

## **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)**

**1 February 2021**

**Virtual Meeting**

**Attendance:**

**Councillors:**

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

**Officers:**

Gareth Jones (Assistant Head - Planning and the Environment), Cara Owen (Planning Manager), Iwan Evans (Head of Legal Services), Gareth Roberts (Senior Development Control Engineer), Idwal Williams (Senior Development Control Officer) and Lowri Haf Evans (Democracy Services Officer)

**Others invited:**

Councillor Dewi Roberts (Local Member)

**Apologies:**

Apologies were received from Councillor Gareth Williams (Local Member)

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<b>Date of Planning Committee Meeting</b>	1 February 2021
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**SUBJECT**

Item 5.1: St Mary's Church, Lôn yr Eglwys, Morfa Nefyn, Pwllheli, Gwynedd, LL53 6AR

Residential development of six dwellings, access and associated works

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**DECISION: To refuse the application**

**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 acknowledged local need for housing. As a result, the development would lead to an overprovision of open market housing 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. No sufficient reason has been provided within the application as to why an affordable unit cannot be provided on the site, and therefore the application is contrary to the requirements of Policy TAI 15 of the LDP.**
  - 3. Due to the narrowness of the access route to the site and the detrimental impact on the flow and convenience of private and service transportation which will use it, it is likely that the development will have negative impacts on the amenities of local residents and users of Lôn yr Eglwys, including those who attend Ysgol Morfa Nefyn; therefore, the proposal is contrary to the requirements of policy PCYFF 2 of the LDP with regard to protecting the amenities of land users near development sites.**
  - 4. On the basis of the information submitted in the Linguistic Statement, the LPA is not convinced that the development would not have a negative impact on the Welsh language, contrary to the requirements of policy PS1**
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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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**(Section 100C of the Local Government Act 1972 (as amended by the Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020)**

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1 February 2021

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**SUBJECT**

Item 5.2: The Pines Care Home, Ffordd Penpaled, Cricieth, Gwynedd, LL52 0DE

Application to extend a nursing home building and car park together with confirming the location of the existing biomass unit

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**DECISION:**

**To defer in order to give the objectors time to have an opportunity to prepare a video presentation of their objection**

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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.

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

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**SUBJECT**

Item 5.3 Gelliwig Farm Caravan Park, Botwnnog, Pwllheli, Gwynedd, LL53 8RG

To extend the caravan park's holiday season from 8 to 12 months to be open throughout the year for holiday use

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**DECISION: To approve**

**Conditions:**

1. **Holiday use and a register to be kept.**

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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**

Cara Owen (Planning Manager) as she had personal connections with the family

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### **SUBJECT**

Item 5.4 Glyn Caravan Park Lôn Garmon, Abersoch, Pwllheli, Gwynedd, LL53 7UL

Application to remove condition 3 from planning permission 34/64/371'C' for a caravan site to approve the use of caravans throughout the year

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**DECISION: To approve**

### **Conditions**

- 1. Holiday use only and a register must be kept of all users.**
- 2. All internal and external signs to be in Welsh only or bilingual with a priority given to the Welsh language.**

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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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