

**CYNGOR GWYNEDD
PLANNING COMMITTEE DECISION NOTICE**

Section 100C of the Local Government Act 1972

19 October 2026

Hybrid Meeting (Multi-location)

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

Councillors:

Elwyn Edwards, Louise Hughes, Delyth Lloyd Griffiths, Elin Hywel, Berwyn Parry Jones, Anne Lloyd Jones, Cai Larsen, Dafydd Meurig, Gareth Coj Parry, and John Pughe Roberts

Officers: Gareth Jones (Assistant Head of Environment), Gwawr Hughes (Planning Manager), Elan Mared Lloyd (Senior Planning Officer), Sion Huws (Propriety and Elections Manager), and Lowri Haf Evans (Democracy Services Officer).

Apologies:

Councillor Dyfrig Siencyn and Councillor Gareth Tudor Jones

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Date of Planning Committee Meeting	19 October, 2026
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SUBJECT: Item 5.1 Application No. C25/0431/11/LL

Provision of eight dwellings with integrated garages at Maes Berea.

DECISION

To approve subject to the amendment of the 106 Agreement on the site in response to the new plan and to ensure that two affordable units will be on the site, as well as conditions relating to the following:

1. Time - Five years.
2. In accordance with the plans
3. Agree materials
4. Restrict the use class to C3 residential dwellings only
5. Restrict the construction hours
6. A contaminated land desktop study must be submitted
7. Biodiversity enhancement measures must be submitted and agreed
8. A Landscaping Plan must be submitted and agreed
9. Highways Conditions
10. Removal of permitted development rights from the affordable units
11. Must have a Welsh name for the development
12. C3 use only

Notes:

- Welsh Water
- Sustainable Drainage
- Public footpath
- Request for the Assistant Head of Department to contact Bangor City Council again to encourage them to respond to planning applications.

THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received
