

**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)**

**13 June 2022**

**Virtual Meeting**

**Present:**

**Councillors:** Elwyn Edwards, Delyth Lloyd Griffiths, Louise Hughes, Elin Hywel, Elwyn Jones, Gareth T Jones, Huw Wyn Jones, Cai Larsen, Anne Lloyd Jones, Edgar Owen, Gareth Coj Parry, John Pughe Roberts, Huw Rowlands and Gruffydd Williams

**Officers:** Gareth Jones (Assistant Head of Department - Planning and the Environment), Iwan Evans (Head of Legal Services), Keira Sweenie (Planning Manager), Idwal Williams (Senior Development Control Officer) and Lowri Haf Evans (Democracy Services Officer)

**Others invited:**

Local Members: Councillors Kim Jones, Peter Thomas and Dafydd Meurig

**Apologies:**

Apologies were received from Councillor Gareth A Roberts; Councillor Elin Walker Jones (Local Member)

**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)**

<b>Date of Planning Committee Meeting</b>	13 June 2022
---	--------------

---

**SUBJECT Item 5: ELECTION OF CHAIR**

**Elect a Chair for 2022/23**

---

**DECISION:**

**To elect Councillor Edgar Owen as Chair for 2022/23**

---

**THE RESULT OF THE VOTE**

In favour	11
Against	0
Abstentions	1

---

**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

No declarations of personal interest or relevant dispensations were received.

---

**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)**

<b>Date of Planning Committee Meeting</b>	13 June 2022
---	--------------

---

**SUBJECT: Item 6: ELECTION OF VICE-CHAIR**

**To elect a Vice-chair for 2022/23**

---

**DECISION:**

**To elect Councillor Elwyn Edwards as Vice-chair for 2022/23**

---

**THE RESULT OF THE VOTE**

In favour	8
Against	7
Abstentions	0

The Chair's casting vote

---

**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

No declarations of personal interest or relevant dispensations were received.

---

**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)**

<b>Date of Planning Committee Meeting</b>	13 June 2022
---	--------------

---

**SUBJECT: Item 7.1 APPLICATION NUMBER C22/0251/11/DA**

**23 Belmont Road, Bangor, Gwynedd, LL57 2HY**

**Non-material amendment to the plans approved by planning permission C19/0224/11/LL to allow the rear elevation of the extension to be replaced with a pvc-u cover in lieu of a pebble-dashed render.**

---

**DECISION: To approve the application subject to the following condition: -**

- The amendment hereby permitted shall be carried out in strict conformity with the details submitted to the Local Planning Authority, and contained in the form of application and in any other documents accompanying the application unless condition(s) to amend them is/are included on this planning decision notice. Notwithstanding the amendments hereby permitted, the remainder of the development must be completed in strict conformity with the details and conditions included in planning permission number C19/0224/11/LL.**

---

**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.

---

**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)**

<b>Date of Planning Committee Meeting</b>	<b>13 June 2022</b>
---	---------------------

---

**SUBJECT: Item 7.2 APPLICATION NUMBER C22/0134/16/LL  
Plot C1, Parc Bryn Cegin, Llandygái, Bangor, LL57 4BG**

**Development of a natural compressed bio-gas fuel facility for vehicles including fuel pumps, equipment compound, creation of new accesses, landscaping and associated development.**

---

**DECISION:**

**To approve – conditions:**

- 1. Five years**
- 2. In accordance with the plans**
- 3. To complete the access in accordance with the plans**
- 4. No lorries to park overnight**
- 5. Landscaping plan**
- 6. Compliance with lighting scheme**
- 7. Welsh Water**
- 8. Complete in accordance with the requirements of the noise and light assessment**

**Notes**

- Highways**
- SUDS**

---

**THE RESULT OF THE VOTE**

<b>In favour</b>	<b>11</b>
<b>Against</b>	<b>0</b>
<b>Abstentions</b>	<b>1</b>

---

**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

No declarations of personal interest or relevant dispensations were received.

---

**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)**

<b>Date of Planning Committee Meeting</b>	13 June 2022
---	--------------

---

**SUBJECT: Item 7.3 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 approve the application contrary to the recommendation subject to the requirements of the landscaping plan and basic conditions**

**\*To refer the application to a cooling off period**

---

**THE RESULT OF THE VOTE**

In favour	8
Against	5
Abstentions	0

---

**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

No declarations of personal interest or relevant dispensations were received.

Councillor Gareth Morris Jones - Local Member

---

**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)**

<b>Date of Planning Committee Meeting</b>	13 June 2022
---	--------------

---

**SUBJECT: Item 7.4 Application Number C20/0870/45/LL  
Land near Ysgubor Wen, Pwllheli, LL53 5UB**

**Erection of five dwellings together with access, parking and landscaping**

---

**DECISION: To approve the application subject to conditions and the completion of a section 106 agreement to secure provision of one affordable house:**

1. Time
  2. Compliance with plans
  3. Agree on details of external materials including slate
  4. Landscaping / Trees
  5. Drainage matters / SUDS
  6. Biodiversity Matters
  7. Archaeological Matters
  8. Affordable matters
  9. Highways Matters
  10. Protection measures and improve the hedge
  11. Boundary treatment
- 

**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.

Councillor Elin Hywel - Local Member

---

**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)**

<b>Date of Planning Committee Meeting</b>	13 June 2022
---	--------------

---

**SUBJECT: Item 7.5 APPLICATION NUMBER C21/1183/09/LL  
Land near Môr Awelon, Tywyn, LL36 9HG**

**Construction of one dwelling**

---

**DECISION: To refuse:-**

- **The site lies in open countryside and the proposal is not an application for a rural enterprise dwelling and therefore it is considered that the proposal is contrary to Strategic Policy PS 17 and Policy PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan, together with Planning Policy Wales and Technical Advice Note 6: planning for sustainable rural communities.**
- **The applicants have not been assessed as applicants in need of an affordable home, the size of the property is substantially larger than an affordable home as defined in the Supplementary Planning Guidance: Affordable Housing; and as there is no open market valuation of the property, it cannot be certain that the property would have an affordable price or continue to be affordable in future. Therefore, it is not considered that the proposal in question would provide an affordable home on the site and that the proposal is therefore contrary to the requirements of policy TAI 16 of the Anglesey and Gwynedd Joint Local Development Plan that only allows proposals for schemes that are 100% affordable homes. It is also contrary to the contents of the Supplementary Planning Guidance: Affordable Housing.**

---

**THE RESULT OF THE VOTE**

In favour	11
Against	1
Abstentions	0

---

**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

Councillor Louise Hughes knew the applicant  
Local Member: Councillor Anne Lloyd Jones

---



**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)**

<b>Date of Planning Committee Meeting</b>	13 June 2022
---	--------------

---

**SUBJECT: Item 7.6 APPLICATION NUMBER C22/0038/22/LL  
Fferm Taldrwst Lôn Ddŵr, Llanllyfni, Caernarfon, Gwynedd, LL54 6RR**

**Extend track under application reference C21/1155/22/YA for a distance of 15 metres to the north of the existing entrance along with the construction of a bridge to cross the watercourse - Lôn Tyddyn Agnes, Llanllyfni**

---

**DECISION:**

**To defer and conduct a site visit.**

---

**THE RESULT OF THE VOTE**

In favour	9
Against	0
Abstentions	0

---

**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

Councillor Gruffydd Williams knew the applicant and objector  
Councillor Huw Rowlands knew the applicant

---

**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)**

<b>Date of Planning Committee Meeting</b>	<b>13 June 2022</b>
---	---------------------

---

**SUBJECT: Item 7.7 APPLICATION NUMBER C21/1174/11/LL Hirael Bay Coast, Bangor, LL57 1AD**

**Construction of flood defences in the Hirael area of Bangor, to include:-**

- 1. Improvements to the cycle path.**
- 2. Construction of a new concrete wall to replace the existing gabions and follow the footprint of the existing sea wall.**
- 3. Rebuilding of slipway.**
- 4. Erecting a soil embankment.**
- 5. Installation of two floodgates.**
- 6. Raise the height of a part of Lôn Glandŵr as well as erecting a new concrete wall.**

---

**DECISION:**

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

- 1. Five years.**
  - 2. In accordance with the plans/details submitted with the application.**
  - 3. Submission of a Construction Environmental Management Plan to include measures to reduce noise, dust and vibration to be agreed with the LPA.**
  - 4. Submission of a Biosecurity Risk Assessment.**
  - 5. Compliance with the recommendations of the amended Habitats Regulations Assessment.**
  - 6. Submission of a Method Statement Plan/Risk Assessment in order to safeguard Welsh Water assets that cross the site.**
  - 7. Submission of the details of the Archaeological Programme to be followed with a report of the archaeological work carried out on the site.**
  - 8. Restriction of the working hours which includes operating machinery and importing materials between 08:00 to 18:00 Monday to Friday and not at all on Saturday, Sunday and Bank Holidays unless the extension of these working hours has been approved in writing by the Local Planning Authority.**
  - 9. Safeguard public footpath no. 28 and 29 Bangor during and after the completion of the development.**
-

---

---

### **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.

Councillor Huw Wyn Jones - Local Member

---

**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)**

<b>Date of Planning Committee Meeting</b>	13 June 2022
---	--------------

---

**SUBJECT: Item 7.8 APPLICATION NUMBER C22/0239/15/LL  
Electric Mountain Visitor Centre, Oriel Eryri, Llanberis, Caernarfon, Gwynedd, LL55  
4UR**

**Substantial demolition of the existing Electric Mountain Visitor Centre (bar the existing electricity sub-station), change of use of the site to form a car park, replacement lighting, provision of electric vehicle charging points and associated landscaping.**

---

**DECISION: To defer until September 2022 to enable a further opportunity to discuss alternative uses for the building**

---

**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.

---

**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)**

<b>Date of Planning Committee Meeting</b>	13 June 2022
---	--------------

---

**SUBJECT: Item 7.9 APPLICATION NUMBER C21/1206/25/LL Land adjacent to Bro Infryn, Glasinfryn**

**Residential development including 6 two-storey houses and one single-storey affordable house, associated works and creation of additional parking spaces (amended plans)**

---

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

- 1. Five years.**
- 2. In accordance with the plans.**
- 3. Details of the solar panels.**
- 4. Landscaping plan.**
- 5. Natural slate.**
- 6. Development to be undertaken in accordance with the biodiversity mitigation measures.**
- 7. Working hours limited to 8:00-18:00 during the week; 08:00 - 12:00 on Saturdays and not at all on Sundays and Bank Holidays.**
- 8. Restrict noise levels.**
- 9. Submit a Construction Method Statement.**
- 10. Welsh Water condition to submit a Method Statement and Risk Assessment regarding the main sewer that crosses the site.**
- 11. Ensure a plan/arrangements for providing the affordable housing.**
- 12. Remove permitted development rights from the affordable dwellings.**
- 13. Ensure a Welsh name for the houses and the estate.**

**NOTE: Inform the applicant of the need to submit a sustainable drainage strategy plan for approval by the Council's Water and Environment Unit.**

**NOTE: Inform the applicant of the need to sign an agreement under Section 38 of the Highways Act.**

---

**THE RESULT OF THE VOTE**

In favour	11
Against	2
Abstentions	0

---

---

---

**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

Councillor Cai Larsen - A Member of the Board for ADRA

---