

---

## PLANNING COMMITTEE 18/05/26

---

**Present:**

**Councillors:**

Elwyn Edwards, Delyth Lloyd Griffiths, Elin Hywel, Berwyn Parry Jones, Gareth T Jones, Anne Lloyd Jones, Edgar Owen, Gareth Coj Parry, John Pughe Roberts, Huw Rowlands a Gruffydd Williams

**Local Member:** Councillor Menna Trenholme

**Officers:** Sion Huws (Propriety and Elections Manager), Gareth Jones (Assistant Head of Environment Department), Gwawr Hughes (Planning Manager), Rhys Cadwaladr (Senior Planning Officer - Minerals and Waste), Rebeca Siân Dafydd (Senior Planning Officer), Dafydd Jones (Legal) and Lowri Haf Evans (Democracy Services Officer).

**1. ELECT CHAIR**

**It was proposed and seconded to elect Councillor Huw Rowlands as Chair for 2026/27.**

**RESOLVED to elect Councillor Huw Rowlands as Chair for 2026/27.**

**2. ELECT VICE CHAIR**

It was proposed and seconded to elect Councillor Edgar Owen as Vice-chair for 2026/27.

**RESOLVED to elect Councillor Edgar Wyn Owen as Vice-chair for 2026/27.**

**3. APOLOGIES**

Apologies were received from Councillor Dafydd Meurig, Councillor Cai Larsen and Councillor Louise Hughes.

**4. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS**

- a) Councillor Huw Rowlands declared an interest in item 7.3 (C24/1050/19/LL) because he was involved with the application locally. The Member believed that it was a prejudicial interest and he therefore withdrew from the Chamber during the discussion on the application.
- b) The following Member declared that she was a Local Member in relation to the item noted: -

Councillor Menna Trenholme (not a member of this Planning Committee), in item 5.3 C24/1050/19/LL on the agenda

## 5. URGENT ITEMS

None to note

## 6. MINUTES

The Chair accepted the minutes of the previous meeting of this committee, held on 27 April 2026, as a true record, subject to correcting the reason for refusing application number C25/0710/41/LL - Land adjacent to Brynhyfryd / Cae Capel, Chwilog: remove the sentence, *It was proposed and seconded to refuse the application based on a lack of need for the affordable housing located on the part of the site that forms an exception site* and note **It was proposed and seconded to refuse the application on the grounds that it is contrary to Policy T16 - Exempt Land, because it is not possible to show the need for the exempt land until the T64 designated land has been developed.**

The Assistant Head confirmed that the amendment to the reason to refuse was acceptable.

## 7. 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.

### 8. APPLICATION NO C25/0949/36/EIA LAND SOUTH OF A487, GLAN DWYFACH, GARN DOLBENMAEN, LL51 9PQ

**Application for a new sub-station and associated infrastructure and ancillary works, including a new access road from the A487 and the upgrading of an existing agricultural access track, and new underground 132 kV cables to connect to the existing Electricity Networks overhead line; the proposal also included permanent diversion of Public Right of Way Dolbenmaen No. 18 and build a new landowner access track, as well as a temporary construction compound.**

Attention was drawn to the late observations form - the applicant to prepare further information to include traffic information and mitigation measures

- a) The Planning Manager highlighted that the proposal was part of a wider project that encompassed reinforcing overhead lines and cables on the existing circuits between the Pentir and Trawsfynydd substations in north-west Wales. It was explained that the Project was part of the wider network transmission upgrades that were required to facilitate the work of connecting 50 Gigawatt of offshore wind energy by 2030 - increasing the capacity on the current transmission line between Pentir and Trawsfynydd substations which had been noted as a required step to take immediately to provide more transmission capacity. It was elaborated that this had been acknowledged by Ofgem, who noted that the necessary work was an Accelerated Strategic Transmission Investment (ASTI).

It was reported that the site was located on relatively flat ground that mainly consisted of grazing fields, with an area of marshy grassland. It was highlighted that a similar proposal had previously been approved under reference

C17/0772/36/LL (and a subsequent permission to extend the period of time to commence the work under C22/1102/36/AC), and this continued to be 'live', but the permission no longer fulfilled the needs of the project.

It was noted, as the proposed work was part of the wider Project, and part of it included the approved re-installation of high voltage electricity cables under the Glaslyn (which was the subject of a separate application), that an Environmental Statement (ES) had been prepared for the entire project. Due to the size of the site, the application was defined as a major development, and a pre-application consultation report was accepted as part of the application.

The proposed work would be an essential element of the Pentir to Trawsfynydd Reinforcement project; the additional capacity would support an effective transfer of renewable energy across the region, contributing to reducing Net Zero targets and carbon. Without the new sub-station and the associated 132 kV infrastructure, this part of the plan would restrict the network and prevent the project objectives from being fulfilled; the proposed development was acceptable in principle and was supported by Local and National Planning Policy.

With the proposal being significant, it was acknowledged that any new infrastructure within a rural location could lead to visual change, however, in this case it was considered that the Impact Assessment on the Landscape and the Visual Impact had highlighted that such a change would not be of a sufficient size to cause significant harm to the character or appearance of the surrounding landscape. Significant emphasis was also given on the clear need for the development which would be part of an energy infrastructure of national importance and would be supported by local and national planning policy objectives related to energy safety and decarbonisation.

Attention was drawn to the intention to landscape, as well as the fall-back position represented by the current planning permission for a sub-station on the site. That approved plan would lead to a similar level of visual impact, but with a different design and orientation. In this context, the proposed development would not significantly worsen the visual baseline conditions and, from assessing them cumulatively, it was considered that the advantages noted were clearly more than any temporary limited detrimental impacts.

It was acknowledged that the work period for the proposal could impact the amenities of nearby residents, and it was considered that those impacts could be managed effectively by imposing a planning condition to ensure that an Environmental Impact Management Plan was agreed beforehand.

It was noted that the proposal included changing the existing farm entrance from the A487, which was a Trunk Road, to provide suitable means of access for construction traffic. The entrance will then be maintained and used for maintenance purposes. It was highlighted that the Highways Unit's response asked for more details to assess the suitability of the entrance as it was a different plan to the usual standards. It was elaborated that the applicant was preparing further information to include traffic information and mitigation measures with the intention of submitting their proposal to the panel in June. (A positive response is expected from the Highways Unit following the panel meeting). As a result, the application recommendation to delegate the right to approve with conditions subject to receiving a positive response from the Highways Unit continued as a result to this update.

In the context of matters relating to diverting a footpath, hydrology, biodiversity,

archaeology and the Welsh language, it was considered that these matters were acceptable subject to planning conditions. It was considered that the proposal was acceptable and complied with the requirements of national and local policies. It was recommended to delegate the right to approve the application with conditions subject to receiving a positive response from the Highways Unit regarding the entrance.

ch) The approval of the application was proposed and seconded

In response to an observation that the Intergovernmental Panel on Climate Change (IPCC) 'plays down' the RCP8.5 presumptions that were planned as the worst possible emissions scenario, and what impact this would have on policies associated with a reliable supply of energy, the Assistant Head of the Department noted that the policies that were relevant to this application complied with local and national policies; there was already an extant permission on the development and that development complied with the relevant policies.

**RESOLVED: Delegate the right to approve with conditions subject to receiving positive observations from the Highways Unit, in accordance with the recommendation**

1. **5 years**
2. **In accordance with the approved plans**
3. **Footpath conditions**
4. **Public Protection Conditions**
5. **Biodiversity conditions**
6. **Trunk Road Conditions**
7. **Heneb conditions**
8. **Language Conditions**

**9. APPLICATION NO C22/0977/36/AC LLECHEIDDOR UCHAF, BRYNCIR, GARDOLBENMAEN, GWYNEDD, LL51 9EZ**

**Application under Section 73 to vary conditions 2, 5 and 37 of planning permission reference C12/0495/36/MW so as to extend the period for the winning and working of mineral up to 31/12/2030 and restoration of the site by 31/12/2031, increase annual output of material from the site to 100,000 tonnes at an average rate of 14 loads per day and use material that has not derived from the operations permitted on site as part of the restoration plan.**

Attention was drawn to the Late Observations Form

- a) The Senior Planning Officer - Minerals and Waste highlighted that this was an application to vary conditions on an existing permission for a sand and gravel quarry near Bryncir which was located on previous agricultural land and continued to be restored to agricultural use. It was reported that the mineral was not processed on the site itself but at Bryncir Quarry nearby. Although the development came within the categories of Schedule 2 of the Environmental Impact Assessment (EIA) Regulations, it was concluded that the potential impacts were not significant enough to require an EIA.

In terms of the principle of the development, it was noted that the application included extending the life of the quarry, increasing the annual output, more traffic

movements, and approving the use of external materials for restoration. Extending the implementation period to 2030 would be in accordance with the JLDP and Policy PS 22, which demanded maintaining a sufficient land bank of sand and gravel. It was noted that Planning Policy Wales (PPW) also emphasised the need to ensure a sustainable supply of minerals when protecting the environment and people's well-being and ensure a high standard of site restoration. It was elaborated that the Regional Technical Statement (RTS) noted a deficit in the sand and gravel supply in Gwynedd (6.7 years of land bank instead of the 7-year requirement), emphasising the need to maintain and increase the supply. It was considered that the proposal was acceptable as it would help to maintain an essential supply of sand and gravel to the local construction economy and contribute to the regional requirements that would otherwise be lost.

In the context of the landscape and visual amenities, it was reported that the relevant policies required that the impact on the landscape and visibility were assessed. Although extending the life of the quarry would extend these impacts over a longer period, it was not considered that it would create significant additional impacts as the site was already operational. It was elaborated that restoring the site had been successful to date, with the land mainly returning to agricultural use and integrating well with the landscape. Amendments to condition 37 would approve more flexibility when restoring by approving importing suitable material, but under strict management and advanced approval. This would ensure that unsuitable waste was not deposited and the development did not change its nature. Additionally, asking to keep a record of the movements of materials would ensure transparency and effective monitoring. It was considered that the changes would not have an additional significant impact on the landscape, and the proposal complied with the relevant planning policies.

In considering residential amenities, it was noted that Policy MWYN 3 demanded that extensions to mineral sites should not cause unacceptable harm to residential amenities, such as noise, dust, vibration, light or traffic. Although there was one property within 100m to the site, the nearest areas had already been excavated and restored, and the remaining work was outside the recommended buffer distance. Attention was drawn to the transport assessment which showed that there would be an average of approximately 14 HGV loads a day (maximum 28), which was in accordance with the existing permission and therefore there would not be a general increase in traffic. The haul route would remain the same. Given that the site already operated without significant problems, and with appropriate conditions to manage noise, dust and work hours, it was considered that the proposal would not harm local amenities and it would comply with the relevant policies.

In the context of transport matters, it was noted that the application included increasing the annual output from 50,000 to 100,000 tonnes but only Stage 4 of the site remained, with approximately 347,000 tonnes of resources available. No objection was submitted from the highways authority, and it was considered that the road network was sufficient to deal with the traffic; the application was acceptable in terms of transport and complied with the relevant policy.

In terms of hydrology matters, it was highlighted that the application did not change the current hydrological arrangements and, although a new Technical Advice Note (TAN 15) had been published in 2025, the application had to be assessed

according to the 2004 version because of the application submission date. It was explained that small parts of the site were in a flood zone, but no concerns were raised from statutory consultees; it was considered that the development would not increase the flooding risk or have a harmful impact on hydrological features.

The site is in an agricultural area with nearby biodiversity sites, which included a Candidate Wildlife Site and the Llystyn Gwyn Site of Special Scientific Interest. However, the application was under Section 73 and did not change the work area, the operational methods or the existing restoration plan; the existing hydrological and ecological conditions continued in form and provided sufficient safeguarding measures, including monitoring requirements and stand-off from the water table. There would be no loss of additional habitat or significant new risks, and the existing arrangements to prevent pollution and protect watercourses remained relevant. Consequently, it was considered that there was no need for further ecological measures and the proposal complied with the relevant planning policies.

An archaeological assessment was submitted with the original application, and the necessary archaeological work had already been approved and continued to be implemented. It was elaborated that the existing framework provided suitable mitigation measures for any impacts on archaeological heritage; there was no need for further changes, and the proposal complied with Policy AT 4 of the LDP.

In the context of Welsh Language matters, a Welsh Language Statement was submitted with the application. The proposal does not create new jobs or expand the site but adapt an existing permission and therefore it was not likely to have a negative impact on the Welsh language, as the current workforce would continue on a site that was already established. From an economic perspective, the development was important to maintain a mineral supply and make a significant supply to the local economy and employment, and when supporting local communities and the use of the Welsh language.

Reference was made to the relevant Planning history, reporting that a delay before making a decision derived mainly from an unauthorised development on the site. In 2023, it was discovered that waste that did not derive from the site was excavated at Stage 3, and that was contrary to the conditions of the planning permission. It was confirmed that the material came from Bryncir Quarry and was therefore unauthorised from a planning perspective. It was considered that a retrospective consent was unlikely, but due to the inert nature of the material, it did not pose a significant environmental risk. The material was allowed to stay in its place because moving it could cause more harm. Any decision on the existing application would have to comply with NRW requirements and would not disrupt site regulation.

It was considered that the application was acceptable as it did not create additional unacceptable impacts and complied with the relevant planning policies. The officers recommended to approve with conditions.

- b) The Local Member was not present but had provided observations during the consultation period. Those observations were shared with the Assistant Head of Department.
- That he shared the concerns of the residents
  - That he acknowledged that employment opportunities continued because

of continuing to operate the quarry

- Concern about the size of the vehicles, the size of the load, the increase in loads and the material that was lost on the pavement / road
- Extending the extraction period to 2030 was unacceptable to residents because of the continuous impact on residential amenities
- He was unable to support the application as submitted, but should the Committee decide to approve the application, that would be subject to conditions that would overcome the concerns.

c) It was proposed and seconded to approve the application

d) During the ensuing discussion, the following observations were made by Members:

- In accordance with the Community Council observations, there was a need to ensure that the road and the pavement were regularly cleaned

In response to the observation, the Assistant Head noted that the company had been sweeping the roads over the years, but it was not possible to say for certain that this quarry was mainly responsible. It was added that there was a formal arrangement to address the matter hand in hand with the Highways Unit's responsibilities and there was no right to enforce this within the planning procedure. He had no objection to imposing a note to encourage a maintenance agreement arrangement and a standard condition for quarries was included. In response to an ancillary question regarding monitoring the maintenance work, it was noted that this was done formally once a year, but should complaints be received from residents, the Department would contact the company. It was noted that the Local Member also contacted and shared complaints with the company.

**RESOLVED: To delegate powers to the Head of the Environment Department to approve the application, with conditions. Please note that Condition 1 of planning permission C12/0495/36/MW, which requires the development to commence within five years, is no longer relevant as the development has already commenced.**

1. **The extraction of mineral waste and ancillary operations shall cease by 31/12/2030. Restoration of the site by 31/12/2031.**
2. **In accordance with the approved plans.**
3. **Maintenance of access road.**
4. **No more than 100,000 tonnes of material per annum shall be removed from site at an average rate of no more than 14 loads per day.**
5. **Shrub and tree planting prior to extraction in Phase 4.**
6. **Maintenance of shrubs and trees planted (con 5).**
7. **Prior written notice of; commencement of development, passing bays, drainage works, soil strip, overburden removal, mineral extraction, restoration.**
8. **In accordance with approved details and plans.**
9. **Boundary of extraction area marked.**
10. **Restoration and aftercare in accordance with approved details.**
11. **Restriction on Parts 19 and 21 of the GPDO.**
12. **Working hours.**
13. **Annual formal review of operations.**
14. **Noise restrictions.**
15. **Notification of temporary works that may exceed noise restrictions.**
16. **Annual noise monitoring.**

17. **White noise reversing alarms fitted to mobile plant and vehicles.**
18. **All vehicles, plant and machinery to be operated in accordance with manufacturer's specifications and fitted with appropriate sound deadening screens, caseworks, silences, etc.**
19. **Areas traversed by vehicles to be watered or treated to prevent fugitive dust.**
20. **Water drainage system in accordance with approved plans.**
21. **Drainage system to collect and dispose of all water entering or arising on the site.**
22. **Oil, fuel, lubricants, paint, solvents or any other chemicals on site to be stored in suitably bunded area to restrict contamination.**
23. **Hydrogeological Impact Appraisal to be submitted in the event of encountering groundwater.**
24. **Survey of Invasive Species and treatment.**
25. **Works in Phases 3 & 4 to be undertaken in accordance with Archaeological Specification.**
26. **Access afforded to archaeologists to undertake archaeological mitigation and recording and written report submitted to the Planning Authority.**
27. **No plant or vehicles shall cross any area of un-stripped ground except where such traffic is essential and unavoidable for the purposes of undertaking permitted operations.**
28. **All topsoil and subsoil identified shall be conserved in accordance with the development proposals described in the approved details.**
29. **All vegetation, topsoil and subsoil stripped from each phase of working and areas affected by excavations, storage areas, building works, hardstandings and other construction, including temporary access roads and vehicle haulage routes, shall be stored in areas set aside for that purpose which shall have been agreed beforehand in writing by the Mineral Planning Authority.**
30. **All topsoil and subsoil stripped and stored in accordance with the above condition shall be employed in works of restoration and no such materials shall be removed from the site without the prior written permission of the Mineral Planning Authority.**
31. **Topsoils shall be kept in storage mounds to a maximum height of 2m, with subsoils and overburden thereafter kept in separate storage mounds and prevented from mixing.**
32. **At least 46 hours' notice in writing of the date on which any soil stripping operations are to commence on any part of the land within the permitted area shall be given to the Mineral Planning Authority. Soil shall only be moved when in a dry and friable condition and when ground conditions are dry.**
33. **Topsoil and subsoil storage mounds and those parts of the site where stripping of topsoil and subsoil is not undertaken shall be kept free from weeds / competitive vegetation and all necessary steps shall be taken to destroy weeds at an early stage of growth to prevent seeding.**
34. **All replacement field boundaries shall be in the form of dry-stone walls and earth banks constructed with materials derived or recovered from the existing field boundaries at Llecheiddior Uchaf and Llecheiddior Ganol.**
35. **Reasonable avoidance measures shall be employed during the demolition of field boundaries and dry-stone walling to ensure that reptiles will be protected.**
36. **Only mineral waste arising from the extraction operations at Llecheiddior, including material transported to and processed at**

- Bryncir Quarry under planning permission C09D/0375/36/LL, shall be deposited within the site for the purpose of restoration. No refuse, general waste, or inert waste materials from any external sources shall be imported to the site. Soils or soil-forming materials may be used solely for restoration purposes, and only where their suitability as a growing medium has been agreed in writing in advance by the Local Planning Authority. The total volume of material deposited shall not exceed that required to achieve the approved restoration contours. The operator shall maintain a detailed record of all mineral waste and soil material imported to or exported from the site, including origin, destination, volume, and purpose. A summary of these records shall be submitted to the Local Planning Authority at six-monthly intervals, or at such other frequency as agreed in writing by the Authority.
37. Unless otherwise agreed in writing, at least 3 months prior to the intention to replace soils on any part of the area to be restored to an agricultural after use, the operator shall submit for the approval of the Mineral Planning Authority a plan showing the final contours to be achieved in the scheme of restoration.
  38. Progressive and even re-spreading of the overload shall be carried out during the period of mineral working.
  39. In the event of the premature cessation of mineral extraction on any given phase of the development, a revised scheme for the restoration of the site shall be submitted for the approval of the Mineral Planning Authority to include a plan showing the final contours to be achieved in the scheme of restoration.
  40. Following the formation of the final landform to the approved contours, the base material or original ground shall be comprehensively ripped to a minimum depth of 50cm to break up any surface compaction before any soil material is spread.
  41. The soil material (topsoil and subsoil) set aside for use in the agricultural restoration shall be spread uniformly and in correct sequence over the base material, and shall, where necessary, be rooted and scarified to full depth without causing mixing between different soil layers. A minimum soil depth of 280mm (110mm subsoil, 170mm topsoil) above the base material shall be provided over all areas.
  42. All base material ripping, soil spreading and cultivation operations shall be carried out in such a manner as to minimise compaction.
  43. Any part of the site restored for agricultural purposes which is subject to localised settlement, and which adversely affects the agricultural after use shall be re-graded including the reconstruction of the soil profile to approved specification.
  44. The site shall be brought to the required standard for agricultural use.
  45. Submission of an aftercare scheme.
  46. Chemical analysis after replacement of topsoil.
  47. Chemical analysis repeated in 1st and 4th years of aftercare.
  48. The land shall be managed in accordance with the rules of good husbandry and in compliance with the guidance outlined in Annex B, Minerals Technical Advice Note (Wales) 1: Aggregates.
  49. No livestock shall be kept on the land unless otherwise agreed in writing by the Mineral Planning Authority.
  50. All the land within the site which has been excavated, used for soil storage or roads or has been traversed by heavy plant, shall be

**provided with an adequate water supply and land drainage facilities, including watercourses, field ditches and piped underdrainage system, if considered by the Mineral Planning Authority to be essential in the satisfactory restoration of the site.**

- 51. Ensure that there is a cover on the back of the lorries.**

Note:

Ensure a road conditions maintenance agreement

**10. APPLICATION NO C24/1050/19/LL CYNGOR GWYNEDD, YSGOL GYNRADD BONTNEWYDD, BONTNEWYDD, CAERNARFON, GWYNEDD, LL55 2UF**

Demolish existing school building and construct a new school and community centre and all the external landscaping, access road and parking. Installation of ancillary structures including free standing canopies, bicycle shelters, refuse area and sprinkler tanks and all external play equipment as required to support the new school building.

Attention was drawn to the late observations form.

- a) The Senior Planning Officer highlighted that the development would include a new Welsh-medium primary school for 210 learners and a community centre, provisions for a Cylch Meithrin, learners with Additional Learning Needs, as well as a community hall and full changing areas. The building would be two-storey and designed with sustainable principles to reduce the demand for energy.

It was reported that the site was in an area that was mainly residential within the development boundary of the Bontnewydd Service Village as shown in the LDP's Inset Maps. The eastern section of the site was within the Bontnewydd Conservation area with several listed buildings opposite to the east. The site was located on the outskirts of Afon Gwyrfaei Phosphorus Special Conservation Area (SAC); within Zone B in the Development Advice Maps, as referred to in Technical Advice Note (TAN 15): Development and Flood Risk (2004); and partly located within flood zones 2 and 3 (Rivers and Sea, and Surface Water and Watercourses) and Defence Zone (Rivers) according to the Flood Map for Planning.

The application was submitted to the Committee as it was a building that exceeded 1000 square metres.

It was noted that Policy ISA 2 Community Facilities of the LDP was supportive to provide new community facilities. It was considered that the proposal addressed the five main criteria in the policy as the site was located within the Bontnewydd development boundary on the accessible site of the previous School, and it was reasonable to try to erect a new building that had been specifically designed for modern environmental and educational requirements given the condition of the existing building.

In the context of visual amenities, it was noted that the development increased the floor area of the school building by approximately a third, but there would be a more effective use of space by replacing two one-storey buildings with one two-

storey building. It was acknowledged that there would be some visible impact, but it was considered that the development would respect the context of its site in accordance with the requirements of Policy PCYFF 3, and it would not have a detrimental impact on the conservation area and would therefore comply with the relevant requirements of Policy AT 1.

In the context of general and residential amenities, it was reported that the development did not change the use of the site or the number of learners, and although the building was larger, the distances between the school and nearby houses remained reasonable; there was therefore no expectation to see a significant increase in overlooking or a dominating impact. It was elaborated that light and noise mitigation measures would be included in the design to reduce the impacts on local residents, as well as conditions to agree any additional lights. Community use of external facilities such as the Multi-use Games Area court would be limited to daylight hours, because no bespoke external lighting was part of the application, and therefore would be tantamount to the current use of this area as playing fields.

Some temporary disruption was expected during the construction phase, but this could be managed through a condition to accept the Environmental Impact Management Plan beforehand which would set out the mitigation measures for any disruption; it was not considered that the development would have a significant detrimental impact on local amenities, and it complied with policies PCYFF 2 and PCYFF 3 of the LDP.

When considering Transport and Access matters, it was noted that there were current traffic problems at the School which included a narrow access, lack of parking space and conflict between vehicles and pedestrians, especially at busy times. It was explained that the development introduced a new one-way system with a stacking path on the site to reduce congestion and improve safety. Pedestrians and vehicles would be better separated through specific footpaths, and parking and drop-off spaces would be provided from the main road. The proposal's Travel Plan would promote sustainable travel, and the Transportation Unit had no objection to the proposal. Consequently, it was considered that the application satisfied the requirements of policies PS 4, TRA 2 and TRA 4 which aimed to ensure provision for transport that was sustainable and safe for all users.

A Green Infrastructure Statement, Ecological Surveys and a Landscape Plan were submitted as part of the application. Bats were not present on the site. The Biodiversity Unit had no ecological concerns regarding the development, and it was noted that the tree planting scheme was generally suitable, but changes were suggested to choose species that better suited the local area.

Although the site abutted a protected site (Afon Gwyrfa and Llyn Cwellyn SAC), the work was limited to the existing footprint as well as a connection to the main sewer system and was treated by the Llanfaglan WasteWater Treatment Works that disposed into afon Gwyrfa.

It was acknowledged that the capacity of the new School would increase as a result of the proposal, but the number of children currently in the school would not increase (although this may change naturally from year to year) and there was no change to the catchment area. It was highlighted that the school catchment area aligned with the area and the villages that were served by the Llanfaglan WasteWater Treatment Works, and therefore any increase in the number of children at school would come from these areas. Community use of

the school already existed, and although the new building would possibly entail more community use, this was as a result of improving facilities that would have been possible on the existing site by creating more suitable spaces within the existing buildings. This meant that there would be no additional users as a result of this proposal, and that users lived within the area already served by the Llanfaglan WasteWater Treatment Works, be that in their homes or at school/community centre. In this respect, the development indicated a phosphorus neutrality compared with the current situation and therefore there was no additional or detrimental impact on the SAC that currently failed to attain the water quality targets.

It was considered that any surface water and construction pollution could be addressed through appropriate control and pollution prevention measures. There would be no detrimental impact on the special conservation area and the development satisfied the requirements of Policies PS19, AMG 5 and AMG 6 of the LDP, as well as the Regulations for Conservation of Habitats and Species 2017 (as amended) which encouraged proposals to protect, and where appropriate, enhance the area's biodiversity and ensured that there was no detrimental impact on internationally protected sites.

The matters of Flooding, Drainage, Archaeological / Heritage, Sustainability, the Welsh Language and the response to the public consultation had received a full assessment and it was considered that these matters were acceptable subject to relevant conditions. It was considered that the proposal was acceptable, and the officers recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the Local Member made the following comments:
- She was supportive of the application
  - Ysgol Bontnewydd was one of three schools that were part of the Sustainable Schools Challenge 2023 (an enterprise by the Welsh Government to design and build zero-net schools that include high-quality community resources)
  - Ysgol Bontnewydd offered itself as a convenient location in the centre of the village, with public transport and footpaths passing the school that would promote active travel
  - The site was close to nature with a garden and a forest on the site that would enrich pupils' experiences
  - The new building provided a modern, safe and suitable environment for the future, improving pupils' daily well-being and learning experiences
  - The capacity was similar to what was already there, namely space for 210 reception to year 6 learners, 30 nursery and space for a cylch meithrin - this created a continuous education pathway from early years onwards
  - The pupils had been an active part of the process, contributing ideas on reusing building materials and gaining a practical understanding of sustainable construction, the circular economy and STEM subjects - this had given the children good learning opportunities by allowing them to feel part of the project from the start
  - Residents had been part of the consultation process
  - The new building would be eco-friendly and constructed to the latest standards with low incorporated carbon that would contribute to the 2030 net-zero carbon target - this sent a strong message to children to care about the environment and take responsibility for their future
  - The community centre would be active for the village residents and the wider area

- A positive investment in our children, our community and our future
- As a parent to children in the school, she was looking forward to seeing the opportunities that this building would bring

It was proposed and seconded to approve the application

- c) During the ensuing discussion, the following observations were made by Members:
- Happy to support an improvement in school standards
  - The space was better and accessible for children
  - A bespoke building to save energy
  - Led to spending less on maintenance, fuel and heating
  - Welcomed the investment - it would benefit the village
  - The development was a modern, appropriate design
  - The timber cladding looked good at the start, but it soon appeared to be in poor condition
  - Many new schools had been constructed in Gwynedd and although the buildings were better, were lessons being learnt from each development?

In response to an observation that many of the new schools constructed in the County were partly with flat roofs that were not long lasting, and whether there was a mechanism in place or budget to re-roof in about 20 years, it was noted that budget matters were not relevant planning considerations, but a plan would certainly be in place to maintain the buildings appropriately.

In response to an observation regarding an electric minibus/car charging point on the site that would comply with the energy saving principles, it was noted that that was not part of the application, but it could be a future consideration.

In response to an observation that it would be good to see an overview of the response from staff, pupils and governors to the application and that there was a place to consider including these in future reports, it was noted that observations from the public had been incorporated in the report and there was an opportunity for third parties to submit observations at the committee, but the observation for this type of application was accepted.

**RESOLVED: To approve with conditions**

- 1. Time (five years).**
- 2. In accordance with the plans.**
- 3. Agree on final materials and colours.**
- 4. Transport conditions.**
- 5. Archaeological conditions.**
- 6. Landscaping and trees condition.**
- 7. Biodiversity condition.**
- 8. Prior conditions agreement for external light.**
- 9. Public Protection Conditions.**
- 10. Welsh Water conditions.**
- 11. Natural Resources Wales conditions.**
- 12. Limit working hours during the construction period.**
- 13. A Welsh name for the school.**
- 14. Welsh language Signs.**

Notes

1. Welsh Water.

2. Natural Resources Wales.
3. Highways.
4. SUDS.
5. Major Application Note.

The meeting commenced at 1.00 pm and concluded at 2.10 pm

---

**CHAIRMAN**