

**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 March 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, Eirwyn Williams 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), A. Rhys Roberts (Development Control Officer), Dafydd Gareth Jones (Senior Planning Officer – Minerals and Waste) and Lowri Haf Evans (Democratic Services Officer).

Apologies:

Apologies were received from Councillor Linda A. Wyn Jones and Councillor Annwen Daniels (Local Members).

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| Date of Planning Committee Meeting | 1 March 2021 |
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SUBJECT

Item 5.1: Tŷ Pen, Lôn Las, Morfa Nefyn, Pwllheli, Gwynedd, LL53 6BG

Extensions and alterations to existing dwelling.

DECISION: To approve the application

Conditions:

- 1. 5 years**
- 2. In accordance with the amended plans**
- 3. Details of materials for the walls and roofs to be agreed**
- 4. THE USE OF ANY FLAT ROOF CREATED AS PART OF THIS DEVELOPMENT AS A BALCONY OR TERRACE IS NOT PERMITTED**

Note – Welsh Water

THE RESULT OF THE VOTE

| | |
|-------------|----|
| In favour | 12 |
| Against | 0 |
| Abstentions | 0 |

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

GWYNEDD COUNCIL PLANNING COMMITTEE DECISION NOTICE

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SUBJECT : Item 5.2: The Pines Care Home, Ffordd Penpaled, Cricieth, Gwynedd

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

DECISION: To approve

Conditions:

1. 5 years
 2. In accordance with the plans and reports
 3. Slate
 4. External finish
 5. Welsh Water conditions
 6. Agree on the details and position of external ventilation unit(s) prior to installation
 7. Windows that open will not be permitted on the extension that is subject to this permission
 8. Noise condition – noise rating 25 between 2300 - 0700 and 35 at any other time
 9. Archaeological conditions
 10. Landscaping
 11. Waste Plan
 12. Parking to be completed in accordance with the approved details and to be fully operational prior to commencement of building use
 13. Boiler / flue type biomass
 14. Waste plan to be implemented in accordance with the approved details
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THE RESULT OF THE VOTE

| | |
|-------------|----|
| In favour | 13 |
| Against | 0 |
| Abstentions | 0 |

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received

GWYNEDD COUNCIL PLANNING COMMITTEE DECISION NOTICE

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| Date of Planning Committee Meeting | 1 March 2021 |
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SUBJECT

Item 5.3 Trefgraig Isaf, Rhydlios, Pwllheli, Gwynedd, LL53 8LR
Provision of 10 touring caravans and 4 tents

DECISION: Defer in order to re-consult and re-assess revised plans.

THE RESULT OF THE VOTE

| | |
|-------------|----|
| In favour | 13 |
| Against | 0 |
| Abstentions | 0 |

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

GWYNEDD COUNCIL PLANNING COMMITTEE DECISION NOTICE

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SUBJECT

Item 5.4 Nant y Mynydd Cae Clyd, Cae Clyd, Blaenau Ffestiniog, Gwynedd, LL41 4AU

An application to vary conditions 2 and 13 of planning permission C14/0248/03/LL relating to the site layout and design of the houses

DECISION: To delegate powers to the Senior Planning Manager to approve the application subject to the following conditions:

- 1. 5 years**
- 2. In accordance with the plans**
- 3. Slate as roofing material**
- 4. Samples of materials and colours for the buildings to be agreed with the LPA**
- 5. Highway conditions for parking / access**
- 6. Soft and hard landscaping**
- 7. Agree on details regarding a Welsh name for the development together with advertising signage informing of and promoting the development within and outside the site**
- 8. Removal of the general development rights of the affordable units**
- 9. Submission of a comprehensive drainage scheme for the site**
- 10. Work arrangements / working hours matters**
- 11. Wildlife boxes condition**

Notes

- 1. NOTE: The estate road/roads and access must be designed and constructed in accordance with the 'All Wales Guidance' (copies of this document for the design of estate roads and developments are available from the Planning and Transportation Department).**
 - 2. NOTE: The applicant is instructed to write to the Street Works Manager to obtain permission under Section 171/184 of the Highways Act 1980 to carry out any work within the pavement/green verge which is necessary to construct the access.**
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3. The applicant's attention is drawn to the letter from Welsh Water dated 23/10/20 and the need to ensure that the development complies with the advice contained therein. The letter can be viewed under the reference number for this application on the track and trace pages on the Council's website.
 4. Due to the size and nature of the development, an application will need to be provided to the Sustainable Drainage Systems Approval Body for approval before construction work commences. These systems must be approved by Gwynedd Council in its role as the SuDS Approval Body prior to the commencement of the construction work.
 5. **NOTE:** The applicant is instructed to sign an Agreement under Section 38, Highways Act 1980 with the Council if it is proposed for the road to be adopted.
 6. **NOTE:** We draw the applicant's attention to the requirements of the section 106 agreement associated with planning permission C14/0248/03/LL and the need to ensure that the development is in complete accordance with the details of this legal agreement.
 7. **Biodiversity Note**

THE RESULT OF THE VOTE

| | |
|-------------|----|
| In favour | 12 |
| Against | 0 |
| Abstentions | 1 |

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

GWYNEDD COUNCIL PLANNING COMMITTEE DECISION NOTICE

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SUBJECT

Item 5.5: Spoil Heap 557m From Quarry Tours Ltd, Llechwedd Slate Caverns 115m from Unnamed Road, Bodafon, Blaenau Ffestiniog, LL41 3NB

An application under Section 73 to remove condition 2 (time limit) and vary condition 3 (updated plans for the removal of material, restoration and aftercare of the site) on planning permission C99M/0105/03/MW for the removal of material from a mineral-working deposit

DECISION: To delegate powers to the Assistant Head of Department to approve the application, subject to the following amendment to Conditions 2 and 3 of planning permission C99M/0105/03/MW, to reflect the tonnage of mineral reserve available within the application area:

The extraction of mineral waste and ancillary operations shall cease by 31/12/2058. All plant, machinery, buildings and structures related to or sited as a consequence of this planning permission shall be removed by that date. Restoration of the site shall be completed by 31/12/2060.

Unless otherwise required by a planning condition or a written agreement by the Local Planning Authority, the development shall be carried out only in accordance with the details of the application Drawings, Reference '19-404-D-002, 19-404-D-002' and supporting information registered with the authority on 27 November 2020, the Restoration and Aftercare Strategy registered on 29 December 2020, and the Planning Statement of Case registered on 21 January 2021 and any such other details as may subsequently be approved in writing by the minerals planning authority.

The development shall be subject to the same schedule of conditions under the previous grant of planning permission C99M/0105/03/MW to control noise, dust and protect the water environment. However, the schedule of conditions was updated with the applicant's agreement, as follows

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1. Hours of operation amended to 07:00hr - 19:00hr, to reflect the day-time noise limitations in MTAN1
 2. Best practicable means and/or 'white noise' reversing alarms shall be fitted to mobile plant and vehicles used on site
 3. Proposed landform, and scheme of progressive restoration to favour Upland Oakwood scrub/pioneer woodland community including heathland/woodland edge shrubs, in accordance with the submitted scheme of restoration and aftercare
 4. Review of operations to tie into the aftercare proposals and shall include provision for annual aftercare meetings to discuss restoration requirements and invasive plant management plan and monitoring
 5. Archaeological work to follow the recommendations for appropriate recording as per original scheme of archaeological investigation which will be appended to the decision notice
 6. Public footpath signs

A note for the applicant advising him that public footpaths should remain open and to contact Gwynedd Public Rights of way should any problems arise.

Consultation response from Natural Resources Wales attached to the decision notice, advising that they should be contacted directly in respect of the specific environmental and operational controls and the provision of utility within their remit.

THE RESULT OF THE VOTE

| | |
|-------------|----|
| In favour | 13 |
| Against | 0 |
| Abstentions | 0 |

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
