 - Did not want the Council to act unlawfully, or refuse the application, and lose on appeal

In response to a comment from the Community Council regarding imposing a Welsh language condition and that legal advice should be considered to amend the local housing allocation policy that would impose a condition to safeguard the Welsh language for future applications, the Assistant Head noted that Planning Policy Wales noted that: "Policies and decisions must not introduce any element of discrimination between individuals on the basis of their linguistic ability, and should not seek to control housing occupancy on linguistic grounds".

Imposing a planning condition to restrict the ownership of the houses to Welsh-speakers only, would be illegal.

In response to a question regarding the need for a six-bedroom house, it was confirmed that the need had been proven for a six-bedroom house, and a family had already been earmarked for it.

RESOLVED:

To approve with conditions and subject to a 106 agreement or unilateral agreement for securing the contribution of 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**

7. APPLICATION NO C25/0651/23/LL LAND OFF FFORDD GLANFFYNNON, 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.

Attention was drawn to the Late Observations Form

Some members had visited the site on 25-03-26

- a) The Planning Manager highlighted that this was a full application that included 5 two-bedroom two-storey houses, 4 two-bedroom bungalows, 6 three-bedroom two-storey houses, 1 four-bedroom bungalow and 1 five-bedroom two-storey house. The intention was to provide 100% affordable housing with a mix of social and intermediate rented tenure. The site was located outside, but abutted the Llanrug development boundary, with existing residential dwellings to the south, Glanffynnon Road to the west, an agricultural field and empty overgrown land to the east and residential houses to the north. It was proposed to maintain a 3-metre-wide easement between the development, and a watercourse running along the eastern boundary of the site, create an ecological corridor in the south eastern corner of the site and develop a water retention basin in the north and south corners of the site. The public footpath that went through the site would be protected.

Reference was made to the late observations received from the Community Council, which supported the application, as well as observations and confirmation from the

Public Protection Service expressing that they had no objection, subject to imposing conditions to protect the residential amenities of nearby houses and those within the development. It was reiterated that SP Energy Networks had confirmed the need to discuss re-installing cables and for this to be imposed as a planning condition.

With the site located outside the development boundary, Members were reminded that all units were expected to be for local affordable need. For Llanrug, this was defined as people in need of an affordable house who had resided in the Village or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application, or in the past. The rural area was defined in this case as a distance of 6km from the application site and the extent of any Community Council area bisected by the 6km distance but excluding properties within the development boundary of any settlement other than the settlement within which the application was located.

Evidence was submitted in the form of an Affordable Housing Statement and Evidence of Need and Allocation Strategy, referring to the need highlighted on the Social Housing and Tai Teg Register in Llanrug and Cwm y Glo. It was highlighted that Cwm y Glo was a village with a boundary located within 6km of Llanrug, and it was confirmed that there was no opportunity for a housing development to meet its own need.

It was confirmed that the combined need from the Tai Teg and Social Housing Register with a 5-year connection for Llanrug was 42, and the combined need for Cwm y Glo was 10 (whilst noting that the figure for Cwm y Glo could include duplication from the list for Llanrug). It was explained that the information showed how the development would provide for families that already lived in Llanrug, but in an unsuitably-sized house. On the basis of the information submitted as part of the application, it was considered that the need had been confirmed for the development, with the proposal forming a logical extension to the village.

In the context of visual amenities, the site was located on the outskirts of the village, and it was not considered that it would have a significant visual impact on the landscape and would suit the built context of the existing area and the rest of the village. Similarly, in the context of residential and general amenities, it was not considered that the proposal was likely to have a significant detrimental impact on nearby residents.

Reference was made to the vast correspondence received by local residents, raising concerns about the impact of the proposal on road safety. As a result, further information was received in the form of a Road Safety Audit from the applicant, as well as a plan that showed improvements such as widening the turning to the south of the site. It was reported that the Transportation Unit was happy with the improvements proposed, as well as the details of the technical matters which would be subject to an s278 agreement that was separate to the planning consent. Whilst the objections received regarding road and pedestrian safety, parking and increased traffic were acknowledged, the proposal was considered to be acceptable and complied with the requirements of policies PS4, TRA 2 and 4 of the LDP.

In the context of Biodiversity matters, it was noted that the Biodiversity Unit was satisfied with the proposal, subject to adhering to the landscaping plan and the mitigation and enhancement measures included in the surveys submitted as part of the application.

In the context of open spaces, it was explained, due to the size of the site, that the proposal would be expected to offer a suitable provision of open spaces. Although a provision had not been proposed on the site, the site's restrictions (informal open areas such as an existing public footpath and watercourse, the provision of an ecological corridor and SUDS provision), meant that it was not possible to provide an open play

area and equipment within the site. As a result, and based on the need calculated, there would be a total contribution of £10,000 for the provision of a play area with equipment to be secured through a unilateral or 106 agreement.

Given all the Planning considerations, it was considered that the proposal as submitted was acceptable and satisfied the requirements of relevant policies. The Officers recommended to approve the application with conditions.

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

- There was an intention to build 17 affordable homes
- The development was a great opportunity to provide quality homes to fulfil the genuine local need and contribute to the housing crisis community's sustainable future
- There would be 11 homes on social rent and 6 on intermediate rent to meet the local need
 - Should the application be approved, Adra would adopt a Local Allocation Policy that would ensure that residents in housing need, who had a connection of five years or longer with the Community Council, would be eligible for the homes
 - Over 400 had expressed an interest in living in Llanrug, with a minimum of 42 eligible for the development without duplications - with a proven housing need and a connection of over 5 years to the Community Council
 - A real opportunity to transform the lives of 17 local households
 - A scheme that offered safe, modern, energy-efficient homes and provide local families the opportunity to have long-term stability
 - A consultation process had been conducted where there was a successful open evening with the local community, and the names of 50 residents were received on the night
 - The application complied with local and national policies
 - The Transportation Unit was happy with the application and the safety assessment submitted
 - Adra had responded to the local concerns by committing to widen the road in front of the site and make it safer and more sustainable
 - A suitable footpath would be created to connect the development with the rest of the village, and there was willingness to work with the Highways Department to ensure measures to light the footpath
 - The site was sustainable, suitable and complied with strategies
 - By adopting a Local Allocation Policy that would prioritise local households, the homes would likely be allocated to Welsh-speaking households, and from the experience of previous developments and clear evidence, it was noted that 89% could speak Welsh in a development in Pwllheli, 94% in Dinas and 94% in Bethel - these were very positive results
 - It was an opportunity to provide high-quality affordable homes to local people and respond to the local need that was clearly evidenced
 - The Committee was encouraged to support the application for the benefit of 17 local families.

- c) Taking advantage of the right to speak, the Local Member made the following observations:
- Being able to live in a safe, warm and suitable home should be a basic human right for everyone, but there were too many in the County and the Llanrug area who still had no home - some had been waiting for much too long on the housing waiting list
 - There were many reasons why people were not able to have a house, and not having a house or a suitable house caused stress for people - hearing stories could be very heartbreaking
 - There was no doubt that there was demand for housing in Llanrug and the busyness of the open evening had highlighted that
 - Concerns had been expressed about traffic, the tight corner near the site, the possible loss of biodiversity and the pressures of drainage capacity in this area of the village. However, the commitment to widen the road and put a safe footpath to the school was welcomed and that additional information had been shared in response to enquiries about details had alleviated concerns
 - In the context of Language - it was fair to say that Llanrug was the most Welsh village in the World, and the wish was for Llanrug to keep the title, whilst also wishing that other villages challenged them for the title, so that the Welsh language gained strength everywhere
 - It was now known that new housing estates in areas around Caernarfon town was often more Welsh than the communities that they were a part of
 - We often hear about the right to live at home, and one way of keeping that Welshness, like in Llanrug, was to create conditions that allowed the area's young people to stay in their communities or return to them after a period away
 - Understood people's discomfort in seeing their villages changing and expanding as more houses were erected
 - She supported Llanrug Community Council's observations which noted that there would be a need to mitigate the potential negative impact of the houses
 - Like the Community Council, was supportive of the plan, and was happy thinking about the local people who would have a suitable, warm and safe home after waiting for something that so many people took for granted

ch) The approval of the application was proposed and seconded

RESOLVED: To approve with conditions and subject to a 106 agreement or unilateral agreement for securing 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. SP Energy Networks and Public Protection Conditions

Notes:
 Highways
 Bat Licence
 Natural Resources Wales
 Welsh Water
 Footpaths
 SUDS
 Major Development
 Land Drainage Unit

8. 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.

Attention was drawn to the Late Observations Form.

- a) The Planning Officer highlighted that the existing footpath (an informal one and including a grassed area and an uneven surface) did not comply with the Active Travel standards and the Contemporary Accessibility Standards. The improvement would replace sections of existing grassy surface with a sturdy, level and accessible path.

It was reported that the site lied adjacent to the Llyn Bach car park in an area designated as Flood Zone 3 under policy TAN 15, outside the LDP development boundary and within the Area of Outstanding Historic Interest designation. Confirmation was received from the Land Drainage Unit that an element of the application relating to the sustainable drainage system had been approved. Reference was made to the observations from the Biodiversity Unit stating that biodiversity enhancements had not been included as part of the application, but it would be possible to impose conditions.

It was considered that Policy ISA 2: Community Facilities was the main consideration of this application, which noted the importance of local community and leisure facilities for the local, social, educational, linguistic and cultural needs of the Plan area, as well as its economic well-being. It was noted that the proposal was a plan for a public path with seating areas and picnic tables to enjoy the outdoors, which would be accessible for all. It was considered that the proposal and the proposed location was appropriate to the site and accessible to the local community; the proposal was completely acceptable based on the requirements of policy ISA 2 of the LDP

In the context of visual amenities, it was not considered that the proposal would significantly impair the visual amenities of the area more than what currently existed. Attention was drawn to an objection received on the grounds of the loss of recreational use of the site, but it was not considered that the path would have a significant detrimental impact on existing users of the site; the proposal was acceptable in terms of Policy PCYFF 2 and PCYFF 3.

With access to the site on a footpath and its convenient location from the town of Porthmadog, this would make it accessible in terms of being able to reach it through existing roads and footpaths as well as through the use of public transport (there is a permanent bus stop nearby) as well as a standard size car park at the

start of the path. It was not considered that the proposal would likely cause danger that could not be controlled, therefore it was acceptable on the grounds of the relevant requirements of policy PS 4.

Reference was made to the fact that the site was located approximately 220m away from the Pen Llŷn a'r Sarnau Special Area of Conservation (SAC) and on the basis of the reasonable avoidance measures relating to otters, as well as measures to avoid pollution during the working period, it was not considered that the proposal would likely have a significant impact on the SAC and was therefore acceptable in terms of the requirements of the Habitats Regulations and policy PS19.

It also lied within Flood Zone 3 (Rivers and Sea) together with Protected Zones. As part of the application, a Flooding Consequence Assessment was submitted noting, with the footpath erected higher than the existing land, it would act as an additional layer to protect from flooding. No response had been received by NRW, but it was expected that the proposal complied with the requirements of part 11 of the Technical Advice Note.

The Highways Service had no objection to the proposal, and observations and standard advice was received from Welsh Water.

In the context of linguistic matters, with the proposal providing a facility for the local community and meaning that more people could enjoy the area, it was not considered that it would be likely to have a detrimental impact on the Welsh language and therefore complied with Policy PS1.

With the proposal complying with the relevant Planning policies, the Officers recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the Neighbouring Ward Member made the following observations on behalf of the Local Member;
- That Cob Crwn was part of Porthmadog residents' everyday life
 - The footpath had a lot of use - hikers, cyclists and birdwatchers
 - The plan was a good one - was beneficial to the mind and body
 - There was no need to close the existing footpath
 - Welcomed the expenditure
 - Supportive of the application
- c) It was proposed and seconded to approve the application

RESOLVED: 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 Review.**
4. **Biodiversity enhancements condition**

9. 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.

- a) The Planning Manager highlighted that this was an application for a non-material amendment to plans granted under a previous Planning permission in 2022 for the erection of a building to keep agricultural equipment and feed including two stables and a tack store. The amendments involved:
- Change the orientation of the building on the eastern side of the site compared to the approved plans.
 - Amend some window/roof window openings in various locations compared to the approved plans, and
 - Amend the roofing material to recycled Welsh slate instead of the permitted grey coloured steel sheets.

It was explained that the building had already been constructed and substantially completed. The application was submitted following enforcement inspections and in an effort to regulate the work completed on the site which differed from the permitted plans.

It was expressed, in accordance with the Council's delegation scheme, that the application was being submitted to the Committee as the applicant was a close relative to an Elected Member of the Council.

It was reported, as it was an application for a non-material change, that the only issues requiring attention were,

- whether the change was so big that it would have a different impact to the original plan
- whether the change would have a detrimental impact either visually or in terms of amenities
- would the interests of any third party or organisation be put at a disadvantage in terms of planning
- would the proposed change conflict with national or development plan policies?

It was noted that these were only changes to the design of the building and not to the size or use of the building. It was highlighted that doubts had been raised locally about the intended use of the building, but attention was drawn to the fact that a condition, which ensured that the building would only be used for agricultural use or to keep horses, would remain on the permission and it would be possible to monitor any situation for the future.

It was not considered that the changes had an impact on nearby residents or were significantly different from what was previously permitted - the application therefore met the requirements of policy PCYFF 2 of the LDP.

It was recommended to approve the application subject to relevant conditions.

- b) Taking advantage of the right to speak, the applicant noted the following observations:
- In accordance with the Council's Regulations, the application was submitted to the Committee due to a family connection with an Elected Member
 - The application for 2 stables, a barn and storage had been approved by the Committee in 2022
 - The application was submitted following inspections from the Enforcement Officer in 2025 who proposed significant changes
 - There was an amendment to the orientation of the building, the roofing material to Welsh slate and the use of conservation windows

- The building was smaller by now
- c) Taking advantage of the right to speak, the Local Member made the following observations:
- This was a non-material amendment to an agricultural feed building
 - The building was rural, practical and sustainable
 - The construction was good-standard: skilful architecture from local woodworkers and a local company
 - It was an alternative plan and a building that will stand for generations
 - The building was suitable and purposeful - was striking and beautiful
 - There was an amendment to the building's footprint and height, and there was a need to use recycled Welsh slate instead of grey coloured steel sheets
 - The enforcement officers were thanked for visiting the site
 - The building suited the Llŷn countryside and landscape
- ch) It was proposed and seconded to approve the application. The item was submitted as the applicant was a close relative to an Elected Member of the Council.
- d) During the ensuing discussion, the following observations were made by Members:
- The premises was similar to a bungalow
 - Would the application, in time, return to the Committee to be adapted into a house?

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

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 application form and in any other documents accompanying such application unless condition(s) to amend them was/were 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 meeting commenced at 1.00 pm and concluded at 2.25 pm

CHAIRMAN