

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)

19 December 2022

Virtual Meeting

Present:

Councillors: Elwyn Edwards, Delyth Lloyd Griffiths, Elwyn Jones, Gareth T Jones, Anne Lloyd Jones, 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), Idwal Williams (Development Control Team Leader), Arwel Thomas (Development Control Officer) and Lowri Haf Evans (Democracy Services Officer).

Others invited: Councillor Kim Jones (Local Member)

Apologies:

Apologies were received from Councillors Louise Hughes, Elin Hywel, Huw Wyn Jones and Cai Larsen

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Date of Planning Committee Meeting	19 December 2022
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**SUBJECT: Item 4.1 APPLICATION NUMBER C22/0874/16/LL
PLOT C5, PARC BRYN CEGIN, LLANDYGAI, BANGOR, LL57 4LD**

Construction of a building to be used as a builder's merchant (sui generis use) and associated yard structures, loading areas, car park, landscaping proposals together with associated work

DECISION:

To approve the application subject to material planning conditions involving:

- 1. Time**
- 2. Compliance with the plans**
- 3. The development shall be implemented in accordance with the ecological report**
- 4. Landscaping conditions**
- 5. Opening hours**
- 6. Ensure Welsh / Bilingual signs**

Notes

- 1. Welsh Water**
- 2. Land Drainage Unit**

THE RESULT OF THE VOTE

In favour	11
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 4.2 APPLICATION NUMBER C22/0745/14/LL
GAREJ LLEIOD, FFORDD LLANBERIS, CAERNARFON, GWYNEDD, LL55 2DF**

Redevelopment of an existing garage site in order to construct a four-storey residential building which includes 21 flats for individuals aged over 55 years (7 x 2 person one-bed, 14 x 3 person two-beds), as well as a communal lounge, Buggy/Bikes storage area, plant room, bins storage, parking spaces for 14 cars and landscaping.

DECISION:

To delegate the right to the Senior Planning Manager to approve the application, subject to receiving confirmation about the details of the living room windows of Unit 10 and Unit 17 facing Bryn Cadnant and receiving details of the swale and land drainage plan within the red line as well as receiving correct land ownership certificates and subject to the following conditions:-

To approve – conditions:

1. Five years.
 2. In accordance with the plans/details submitted with the application.
 3. Compliance with the parking scheme.
 4. Compliance with the landscaping plan along with future maintenance work.
 5. NRW condition that relates to introducing a surface water plan for the development. NRW condition relating to Land Contamination.
 6. Secure a plan/arrangements to provide the affordable units e.g. mix, tenure, occupancy criteria, timetable and arrangements to ensure that units are affordable now and in perpetuity.
 7. Compliance with the recommendations of the Bat Survey Report and the Preliminary Ecological Assessment.
 8. Compliance with the recommendations of Part I and II of the Geo-environmental Report.
 9. Agree on details regarding Welsh names for the development before the residential units are occupied for any purpose along with advertising signage informing and promoting the development.
 10. Working hours limited to 8:00-18:00 Monday to Friday; 08:00-13:00 Saturday and not at all on Sunday and Bank Holidays.
 11. Submission of a Construction Method Statement to include measures
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- to reduce noise, dust and vibration to be agreed with the LPA.
12. Ensure that the windows of the first floor and second floor which serve the living rooms of Unit 10 and Unit 17 and which face Bryn Cadnant are permanently opaque glass.
 13. Restrict the use to prospective occupants aged 55+.

Note: Need to submit a sustainable drainage system application to be agreed with the Council.

THE RESULT OF THE VOTE

In favour	10
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 4.3 APPLICATION NUMBER C22/0239/15/LL
ELECTRIC MOUNTAIN VISITOR CENTRE, ORIEL ERYRI, LLANBERIS,
CAERNARFON, LL55 4UR**

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

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 amended details submitted with the application.
3. Compliance with the recommendations within the amended Ecological Report and Arboriculture Statement documents.
4. Compliance with the recommendations of the amended Flood Consequence Assessment.
5. A condition that none of the land will be raised higher than the current ground levels.
6. Submit a Demolition Method Statement to be agreed in writing by the LPA to include matters such as noise levels, working hours and relevant mitigating measures.
7. Safeguard Welsh Water assets by submitting a Risk Assessment Method Statement to be agreed in writing with the Local Planning Authority
8. The applicant needs to undertake a photographic survey of the existing construction.
9. Need to undertake a desktop investigation to assess the potential pollution risk on the site.

Note: It will be required to receive a European Protected Species Licence (EPS Licence) for this development.

THE RESULT OF THE VOTE

In favour	10
Against	0
Abstentions	1

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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**SUBJECT: Item 4.4 APPLICATION NUMBER C22/0744/14/LL
YSGOL SYR HUGH OWEN, FFORDD BETHEL, CAERNARFON, GWYNEDD, LL55 1HW**

Formation of a full size 3G sports pitch with associated 4.5 metre high fencing, 4 metre high acoustic barrier, 6 x 15 metre high floodlights, teams' shelters, hardstanding and landscaping bund with planting

DECISION:

To approve – conditions:

1. Commence the work within five years.
2. Cut opening hours to 21:00.
3. Landscaping.
4. Agree details of players' shelters.
5. Archaeological details.
6. In accordance with the plans along with technical documents.
7. Agree on the location of the storage container.

THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
