

**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)**

**20 October 2020**

**Virtual Meeting**

**Attendance:**

**Councillors:**

Elwyn Edwards (Chair), Stephen Churchman, Simon Glyn, Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Eric Merfyn Jones, Gareth T M Jones, Huw G. Wyn Jones, Dilwyn Lloyd, Edgar Wyn Owen, Gareth A. Roberts, Eirwyn Williams, Gruffydd Williams and Owain Williams

**Officers:**

Gareth Jones (Assistant Head – Planning and the Environment), Cara Owen (Planning Manager), Rhun ap Gareth (Senior Solicitor), Gareth Roberts (Senior Development Control Engineer), Iwan Evans (Head of Legal Section / Monitoring Officer – for item 7.4 only) and Lowri Haf Evans (Democracy Services Officer).

**Others invited:**

Councillor John Pugh Roberts (Local Member)

**Apologies:**

Councillors Linda Ann Jones and Elin Walker Jones (Local Members)

**(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>
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20 October 2020
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**SUBJECT**

Item 1: Election of Chair for 2020/21

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**DECISION**

**Councillor Eric Merfyn Jones was elected as Chair of this Committee for the 2020/21 period**

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**THE RESULT OF THE VOTE**

In favour	15
Against	
Abstentions	

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**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

No declarations of personal interest or relevant dispensations were received.

**(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>
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20 October 2020
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**SUBJECT**

Item 2: Election of Vice-chair for 2020/21

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**DECISION**

**Councillor Gareth A Roberts was elected as Vice-chair of this Committee for the 2020/21 period**

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**THE RESULT OF THE VOTE**

In favour	12
Against	3
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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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>	20 October 2020
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**SUBJECT**

Item 7.1 Wynnes Arms Hotel, Manod Road, Manod, Blaenau Ffestiniog LL41 4AR

Application to convert a public house into five flats, along with the erection of a rear extension and parking spaces

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**DECISION**

**To refuse the application on grounds of:**

**The proposal to convert the building to five flats is located within an area with a history of flooding, and no information has been submitted as part of the planning application to show that the risk of flooding can be adequately regulated; and therefore the proposal is contrary to policy ISA 1 and PS 6 of the Gwynedd and Anglesey Joint Local Development Plan and Technical Advice Note 15: Development and Flood Risk.**

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**THE RESULT OF THE VOTE**

In favour	15
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.

**(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>	20 October 2020
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**SUBJECT**

Item 7.2 Corris Craft Centre, Upper Corris, Gwynedd, SY20 9RF

Create a touring caravan site for 11 touring units together with siting of a toilet block and landscaping

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**DECISION – To approve subject to conditions**

1. **Five years.**
2. **In accordance with the revised plans and specialist reports.**
3. **Restrict the numbers to 11 touring units**
4. **Holiday season / siting**
5. **Restrict the units to holiday use.**
6. **No touring units to be stored on the site**
7. **Biodiversity**
8. **Restrict to the holiday season.**
9. **A register to be kept.**
10. **No tree felling, hedge cutting or clearing of vegetation within the nesting season.**
11. **Agree/control lighting.**
12. **Agree details of the clawdd.**
13. **Agree details of washing facilities unit prior to being sited on the site**
14. **Landscaping**
15. **Landscape maintenance**
16. **Submit a Biodiversity Improvement Plan**
17. **No ground clearance during the reptile hibernation season in the winter**

**Contaminated Land Note**

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**THE RESULT OF THE VOTE**

In favour	8
Against	6
Abstentions	0

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**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

No declarations of personal interest or relevant dispensations were received

## PLANNING COMMITTEE DECISION NOTICE

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

Date of Planning Committee Meeting	20 October 2020
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### SUBJECT

Item 7.3: Seiont Brickworks, Seiont Works, Seiont Mill Road, Caernarfon, Gwynedd,

An application for works associated with the construction of the proposed A487 Caernarfon to Bontnewydd bypass, including;

Use of land as an extension to the existing site compound area and provision of a maintenance shed, office accommodation, welfare and car parking facilities, fuel store, sewage storage tank, mobile concrete batching plant, mobile asphalt batching plant and construction of a haul route (temporary use),

Construction of a new haul route along the northern boundary of the existing quarry with a temporary connection to the route of the proposed bypass, the A487 Caernarfon to Bontnewydd, during the construction period,

Continue to excavate for minerals, to remove material from mineral working deposits and stockpile of materials that already exist.

Provide hard standing and locate equipment and machinery to process and screen materials,

Dispose of non-reactive waste materials for engineering/restoration work in the long term.

(Application under Section 73 to vary Condition 3 on planning permission number C17/0011/19/MW to reach the ground levels agreed upon in restoration plan number 3030/16, and for residual excavation materials for the requirements of the Caernarfon to Bontnewydd bypass project, as well as materials excavated from other sources, to be disposed on the site in accordance with NRW licence)

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### DECISION – To refuse the application

The proposal changes the scale or nature of the previously approved development for "*works associated with the construction of the proposed A487 Caernarfon to Bontnewydd bypass ...*" and, therefore, the Authority considers that condition 3 should not be changed in accordance with s.73(2) (b) of the Town and Country Planning Act.

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**THE RESULT OF THE VOTE**

In favour	12
Against	2
Abstentions	1

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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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## 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>	20 October 2020
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### SUBJECT

Item 7.4 Land off Pen Y Ffridd Road, Pen Y Ffridd Road, Penrhosgarnedd, Bangor

A residential development of 30 units (to include 12 affordable units) together with infrastructure, parking areas, access, paths and an open space.

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### DECISION

- **To refer the application to a cooling off period**
- **To refuse the application for the following reasons**
  - **Lack of need for housing**
  - **Linguistic Assessment is insufficient**
  - **Flooding matters**
  - **Land contamination matters**
  - **Transportation matters – Penrhos Road junction and also Penyffridd Road**
  - **Insufficient provision / contribution of open spaces**

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### THE RESULT OF THE VOTE

In favour	10
Against	1
Abstentions	0

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### DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Berwyn P Jones as he was a Member of the Board of Adra  
The Solicitor, Rhun ap Iwan as his parents in law lived near the site.

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