

**CYNGOR GWYNEDD  
PLANNING COMMITTEE DECISION NOTICE**

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

**27 April 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, Gareth Coj Parry, Edgar Owen, John Pughe Roberts and Gruffydd Williams

**Local Members:** Councillors John Pughe, Elin Walker Jones and Rhys Tudur

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

**Apologies:**

Apologies were received from Councillor Dafydd Meurig

Cllr Gareth Coj Parry lost connection during item 5.1 and was unable to rejoin the meeting

# **CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE**

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

**Date of Planning Committee Meeting 27 April 2026**

**SUBJECT: Item 5.1 APPLICATION NO. C25/0403/09/CR  
Corbett Arms Hotel, Corbett Square, Tywyn, Gwynedd, LL36 9DG**

Application for listed building consent [LBC] for the phased deconstruction and partial demolition of the building, and the maintenance works required to stabilise the remaining structure

**DECISION: To approve with conditions**

- 1. 5 years**
- 2. In accordance with the plans**
- 3. Submit and agree a detailed methodology and a phased plan of the demolition works, to include details for securing and protecting the building prior to the commencement of the work. The details should also include a plan to restore the porch and garden along with details of salvaging materials.**
- 4. A qualified conservation professional should be employed to supervise and agree on the methodology and demolition work as they commence, and be agreed with the Local Planning Authority (LPA) before work commences.**
- 5. The LPA should agree in writing on the details of the anchor bolts or pinning anchors before they are installed.**
- 6. Completion of the Level 3 historic building record of the Corbett Arms Hotel. Subject to structural integrity with the building made safe and secure, a photographic record of the interior should be included in this record.**

## **THE RESULT OF THE VOTE**

In favour: 9  
Against: 4  
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 27 April 2026**

**SUBJECT: Item 5.2 Application No. C25/0706/11/CR  
Coleg Menai, Friars Building, Coleg Menai, Ffriddoedd Road, Bangor,  
Gwynedd, LL57 2TS**

Demolition of rear extensions and erection of a new two-storey extension along with landscaping works, erect a bicycle and bin storage building, and rearrange car park layout.

**DECISION: Right to take act - to approve with conditions subject to receipt of further information and positive comments from the Drainage Unit**

- 1. 5 years**
- 2. In accordance with the plans.**
- 3. Archaeological condition**
- 4. Details of secondary glazing to be agreed beforehand**
- 5. Agree to reuse materials from the building to be demolished**
- 6. Aluminium rainwater goods**
- 7. Specifications of solar panels**
- 8. Details of any lights to be agreed**
- 9. Details of any signs to be agreed**
- 10. Details of the screen by the stairs to be submitted before its installation**
- 11. Details of how the footprint of the gym will be recorded must be submitted before its demolition**
- 12. Submit samples of the materials**
- 13. Use of lime with any pointing/rendering work**
- 14. Highways Condition**
- 15. Welsh Water Conditions**
- 16. Language Conditions**
- 17. Biodiversity conditions including agreeing mitigation measures and completing the improvements**
- 18. Agree on a Construction Environmental Management Plan (CEMP) before work commences – to include working hours**

## **THE RESULT OF THE VOTE**

In favour: 13  
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 27 April 2026**

**SUBJECT: Item 5.3 Application No. C25/0706/11/CR  
Coleg Menai, Friars Building, Coleg Menai, Ffriddoedd Road, Bangor,  
Gwynedd, LL57 2TS**

Demolition of rear extensions and erection of a new two-storey extension along with internal alterations to the main building

**DECISION: To approve the application subject to the following conditions:**

- 1. 5 years**
- 2. In accordance with the plans.**
- 3. Heneb conditions**
- 4. Details of secondary glazing to be agreed beforehand**
- 5. Agree to reuse materials from the building to be demolished**
- 6. Aluminium rainwater goods**
- 7. Specifications of solar panels**
- 8. Details of any lights to be agreed**
- 9. Details of any signs to be agreed**
- 10. Details of the screen by the stairs to be submitted before its installation**
- 11. Details of how the footprint of the gym will be recorded must be submitted before its demolition**
- 12. Submit samples of the materials**
- 13. Use of lime with any pointing/rendering work**

### **THE RESULT OF THE VOTE**

In favour: 13  
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 27 April 2026**

**SUBJECT: Item 5.4 Application No. C25/0710/41/LL  
Land adjacent to Brynhryd/Cae Capel, Chwilog, LL53 6SF**

Erection of 25 affordable houses, creation of new vehicular access off the B4354 as well as associated works

**DECISION: To refuse the application contrary to the recommendation**

**Reason: On the basis of a lack of need for the affordable housing located on the part of the site that forms an exception site**

**As a result, the application will be referred to a cooling off period and will return to the Committee on another date with a report highlighting risks arising from this reason for refusal and the reasons noted by the Local Member during the Committee.**

### **THE RESULT OF THE VOTE**

In favour: 8  
Against: 4  
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 27 April 2026**

**SUBJECT: Item 5.5 Application No. C25/0947/25/EIA  
Pentir Sub-station, Bangor, LL57 4ED**

Replacing existing underground cables and the installation of new cross-site underground cables at the current Pentir substation as well as associated works.

**DECISION: To approve with conditions**

- 1. 5 years**
- 2. In accordance with the plans, all recommendations in the documents and assessments, and the approved Environmental Statement.**
- 3. Public Protection Conditions**
- 4. Trunk Road Conditions**
- 5. Compliance with the Green Infrastructure Statement along with future maintenance work.**
- 6. Ensure bilingual signage with priority given to the Welsh language.**
- 7. The applicant must submit to the Local Planning Authority a Construction Traffic Management Plan (CTMP) which will satisfy the Welsh Government, as the Overseeing Organisation for the Strategic Road Network (SRN).**

### **THE RESULT OF THE VOTE**

In favour: 8  
Against: 0  
Abstentions: 0

### **DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

No declarations of personal interest or relevant dispensations were received.