
PLANNING COMMITTEE 2 February 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, Edgar Owen, Gareth Coj Parry, Gareth A Roberts, John Pughe Roberts and Gruffydd Williams

Others invited - Local Member: Councillor Dylan Fernley

Officers: Siôn Huws (Propriety and Elections Manager - Monitoring Officer), Gareth Jones (Assistant Head of Environment), Gwawr Hughes (Planning Manager), Medi Emlyn Davies (Development Control Team Leader), Dafydd Jones (Solicitor) and Lowri Haf Evans (Democracy Services Officer).

1. APOLOGIES

Apologies were received from Councillor Cai Larsen who had been unable to join the meeting due to technical issues, but he had also declared an interest as he was a Board Member of Adra

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

The following member declared that he was a local member in relation to the item noted:

- Councillor Dylan Fernley (not a member of this Planning Committee), in item 5.1 (C25/0686/11/LL) 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 accepted the minutes of the previous meeting of this committee held on 12 January 2026 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 C25/0686/11/LL Cae Incline Fields, Bangor, LL57 4HP

Proposal to erect up to 48 Dwellings and Associated Development

Attention was drawn to the Late Observations Form.

- a) The Development Control Team Leader explained that this was a planning application to erect residential units and associated works on an agricultural field on the outskirts of the City of Bangor on a site located within a Landscape of Outstanding Historical Interest. It was stated that the site had been specifically designated for housing and was within the existing development boundary.

It was reported that the main elements of the proposal were the erection of 48 residential units, the provision of associated standard estate entrance and road, the creation of parking spaces, play areas, landscaping and the provision of a dedicated drainage system. The provision would comprise 8 x one-bedroom flats, 6 x two-bedroom flats, 5 x two-bedroom bungalows, 1 x three-bedroom (assisted living) bungalow, 13 x two-bedroom two-storey houses, 12 x three-bedroom two-storey houses, 2 x four-bedroom two-storey houses and 1 x five-bedroom two-storey house. The development by a Social Housing Association would provide 100% affordable housing with the intention of providing a mix of different tenures (e.g. social rent and intermediate affordable rent) to meet the need identified in the City and in Gwynedd.

It was explained that the site was opposite Bangor Crematorium and was considered a sensitive site due to the Penrhyn Quarry Railway Scheduled Monument abutting the eastern boundary of the site, the World Heritage Site designation beyond that included grade II star Registered Park grounds around Penrhyn Castle, and the grade 11 listed building of Incline Cottage which was on the eastern boundary.

It was noted that a previous application had been submitted in 2020 for a 66-house development on the site, but that the application had been withdrawn following an objection from CADW about its impact on the heritage designations. From the various documents submitted with the application in question, discussions appeared to have taken place for a development that was more considerate of its sensitive location.

In accordance with the arrangements of the Planning Service delegation scheme, the application had been submitted to the Committee as it was a development of over five houses and defined as a "major development" due to the number of units proposed. In accordance with the appropriate procedure, a Pre-Application Consultation Report had been submitted as part of the application and the developer had advertised the proposal to the public and a statutory consultee prior to the submission of a formal planning application.

Having considered the information submitted, the proposal was considered acceptable on the basis that:

- The Authority's adopted policies stated that Councils would seek to ensure an appropriate level of affordable housing in the LDP area. The proposal was to prepare a development that would include 100% affordable units with the Strategic Housing Unit having demonstrated evidence of the need and had confirmed that the plan addressed the need of the area.

- The site was designated specifically for housing, and although the number of units was less than the 72-unit density suggested in the LDP, the rationale for protecting the interests of the sensitive heritage designations was considered to justify a lower density in this case.
- The issues raised by the Highways Unit in relation to parking had been resolved and that a condition could be imposed for the works to comply with the latest 'Masterplan' Installation Plan.
- It was possible to complete the work to include a safe crossing and path for pedestrians from the development towards the city centre by agreement with the Highways Unit under section 278; which would also be associated with the work of forming a suitable vehicular access for the development. The developer had agreed to this and a condition could be imposed to agree to the improvements and provide the crossing prior to the occupancy of the houses.
- A 106 Agreement for obtaining a financial contribution to road improvements would no longer be necessary.
- The Policy Unit's observations had highlighted that 215m² of play area was needed in the area to meet the need. It was noted that the space located adjacent to Incline Cottage was approximately 185m² and the other space at the southern end of the site was 130m² – a total of 315m² which was 100m² more than the required provision.

The proposal was considered acceptable and met the requirements of local and national policies. As a result, the Officers recommended that the application be approved subject to the imposition of relevant conditions.

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

- The scheme helped towards the provision of affordable homes in response to the housing crisis in Gwynedd
- The site was designated for housing - policy would expect 20% of the development to be affordable homes, but this scheme offered 100% which met the identified need for this type of home in Bangor
- Following consultation with the Housing Strategic Unit on the number and type required, the scheme of 48 units, offered a good mix of homes that would be offered as social rented housing and intermediate affordable rent
- The number of units was fewer than the 72-unit densities suggested in the LDP – this demonstrated respect for the sensitivity of the site
- The design was developed around the Penrhyn Quarry Railway Scheduled Monument, the World Heritage Site and the grade 11 listed building of Incline Cottage; a high-quality green area was integral to the scheme and to residents' amenity
- The design had led to discussions and collaboration with CADW who, along with Council officers, were supportive of the scheme
- Adequate parking spaces were being offered. The site was near a good local network and there was sufficient capacity for the additional load. The A5 connection was also very convenient
- Improvements to bus stops and footpaths had been proposed
- The development was considerate in ensuring that existing trees around the site would be preserved – the trees had an ecological and biodiversity worth and were valued. The scheme contributed to this value with careful landscaping around it
- Surface and foul water systems complied with the requirements of Welsh Water who was satisfied with the proposal and plan

- Reports and positive results in relation to noise, air quality and archaeology issues had been submitted and were acceptable
 - The application was one of high quality, assisting to meet the significant need for housing in the City
 - Use of a designated site that was handled in a sensitive manner – respecting the location
 - Consultees and Council officers were satisfied with the proposal
 - Complied with national and local policies
- c) Taking advantage of the right to speak, the Local Member made the following observations:
- That he supported the application.
 - The development would contribute to reducing the waiting list for social housing in the City
 - That the design was of good quality
 - Would like to see a Local Housing Policy in place
 - Concern about the speed limit - that the speed limit near the crematorium was 40mph but reduced to 30mph at the proposed entrance - it was imperative that the 30mph limit be extended up to the entrance to the crematorium so that drivers would reduce their speed when going downhill
 - Looking forward to the development
- d) It was proposed and seconded to approve the application
- ch) During the ensuing discussion, the following observations were made by Members:
- Welcomed that the development was 100% affordable
 - Agreed with the Local Member that the speed limit needed to be lowered
 - That the development met the need
 - Welcomed bungalows included in the mix

In response to a question about the provision of electric car charging points within the development as a contribution to meeting the Council's net zero target, it was noted that charging points were not incorporated into the application, but prospective residents would be able to apply. This could not be included as a condition. It was reiterated that adaptations to public transport and to a crossing had been approved - these made the development sustainable.

In response to a comment that the developer had paid for a language assessment that could possibly appear to be positive in their favour, and to concerns that there was a 'lack of consideration of the indirect cumulative effect', and why could the Council not commission an independent language assessment; it was emphasised that the service did not accept that the information submitted by developers was accurate, and that every element of any application was challenged. It was reiterated that linguistic issues were considered by the Council's Language Unit experts and in addition, in terms of cumulative impact, a development similar to this had not been proposed in Bangor for several years. It was noted that this scheme met a very different need from previous applications (such as flats on the High Street), which had been submitted to the Committee in the past. The scheme was a means of meeting the needs of the people of Gwynedd, and it was likely that a high percentage of the tenants would be able to speak Welsh.

In response to a comment that the proposed exterior materials were to include Welsh slate for the roofs, but that the condition stated 'slate' only, it was noted that the planning condition referred to colour, appearance and similarity and that the slate could not be restricted to Welsh slate. Although the Council had raised this on appeal in the past, the appeal had failed – there was a legal reason for imposing the condition as it was.

An observation was made that Bangor City Council had not submitted observations for the application and that this was now a regular occurrence. The Assistant Head of Department noted that the Authority did not have the right to ask for a response.

In terms of the future protection and safeguarding of public footpaths and the need for further details, it was noted that there were no concerns about footpaths being stopped here, however, discussions would be held between the agent and the footpaths officer to find solutions.

In response to a request by the proposer to consider a speed limit as a condition, it was noted that, while acknowledging the concern, the scheme had been assessed by the Transportation Unit who did not mention the need to lower the speed level in its assessment. Consequently, there was no evidence of the need to act and therefore no condition could be made. The Local Member was encouraged to hold further discussion with the Transportation Unit.

RESOLVED: To approve with conditions

1. **Time - five years**
2. **In accordance with the plans**
3. **Must submit and agree on a programme for providing affordable housing**
4. **Restrict the use to C3 use class residential dwellings only**
5. **Removal of Permitted Development Rights**
6. **Slate**
7. **Agree on the finish**
8. **Landscaping Conditions**
9. **Implement the objectives of the Green Infrastructure Statement**
10. **Agree on the details of any play equipment**
11. **Welsh Water Condition**
12. **Highways Conditions**
13. **Public Protection Conditions to include working hours**
14. **Cadw Conditions**
15. **Archaeological Condition**
16. **The estate/houses must be given a Welsh name**

The meeting started at 13.00 and ended at 13:35

CHAIR