

**CYNGOR GWYNEDD  
PLANNING COMMITTEE DECISION NOTICE**

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

**7 November 2022**

**Virtual Meeting**

**Present:**

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

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

**Apologies:**

Apologies were received from Councillor Louise Hughes and Councillor Beca Roberts (Local Member)

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<b>Date of Planning Committee Meeting</b>	7 November 2022
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**SUBJECT: Item 5.1 APPLICATION NUMBER C22/0667/38/AM**

**Land adjacent to Dolwar, Ffordd Pedrog, Llanbedrog, Pwllheli, LL53 7PA**

**Outline application to erect five houses to include two 2-storey four bedroom houses, one 2-storey three bedroom house and two single-storey houses.**

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**DECISION: To refuse – reasons**

- 1. No information was provided regarding the impact of the development on the Welsh language, and therefore it cannot be ensured that the proposal is not contrary to the requirements of policy PS1 of the Anglesey and Gwynedd Joint Local Development Plan 2017, together with the SPG on Maintaining and Creating Distinctive and Sustainable Communities.**
- 2. The proposal is unacceptable and would be likely to have a significant impact on the amenities of nearby residents and the area in terms of disturbance and noise, along with significant impact on road safety in terms of providing access to vehicles, lack of provision for pedestrians and bicycle users and the parking provision. The proposal, therefore, is contrary to the requirements of criterion 7 of policy PCYFF 2 and policies TRA 2 and 4 of the Anglesey and Gwynedd Joint Local Development Plan 2017.**
- 3. The application does not refer to the provision of local market housing or affordable housing at all and no information has been provided in terms of justifying the houses, their affordable price and how the proposal will address the needs of the local community, therefore to this end it does not comply with the requirements of policies TAI 5, PS17, TAI 15 or PS1 of the Anglesey and Gwynedd Joint Local Development Plan 2017.**

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**THE RESULT OF THE VOTE**

In favour	13
Against	0
Abstentions	0

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**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

No declarations of personal interest or relevant dispensations were received.

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**SUBJECT: Item 5.2 APPLICATION NUMBER C21/1030/42/LL**

**Former St Mary's Church, Lôn yr Eglwys, Morfa Nefyn, Pwllheli, Gwynedd, LL53 6AR  
Erection of seven dwellings and associated works.**

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**DECISION: To refuse – Reasons**

- 1. The housing provision in Morfa Nefyn is already significantly higher than the provision set by the Joint Local Development Plan, and therefore it is not believed that the proposal would meet the recognised local need for housing. As a result, the development would lead to an over-provision of open market housing in the community, which is contrary to the requirements of policy TAI 4 of the LDP and the settlement strategy included in policy PS 17.**
  - 2. Due to the potential market value of the proposed units for affordable homes, it is not possible to ensure that these units would remain affordable in order to meet the needs of the local community in the long-term and, therefore, the application is contrary to the requirements of Policy TAI 15 of the LDP.**
  - 3. Based on the submitted information in the Linguistic Statement, the Local Planning Authority has not been convinced that the development would not cause significant harm to the character and balance of the Welsh language in the community and, therefore, the application is contrary to the requirements of policy PS 1 of the Anglesey and Gwynedd Joint Local Development Plan.**
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**THE RESULT OF THE VOTE**

In favour	13
Against	0
Abstentions	0

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**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

No declarations of personal interest or relevant dispensations were received.  
Cllr Gareth Morris Jones (Local Member)

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**SUBJECT: Item 5.3 APPLICATION NUMBER C22/0336/16/MW**

**Penrhyn Quarry, Bethesda, LL57 4YG  
Application for extension to slate extraction operation**

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**DECISION: To delegate powers to the Assistant Head of the Environment Department to approve the application, with conditions relating to the following:**

1. Duration of working period 31/12/2035 and restoration up to 31/12/2037 to coincide with terms of overarching planning permission.
  2. Permitted activities and compliance with submitted details/plans.
  3. Mark boundary of site and mineral extraction zones.
  4. Revoke Part 19 and 21 rights of the General Permitted Development Order for fixed plant or machinery, buildings and structures and mineral waste.
  5. Working Hours.
  6. Method of working and blast limitations;
  7. Detailed Restoration Plan
  8. Control of external lighting.
  9. Control of daytime and night time noise limitations.
  10. Control of fugitive dust.
  11. Five yearly review of operations.
  12. Soils and restoration media storage.
  13. Controls on soil stripping and vegetation clearance.
  14. Updated tipping and waste (slate, soils etc.) scheme.
  15. Long-term monitoring plan of the leat.
  16. Protection of nesting birds.
  17. Lichen management plan.
  18. Reptiles protection measures.
  19. Restrict access of livestock to restored areas.
  20. Monitoring of invasive species.
  21. Detailed restoration scheme at least 12 months prior to cessation of operations.
  22. Archaeological recording and mitigation.
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### **THE RESULT OF THE VOTE**

In favour	14
Against	0
Abstentions	0

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### **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 C22/0327/16/AC  
Breedon, Penrhyn Quarry, Bethesda, Bangor, Gwynedd, LL57 4YG**

Application under Section 73 to vary condition 1 and 3 of planning permission C16/1164/16/MW (Application under the Environment Act 1995 for the determination of conditions under periodic review) so as to extend the time for winning and working of material to 2035, extend time to restore site to 2037 and amend drawings so as to accommodate a proposed extension to extraction area

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**DECISION: To delegate powers to the Assistant Head of the Environment Department to approve the application, with conditions relating to the following:**

1. Duration of working period 31/12/2035 and restoration up to 31/12/2037.
  2. Permitted operations and compliance with submitted details/plans/drawings (including extension area).
  3. Mark boundary of site and mineral extraction zones.
  4. Working Hours.
  5. Apply to extend the closure and diversion of Public Rights Of Way numbers 46 and 50.
  6. Hours of Working at the working face
  7. Method of working and blast limitations
  8. Restoration and detailed habitat creation and restoration plan in accordance with the application details
  9. Restoration scheme for the plant site by 31 December 2030.
  10. Five yearly review of operations
  11. Control of external lighting
  12. Control of daytime and night time noise limitations
  13. Control of fugitive dust and provision/maintenance of a weather station
  14. Soils and storage of restoration materials
  15. Restriction on permitted development rights
  16. Restriction on vegetation clearance at specific times of the year unless it can be proven in writing that the work will not disturb birds and reptiles;
  17. Updated lichen monitoring
  18. Moorland habitat management plan for the ecological compensation area in accordance with the details provided
  19. Long-term monitoring plan of the leat.
  20. Gwaen Gynfi habitat monitoring
  21. Archaeological recording and mitigation
  22. Protection of nesting birds.
  23. Lichen management plan.
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- 24. **Reptiles protection measures.**
  - 25. **Restrict access of livestock to restored areas.**
  - 26. **Monitoring of invasive species.**
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#### **THE RESULT OF THE VOTE**

In favour	14
Against	0
Abstentions	0

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#### **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 C22/0662/11/LL  
Hillgrove School, Ffordd Ffriddoedd, Bangor, Gwynedd, LL57 2TW**

**Change of use of a former school (Use Class D1) to a hostel (Use Class C2), which offers living support for residents including an extension and associated building work.**

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**DECISION:**

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

- 1. Commence within five years.**
- 2. In accordance with the submitted plans.**
- 3. All internal and external signs to be in Welsh only or bilingual with a priority given to the Welsh language.**
- 4. The recommendations of the Ecological Assessment Report must be observed**
- 5. Welsh Water Condition**
- 6. Photographic survey in order to record archaeological features**

**Welsh Water Note**

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**THE RESULT OF THE VOTE**

In favour	12
Against	1
Abstentions	0

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**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

No declarations of personal interest or relevant dispensations were received.  
Cllr Huw Wyn Jones (Local Member)

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