

**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)

12 April 2021

Virtual Meeting

Present: Chair: Councillor Eric M Jones
Vice-chair: Councillor Gareth A. Roberts

Councillors: Stephen Churchman, Elwyn Edwards, Simon Glyn (items 1 - 5.5) Anne Lloyd Jones, Berwyn Parry Jones, Gareth T. Jones, Huw Wyn Jones, Dilwyn Lloyd, Edgar Owen, Eirwyn Williams and Owain Williams

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Iwan Evans (Head of Legal Services), Keira Sweeney (Development Control Team Leader), Glyn Llewelyn Gruffudd (Senior Development Control Officer), Gwawr Hughes (Development Control Manager), Aneurin Parry (Enforcement Team Manager), Lea Connelly (Biodiversity Team Leader) and Lowri Haf Evans (Democratic Services Officer)

Others invited: Councillor Peter Read, Councillor Aled Evans (Local Members)

Apologies:

Apologies were received from Councillor Louise Hughes

**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)

Date of Planning Committee Meeting	12 April 2021
---	---------------

SUBJECT

Item 5.1: Temporary Tree Preservation Order (TPO) C20/01/TP – land adjacent to Tyddyn Meilir, Abererch, Pwllheli,

DECISION:

To confirm the order without amendments.

THE RESULT OF THE VOTE

In favour	13
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

The Members had received personal correspondence directly from the applicant

GWYNEDD COUNCIL

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

Date of Planning Committee Meeting	12 April 2021
------------------------------------	---------------

SUBJECT

Item 5.2: Cefn Graianog, Llanllyfni, Caernarfon, LL54 6SY

Application under Section 73 of the Town and Country Planning Act to vary condition 1 on planning permission C16/0816/34/MW (proposed eastern extension for the extraction of sand and gravel and progressive restoration) to allow a four-year extension for the completion of minerals operations and a further year for the completion of restoration

DECISION:

To delegate powers to the Assistant Head of Department to approve the application, subject to the following amendment to Condition 1 of planning permission C16/0816/34/MW to extend the lifespan of minerals operations involving the operation of three ancillary silting lagoons and associated works for an additional four-year period:

Extraction of minerals shall cease by 31 December 2024 by which time all plant and machinery shall have been removed from the site; restoration shall be completed by 31 December 2025.

Consultation response from Natural Resources Wales attached to the decision notice, advising that they should be contacted direct in respect of the specific environmental and operational controls and the provision of utility within their remit. Planning conditions as existing in relation to the following regulatory controls;

- Duration of work,
 - Restriction on permitted development rights, buildings, structures, erections, private, floodlighting and fences,
 - Mitigation for the potential impacts on springs to the north of the extraction area,
 - Mitigation for local biodiversity, Badgers, breeding birds and reptiles,
 - Permitted operations and Compliance with the submitted Details/Plans,
 - Hours of Working,
 - Safeguarding Public Rights of Way,
 - Soil handling and husbandry,
 - Drainage, measures to prevent the pollution of local water courses,
-

-
- **Restore to mixed agricultural use and nature conservation**
 - **Reinstatement of field boundaries,**
 - **Micro-adjustment of restoration levels to ensure a flow of water into the wetland north of the application area,**
 - **Archaeological mitigation and recording,**
 - **After-care measures for agricultural use and biodiversity management,**
 - **Dust controls and noise limitations the same as existing but also, plant machinery at the working face to be fitted with white noise alarms.**
-

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.
Councillor Owain Williams - Local Member

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

Date of Planning Committee Meeting	12 April 2021
---	---------------

SUBJECT

Item 5.3 Cefn Graianog, Llanllyfni, Caernarfon, LL54 6SY

Application under Section 73 of the Town and Country Planning Act to vary condition 2 on planning permission C15/0299/34/MW (construction of 3 ancillary silting lagoons and associated works to provide the necessary capacity to enable the ongoing working of mineral and the provision of a closed system for the control of quarry water on site) to allow a four-year extension for the use of the lagoons in connection with the minerals operations and a further year for the completion of restoration.

DECISION:

To delegate powers to the Assistant Head of Department to approve the application, subject to the following amendment to Condition 2 of planning permission C15/0299/34/MW to extend the lifespan of minerals operations involving the operation of three ancillary silting lagoons and associated works for an additional four-year period:

The permitted use of the site as an ancillary silting lagoon shall cease by 31 December 2024; restoration shall be completed thereafter by 30 June 2025 or upon cessation of operations, whichever is the sooner.

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

Planning conditions as existing in relation to the following regulatory controls;

- **Duration of work,**
 - **Restriction on permitted development rights, buildings, structures, erections, private, floodlighting and fences,**
 - **Permitted operations and Compliance with the submitted Details/Plans,**
 - **Hours of Working,**
 - **Safeguarding Public Rights of Way,**
 - **Soil handling and husbandry,**
 - **Drainage, measures to prevent the pollution of local water courses,**
 - **Restore to mixed agricultural use and nature conservation,**
-

-
- **After-care measures for agricultural use and biodiversity management,**
 - **Dust controls and noise limitations the same as existing.**
-

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.
Councillor Owain Williams - Local Member

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

Date of Planning Committee Meeting	12 April 2021
---	---------------

SUBJECT

Item 5.4 Cefn Graianog, Llanllyfni, Caernarfon, LL54 6SY

Application under Section 73 of the Town and Country Planning Act to vary condition 1 on planning permission C10/0487/34/MW to extend the life of quarrying and associated processing operations for a further four years to allow for the completion of mineral working with a further year for the completion of restoration

DECISION:

To delegate powers to the Assistant Head of Department to approve the application, subject to the following amendment to Condition 1 of planning permission C10D/0487/34/MW so as to extend the lifespan of a minerals operations involving the operation of three ancillary silting lagoons and associated works for an additional 4 years:

Extraction, processing and dispatch of minerals shall cease by 31 December 2024 by which time all plant and machinery shall have been removed from the site; restoration shall be completed by 31 December 2025.

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

Planning conditions as existing in relation to the following regulatory controls;

- Duration of work,
 - Restriction on permitted development rights, buildings, structures, private ways, floodlighting and fences,
 - Permitted operations and compliance with submitted Details / Plans,
 - Hours of Working,
 - Safeguarding Public Rights of Way,
 - Soil treatment and husbandry,
 - Drainage, measures to prevent the pollution of local water courses,
-
- Restore to mixed agricultural use and nature conservation,
 - Reinstatement of field boundaries,
-

-
- **Archaeological mitigation and recording,**
 - **After-care measures and annual meetings for agricultural use, biodiversity management and control of non-native invasive plant species,**
 - **Dust controls and noise limitations the same as existing but also, plant machinery at the working face to be fitted with white noise alarms.**
-

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.
Councillor Owain Williams - Local Member

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

Date of Planning Committee Meeting	12 April 2021
---	---------------

SUBJECT

Item 5.5: Provision of eight touring caravans

Trefgraig Isaf, Rhydlios, Pwllheli, Gwynedd, LL53 8LR

DECISION:

To approve with conditions

- 1. Time**
- 2. In accordance with the amended plans**
- 3. Limiting the numbers and use and no tents to be put up within the application site**
- 4. Bilingual signage plan**

Note:

Need to secure an appropriate licence

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
Councillor Simon Glyn - Local Member

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

Date of Planning Committee Meeting	12 April 2021
---	---------------

SUBJECT

Item 5.6: Cae Bodlondeb, near Ael y Bryn, Chwilog, LL53 6SH

Application for reserved matters and information on drainage and phased development in connection with outline planning permission C16/1603/41/AM to erect nine houses to include three affordable dwellings and access road

DECISION:

To delegate powers to approve the application to agree on the final details of the culvert and to receiving favourable comments from the Land Drainage Unit.

Highway conditions

A note that conditions 7 and 10 of the outline permission relating to drainage matters and phased development have been discharged as part of this permission.

SUDS note

THE RESULT OF THE VOTE

In favour	12
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Iwan Evans (Legal Service Manager) declared a personal interest as his brother was the architect for the development

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

Date of Planning Committee Meeting

12 April 2021

SUBJECT

Item 5.7: Cae Bodlondeb, near Ael y Bryn, Chwilog, LL53 6SH

Application for reserved matters and information on drainage and phased development in connection with outline planning permission C16/1363/41/AM to erect nine houses to include three affordable dwellings and access road

DECISION:

To delegate powers to approve the application to agree on the final details of the culvert and to receiving favourable comments from the Land Drainage Unit.

Highway conditions

A note that conditions 7 and 10 of the outline permission relating to drainage matters and phased development have been discharged as part of this permission.

SUDS note

THE RESULT OF THE VOTE

In favour	12
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Iwan Evans (Legal Service Manager) declared a personal interest as his brother was the architect for the development

**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)

Date of Planning Committee Meeting	12 April 2021
---	---------------

SUBJECT

Item 5.8: Sibrwd Y Gwynt, Morannedd, Cricieth, Gwynedd
Erection of a new residential dwelling

DECISION:

To approve contrary to the decision

Conditions

5 years, in accordance with the plans, materials, withdrawal of permitted rights, drainage scheme, completion of parking, no more windows without permission

THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Iwan Evans (Legal Service Manager) declared a personal interest as his brother worked for the development's architect company
Councillor Eirwyn Williams - Local Member
