

**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 July 2021

Virtual Meeting

Present: Vice-chair: Councillor Gareth A Roberts

Councillors: Stephen Churchman, Elwyn Edwards, Simon Glyn, 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), Aneurin Rhys Roberts (Development Control Officer) and Lowri Haf Evans (Democracy Services Officer)

Others invited:

Local Members: Councillor Judith Humphreys, Councillor Mike Stevens and Councillor Gruffydd Williams

Apologies:

Apologies were received from Councillors Louise Hughes, Eric M Jones and Huw Wyn Jones

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Date of Planning Committee Meeting	12 July 2021
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SUBJECT

Item 5.1: Application Number C21/0430/22/LL Land near Oxton Villa, Ffordd Haearn Bach, Penygroes

Application for erecting an affordable dwelling with associated access, parking and associated landscaping

DECISION:

To defer the decision in order to hold further discussions with the applicant to find out

- What was the current 'need'?
- Had he considered erecting another affordable dwelling on the site to get more value from the plot?
- Was he willing to consider a local need 106 agreement – affordable home on the property?

THE RESULT OF THE VOTE

In favour	11
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

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Date of Planning Committee Meeting	12 July 2021
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SUBJECT

Item 5.2: Application Number C20/1093/24/LL – Land near Talardd, Dinas, Caernarfon

Application to erect 16 dwellings with associated access, parking and landscaping

DECISION:

To defer in order to:

- Assess a habitats management statement
- Re-assess the assessment after confirmation that all houses are affordable homes
- Re-assess the linguistic statement and how the change affects linguistic matters
- Include the late observations in the assessment

THE RESULT OF THE VOTE

In favour	10
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Berwyn Jones as he was a Member of the Board of Adra.

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Date of Planning Committee Meeting	12 July 2021
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SUBJECT

Item 5.3: Application Number C21/0376/34/LL Plot of land, Road from Capel Ebenezer passing Bryn Eisteddfod and Gilfach to the South of the Junction near Penarth, Clynnog Fawr, Clynnog

Application for the erection of a two-storey house with garage

DECISION:

To defer

- **Need to re-advertise the application with the correct address – re-consult and re-position a site notification.**

THE RESULT OF THE VOTE

In favour	10
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
Local Member: Councillor Owain Williams

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SUBJECT

Item 5.4 Application Number C20/0102/33/LL Plas yng Ngheidio, Ceidio, Pwllheli

Extend the existing touring caravan site to land nearby by creating a new access from the existing camping site, move the location of one touring caravan and add eight new touring caravans.

DECISION:

To defer at the applicant's request.

- to note a deferral until September 2021

THE RESULT OF THE VOTE

In favour	10
Against	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 C21/0483/33/LL Plas yng Ngheidio, Ceidio, Pwllheli

Demolition of existing agricultural shed and the erection of a new agricultural shed in its place to store machinery and feed.

DECISION:

To approve with conditions

- 1. Commence within five years.**
- 2. In accordance with the plans**
- 3. A grey coloured finish to match the existing sheds**
- 4. Agricultural use condition**

Note: Sustainable Drainage (SUDS)

RESULT OF VOTE:

In favour	11
Against	0
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 5.6 Application Number C20/0877/09/LL Pall Mall Caravan Park, Ffordd Bryncrug, Tywyn

To site 9 static holiday caravans in lieu of 12 touring caravans and to propose environmental improvements

DECISION

To refuse the application

- 1. The proposal is very vulnerable to harm and is located within a C1 flood zone. The proposal is not part of a regeneration strategy or strategy by the local authority and neither does it contribute to key employment objectives that are supported by the local authority and other key partners. The proposal is not located on previously developed land either and the Flood Consequence Assessment submitted with the application fails to show that risks and flood consequences can be managed to an acceptable level. Therefore, the proposal does not meet the justification requirements included in paragraph 6.2 of Technical Advice Note Wales: Development and Flood Risk and, as a result, it is also contrary to the requirements of Policy PS 6 of the Gwynedd and Anglesey Joint Local Development Plan.**
 - 2. The increase in the proposed number of static holiday caravans is not small, or commensurate with the scale of the proposed improvements for the site and it is above the recommended increase of 10% in the original numbers on the site, therefore, it is contrary to the principles of point 4 of policy TWR 3 of the Anglesey and Gwynedd Joint Local Development Plan and Supplementary Planning Guidance: Tourist Facilities and Accommodation.**
 - 3. Insufficient consideration was given to landscaping matters as part of the proposal. In light of this, it is not considered that the proposal would add towards maintaining or enhancing the landscape and that the proposal is contrary to the requirements of Policy PCYFF 4 of the Anglesey and Gwynedd Joint Local Development Plan.**
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THE RESULT OF THE VOTE

In favour	5
Against	3
Abstentions	1

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Anne Lloyd Jones as she was a neighbour and a friend of the applicant.

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SUBJECT

Item 5.7 Application Number C21/0332/42/DA Terfyn Lôn Terfyn, Morfa Nefyn, Pwllheli, Gwynedd,

Non-material amendments to permission C19/0982/42/LL to retain enlarged veranda

DECISION

Approve with conditions

Non-material Amendment:

The amendment hereby permitted shall be carried out in strict conformity with the details shown on plan 03/DR19, submitted to the Local Planning Authority on 21 June 2021, and contained in the application form and in any other documents accompanying the application, notwithstanding any condition(s) to amend that plan included in this planning decision. Notwithstanding the amendments hereby permitted, the remainder of the development must be completed in strict conformity with the details and conditions included in planning permission number C19/0982/42/LL.

THE RESULT OF THE VOTE

In favour	8
Against	0
Abstentions	1

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
Local Member Councillor Gareth T Jones

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SUBJECT

Item 5.8 Application Number C21/0111/45/LL Land near Cae Llan, Denio, Penrallt, Pwllheli

A full application for a residential development to include 14 new dwellings together with access, estate road and footway, parking, landscaping and sewage pumping station.

DECISION

To delegate the right for the Assistant Head of Department to approve the application, subject to completing a Section 106 Agreement to secure a financial contribution towards play areas and to ensure provision of four affordable dwellings. Also, conditions involving the following should be implemented:

1. Timescales
2. In accordance with the approved plans.
3. Permitted development restriction on the affordable dwellings.
4. Materials
5. Welsh Water / SUDS
6. Construction times
7. Finished floor levels
8. Privacy screens for balconies on plots 5 and 10
9. Highways access conditions
10. Landscaping
11. Protecting trees
12. Archaeological investigation
13. Welsh language mitigation measures – to advertise the site, names of the estate and the houses

For information: SUDS

THE RESULT OF THE VOTE

In favour	9
Against	0
Abstentions	1

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.

Members had received an e-mail from the Local Member and a reply to the e-mail in question from the applicant

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SUBJECT

Item 5.9 Application Number C21/0368/42/DT Tyn Y Mynydd, Mynydd Nefyn, Nefyn, Pwllheli

Single-storey side extension

DECISION

To refuse the application contrary to the recommendation

- **Design and materials of the extension were out of character**
- **Impact on the AONB and the Dark Sky Status**

THE RESULT OF THE VOTE

In favour	7
Against	3
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
