

**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)

21 June 2021

Virtual Meeting

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

Councillors: Stephen Churchman, Elwyn Edwards, Simon Glyn, Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Gareth T 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), Cara Owen (Planning Manager), Keira Sweenie (Development Control Team Leader), Gwawr Hughes (Development Control Officer), Gareth Roberts (Senior Development Control Engineer), Idwal Williams (Senior Development Control Officer) and Lowri Haf Evans (Democratic Services Officer)

Others invited:

Local Members: Councillor Annwen Daniels and Councillor Gruffydd Williams

Apologies:

Apologies were received from Councillor Huw Wyn Jones,

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SUBJECT

Item 5.1: Application Number: C21/0175/26/LL FFERM CROSS FFORDD, Y WAUNFAWR, WAUNFAWR, CAERNARFON, GWYNEDD

Erection of a primary healthcare centre, access, parking and drainage

DECISION:

To delegate powers to the Assistant Head of the Environment Department to approve the application, subject to the following conditions:-

1. **Five years.**
 2. **In accordance with the plans.**
 3. **Slates.**
 4. **Samples of external materials.**
 5. **Undertake the landscaping work within a specified period.**
 6. **Highways Conditions.**
 7. **Submit a Construction Environmental Management Plan (to include a pollution prevention plan to be able to undertake a detailed assessment of the impact of the development on afon Gwyrfai).**
 8. **Submit a Biodiversity Enhancements and Habitats Management Plan.**
 9. **Submit a Bio-security Risk assessment.**
 10. **Comply with mitigation measures noted in the Preliminary Ecological Assessment.**
 11. **Submit details of site boundary treatments (to indicate location and type of fences etc.)**
 12. **Agree with details of a Welsh name for the centre and associated signage/notices.**
 13. **Working hours limited to 08:00 - 18:00 during the week, 08:00 - 13:00 on a Saturday and no working at all on Sundays and Bank/National Holidays.**
 14. **Submit a plan to install a barrier across the proposed access.**
 15. **Submit an external lighting plan.**
 16. **A condition to safeguard trees that are on the site boundaries.**
 17. **Grasscrete condition on the parking area near the houses**
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Note: Submit a sustainable water drainage system (SuDS) plan to the Council's Water and Environment Unit.

THE RESULT OF THE VOTE

In favour	12
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Local Member: Councillor Edgar Owen as he lived next door to the present medical centre

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SUBJECT

Item 5.2: Application number: C20/0533/35/LL EISTEDDFA CARAVAN AND CAMPING SITE, PENTREFELIN, GWYNEDD, LL52 0PT

Change of use of land for the siting of 42 touring caravans together with the formation of associated access road, landscaping and the erection of a toilet block.

DECISION:

To delegate powers to the Assistant Head of the Environment Department to approve the application, subject to the following conditions:-

1. Time
2. In accordance with the plans.
3. Holiday use only and keep a register.
4. Holiday season - 1 March to 31 October
5. Limit the number of touring units to 92, no tents and retain the same number of static caravans.
6. No storing of touring caravans on the site.
7. Complete the landscaping work.
8. Welsh Water
9. Agree on the colour of the facilities building.
10. The timber on the facilities building to be left to weather naturally.

THE RESULT OF THE VOTE

In favour	8
Against	3
Abstentions	1

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
Local Member: Councillor Stephen Churchman

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SUBJECT

Item 5.3: APPLICATION NUMBER C21/0257/03/LL CAR PARK ALONG CLASS 3 ROAD TO TANYGRISIAU

Change the use of the existing car park into a bus depot

DECISION:

To defer in order to conduct further discussions regarding an alternative site.

THE RESULT OF THE VOTE

In favour	9
Against	4
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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SUBJECT

Item 5.4 APPLICATION NUMBER C21/0167/42/DT TAN Y MYNYDD, MYNYDD NEFYN, NEFYN, PWLLHELI, LL53 6LN

Demolition of existing external store, alterations to the existing main house and part single-storey, part two-storey extension to side and rear to create more living space

DECISION:

To refuse, contrary to the recommendation:

Reasons for refusal:

The extension was considered to be

- **an over-development that would have a detrimental impact on the area's visual amenities**
- **would have a detrimental impact on views into and out of the AONB, contrary to Policy PCYFF 3 and MG 1 of the LDP.**

In accordance with the Procedural Rules, the following vote was recorded:

In favour	Stephen Churchman, Elwyn Edwards, Simon Glyn, Louise Hughes, Berwyn Parry Jones, Gareth T Jones, Dilwyn Lloyd, Edgar Owen, Eirwyn Williams and Owain Williams (12)
Against	Anne Lloyd Jones (1)
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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SUBJECT

Item 5.5 APPLICATION NUMBER C20/0870/45/LL LAND NEAR YSGUBOR WEN, PWLLHELI, LL53 5UB

Erection of five dwellings together with access, parking and landscaping

DECISION:

To delegate powers to the Assistant Head of the Environment Department to approve the application subject to determine an appropriate discount to limit the value of the two affordable houses and the completion of a Section 106 Agreement to ensure that both houses are affordable for local need and to relevant conditions relating to:

1. Time
2. Compliance with plans
3. Agree on details of external materials including slate and finishes
4. Landscaping / Trees
5. Drainage matters
6. Biodiversity Matters
7. Archaeological Matters
8. Removal of PD Affordable Housing rights
9. Highways Matters
10. Agree on a Welsh name/signs
11. Agree on a Building Management Plan
12. Protection measures and improve the hedge
13. Agreement on boundary treatment details

Notes: SUDS and Welsh Water

In favour	11
Against	1
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Berwyn Parry Jones (a Member of the Board of Adra) - not a prejudicial interest.

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SUBJECT

Item 5.6 APPLICATION NUMBER C20/0348/35/LL LAND OPPOSITE COED MAWR WOODLAND, CRICIETH, LL52 0ND

Use of land for permanent alternative camping / glamping

The application had been formally withdrawn 15/06/21

THE RESULT OF THE VOTE

In favour	
Against	
Abstentions	

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
