

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)

11 April 2022

Virtual Meeting

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

Councillors: Stephen Churchman, Elwyn Edwards, Louise Hughes, 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 of Department - Planning and the Environment), Iwan Evans (Head of Legal Services), Keira Sweenie (Planning Manager), Idwal Williams (Development Control Officer) and Lowri Haf Evans (Democracy Services Officer)

Others invited:

Local Members: Councillors Elfed Williams, Glyn Daniels, Aled Wyn Jones, Keith Jones (on behalf of Steve Collings) and Dafydd Meurig

Apologies:

Apologies were received from Councillor Dilwyn Lloyd; Councillor Steve Collings (Local Member)

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Date of Planning Committee Meeting	11 April 2022
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SUBJECT Item 5.1: Planning Application C21/1136/35/LL Land near North Terrace, Criccieth, LL52 0BA

Construction of 23 dwellings, creation of new access road from Caernarfon Road, internal estate road, surface water attenuation pond and associated works

DECISION: Approve subject to a 106 agreement binding 7 of the houses as affordable houses and make a financial contribution towards play areas and to conditions:

- 1. 5 years**
- 2. In accordance with the documents/plans submitted with the application.**
- 3. Natural slate.**
- 4. Samples of materials and colours for the houses to be agreed with the LPA.**
- 5. Highway conditions - visibility splays, completion of an estate road, completion of parking spaces**
- 6. Landscaping to be completed in accordance with the details submitted.**
- 7. Removal of permitted development rights for classes A-E for the affordable housing.**
- 8. Condition to secure Welsh signs and names for the houses.**
- 9. Maintenance strip to be ensured near Afon Cwrt.**
- 10. Compliance with the ecological report.**
- 11. In accordance with the trees assessment.**
- 12. Archaeological condition.**
- 13. Work hours/construction period.**
- 14. Submission and agreement of a construction method statement.**
- 15. Obscured glass in the first-floor window on the south-eastern gable-end of plot 3.**

Welsh Water/Natural Resources Wales Notes, SuDS, Major Development

THE RESULT OF THE VOTE

In favour	9
Against	1
Abstentions	3

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

Local Member: Councillor Eirwyn Williams

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SUBJECT: Item 5.2: Application number: C21/1051/35/DT Cil y Castell Lôn Parc, Cricieth, Gwynedd, LL52 0EG

Raise roof height of dwelling to provide first floor rooms in roof space

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

- 1. Commence within five years.**
- 2. In accordance with the plans**
- 3. Slates to match**
- 4. Finish**
- 5. Biodiversity - In accordance with the recommendations of the Protected Species Report**

Note: Draw attention to Welsh Water's conditions and observations

THE RESULT OF THE VOTE

In favour	13
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

Local Member: Councillor Eirwyn Williams

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SUBJECT: Item 5.3 APPLICATION NUMBER C19/1194/18/LL Capel Ebeneser High Street, Deiniolen, Caernarfon, Gwynedd, LL55 3HU

Conversion of chapel to 7 residential units to include an affordable unit together with a new access and parking spaces

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

- 1. Five years.**
- 2. In accordance with the plans and documents submitted with the application.**
- 3. Highway conditions.**
- 4. Submitting a landscaping/tree planting scheme.**
- 5. Biodiversity mitigation measures and enhancing biodiversity conditions.**
- 6. 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.**
- 7. Ensure a plan/arrangement for the affordable unit.**
- 8. A photographic survey of the building is required in accordance with the requirements of the Gwynedd Archaeological Planning Service.**
- 9. Materials in accordance with CADW's observations**

THE RESULT OF THE VOTE

In favour	9
Against	4
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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SUBJECT: Item 5.4 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 delegate powers to the Planning Manager to approve the application, subject to receiving an amended plan showing the rooflight in the kitchen of unit 1 at a higher level as discussed in paragraph 5.13 and in accordance with the following conditions:

- 1. 5 years**
 - 2. In accordance with the plans**
 - 3. Slate**
 - 4. Agree on external finish**
 - 5. First floor window on the eastern side of Unit 1 to be of opaque glass and a top hung design to prevent visibility.**
 - 6. The setting of the rooflights on the eastern elevation of the units shall be no lower than 1.7 metres from the level of the internal floor.**
 - 7. Submit and agree upon an affordable housing scheme and an arrangement to manage affordability for the future.**
 - 8. Prior to the commencement of any work on the site, a Method Statement of the work proposed to be undertaken on the A470 trunk road shall be submitted to and approved by the LPA in consultation with the Welsh Government.**
 - 9. Prior to the commencement of any work on the site, a Traffic Management Plan shall be submitted to and approved by the LPA in consultation with the Welsh Government.**
 - 10. The entrance to the county highway and the parking locations shall be completed prior to the occupation of the residential units.**
 - 11. House sparrow bird boxes shall be installed in accordance with the recommendations of part 8 of the Initial Ecological assessment, Cambrian Ecology.**
 - 12. Sustainable Drainage System (SUDS)**
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13. Welsh names to be given to the units that form part of the development.

14. Erection of 2.1m high boundary wall, instead of 1.8m.

- i. Notes:**
- ii. Draw attention to the Assembly Government's Transportation notes**
- iii. Need relevant Highway licences, traffic control plan and Welsh signage**
- iv. Highway Notes**
- v. Welsh Water Note**
- vi. Party Wall Note**

THE RESULT OF THE VOTE

In favour	12
Against	1
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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SUBJECT: Item 5.5 APPLICATION NUMBER C21/0668/43/LL Land near Uwch y Don, Bwlch Gwynt, Pistyll, Pwllheli, LL53 6LP

Construction of affordable dwelling

DECISION: To approve the application with a 106 agreement

Conditions:

5 years, in accordance with the plans, land drainage, landscaping, materials and finishes, Welsh name.

THE RESULT OF THE VOTE

In favour	14
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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SUBJECT: Item 5.6 APPLICATION NUMBER C21/0959/11/LL 290 - 294 High Street, Bangor, Gwynedd, LL57 1UL

Erection of new building to accommodate six residential apartments, change of use of building to flexible commercial space on ground floor Use Class A1, A2, A3 and/or B1 and conversion of above floors to 18 flats with associated extensions and alterations.

DECISION: To delegate the power to the Planning Manager to approve the application by implementing and assessing the need for a provision of affordable housing (and securing either a condition or a 106 agreement if formal provision is required) and subject to a 106 agreement to secure a financial contribution towards open spaces.

Conditions:

5 years, in accordance with the plans, noise conditions, extraction systems, Welsh Water, materials and finishes, Welsh name for the development and units.

THE RESULT OF THE VOTE

In favour	12
Against	1
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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SUBJECT: Item 5.7 APPLICATION NUMBER C21/0734/46/LL - Tyddyn Isaf, Tudweiliog, Pwllheli, Gwynedd, LL53 8PB

Full application for change of use of agricultural land to create a caravan site for 32 pitches, construction of new building to accommodate showers/toilets, all associated hard standings, resurfacing and access

DECISION: To defer in order to conduct a site visit

THE RESULT OF THE VOTE

In favour	10
Against	2
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

Local Member: Councillor Simon Glyn

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SUBJECT: Item 5.8 APPLICATION NUMBER C21/0668/43/LL Plas Tirion, Llanrug, Caernarfon, Gwynedd, LL55 4PY

Erection of extension to existing poultry unit to accommodate 16,000 additional hens (for the production of free-range eggs) together with associated works

DECISION:

To approve subject to the following conditions:

- 1. Five years**
 - 2. In accordance with the plans**
 - 3. Dark-green colour for the external elevation of the unit**
 - 4. Agricultural use of the building only**
 - 5. Public Protection conditions relating to the restriction of noise levels from the temperature control fans and concentration of particulates.**
 - 6. Complete the landscaping plan in accordance with the details submitted with the application and the time-scale for completing this.**
-

THE RESULT OF THE VOTE

In favour	11
Against	1
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

Local Member: Councillor Berwyn P Jones

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SUBJECT: Item 5.9 APPLICATION NUMBER C22/0134/16/LL Plot C1, Parc Bryn Cegin, Llandegai , Bangor, LL57 4BG

DECISION: To defer in order to conduct a site visit

THE RESULT OF THE VOTE

In favour	12
Against	1
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received
