
PLANNING COMMITTEE 12 January 2026

Attendance:

Chair: Councillor Elwyn Edwards
Vice-chair: Councillor Huw Rowlands

Councillors:

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

Others invited - Local Member: Councillor Gareth Williams

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

1. APOLOGIES

Apologies were received from Councillor John Pughe

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

The following members declared that they were local members in relation to the items noted:

- Councillor Cai Larsen (a member of this Planning Committee), in item 5.1 (C25/0462/02/LL) on the agenda
- Councillor Gareth Williams (who was not a member of this Planning Committee), in item 5.4 (C25/0311/30/AC) on the agenda.

3. URGENT ITEMS

As a point of order, it was reported that since the Chair was joining the meeting virtually, the Monitoring Officer would be announcing the results of the voting on the applications.

4. MINUTES

The Chair signed the minutes of the previous meeting of this committee, held on 8 December 2025, as a true record, subject to noting that the Monitoring Officer had responded to an observation from Councillor Gareth Williams, (item 5.1 C25/0418/30/LL) regarding the details of a site visit, noting, although the Member had been informed about the site visit, the time had not been shared.

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 C25/0428/14/LL
Mona, 4 High Street, Caernarfon, Gwynedd, LL55 1RN

Change of use of offices to five residential flats, including a rear extension. Installation of an air source heat pump and door to the waste storage area.

a) The Planning Manager highlighted that the application had been deferred at the December 2025 Planning Committee to receive more information and evidence of the need for the units in accordance with the requirements of policy TAI 8. Reference was made to a further statement presented which explained the plan from the applicant, as well as the observations of the Housing Strategic Unit, which confirmed the need for affordable units.

It was explained that the building was substantial, located on the corner of the high street within the development boundary of Caernarfon Town and the World Heritage Site Conservation Area. There was no intention to change the front or side elevation of the building that were prominent from the high street.

It was acknowledged that the applicant intended to use the units as a specific accommodation use to ensure suitable and safe units for people who were currently already living in unsuitable emergency accommodation in Caernarfon; the proposal would have an affordable housing condition, ensuring flexibility to meet the permanent accommodation needs of the area's residents in the future. It was noted that all the units were being offered as affordable units, with their size in accordance with the Welsh Government standards (WDQR / WHQS) for affordable units. Reference was made to the observations of the Housing Strategic Unit which confirmed that the proposal addressed a proven need for one and two-bedroom units for people throughout Gwynedd who wished to live in Caernarfon. Consequently, it was considered that the proposal included justification about the proposal in terms of size, the number and size of units proposed and complied with the requirements of policy TAI 8 in terms of housing mix, as well as the requirements of policy TAI 15 subject to an affordable housing condition to ensure that the proposal provided affordable units in perpetuity. It was confirmed that there was sufficient capacity within the Caernarfon indicative supply for this development currently.

The alteration work would include internal changes and constructing a three-storey extension within the rear garden and therefore, it would not impact the elevation or character of the building, which was prominent to the public, or have a detrimental visual impact on the World Heritage Site or the Conservation Area. The work would include installing ground floor windows and first floor windows for the back bedrooms and it was confirmed that the first-floor windows would be fitted with opaque glass - this could be ensured by imposing a planning condition. It was also noted that a planning condition would be imposed to submit the details and location of the air source heat pump. Consequently, it was considered that the proposal would not have a significant detrimental impact on nearby residents.

In the context of transport and access matters, it was noted that the property was located in the Town centre where there were vehicle parking spaces on the street and within public car parks. In terms of biodiversity matters, reference was made to the improvements proposed and it was reported that the language statement presented noted a neutral to positive impact on the language.

It was considered that the proposal complied with the requirements of local and national policies and the officers recommended approving the application subject to imposing relevant conditions.

b) Taking advantage of the right to speak, the Local Member made the following observations:

- In line with the Committee's wish at the last meeting, he had a constructive discussion with the Head of Housing and Property and thanked her for providing a clear explanation about the rationale behind the application and an outline of the scale of the challenge to respond to homelessness in Gwynedd.
- He greatly sympathised with the situation. He was aware of a significant number of constituents in his ward in vulnerable situations in terms of the security of their tenancies. He acknowledged that the field was difficult, with significant pressure on the service.
- There was a possibility that the flats would be available to rent on social housing terms, if and when the demand for homelessness accommodation came to an end - welcomed this greatly - no objection to the application should the proposal mainly be used for permanent social rent housing
- Ongoing concern about the small number of wards bearing much more of the burden to address the homelessness crisis in the County. These were mainly town centre wards that often faced substantial challenges already as a result of poverty and deprivation
- In terms of planning and community sustainability, it was important to work towards balanced communities where the same area was not overwhelmed or proportioned by a specific type of provision
- Took advantage of the opportunity to draw attention to the current geographical disparity in terms of who and where shouldered the burden, and encouraged the Housing and Property Department moving forward to consider developing a clearer strategy to spread the provision in a fairer and more sustainable way across the County

c) It was proposed and seconded to approve the application

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

- The need had been proven
- They were grateful for the additional information
- They hoped that the homelessness situation improved in the future

RESOLVED: To approve with conditions

1. **Five years.**
2. **In accordance with plans.**
3. **Agree details of the air source heat pump units**
4. **C3 use only**
5. **Affordable housing condition**
6. **Biodiversity enhancements**
7. **Working Hours**
8. **The first three ground-floor windows in the proposed extension must be opaque glass**

Biodiversity Note

**5.2 APPLICATION NUMBER C25/0266/18/LL
Land at Tyddyn Forgan, Llanddeiniolen, Caernarfon, LL55 3AN**

Temporary planning permission for a period of 40 years to erect an Energy Storage System (ESS), together with associated infrastructure, site access, landscaping and ancillary works on land at Tyddyn Forgan, Llanddeiniolen, Caernarfon, LL55 3AN.

Attention was drawn to the late observations form

Some Members had visited the site on 12-01-26

- a) The Senior Planning Officer highlighted that the type of system temporarily stored energy from renewable energy developments when there was a low demand for electricity, and it then released the electricity as the demand increased.

With the Local Members unable to attend, the Officer presented responses received from them via e-mail:

Councillor Menna Baines:

"A small part of the development is in my ward as the Pentir electricity sub-station is within its boundaries. The Council has committed to the aim of being carbon net zero by 2030 and it seems to me that this scheme is compatible with that aim and principle, and that being as it would form part of the support network that could be used according to the demand when managing the supply of renewable energy. I note concerns raised about an 'overdevelopment' of these types of schemes in the area, but it seems that locating this specific development near the sub-station is a way of taking advantage of the infrastructure that is already there instead of creating demand for more cables or further heavy work. From that perspective, the location makes sense. In terms of the visual impact, it seems that there would not be too much of an impact, especially bearing in mind that the sub-station's equipment is already there and also given that this development would only be seen partly as the proposed planting work matures over time, screening the site better. I also note other concerns raised, especially those about losing biodiversity and endangering a part of the archaeological heritage, but I accept that there are robust conditions associated with the recommendation of approving the development. Given that the development keeps to these conditions and the others that are listed, I have no objection to the application".

Councillor Elwyn Jones:

"I would like to state my objection to the application, as well as the objection of the Pentir Community Council who I sent as a Clerk of that Council to the Planning Department last April.

This Company met us virtually at the Llanddeiniolen Community Council Meeting as they tried to persuade us that this system was advantageous for the National Grid to fulfil the grid's defects. When asking them about safety, noise, employment, and why the National Grid themselves would not invest in similar equipment, there was no reply at all, only waffling. They had no response regarding the way that they had consulted as they bragged

about distributing some hundreds of information pamphlets although nobody in the nearest communities had received any information. It is easy to state after the event that there was no objection from local residents.

'I am glad that it is a recommendation to refuse that Gwynedd officers have stated for C25/0277/18/LL Land South of B4547 Seion / Pentir LL55 3AN and it would have been pleasing to read the same recommendation for this application.

I would like to note my objection as follows

1. It is an overdevelopment in the countryside and this site is an area of local historic interest
2. The landscaping will not be effectively achieved for at least 15 years and would therefore be visible for 15 years
3. Whilst being suspicious of the real advantages of the energy storage system, it is not in any way a boost to the local economy and offers NO employment
4. It is a fact that a lithium battery fire cannot be extinguished - it can only be left to burn out
5. No local consultation has been undertaken - putting a piece of paper on a pole next to a busy road where very few people walk by it or a house within 200m is not consulting, neither is it an opportunity for local residents to give their opinion

For information, I received a Welsh and English letter of support to the enterprise via e-mail today from Net Zero. As it was sent from London, I called to ask them about the site - they knew nothing about it! Perhaps this company has been consulting in London.

Object and/or come over for a site visit"

It was explained that the application site included 4.6ha of rough grazing land classified as grade 3 and 5 land in a location in open countryside outside any current development boundary and on land adjacent to the existing Pentir electricity sub-station access road which is approximately 150m to the north of the nearest part of the site. The site is within the Dinorwig Landscape of Outstanding Historic Interest and is partly within Flood Zone B as noted in the Flood Risk Map. It was expressed that the nearby woodland to the south-east, "Coed Tŷ'n Llwyn" and "Coed Tyddyn Morgan" to the north, were recognised as "Regional Wildlife Sites".

It was reported, as part of the application, that many documents and reports were submitted, which included specialist knowledge, including a pre-application consultation report in accordance with the requirements of the Town and Country Planning Act as the proposal was a development defined as a major development and measured more than 1 ha.

Attention was drawn to the Biodiversity Service's response to the application, which stated that they objected the proposal as there were insufficient mitigation measures for habitat loss and the development did not provide biodiversity enhancements. However, they acknowledged that the application incorporated many measures to reduce the impact of the development on biodiversity and reference was made to the number of ecological assessments undertaken on the site and that corresponding measures to the land and the loss of land were being proposed. It was noted that regular communication had been undertaken between the developer's ecologist and the biodiversity unit and despite the continued concerns from the Biodiversity Unit, the following matters were emphasised:

- Approval would enable management of the site through planning conditions for ecological purposes as there was no such protection for the existing site
- The detailed steps included in the Landscape and Ecological Management Plan could be agreed in accordance with the demand and the Construction Environmental Management Plan and the Landscape and Ecological Plan set out the measures that would protect, conserve and, ultimately, restore and enhance the habitats maintained within the boundary of the red line and the mitigation area
- Due to the restrictions and availability of other lands, there was insufficient space because the overhead high-voltage power lines required an 80m easement in the area which reduced the area of land available for the battery storage units. In addition, there was no permission from the landowner for the applicant to develop an alternative site.
- An additional 0.09ha of natural habitat would be specifically managed for biodiversity enhancements in the nearby area.

Reference was made to Natural Resources Wales's concerns regarding the proposal, but it was expressed that they were willing to accept the development subject to conditions that would ensure the implementation of the development in accordance with the measures and improvements recommended. It was elaborated that the site had not currently been formally protected in any way from a biodiversity perspective, and, because of this, there was no formal management to prevent the complete loss of the site's biodiversity value through changes in agricultural management that would not require planning permission, for example.

It was considered that the development would offer a significant increase in the size of the land that would be specifically managed to maintain and enhance biodiversity and, by agreeing an appropriate management plan, it could be ensured that no significant harm to biodiversity would derive from the development and steps could be ensured that would increase the biodiversity value of the site in the long term.

It was considered that the proposal was acceptable and satisfied the requirements of the relevant policies. The officers recommended that the application be approved subject to conditions.

b) Taking advantage of the right to speak, the applicant's agent noted the following points:

- That the proposal supported the Council's commitment to be carbon net zero by 2030, and the Welsh Government's target
- That energy storage sites were essential to support renewable energy - the system would store surplus energy from renewable energy developments when there was a low demand for electricity and would then release the electricity as the demand increased
- There was sufficient storage for 323,000 homes - more than all the homes in north Wales
- The existing infrastructure was perfect to respond to the local and national targets
- The proposal was safe and of quality, and a safety plan had been submitted with the application
- There were no objections from the Fire and Rescue Service
- A grid connection had been agreed with the Pentir Sub-station - this reduced the effects of installing underground cables and therefore the visual impact was low on the landscape due to its proximity to the sub-station
- Pre-application discussions and local consultations had been undertaken in accordance with good practice requirements

- The proposal supported local distribution from SP Energy Network energy and no distribution across the UK - this was beneficial to local businesses and homes
- A £100,000 Community Benefit Fund had been established with discussions with the community on how to distribute it
- It was a clean, green plan, a good energy plan, was safe and would address targets
- The benefits outweighed the harm

c) It was proposed and seconded to approve the application

ch) In response to a question about why 40 years was being considered a 'temporary period', it was noted that this was the intention of this application and the relevant period for this type of application.

RESOLVED:

1. **Five years.**
2. **In accordance with the plans/details submitted with the application**
3. **Compliance with the landscaping scheme along with future maintenance work**
4. **Compliance with the recommendations of the following documents: Ecological Impact Assessment, Arboriculture Impact Assessment, Ecological Technical Note and Green Infrastructure Statement**
5. **Compliance with the Flood Consequences Assessment**
6. **Limit construction times**
7. **Set a maximum for noise emissions**
8. **Agree noise monitoring measures**
9. **A condition to ensure appropriate action is taken if unexpected contamination is found**
10. **Agree on the external finishes of the structures**
11. **Ensure a Welsh name and bilingual signage with priority given to the Welsh language**
12. **Agree on an Archaeological work programme**
13. **Submit a revised Construction Environmental Management Plan (to include management of the link with SP Manweb equipment)**
14. **Submit a revised Landscape and Ecology Management Plan to consider the observations of the Biodiversity Unit**
15. **The site must be restored to the condition agreed with the Planning Authority once the development's operational period has ended**

Notes:

Water and Environment Unit
 Natural Resources Wales
 Gwynedd Archaeological Planning Service
 Welsh Water
 SP Manweb

**5.3 Application Number C25/0277/18/LL
 Land South of the B4547 Seion / Pentir, Llanddeiniolen, LL55 3AN**

Proposed development of battery energy storage system, associated infrastructure, access and landscaping

Attention was drawn to the late observations form

Some Members had visited the site on 12-01-26

- a) The Planning Manager highlighted that these types of plans stored surplus energy from renewable energy developments and the grid when electricity demand was low, releasing the electricity later when there was demand and therefore helping to provide energy supply safety.

It was explained that the site included 1.95ha of rough grazing land located adjacent to the existing Pentir electricity sub-station in open countryside outside any development boundary, and within the Dinorwig Landscape of Outstanding Historical Interest; the land had been classified as grade 3a and 5 in the Agricultural Land Classification: predictive map for Wales.

It was expressed that the applicant explained that the proposal was for temporary planning permission, for a period of 40 years, following which the equipment would be removed from the site and the land restored to its current state. It was confirmed that the applicant had undertaken a pre-application consultation as the proposal was a development over 1ha and therefore the Welsh Government had defined it as a major development.

The development was screened for an Environmental Impact Assessment and the likely impact of the proposal on the environment, and having used the specific criteria, it was not considered that the impact of the development on the environment was insufficient to justify submitting an environmental statement with the application.

Assessing the visual impact of the proposal, and despite acknowledging that a logical process had been followed in the selection of the site, it was noted that the site was separated from the sub-station by a significant highway and there was no significant existing screening for the location. Concern was expressed that the development could be harmful to the natural beauty of the area, especially when viewed from the north-west, where the site would take away from the views of the Eryri National Park. A Landscape and Visual Impact Assessment was submitted with the application, including a visual impact assessment from several directions. The conclusions of that work were that, despite noting that there would be some significant local impacts, the development would have a limited harmful impact on the landscape as a whole. In addition to the current screening offered by land formation and growth, the development would include landscaping features, such as a row of trees, which would assist with the integration of the development into the surrounding landscape. In addition, reference was made to the existing developed features, including the pylons that were immediately nearby, which would reduce its impact on the landscape. It was also noted that the development would only impact the nearby area, and it would be reversible.

It was noted that the site was within Landscape Character Area 4 - Caernarfon - Coastline and Plateau within the Gwynedd Landscape Strategy (2012) and that Strategy noted that

every development proposal in the area should respect the nature of the pattern and details of the landscape's historic constitution. With the site also being within a Landscape of Outstanding Historic Interest, it was not considered that extending significant industrial development into open grassland was appropriate in these areas. Additionally, the extension of developed lands to the south of the highway would significantly disrupt the current pattern of the landscape, particularly given that all other developments associated with the Pentir Sub-station had been restricted to the lands north of the road, where there was considerable screening from existing tree and land formation.

It was considered that the development would likely have a harmful impact on the landscape and on the area's visual amenities as a result of its location which was separate from other local developments. Consequently, the proposal did not meet criterion 2 of Policy ADN 3, or policies ISA 1, PCYFF 2 and PCYFF 4 as they considered protecting the visual amenities of the area.

It was noted that the application's agent wished to defer the application to hold a further discussion regarding the above objection, as well as other matters, but it was expressed that an assessment of the site confirmed that its location meant that it was not considered that it could be acceptable in terms of its visual impact.

In the context of Transport, Ecology and Noise matters, although some of these matters could be overcome, it would not change the recommendation of the application. It was noted that the amended plan which offered biodiversity mitigation measures had not been formally submitted as part of the application but had been submitted to the Biodiversity Unit for discussion.

In terms of the amended plans for the new access, it was noted that additional observations had been received from the Transport Unit in response to the amended plans confirming, given the fact that the number of vehicles servicing the site was relatively low, the visibility provision was acceptable and based on this, refusal reason number 2 was removed. In addition, it was noted that confirmation had been received from Welsh Water withdrawing their objection and only proposing observation and advice notes.

It was considered, although the principle of this type of development could be acceptable in the countryside for practical reasons relating to the efficiency of the electricity distribution system, this specific development was unacceptable due to its likely visual impact based on its location. The industrial development would be on an open grassland site in the countryside that would go beyond the natural boundaries of developments associated with Pentir Sub-station. As a result, it was considered that the proposal was unacceptable and therefore it was recommended to refuse the application.

b) Taking advantage of the right to speak, the applicant's agent noted the following points:

- The applicant was under the impression that all matters had been addressed, but having received the latest information, saw that matters such as landscaping and visual impacts had not been fully addressed
- The applicant had not had sufficient time to respond to the officers' concerns about landscape and visual impacts matters and was very eager to have a further discussion

- The professional landscaper's observations had not been included in the officers' assessment
- It was possible to research the possibilities of mitigating the visual impacts and strengthening the screening
- Should the concerns have been shared sooner, it could have been possible to have a discussion to look at further amendments in more detail. The opportunity was not proposed - this was not a good planning practice
- As these matters had not been fully discussed, the Committee was asked to consider deferring the decision in order to hold further discussions.

c) The Monitoring Officer noted that the Local Members had no observations to offer on the application.

ch) It was proposed and seconded to defer the application to give the applicant the opportunity to consider the officers' concerns about the visual impacts.

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

It was proposed and seconded to refuse the application in accordance with the recommendation.

RESOLVED:

Reason:

This development would be detrimental to the landscape as it would introduce an industrial element to an open grassland site in a prominent location that would be visible within notable views of Eryri National Park. The application is therefore contrary to policies ISA 1, ADN 3, PCYFF 1, PCYFF 2 and PCYFF 4 of the Anglesey and Gwynedd Joint Local Development Plan as they relate to ensuring that developments are appropriate to their location.

**5.4 APPLICATION NUMBER C25/0311/30/AC
Bodernabwy, Aberdaron, Pwllheli, Gwynedd, LL53 8BH**

Section 73 application to vary condition 7 on planning permission C24/0011/30/AM to agree a new layout as shown on plan number 3196:24:8 and amend conditions 5 and 10 on planning permission C24/0011/30/AM to agree landscaping and appearance details in accordance with plan numbers 3196:24:8 and 3196:24:7.

a) The Assistant Head highlighted that a request had been received from the applicant's agent to defer the application to have more time to submit additional information. He elaborated that the request to defer was reasonable.

b) It was proposed and seconded to defer the application.

Reason: To give the agent an opportunity to submit additional information to resolve some technical elements of the application.

RESOLVED

To defer the application to give the agent an opportunity to submit additional information to resolve some technical elements of the application (by the 23/03/26 meeting)

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

CHAIR