

**PLANNING COMMITTEE DECISION NOTICE
CYNGOR GWYNEDD**

Section 100C of the Local Government Act 1972

7 September 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, John Pughe Roberts, Dyfrig Siencyn and Gruffydd Williams

Local Members: Councillor Gareth Williams and Councillor Rhys Tudur

Officers: Gareth Jones (Assistant Head of Environment)Gwawr Hughes (Planning Manager), Rebeca Siân Dafydd (Senior Planning Officer), Iwan Evans (Head of Legal Services – Monitoring Officer), and Lowri Haf Evans (Democracy Services Officer).

Apologies:

None to note

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Date of Planning Committee Meeting	7 September 2026
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SUBJECT: Item 5.1

Application No. C25/0710/41/LL

Land adjoining Brynhyfryd / Cae Capel, Chwilog, LL53 6SF

Erection of 20 affordable homes, creation of new vehicular access from the B4354 along with associated works

DECISION:

To delegate the right to the Head of Environment Department to approve the application, subject to a 106 agreement or a unilateral agreement for an educational contribution and play equipment on an open space, together with the following conditions:

1. Time
2. Development to comply with the approved plans
3. A programme for providing affordable housing must be submitted and agreed
4. The external materials including the roof slates must be agreed
5. Removal of Permitted Development Rights
6. Welsh Water/Drainage condition
7. Highways Conditions
8. Biodiversity/NRW conditions
9. Building Control Plan
10. A Welsh name for the housing estate and individual houses.
11. Restrict the use to C3 use class only
12. Complete landscaping

Note: Bat Licence

THE RESULT OF THE VOTE

In favour	10
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 5.2

Application No. C26/0216/30/LL

Caravan Park, Tir Glyn, Uwchmynydd, Pwllheli, Gwynedd, LL53 8DA

Full application for the change of use of an agricultural field to accommodate 10 seasonal touring caravan pitches additional to the main site, the erection of a toilet/shower block, soft landscape improvements, creation of proposed entrance/exit and installation of a treatment plant

DECISION:

To delegate powers to the Senior Planning Manager to refuse - reasons:

- 1. This development would not be located in an unobtrusive location that would be completely screened by existing landscape features and landscaping proposals, it would be harmful to the quality of the landscape and it would not integrate appropriately to its location in open countryside. In addition, the proposal would not contribute to the maintenance, enhancement or restoration of the recognised character of the Llŷn Area of Outstanding Natural Beauty. Therefore, it is considered that the proposal is contrary to the requirements of Policies TWR 5, PCYFF 4 and AMG 1 of the Anglesey and Gwynedd Joint Local Development Plan.**
 - 2. Insufficient information had been submitted as part of the planning application to enable the Local Planning Authority, as the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), to undertake an appropriate assessment of the implications of the project for the Pen Llŷn and Sarnau Special Area of Conservation. The proposal therefore does not show that the proposal would protect or improve the natural environment and therefore the application is contrary to the requirements of Policies PS 19 and AMG 5 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026.**
 - 3. 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. The proposal therefore is considered to be contrary to the requirements of criteria 6 of Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 and advice provided in paragraphs 3.58 and 3.59**
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of Planning Policy Wales.

4. The proposal as submitted entails the use of a sub-standard entrance and the use of a second entrance without restriction. It is considered that the proposal is unacceptable and contrary to the requirements of policy TRA 4 of the Anglesey and Gwynedd Joint Local Development Plan which confirms that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be rejected.
5. No drainage statement has been submitted as part of the application, and therefore insufficient information has been submitted to be able to confirm that the proposal complies with the requirements of part 7 of TAN 15: Development, flooding and coastal erosion (2025) in terms of providing a sustainable drainage system.
6. The site is partially located within a C2 and C3 Flood Zone for surface water and minor watercourses as noted by the 'Flood Map for Planning'. No Assessment of Flood Consequences has been submitted as part of the application and the application means providing a new, very vulnerable development on ground floor level and therefore the proposal does not comply with the requirements of paragraphs 6.1, 10.19 or 10.20 of Technical Advice Note 15: Development, flooding and coastal erosion (2025) that ensures that very vulnerable developments are not located within flood zones where they would cause a risk to life.

THE RESULT OF THE VOTE

In favour	9
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 5.3

Application No. C25/0273/04/LL

Palé Hall Hotel, Llandderfel, Bala, Gwynedd, LL23 7PS

Erection of eight shepherds' huts, installation of foul water container and water soakaway and infrastructure to service the shepherds' huts.

DECISION: To Refuse

- 1. The proposal would create new permanent alternative camping accommodation within a Special Landscape Area and is therefore contrary to point 1 of policy TWR 3 as well as PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan (2011-2026) which protects the Special Landscape Area from this type of development.**
 - 2. The test of likely significant impact suggests that there may be a significant impact on the features of the Afon Dyfrdwy and Llyn Tegid SAC, due to the new sewage treatment works proposed and the proximity to the SAC. This means that an Appropriate Assessment is required but insufficient information has been submitted as part of the application for the Local Planning Authority to be able 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 or the requirements of policies PS19 and AMG 5 of the Joint LDP or chapter 6 of PPW that deals with green infrastructure, net benefit to biodiversity, the protection given to Sites of Special Scientific Interest and trees and woodlands.**
 - 3. The site is partly located within Flood Zones 2 and 3 for surface water and small watercourses as set out in the 'Flood Map for Planning'. No Assessment of Flood Consequences has been submitted as part of the application and the application means providing a new, very vulnerable development on ground floor level and therefore the proposal does not comply with the requirements of paragraphs 6.1, 10.19 or 10.20 of Technical Advice Note 15: Development, flooding and coastal erosion (2025) that ensures that very vulnerable developments are not located within flood zones where they would cause a risk to life.**
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4. No drainage statement has been submitted as part of the application, and therefore insufficient information has been submitted to be able to confirm that the proposal complies with the requirements of part 7 of TAN 15: Development, flooding and coastal erosion (2025) in terms of providing a sustainable drainage system.
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THE RESULT OF THE VOTE

In favour	10
Against	1
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Elwyn Edwards - Local Member

No declarations of personal interest or relevant dispensations were received.
