

**CYNGOR GWYNEDD
PLANNING COMMITTEE DECISION NOTICE**

Section 100C of the Local Government Act 1972

15 June 2026

Hybrid Meeting (Multi-location)

Attendance: Chair: Cllr Huw Rowlands
Vice-chair: Cllr Edgar Owen

Councillors:

Elwyn Edwards, Delyth Lloyd Griffiths, Louise Hughes, Gareth T Jones, Anne Lloyd Jones, Cai Larsen, Dafydd Meurig, Gareth Coj Parry, John Pughe Roberts, Dyfrig Siencyn, and Gruffydd Williams

Local Member: Councillor Gwilym Evans

Officers: Iwan Evans (Head of Legal Services - Monitoring Officer), Gareth Jones (Assistant Head of Environment), Gwawr Hughes (Planning Manager), Elan Mared Lloyd (Senior Planning Officer), Elen Charles Morris (Planning Officer), Rhys Cadwaladr (Senior Minerals and Waste Planning Officer), Dafydd Jones (Legal) and Lowri Haf Evans (Democracy Services Officer).

Apologies:

Apologies were received from Councillor Elin Hywel and Councillor Berwyn Parry Jones

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SUBJECT: Item 5.1
Application Number C26/0238/15/LL Land near 10 Warden Street, Llanberis

Erection of new dwelling

DECISION:

To defer to conduct a site visit

THE RESULT OF THE VOTE

In favour	13
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Iwan Evans (Monitoring Officer), as his brother is the architect

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SUBJECT: Item 5.2
Application Number C25/0671/14/LL Ysgol Syr Hugh Owen Ffordd Bethel, Caernarfon

Erect a new 2400mm high fence around part of the playing field boundary.

DECISION:

To defer to conduct a site visit

THE RESULT OF THE VOTE

In favour	7
Against	4
Abstentions	1

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Cai Larsen as he is a member of the Governing Board, Ysgol Syr Hugh Owen

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SUBJECT: Item 5.3

Application Number C26/0057/33/RC Part of field near Penboncyn, Boduan, Pwllheli, LL53 6DR

Re-submission of an application previously refused to remove a 106-agreement relating to the erection of an affordable house permitted under reference C10D/0017/33/LL on part of a field near Penboncyn, Boduan, Pwllheli.

DECISION: To Refuse

Reason:

It is considered that the Section 106 Agreement that restricts the property to an affordable house for local need continues to have a relevant purpose for planning need, and therefore, that it continues to be in compliance with the guidance as part of 'Planning Obligations' Community Infrastructure Levy 2010 and Circular 13/97, Planning Policy Wales, Chapter 3 "Making and Enforcing Planning Decisions" and the Town and Country Planning (Modification and Discharge of Planning Obligations) Act 1992. The removal of the agreement as noted in the application, would also undermine the Council's strategy in relation to safeguarding an acceptable number of affordable houses within the county, contrary to the relevant requirements of Policy TAI 15 of the Joint Anglesey and Gwynedd Local Development Plan together with relevant guidelines in the relevant Planning Guidance: Affordable Housing, Supplementary Planning Guidance: Planning Obligations and Technical Advice Note 2: Planning and Affordable Housing.

THE RESULT OF THE VOTE

In favour	12
Against	1
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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SUBJECT: Item 5.4

Application Number C25/0777/39/LL Fferm Sarn, Lôn Sarn Bach, Sarn Bach, Pwllheli, Gwynedd

Full application to demolish an existing dwelling (C3 use) and construction of a new replacement dwelling (C3 use) with improvements to an existing access

DECISION: To approve, contrary to the recommendation

- 1. 5 years**
- 2. In accordance with the plans**
- 3. Finish and slates on the roof**
- 4. Archaeology condition - archive record**
- 5. Biodiversity enhancements**

THE RESULT OF THE VOTE

In favour	8
Against	5
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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SUBJECT: Item 5.5

Application Number C25/0344/11/LL 219 - 231 High Street, Bangor, Gwynedd, LL57 1NY

Proposed development for the change of use of the former Waterloo Inn Public House (A3 use) and part of the former WH Smiths & USC units (ancillary A1 use) to form 13 no. self-contained residential flats (C3 use) along with internal alterations and reconfiguration to combine two existing retail units to provide stalls for retail purposes on the ground floor.

DECISION: To approve subject to conditions:

- 1. Time - Five years**
- 2. In accordance with the plans**
- 3. Restrict the use class to C3 residential dwellings only**
- 4. Restrict the construction hours**
- 5. The objectives of the Green Infrastructure Statement must be implemented**
- 6. Affordable housing condition**
- 7. Welsh name**

Note: Dŵr Cymru

THE RESULT OF THE VOTE

In favour	10
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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SUBJECT: Item 5.6

Application Number C26/0046/34/LL Cefn Graianog, Llanllyfni, Caernarfon, Gwynedd, LL54 6SY

Application for operation of work to recycle, screen and recover inert waste materials

DECISION: To delegate powers to the Assistant Head of the Environment Department to approve the application, with conditions relating to the following:

1. Development to commence within 12 months of permission date.
 2. Operations shall cease by 31/12/2028. Restoration of the site by 30/06/2029 (to correspond with minerals permission ref. C24/1126/34/AC).
 3. In accordance with the approved plans.
 4. Mark the boundaries of the permission area and build a surface water collection point, including a bund to keep them on the site before commencing the development.
 5. Restriction on Permitted Development Rights, buildings, erection of structures, private roads, floodlighting and fences.
 6. Nothing other than inert waste excavation material shall be imported to the site (Waste Codes noted in the Waste Planning Assessment). An inspection of the material should be available upon request.
 7. No more than 50,000 tonnes of inert waste material is permitted to be carried to the site per year. No more than 20,000 tonnes will be stored on the site at any time.
 8. Unless otherwise agreed in writing, the details of the location and specifications of any floodlights will be submitted for the approval of the Waste Planning Authority before the installation work.
 9. Working Hours (to correspond with the existing).
 10. Noise restrictions (to correspond with the existing).
 11. Noise Control Plan to be submitted within 3 months of obtaining permission.
 12. All vehicles, equipment and plant operated on the site will be maintained in such a way so as to restrict the maximum levels of noise emissions to those noted in the manufacturers' specification. No equipment, plant or machinery will be operated on the site unless they have been installed with noise prevention screens, casework enclosures and silencers.
 13. No operations on the site shall be undertaken in such a manner as to cause the raising of fugitive dust, and a water spray or other dust suppression system shall be maintained on site at all times together with an adequate supply of water. Stockpiles of materials and areas traversed by wheeled vehicles or within which the handling or movement of material is undertaken shall be watered or otherwise treated at such times and intervals as may be necessary to prevent the raising of such dust.
 14. The surface of the site access to the public highway shall be kept free from mud and other debris and maintained at all times in a condition acceptable to the Waste
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Planning Authority such as to ensure that mud is prevented from being deposited onto the public highway.

15. Sheeting of lorries leaving and arriving at site with stone or material less than 500mm.
16. Restriction of vehicular access to existing access arrangements.
17. A copy of this determination and the approved plans showing the method and direction of working and restoration shall be displayed in the operator's site office at all times during the life of the site.
18. The best practicable means and/or 'white noise' reversing alarms shall be fitted to mobile plant and vehicles used on site.
19. Oil, fuels and chemicals stored on impervious base and bunds.
20. The operator shall monitor the site for the presence of non-native invasive plant species for each phase of the development, focusing particularly on Japanese knotweed, and implement control measures as appropriate.
21. Restoration and aftercare (to match existing).

THE RESULT OF THE VOTE

In favour	9
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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SUBJECT: Item 5.7

Application Number C21/0590/17/LL Fferm Grafog, Y Groeslon, Caernarfon, Gwynedd

Application for the change of use of land for the creation of a holiday touring site for caravans, motor homes (25 units) and tents (10 units), demolition of existing amenity building and erection of a new amenity building and associated developments

DECISION: To approve with conditions

1. Time
2. In accordance with the amended plans.
3. Limit the number of touring units to 25 caravans and 10 tents only.
4. Holiday use only and keep a register.
5. Touring unit's holiday season - 1 March to 31 October.
6. No storing of touring caravans on the site.
7. Trunk Road Conditions
8. Natural Resources lighting condition
9. Biodiversity Conditions
10. Construction work hours
11. Welsh name
12. Welsh language Signs
13. Hard-standing condition
14. Footpaths Condition

Notes:

NRW letter note

SUDS note

Licensing Note

THE RESULT OF THE VOTE

In favour	10
Against	0
Prevention	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
