

**GWYNEDD COUNCIL PLANNING COMMITTEE
DECISION NOTICE**

(Section 100C of the Local Government Act 1972 (as amended by the Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020)

28 February 2022

Virtual Meeting

Present: Chair: Councillor Eric M Jones
Vice-chair: Councillor Gareth A Roberts

Councillors: Stephen Churchman, Elwyn Edwards, Simon Glyn, Anne Lloyd Jones, Berwyn Parry Jones, Gareth T Jones, Huw Wyn Jones, Cai Larsen, Edgar Owen, Eirwyn Williams and Owain Williams

Officers: Gareth Jones (Assistant Head - Planning and the Environment), Iwan Evans (Head of Legal Services), Keira Sweenie (Planning Manager), Aneurin Rhys (Development Control Officer), Rhys Cadwaladr (Senior Planning Officer - Minerals and Waste), Iwan ap Trefor (Senior Engineer - Development Control) and Lowri Haf Evans (Democracy Services Officer)

Others invited:

Local Members: Councillors Gareth Griffith, Glyn Daniels and Cemlyn Williams

Apologies:

Apologies were received from Councillor Louise Hughes and Councillor Dilwyn Lloyd

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Date of Planning Committee Meeting	28 February 2022
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SUBJECT Item 5.1: APPLICATION NUMBER C21/0645/33/LL Bodvel Hall, Lôn Boduan, Efailnewydd, Pwllheli, Gwynedd, LL53 6DW

Change of use of agricultural land into a proposed touring caravan park (40 pitches) including amenity block, track and access

DECISION: To approve the application subject to the following conditions:

1. Commence within five years
 2. In accordance with submitted plans.
 3. The number of units on the site at any one time to be restricted to 40
 4. Restrict the season to between 1 March and 31 October
 5. Holiday use only
 6. Maintain a register of users
 7. No caravans to be stored on the site outside the season
 8. All internal and external signs to be in Welsh only or bilingual with a priority given to the Welsh language
 9. The recommendations of the Ecological Assessment Report must be observed
 10. The visibility with the A497 must be maintained to the standards shown on the plans on an ongoing basis
 11. Welsh Water Condition
 12. Landscaping conditions
- Note - Welsh Water, Natural Resources Wales, Licensing Unit
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THE RESULT OF THE VOTE

In favour	12
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Owain Williams as he owned a caravan site

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Date of Planning Committee Meeting	28 February 2022
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SUBJECT: Item 5.2: APPLICATION NUMBER C21/0411/46/LL Land at Tyddyn Du, Dinas, Pwllheli, LL53 8SU

Erection of building to keep agricultural equipment and feed including two stables and a tack store.

DECISION: To approve with conditions

1. The development must commence no later than five years from the permission date
2. The development is completed fully in accordance with the submitted plans
3. Agreement must be reached on the materials / external colours before the development commences
4. The building must be used for agricultural purposes only

Note - Land Drainage Unit

THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Owain Williams as his daughter had links with Tyddyn Du
Councillor Simon Glyn - Local Member

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Date of Planning Committee Meeting	28 February 2022
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SUBJECT: Item 5.3 APPLICATION NUMBER C21/0831/23/LL Lleifior, Llanrug, Caernarfon, Gwynedd, LL55 4AN

APPLICATION HAD BEEN WITHDRAWN

THE RESULT OF THE VOTE

In favour	0
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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Date of Planning Committee Meeting	28 February 2022
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SUBJECT: Item 5.4 APPLICATION NUMBER C21/0446/20/LL Plot 11 Caernarfon Road, Y Felinheli, Gwynedd, LL56 4RZ

A full application for the erection of a three-bedroom, three-storey house with a parking area

DECISION: To delegate powers to the Senior Planning Manager to approve the application, subject to the following conditions:

- 1. Time**
- 2. In accordance with the plans**
- 3. Slate**
- 4. Exterior finishes.**
- 5. Access and parking**
- 6. Reasonable Avoidance Measures for reptiles.**
- 7. No vegetation to be cleared during the bird nesting season.**
- 8. A Welsh name for the houses.**

THE RESULT OF THE VOTE

In favour	7
Against	5
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Berwyn Parry Jones as he was a friend of the objector

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Date of Planning Committee Meeting	28 February 2022
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SUBJECT: Item 5.5 APPLICATION NUMBER C21/0445/20/LL Plot 11a, Ffordd Caernarfon, Felinheli, LL56 4RZ

A full application for the erection of a three-bedroom, three-storey house with a parking area

DECISION: To delegate powers to the Planning Manager to approve the application, subject to the expiry of the consultation period and the following conditions: -

- 1. Time**
- 2. In accordance with the plans**
- 3. Slate**
- 4. Exterior finishes.**
- 5. Access and parking**
- 6. Reasonable Avoidance Measures for reptiles.**
- 7. No vegetation to be cleared during the bird nesting season.**
- 8. A Welsh name for the houses.**

THE RESULT OF THE VOTE

In favour	9
Against	0
Abstentions	3

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Berwyn Parry Jones as he was a friend of the objector

**GWYNEDD COUNCIL PLANNING COMMITTEE
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Date of Planning Committee Meeting

28 February 2022

SUBJECT: Item 5.6 APPLICATION NUMBER C21/0721/17/AC Chwarel Foel Tryfan, Y Fron, Caernarfon, Gwynedd, LL54 7RF

Application under Section 73 to vary condition 10 on planning permission C18/1125/17/LL to increase the number of HGV lorry movements from 5 loads per day to 9 loads per day, Monday to Friday with no HGV movements on a Saturday.

DECISION: Approve subject to the following amendment to condition 10 of planning application C18/0125/17/MW:

Except with the prior written agreement of the mineral planning authority quarry output, alone or in combination with any other extant minerals planning permission at the site, shall not exceed a maximum rate of no more than five HGV loads per day Monday to Friday, with no HGV movements on a Saturday. Figures of the output from the site over any specified period shall be made available to the local planning authority within 21 days of request.

Development to be subject to the same schedule of conditions under the previous grant of planning permission C18/0125/17/MW to control noise, dust, vibration, hydrology, protection of the water environment, sequence of operations, compliance with the application plans, archaeology, ecological mitigation, review of operations and progressive restoration.

THE RESULT OF THE VOTE

In favour	12
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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Date of Planning Committee Meeting	28 February 2022
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SUBJECT: Item 5.7 APPLICATION NUMBER C21/0491/17/AC Chwarel Foel Tryfan, Y Fron, Caernarfon, Gwynedd, LL54 7RF

Application under Section 73 to vary condition 6 on planning permission C18/1126/17/LL to increase the number of HGV lorry movements from 5 loads per day to 9 loads per day, Monday to Friday with no HGV movements on a Saturday.

DECISION: Approve subject to the following amendment to condition 6 of planning application C18/1126/17/LL:

Except with the prior written agreement of the mineral planning authority quarry output, alone or in combination with any other extant minerals planning permission at the site, shall not exceed a maximum rate of no more than five HGV loads per day Monday to Friday, with no HGV movements on a Saturday. Figures of the output from the site over any specified period shall be made available to the local planning authority within 21 days of request.

Development to be subject to the same schedule of conditions under the previous grant of planning permission C18/1126/17/LL to control noise, dust, vibration, hydrology, protection of the water environment, sequence of operations, compliance with the application plans, archaeology, ecological mitigation, review of operations and progressive restoration.

THE RESULT OF THE VOTE

In favour	12
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received

GWYNEDD COUNCIL PLANNING COMMITTEE

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SUBJECT: Item 5.8 APPLICATION NUMBER C21/0922/03/LL Former Woolworths building, 30 High Street, Blaenau Ffestiniog, LL41 3AE

Application to demolish existing shop and erect 1 shop, 3 open market houses and 1 affordable house together with new vehicular access and parking provision (re-submission)

DECISION: To undertake a site visit (subject to undertaking a risk assessment that would consider the appropriateness and safety measures in the context of Covid-19 guidelines)

THE RESULT OF THE VOTE

In favour	8
Against	2
Abstentions	2

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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Date of Planning Committee Meeting	28 February 2022
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SUBJECT: Item 5.9 APPLICATION NUMBER C21/0767/14/LL Former Cae'r Glyn Allotments, Bethel Road, Caernarfon, LL55 1HW

Construction of 17 affordable housing, access, parking spaces, landscaping and associated works.

DECISION: To delegate powers to approve subject to signing a 106 Agreement in order to secure a financial contribution to improve the road / install traffic calming measures and provide open spaces.

Conditions:

1. **Five years.**
 2. **In accordance with the plans and documents submitted with the application.**
 3. **Natural slate.**
 4. **Conditions and highways.**
 5. **Tree planting plan.**
 6. **Biodiversity mitigation measures conditions to include compliance with the requirements of the Preliminary Ecological assessment; provision of Pollution Prevention Plan; ensuring that the site is permeable for hedgehogs and submitting a biodiversity improvement plan**
 7. **Limit working hours between 08:00-18:00 Monday to Friday, 08:00-13:00 Saturday and not at all on Sunday or Bank Holidays.**
 8. **Agree on details regarding a Welsh name for the development together with advertising signage informing of and promoting the development within and outside the site.**
 9. **Removal of development rights from the affordable housing.**
 10. **Ensure a plan/arrangements to provide the affordable housing.**
 11. **Submit an Environmental Management Plan to include noise, vibration and dust.**
 12. **Ensure compliance with British Standard BS number 5837:2012.**
 13. **Samples of the materials and colours for the houses and hard and soft landscaping.**
 14. **Ensure financial contributions for road improvements and open spaces.**
 15. **Erection of fence along the boundaries.**
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THE RESULT OF THE VOTE

In favour	10
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillors Berwyn Parry Jones and Cai Larsen as they were members of the Board of Adra
