
PLANNING COMMITTEE 24th March 2025

Attendance

Chair: Councillor Elwyn Edwards

Vice-chair: Councillor Huw Rowlands

Councillors:

Berwyn Parry Jones, Delyth Lloyd Griffiths, Louise Hughes, Elin Hywel, Anne Lloyd Jones, Cai Larsen, Edgar Owen, Gareth Coj Parry, Gareth A Roberts, John Pughe and Gruffydd Williams.

Officers:

Gareth Jones (Head of Planning and Environment), Keira Sweeney (Planning Manager), Gwawr Hughes (Development Control Team Leader), Robyn Jones (Monitoring Officer) and Lowri Haf Evans (Democracy Services Officer).

1. APOLOGIES

Apologies were received from Councillor Gareth T Jones

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

- a) The following Member declared that she was a local member in relation to the items noted:
- Councillor Elin Hywel (a member of this Planning Committee), in item 5.1 application number C23/0671/45/AM and item 5.2 application number C23/0673/45/AM on the agenda

3. URGENT ITEMS

As a matter of order, it was reported that since the Chair was joining the meeting virtually, the Assistant Head would be announcing the results of the voting on the applications.

4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee, held on 3 March 2025 as a true record.

5. PLANNING APPLICATIONS

The Committee considered the following applications for development. Details of the applications were expanded upon and questions were answered in relation to the plans and policy aspects.

5.1 APPLICATION NUMBER C23/0671/45/AM

Land off Caernarfon Road, Western Plot, Pwllheli, LL53 5LF

Construction of residential dwelling-houses including access

- a) The Planning Manager highlighted that this was an outline case to construct 12 residential dwellings in Pwllheli on a plot of land between Glan y Don garage and Aldi supermarket. It was explained, although detailed plans and landscaping were not part of the application, that there was a need to consider the principle of the proposal, as well as the access details. Should the application be successful, the applicant would need to submit another application to agree on the reserved matters.

In terms of the principle of the proposal, it was considered that developing houses on the site was acceptable as the land was within the development boundary of Pwllheli and had been earmarked for residential development within the LDP. It was considered that the proposed development density was acceptable given the levels of the site, the need to protect biodiversity and the need to provide a sustainable drainage system and an open play area.

Reference was made to the Pwllheli housing figures, explaining that the proposal was acceptable due to the designation of the site for houses where there is an expectation of 150 new houses, although accepting that 150 would not be possible due to the physical restrictions of the site and the presence of the Aldi supermarket. It was expressed that Policy TAI 15 required an affordable housing contribution on residential developments of two or more units (a 30% contribution is required for Pwllheli), but it was highlighted that the application did not offer any affordable units. It was reported that the Aldi supermarket application had been approved on the site as it was unviable to construct houses there, and although some infrastructure improvement work had improved the situation, evidence in the viability assessment highlighted that it was unviable to provide affordable housing.

It was elaborated, having assessed the information of the viability assessment submitted with the application in accordance with the requirements of the criteria of policy TAI 15, there were no grounds to object to the figures or the conclusion of not offering affordable housing. As a result, it was considered that a lack of provision of affordable housing was not a valid reason to refuse the application. Reference was also made to the proposal to impose a condition to ensure C3 use of the units to ensure that they were all dwellings used as sole or primary residences - the proposal would not provide second homes, holiday homes or additional holiday units in the area.

Despite realising either way that there was no guarantee that the houses would be occupied by Welsh-speaking families, it was considered, with the houses being permanent houses, that the families that would likely occupy the houses would be integrated into the local community with any children attending local schools which provide education through the medium of Welsh. It was elaborated that there was sufficient capacity within local schools to cope with any additional children that would live in the houses. It was noted that the Language Statement submitted with the application noted that there would be a Welsh name for the houses and there was an intention to use bilingual signs and advertising - this could be conditioned.

In terms of visual impact, it was explained that the site was located in a dip which was now on a piece of land between existing businesses and an area where various housing uses were seen; consequently, it was considered that dwellings in this location would not look out of place. In addition, due to the location of the site in relation to other houses in the area, as well as the land levels, it would be unlikely for the development to impact residential amenities. Reference was made to the impact of other developments, as well as the impact of the road on occupants of the new houses in terms of noise and disturbance, and it was reiterated that the Public Protection Unit was happy to impose conditions to protect the amenities of the houses' residents given the noise assessment received as part of the application. It was also noted that conditions

could be imposed to ensure a safe access, archaeological investigations, biodiversity improvement and mitigation measures and a land drainage plan.

The officers recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the applicant's agent noted the following points:
- An outline application was in question to determine the principle of the proposal and the access
 - Indicative details had been included
 - The site was designated for housing. Although the entire site originally for housing was unviable, approving the Aldi application has ensured infrastructure and access
 - 12 houses were part of the application
 - The houses were for C3 use = main residence use
 - Viability studies had been completed - it was not possible to include affordable housing in the plan
 - The site was designated for 150 houses, with 36 by now likely to be developed (application 5.1 and 5.2); a language assessment was conducted for the 150 and it was concluded that there was 'no impact'
 - 14 affordable houses had been constructed on the Cae Hoci site which took Pwllheli's figures for affordable housing beyond the requirements of the LDP
- c) Taking advantage of the right to speak, the Local Member made the following comments:
- Despite being an application for 12 houses - no affordable housing was included in the plan
 - Accepted that construction sites were rare given the landscape, the sea and the possibility of flooding and welcomed the efforts of developers to develop houses to respond to the demand
 - There were 60 Tai Teg applications in Pwllheli
 - Extreme disappointment that no affordable housing had been included in the proposal and the proposed housing was out of reach of the affordability of local people
 - Should the application be approved, there was concern that there would be no control over the type of houses constructed
 - The Aldi application had been approved to ensure infrastructure to construct houses, but the proposal remained unviable for affordable housing
 - Pwllheli was a strong community, had revisited its culture and the town was developing
 - The houses (at both sites) would have an impact on local people, the community and the Welsh language
 - Despite the demand for housing, these houses were wrong. They did not benefit the area or the Pwllheli community
 - Unable to support the application as it did not include affordable housing
- ch) It was proposed and seconded to defer the application to receive more information:
- Inadequate language statement. Only one statement had been submitted for both applications - application number C23/0671/45/AM (Caernarfon Road, Western Plot) and application C23/0673/45/AM (Caernarfon Road, Eastern Plot)
 - Needed to consider having affordable housing as part of the plan

In response to the proposal, the Assistant Head of Department noted that officers had addressed all the relevant matters but had expressed willingness to consider the viability element although no further evidence was available.

A vote was taken on the proposal. The proposal fell.

d) It was proposed and seconded to refuse the application

Reasons:

- The application was contrary to policy PS1 - no proof that there would be no detrimental impact on the Welsh language - difficult to do that without knowing the number and size of the houses
- Contrary to policy TAI 15 - that 30% of new houses in Pwllheli should be affordable housing. Accepted that the viability matter was the reason, the original site was supposed to offer 45 affordable houses. None was proposed now
- Contrary to policy PCYFF 2 point 3 - make the best use of land. A very low number of houses was proposed here
- Contrary to policy TAI 8 - housing balance - every new development was required to contribute towards improving the housing balance, e.g. provide as much affordable housing as possible

dd) During the ensuing discussion, the following observations were made by Members:

- Accepted the explanation for the failure to comply, but surely it would be possible to comply with some of the policies.
- The Planning Policy Unit had asked many questions that had not been answered - felt like a rushed application which had not been completed properly.
- In the context of the size limits of the houses, the applicant's viability report assumed that the size of each unit on average would be 1000 square metres, and they could be sold for £260 per square foot which resulted in a figure of £260,000 for each unit. 1000 feet equated to 92m², which was smaller than the size of housing associations' three-bedroom houses!
- The smallest bungalow was 1399ft² which was clearly more than 1000ft², and therefore the estimated value would be £363,000. The largest bungalow was 2195ft² and would therefore sell for £570,710. These would not be houses for local people, but essentially, even with the C3 restriction, these would be houses and bungalows for older people to retire to Pwllheli.
- It was very difficult to try to see what exactly this proposal was, therefore there was a need to refuse the outline application and ask for a more detailed application which included the size and balance of houses.
- Important to try to get some affordable housing as part of the plan.

In response to the observations, the Assistant Head of Department noted, should the application be refused, it would have to be referred to a cooling off period. He elaborated that he had to highlight the risk to the Council of appeal against the decision to refuse.

DECISION: TO REFUSE, contrary to the recommendation

Reasons: Lack of affordable housing, lack of information about the housing mix, balance and language matters.

THE APPLICATION WILL BE REFERRED TO A COOLING OFF PERIOD

5.2 Application Number C23/0673/45/AM

Land off Caernarfon Road, Eastern Plot, Pwllheli, LL53 5LF

Construction of residential dwelling-houses including access

Attention was drawn to the late observations form which concluded that it was possible to impose conditions to ensure archaeological investigations, biodiversity enhancements and mitigation measures and a land drainage plan.

- a) The Planning Manager highlighted that this was an outline application for a residential development of 24 houses in Pwllheli on a plot of land to the east of the Aldi supermarket site. It was explained, although detailed plans and landscaping were not part of the application, that there was a need to consider the principle of the proposal, as well as the access details. Should the application be successful, the applicant would need to submit another application to agree on the reserved matters.

In terms of the principle of the proposal, it was considered that developing houses on the site was acceptable as the land was within the development boundary of Pwllheli and had been earmarked for residential development within the LDP. It was considered that the proposed development density was acceptable given the levels of the site, the need to protect biodiversity and the need to provide a sustainable drainage system and an open play area.

Reference was made to the Pwllheli housing figures, explaining that the proposal was acceptable due to the designation of the site for houses where there is an expectation of 150 new houses, although accepting that 150 would not be possible due to the physical restrictions of the site and the presence of the Aldi supermarket. It was expressed that Policy TAI 15 required an affordable housing contribution on residential developments of two or more units (a 30% contribution was required for Pwllheli), but it was highlighted that the application did not offer any affordable units. It was reported that the Aldi supermarket application had been approved on the site as it was unviable to construct houses there, and although some infrastructure improvement work had improved the situation, evidence in the viability assessment highlighted that the development was unviable even without provision of affordable housing.

It was elaborated, having assessed the information of the viability assessment submitted with the application in accordance with the requirements of the criteria of policy TAI 15, there were no grounds to object to the figures or the conclusion of not offering affordable housing. As a result, it was considered that a lack of provision of affordable housing was not a valid reason to refuse the application and the fact that the development as a whole was unviable was not a reason to refuse the application because the action of any permission was a matter for the developer.

Reference was also made to the proposal to impose a condition to ensure C3 use of the units to ensure that they were all dwellings used as sole or primary residences. Although no affordable housing would be provided as part of the application it could at least be ensured that the proposal would not provide second homes, holiday homes or additional holiday units in the area.

Despite realising either way that there was no guarantee that the houses would be occupied by Welsh-speaking families, it was considered, with the houses being permanent houses, that the families that would likely occupy the houses would be integrated into the local community with

any children attending local schools which provide education through the medium of Welsh. It was elaborated that there was sufficient capacity within local schools to cope with any additional children that would live in the houses. It was noted that the Language Statement submitted with the application noted that there would be a Welsh name for the houses and there was an intention to use bilingual signs and advertising - this could be conditioned.

In terms of visual impact, it was explained that the site was located in a dip which was now on a piece of land near the Aldi supermarket with houses within close vicinity and therefore formed a logical extension to the settlement - it was therefore not considered that the dwellings would look out of place. In addition, due to the location of the site in relation to other houses in the area, as well as the land levels, it would be unlikely for the development to impact residential amenities. Reference was made to the impact of other developments, as well as the impact of the road on occupants of the new houses in terms of noise and disturbance, and it was reiterated that the Public Protection Unit was happy to impose conditions to protect the amenities of the houses' residents given the noise assessment received as part of the application.

It was noted that the details of the access were in accordance with the details approved as part of the Aldi application and the Transportation Unit was eager to impose conditions to ensure that the work was completed. It was elaborated that it would then be a requirement for the applicant to commit to the Section 278 agreement with the Council to include matters such as reviewing the speed limit, introducing street lighting, construction of cycle path/footways, installing bus stops and crossings.

The officers recommended to approve the application with conditions.

- b) Taking advantage of the right to speak, the Local Member made the following observations:
- The application was considered in parallel with application 5.1 (application number C23/0671/45AM - land off Caernarfon Road, Western Plot, Pwllheli, LL53 5LF)
 - The proposal would have an impact on the Welsh language
 - The prices of the houses were out of local people's reach - it attracted people from outside the area who would find it difficult to integrate with the local community
 - Pwllheli truly needed houses, but this type of housing was wrong - it created a negative impact on the community
- c) It was proposed and seconded to refuse the application.
- Reasons:
- The application was contrary to policy PS1 - no proof that there would be no detrimental impact on the Welsh language - difficult to do that without knowing the number and size of the houses
 - Contrary to policy TAI 15 - that 30% of new houses in Pwllheli should be affordable housing. Accepted that the viability matter was the reason, the original site was supposed to offer 45 affordable houses. None was proposed now
 - Contrary to policy PCYFF 2 point 3 - make the best use of land. A very low number of houses was proposed here
 - Contrary to policy TAI 8 - housing balance - every new development was required to contribute towards improving the housing balance, e.g. provide as much affordable housing as possible
- ch) During the ensuing discussion, the following observations were made by Members:
- The officers' report explained why the application should be approved

- The application was for housing use C3
 - Who was to say that local people did not want to move there?
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- Concern that the houses would possibly be houses for retired people
 - The price was out of reach of local people
 - The proposal does not include affordable housing
 - No one was against a housing development, but there was concern that there was insufficient information about the type of housing which would be constructed on the site - it would therefore be beneficial to receive a detailed plan and consider affordable housing as part of that plan.
- d) In response to the observations, the Assistant Head of Department noted, should the application be refused, it would have to be referred to a cooling off period. He elaborated that he had to highlight the risk to the Council of appeal against the decision to refuse.
- dd) In response to a question regarding the cooling off period and whether the applicant would be allowed to submit new plans, it was noted that it would be a matter for the applicant to submit further information. He elaborated that anyone had a right to submit an outline application, but this was not the case for a detailed one.

RESOLVED: TO REFUSE, contrary to the recommendation

Reasons: Lack of affordable housing, lack of information about the housing mix, balance and language matters.

THE APPLICATION WILL BE REFERRED TO A COOLING OFF PERIOD

5.3 Application Number C24/0687/42/LL

Borthwen Plot, Lôn Rhos, Edern, Gwynedd, LL53 8YN

Full application to construct 6 residential dwellings (use class C3) with associated developments including entrance, parking and landscaping

Attention was drawn to the late observations form which included information in the form of a Housing Statement which noted the situation locally in terms of the demand for housing and relevant information relating to the proposed development and the local benefit of approving it.

- a) The Development Control Team Leader highlighted that this was a full application to construct 6 residential dwellings to include 1 affordable house with associated developments and works within the Edern development boundary and within the Llŷn and Ynys Enlli Landscape of Outstanding Historic Interest and within the Western Llŷn Special Landscape Area. It was noted that the development would include constructing one two-storey four-bedroom house, 3 three-bedroom dormer houses and 2 two-storey three-bedroom houses.

It was explained that Lôn Rhos, which abutted the front of the site, was a class 3 public road with a vehicular entrance already created into the site. It was elaborated that residential houses

directly abutted some of the site's boundaries with open agricultural land beyond the southernmost boundary which also included a public footpath designation.

Although the site was located within the development boundary, it was highlighted that the development would mean that Edern would exceed its indicative supply level and as a result, justification was required for the proposal to demonstrate how the development would address a local recognised demand. It was noted that the information submitted with the application did confirm that the houses would directly contribute to the provision of more housing to meet the current high demand which existed for this type of permanent residential housing and it was therefore considered that there was justification and demand for them and that they addressed the needs of the local community. It was elaborated that, as the local Primary School was full, an educational contribution would be ensured through a 106 agreement.

It was considered that the principle of a new residential development would contribute towards fulfilling the need locally, and there was no evidence to show that the proposal would have a harmful impact on the language. It was noted that there was an intention to impose specific conditions to ensure that Welsh names were agreed for the estate and the houses.

Considering the context of the site and the fact that it would form a logical extension to the village, it was considered that the setting, design and materials of the proposed development in its revised form would appropriately suit the location, and the proposal was also acceptable in terms of road safety. It was considered that the existing built nature of the area was varied, but fairly dense as it formed part of an established village. In addition, it was considered that the distances, land levels and the presence of the proposed fence and existing vegetation meant that the houses would not disrupt to a completely unacceptable degree the amenities of adjacent properties.

The officers considered that the proposal was acceptable and recommended approving the application with conditions.

- b) Taking advantage of the right to speak, the applicant noted the following observations:
 - He had established the Sbarc company two years ago with the aim of protecting the community, the language and education of the area - important principles for his business
 - He had discussed the Porthwen development with the local schools - 15 children were leaving Ysgol Edern this year with only 7 coming in - concern about the future of the school
 - Only three houses had been developed in Edern over the last 10 years
 - The original plans had been amended - were more suitable to local people and families.
 - Two houses had already been sold in phase 1 of the development
 - Sbarc already worked with local people, Council Officers and Housing Associations
- c) Taking advantage of the right to submit observations, the Local Member noted that he was very supportive of the application for six residential houses in Edern for the following reasons -
 - For the small coastal/rural village of Edern, this housing development would be appropriate and suitable due to the fact that it was on a small scale of six houses.
 - He welcomed the proposal to ensure a mix of 3/4-bedroom houses and the fact that one house was affordable, although it would be better if more of the houses were affordable.
 - Nefyn Town Council, which included many Councillors from Edern, supported the application.

- With so many Gwynedd Schools (Primary and Secondary) seeing a reduction in the number of pupils, it would be good to see an increase in numbers at Ysgol Botwnnog and Ysgol Edern over the next few years should this development be approved in Edern.
- In terms of 'Visual Amenities', the development would add to and improve the character and appearance of the site. The collaboration between Planning officers and the developer was welcomed in terms of ensuring that there would be no overlooking on nearby properties and nearby housing residents would not lose privacy.
- He could vouch that the location itself was a lovely place in the middle of the village of Edern. It was an ideal place in terms of convenience to reach Ysgol Edern and the popular playing field.
- He had every faith that the developer, namely 'Eiddo Sbarc' which was a local company, was loyal to its mission of "Building for the future by creating affordable, sustainable, innovative and aesthetically pleasing properties. The Welsh language, our culture and heritage are extremely important to us at Sbarc. We work to transform empty spaces into thriving communities. We build quality homes and contribute towards protecting and promoting the Welsh language". The company already had a good reputation in terms of quality housing provision for Llŷn residents.
- To ensure that Edern continued to thrive as a viable, lively and Welsh-speaking village, this development was needed and therefore the Committee was requested to support the recommendation of the Planning officers and approve the application.

ch) It was proposed and seconded to approve the application

- d) During the ensuing discussion, the following observations were made by Members:
- The applicant had explained his aspirations well
 - Planning permission already existed from the site's previous owner

RESOLVED: To delegate the right to the Head of Environment Department to approve the application, subject to a 106 agreement for an educational contribution and an affordable dwelling and relevant conditions relating to the following:

1. Timescale
2. Development to comply with the approved plans
3. Must agree on external materials including the roofing slates
4. Removal of permitted development rights relating to the affordable unit and also restrict the ability to change or add new windows from what is permitted
5. Welsh Water Condition
6. Highways Conditions
7. Biodiversity Conditions
8. A need to submit A Construction Management Plan prior to the commencement of the development work
9. The housing estate and individual houses must be given Welsh names
10. Restrict the use to C3 use class only
11. Landscaping

**5.4 Application Number C24/1058/16/LL
Zone 3 Parc Bryn Cegin, Llandygai, Gwynedd**

The construction of 4no. new industrial units and associated external landscaping on Plot C3 at Parc Bryn Cegin, Llandygai, Bangor.

- a) Attention was drawn to the late observations which contained further observations from the Biodiversity Unit - it was considered that it was appropriate to impose a condition to ensure appropriate landscaping and mitigation measures.

The Development Control Team Leader highlighted that this was a full application to construct four buildings and associated works on one of the empty plots within Bryn Cegin Business Park, Llandygai. It was explained that one of the buildings would remain as a single unit, with two divided into two smaller units and the fourth divided into four units.

It was noted that the site was situated on the Bryn Cegin Strategic Regional Business Site approximately 1km south of the development boundary of the Bangor Regional Centre and the intended use complied with the requirements of policy CYF 1, as there was appropriate justification to approve such a development on a site earmarked for this type of use. This was not an unexpected development and the process of earmarking the site had established the principle. It was elaborated that there was no objection to the proposal based on sustainability, infrastructure, transport, heritage, biodiversity or linguistic matters.

It was reported that the site was also within the Buffer Zones of the Llandygai Henge Monuments and Cursus and Penrhyn Quarry Railway Scheduled Monuments, and vehicular access already existed on the site. Although it appeared large, it was highlighted that the buildings would be of a size, design and materials that would be expected for contemporary industrial buildings. It was elaborated that there was an intention for landscaping which would reinforce the existing screening which would, together with the current natural screening, conceal the site from most public viewpoints. Given its site on an industrial estate, which had already received planning permission, it was not considered that the site would cause significant harm to the site's general appearance, or affect the area's visual amenities in general, as well as the landscaping designations.

Reference was made to a Noise Assessment submitted, confirming that Cyngor Gwynedd's Public Protection Service had provided a response and offered conditions to ensure that sufficient noise mitigation measures had been provided, as well as specific working/opening hours based on the information submitted as part of the application.

Having considered that the proposal was acceptable and complied with the requirements of relevant local and national policies, the officers considered that the proposal was acceptable and recommended approving the application with conditions.

- b) The Local Member had no observations to offer on the application
- c) It was proposed and seconded to approve the application

RESOLVED: To approve the application subject to material planning conditions relating to:

- 1. Timescale**
- 2. Compliance with the plans**
- 3. Must operate in accordance with the recommendations in the ecological report / landscaping plan**
- 4. Welsh Water Condition**
- 5. Permitted use of buildings for any purposes within Use Class B2**
- 6. Ensure Welsh / Bilingual signs**
- 7. Public Protection Conditions**

Notes

1. Dŵr Cymru
2. Land Drainage Unit

The meeting commenced at 13:00 and concluded at 14:00

CHAIR