

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)

6th February 2023

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 Department - Planning and the Environment), Iwan Evans (Head of Legal Services), Keira Sweenie (Planning Manager), Idwal Williams (Development Control Team Leader) and Lowri Haf Evans (Democracy Services Officer).

Apologies: None to note

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Date of Planning Committee Meeting	6 February 2023
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**SUBJECT: Item 5.1 C21/1028/18/LL
Penisarwaun Nursing Home, Penisarwaun, Caernarfon. LL55 3DB**

Change of use from a care home (C2 Use Class - residential establishments) to a serviced accommodation hostel for holiday use (sui generis use) together with associated warden's living accommodation.

DECISION: To refuse the application based on the following reasons:

- 1. The proposal as submitted is considered to be contrary to the requirements of Policy PCYFF 1, PCYFF 2 and TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan, 2017 together with the advice contained within the document Supplementary Planning Guidance: Tourist Accommodation and Facilities as insufficient information has been submitted confirming the number of beds provided as part of the proposal and, as a consequence of this shortcoming, a detailed consideration of the proposal's impact on local residential amenities cannot be made. Notwithstanding this, and based on the information submitted with the application, it is envisaged that due to the number of bedrooms and the capability of the attraction accommodating a substantial number of residents, the proposal could have an unacceptable adverse impact on the amenities of local residents on grounds of an increase in noise and general disturbance emanating from the proposed holiday accommodation/hostel.**
 - 2. The proposal as submitted is considered to be contrary to Policy PCYFF 1 and the guidance contained within Technical Advice Note 6: Planning for Sustainable Rural Communities due to insufficient information being submitted regarding the nature and extent of the manager/warden accommodation within the proposed holiday accommodation/hostel.**
 - 3. The proposal as submitted is considered to be contrary to the requirements of Policy TRA 2 and TRA 4 of the Anglesey and Gwynedd Joint Local Development Plan, 2017 together with the guidance contained within the document Technical Advice Note 18: Transport as insufficient on-site car parking provision has been proposed and this, in turn, could force vehicles to**
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park along the verge of the adjoining classified road to the detriment of highway safety.

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.

Coun Elwyn Jones – Local Member)

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

Date of Planning Committee Meeting	6 February 2023
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SUBJECT: Item 5.2 C22/1020/11/LL

Old Primary School, Ysgol Glanadda, Llwybr yr Ysgol, Bangor, Gwynedd, LL57 4SG

Construction of a new single-storey 150 place primary school, 20 nursery and 30 *Cylch Meithrin* places and associated external works, including boundary treatments, new car parking arrangements and improved access provisions for the relocation of Our Lady's School on the former Ysgol Glanadda site.

DECISION: To defer in order to consult with all relevant local members

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.

(Coun Gareth A Roberts and Coun Huw Wyn Jones)
