

**CYNGOR GWYNEDD  
PLANNING COMMITTEE DECISION NOTICE**

**Section 100C of the Local Government Act 1972**

**23 March 2026**

**Hybrid Meeting (Multi-location)**

**Present:**

Chair: Councillor Elwyn Edwards

**Councillors:**

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

**Others invited:**

Elected members that called in an application to the committee: Councillor Elin Walker Jones and Councillor Huw Wyn Jones

**Officers:** Iwan Evans (Head of Legal Services - Monitoring Officer), Gareth Jones (Assistant Head of Environment), Gwawr Hughes (Planning Manager), Elen Morris (Planning Officer), Dafydd Jones (Solicitor) and Lowri Haf Evans (Democracy Services Officer).

**Apologies:**

Apologies were received from Councillors Louise Hughes, Huw Rowlands and Gareth A Roberts.

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<b>Date of Planning Committee Meeting</b>	23 March 2026
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**SUBJECT: Item 5.1 APPLICATION NUMBER C26/0052/25/LL  
14 Llys Castan Ffordd y Parc, Parc Menai, Bangor, LL57 4FH**

**A second submission of an application to change the use of the existing B1 office unit into mixed-use consisting of a medical outpatient unit (use class D1) and office space (B1).**

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**DECISION: To APPROVE the application contrary to the recommendation.**

**CONDITIONS:**

- 1. 5 years**
- 2. In accordance with the plans**
- 3. When the use hereby approved terminates, the use must be reinstated back into B1, B2 or B8 use.**

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**THE RESULT OF THE VOTE**

In favour: 8  
Against: 4  
Abstentions: 0

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**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

No declarations of personal interest or relevant dispensations were received.

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**SUBJECT: Item 5.2 Application Number C24/0705/35/LL  
Plas Newydd Residential Care Home, High Street, Cricieth, LL52 0RR**

Demolition of existing building and redevelop the site for 9 independent living flats (C3) with extra care service for those over 55 years old, 100% affordable.

**DECISION: To delegate powers to the Head of the Environment Department to refuse the application:**

- 1. It is not considered that the design of the proposal, in terms of layout, scale and appearance adds to enhancing the character and appearance of the site context neither does it fully integrate within the context of the immediate street scene and its prominent location in this part of Cricieth. Therefore, the proposal is contrary to the relevant requirements of policies PCYFF 2 and PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan, 2017 together with part 2.6 of Technical Advice Note 12: Design, which states that design which is inappropriate in its context, or that does not take advantage of opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.**
- 2. Due to the scale, mass and location and certain elements to be included in the proposed development, it would lead to an unacceptable impairment and overbearing effect on adjoining properties and their curtilage. It is therefore considered that the proposal would have a significant adverse impact on the amenities of residents of local properties contrary to criteria 7 of policy PCYFF2 of the Anglesey and Gwynedd Joint Local Development Plan, 2017.**

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**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.

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