CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

Section 100C of the Local Government Act 1972

16 November 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, Anne Lloyd Jones, Berwyn Parry Jones, Gareth Tudor Jones, Cai Larsen, Dafydd Meurig, Gareth Coj Parry, John Pughe Roberts, Dyfrig Siencyn and Gruffydd Williams.

Officers: Gareth Jones (Assistant Head of Environment), Gwawr Hughes (Planning Manager), Rhys Cadwaladr (Senior Planning Officer - Minerals and Waste), Iwan Evans (Head of Legal Services) and Lowri Haf Evans (Democracy Services Officer).

Others invited: Cllr Rhys Tudur (Local Member)

Apologies: None to note

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	16 November 2026

SUBJECT: Item 5.1 Application No. C24/0691/41/LL

Erection of one dwelling house (C3) and associated access and car parking

DECISION: To refuse, contrary to the recommendation

Reason: Refusal due to an adverse visual impact on the area resulting from the location, scale, density, design, and finish of the proposal, contrary to policies TAI4, PCYFF1, 2, and 3.

THE RESULT OF THE VOTE

In favour	8
Against	7
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

Section 100C of the Local Government Act 1972

Date of Planning Committee Meeting	16 November 2026

SUBJECT: Item 5.2 Application No. C26/0438/14/LL

Proposed change of use of former government offices into 37 affordable flats together with retention of offices for support services, extensions and alterations to the building, and associated works.

DECISION: To delegate the right to grant the application subject to holding discussions to satisfy Welsh Water.

1. **5 years**
2. **In accordance with the plans**
3. **Public Protection conditions**
4. **Biodiversity condition**
5. **Welsh name**
6. **Affordable Homes condition**
7. **C3 only condition**
8. **Removal of permitted delegated rights**
9. **Environmental Impact Management Plan**
10. **Highways conditions**

Notes:

Suds
Consider Dŵr Cymru's conditions following discussions

THE RESULT OF THE VOTE

In favour	14
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Cllr Cai Larsen – Local Member

No declarations of personal interest or relevant dispensations were received.