

**PLANNING COMMITTEE DECISION NOTICE
CYNGOR GWYNEDD**

Section 100C of the Local Government Act 1972

13 July 2026

Hybrid Meeting (Multi-location)

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

Councillors:

Elwyn Edwards, Delyth Lloyd Griffiths, Louise Hughes, Elin Hywel, Berwyn Parry Jones, Gareth T Jones, Anne Lloyd Jones, Cai Larsen, Dafydd Meurig, Gareth Coj Parry, and Gruffydd Williams.

Local Member: Councillor Menna Trenholme.

Officers: Dafydd Williams (Head of Environment Department), Gwawr Hughes (Planning Manager), Elan Mared Lloyd (Senior Planning Officer), Rhys Cadwaladr (Senior Planning Officer - Minerals and Waste), Dafydd Jones (Solicitor) and Lowri Haf Evans (Democracy Services Officer).

Apologies:

Apologies were received from Councillor John Pughe Roberts and Councillor Dyfrig Siencyn.

**PLANNING COMMITTEE DECISION NOTICE
CYNGOR GWYNEDD**

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	13 July 2026
---	---------------------

**SUBJECT: Item 5.1 Application No. C26/0238/15/LL
Land opposite 10 Warden Street, Llanberis**

Erection of new dwelling

DECISION: To refuse the application

Reasons:

1. The modern design of the proposed dwelling, with its large balcony and glass doors/windows on the front and rear elevations, does not respect the character of the neighbouring houses nor that within the vicinity and these features would be incongruous. The proposal would not complement nor enhance the character and appearance of the site or area. The proposal has not given full consideration to its historical and built context and that in terms of its siting, appearance, scale, height, massing and elevational treatment contains incoherent, dominant and alien features that do not respect the streetscape or site context. The proposal is therefore, considered contrary to criteria 1, 2 and 3 of Policy PCYFF 3: Design and Place Shaping of the Anglesey and Gwynedd Joint Local Development Plan (2011-2026).
2. Due to the location, size and height of the balcony and the front of the proposed dwelling which faces the next door property, it is considered that the proposal would overlook and have a dominant and overbearing impact and would be detrimental to the amenities of nearby residents in terms of noise and nuisance. For this reason, it is considered that the proposal is contrary to the requirements of policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan (2011-2026) relating to protecting the amenities of residents and the local area.

THE RESULT OF THE VOTE

In favour	7
Against	2
Abstention	2

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Dafydd Williams (Head of Environment Department) as he lived near the site

**PLANNING COMMITTEE DECISION NOTICE
CYNGOR GWYNEDD**

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	13 July 2026
---	--------------

SUBJECT: Item 5.2
Application Number C25/0755/14/LL
Ysgol Syr Hugh Owen Ffordd Bethel, Caernarfon

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

DECISION:
To approve with conditions

- 1. Five years**
- 2. In accordance with the plans**
- 3. A dark green colour**
- 4. Biodiversity enhancements**

Note

This permission does not cover any work to trees that are protected under a Tree Preservation Order. Separate consent will be required for any works to the protected trees.

THE RESULT OF THE VOTE

In favour	7
Against	3
Abstention	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

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

**PLANNING COMMITTEE DECISION NOTICE
CYNGOR GWYNEDD**

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	13 July 2026
---	---------------------

**SUBJECT: Item 5.3 Application Number C24/1032/04/LL
Land Adj. to LL23 7NR, Fron-goch, LL23 7NR**

Temporary operation of a meteorological mast and associated structures for a period up to five years.

DECISION: To approve

To delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions:-

Conditions

- 1. The development must commence within five years of the date of this decision.**
 - 2. The development must be undertaken in accordance with the following approved plans and documents.**
 - 3. The mast hereby approved must be taken down and the land restored to its previous condition within 5 years to the date of commission. The applicant must inform the Local Planning Authority of the commission date within 3 months of that date.**
 - 4. Prior to the commencement of the development (including the land work and clearance of vegetation), a detailed Method Statement that describes how the site will be returned to its original condition will be submitted to the Local Planning Authority, and it must be approved in writing. The approved measures should be adhered to and implemented in full.**
 - 5. No development, including site clearance, will commence until a Construction Environmental Management Plan (CEMP) has been submitted to the Local Planning Authority and approved in writing by it.**
 - 6. No development or phase of the development to commence until a Breeding Bird Protection Plan (BBPP) has been submitted to the Local Planning Authority and approved by it.**
 - 7. No development shall be permitted until a biodiversity enhancement plan has been submitted to the Local Planning Authority and approved in writing by it. The development will be carried out in accordance with the approved details.**
 - 8. No clearance of vegetation, land work or building activities will be permitted during the bird nesting season (1 March to 31 August inclusive) unless this has been agreed in writing beforehand with the Local Planning Authority. When work is required during this period, a survey of the site must be undertaken by a competent ecologist no more than 48 hours prior to commencing the work. Any recommendations given must be fully**
-

implemented, and if operational nests are found, an appropriate protection zone must be established and maintained until the chicks have fledged.

9. Devices to divert birds must be installed on each external supporting wire of the mast at a distance of no more than 2 metres in length along them all prior to the mast becoming operational. These devices must be maintained throughout the development's lifespan. Any damaged, removed or disconnected devices must be replaced within one month of finding them.
10. Prior to commencement of building any meteorological masts, or using any building equipment or temporary structure(s) of 50 metres or more in height (above ground level), the developer must submit an aviation lighting scheme to be approved by Cyngor Gwynedd jointly with the Ministry of Defence, noting how the development will be illuminated throughout its lifespan to maintain the requirements of civil and military flying as determined necessary by the Ministry of Defence.
This should include:
 - a) The details of any building equipment and temporary structures with a total height of under 50 metres or more (above ground level) that will be used during the construction of the meteorological mast, together with the details of any aviation warning lights that will be installed on them; and
 - b) Location and height of every meteorological mast within the development, noting those with aviation warning lights, location of the lights on the mast, the type of lights to be used, and the lighting performance specifications.
Then the developer must install the lights as noted in the approved aviation lighting plan, and the lights will continue to be operational throughout the development's lifespan.
11. The developer must inform the Ministry of Defence in writing, at least 14 days prior to the commencement of the work, of the following information:
 - a) the commencement date to erect the meteorological mast(s);
 - b) the maximum height of any building equipment used when erecting the mast;
 - c) date when any meteorological mast comes into use;
 - d) latitude, longitude and maximum height of each meteorological mast.
12. The Ministry of Defence must also be informed of any changes to this information and following the completion of the construction work.

THE RESULT OF THE VOTE

In favour	10
Against	1
Abstention	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Local Member: Cllr Elwyn Edwards

No declarations of personal interest or relevant dispensations were received.

**PLANNING COMMITTEE DECISION NOTICE
CYNGOR GWYNEDD**

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	13 July 2026
---	---------------------

SUBJECT: Item 5.4 Application Number C24/0323/14/LL

Land By Muriau Park Hotel, Ffordd Bont Saint, Caernarfon, Gwynedd, LL55 2YS

Proposed petrol filling station, electric vehicle charging hub, retail building and creation of new access and associated works to include landscaping.

DECISION: To Refuse

Reasons:

1. The proposal, due to its location, scale and use is considered to be unacceptable as a result of the level of disturbance and increase in activity compared to the current situation and as a result, the proposal is considered to be contrary to criterion 7 of policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026, which safeguards the amenities of local property occupiers.
 2. The test of the likely significant impact suggests that the proposal may cause a significant impact on the Glynllifon SAC, particularly the lesser horseshoe bat which is a feature of this SAC, as a result of the location of the proposal, the evidence that the area is used by lesser horseshoe bats and that the proposal affects the hedges used by the bats. Insufficient information has been submitted as part of the application to enable the Local Planning Authority to complete an Appropriate Assessment in this case in accordance with the Authority's requirements under the Conservation of Habitats and Species Regulations 2017. It is therefore concluded that there can be no assurance that the proposal will not have a significant or adverse effect on the SAC due to the lack of information and therefore the proposal does not comply with the requirements of the Conservation of Habitats and Species Regulations 2017.
 3. A green infrastructure statement has not been submitted as part of the application and therefore there is no assurance that the proposal complies with the requirements of Chapter 6 of Planning Policy Wales (2024) in terms of the step-by-step approach and biodiversity improvements.
-

-
4. There is currently insufficient information submitted as part of the application for assessing any risk to in relation to contamination in the land. To this end, it cannot be confirmed whether the proposal complies with the requirements of criterion 7 of policy PCYFF 2 or policy PS6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026.'
 5. The site includes a designated main river (Afon Rhosdican) and there are concerns about this development and the future flood risk to the proposal and to third parties. Insufficient information has been submitted as part of the application to ensure suitable and adequate access to machinery to enable future maintenance of the main river and provide a flood flow route/buffer zone to the main river. Without this information, it is considered that the proposal cannot be ensured to comply with the requirements of criterion number 4 of policy PS6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026.
 6. Insufficient evidence has been submitted as part of the planning application to demonstrate that full consideration has been given to the loss of the best and most versatile agricultural land. It is therefore considered to be contrary to the requirements of criterion 6 of Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 and the advice provided in paragraphs 3.58 and 3.59 of Planning Policy Wales.
 7. The development does not reflect a sensitive or appropriate approach to design. It appears incompatible and intrusive within its context, and therefore does not comply with PCYFF 3 and PCYFF 4 policies of the Gwynedd and Anglesey Joint Local Development Plan 2011-2026 which ensure that proposals and the landscaping plans respect their context and location in the local landscape.

THE RESULT OF THE VOTE

In favour	11
Against	0
Abstention	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Cllr Huw Rowlands as he had submitted representations on the application.

**PLANNING COMMITTEE DECISION NOTICE
CYNGOR GWYNEDD**

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	13 July 2026
---	--------------

SUBJECT: Item 5.5 Application Number C24/9755/19/LL

Land near Meifod roundabout, Meifod Farm, Pwllheli Road, Bontnewydd, LL55 2TY

Roadside services and associated work.

DECISION: To refuse, contrary to the recommendation

Reasons:

Reasons:

1. The proposal does not fully align with the sustainability principles - in accordance with policy PS6.
 2. The proposal would have a detrimental impact on the area's amenities and those of nearby residents - contrary to criterion 7 of policy PCYFF 2.
 3. The proposal would have a detrimental visual impact - contrary to policy PCYFF 3.
 4. The proposal does not sufficiently mitigate the impact in terms of biodiversity or biodiversity enhancements - contrary to the requirements of policy PS19.
-

THE RESULT OF THE VOTE

In favour	9
Against	1
Abstention	1

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Cllr Huw Rowlands as he had submitted representations on the application
