

**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)**

**6 September 2021**

**Virtual Meeting**

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

**Councillors:** Stephen Churchman, Elwyn Edwards, Simon Glyn, Anne Lloyd Jones, Berwyn Parry Jones, Gareth T Jones, Huw Wyn Jones, Louise Hughes, Dilwyn Lloyd, Edgar Owen, Eirwyn Williams and Owain Williams

**Officers:** Gareth Jones (Assistant Head of Planning and the Environment), Sion Huws (Senior Solicitor), Keira Sweenie (Planning Manager), Gwawr Hughes (Development Control Team Leader), Aneurin Rhys Roberts (Development Control Officer), Idwal Williams (Senior Development Control Officer), Iwan ap Trefor (Development Control Senior Engineer) and Lowri Haf Evans (Democracy Services Officer)

**Others invited:**

Local Members: Councillors Menna Baines, Judith Humphreys, Dewi W Roberts, Paul Rowlinson, Angela Russell and Elfed Williams

**Apologies:**

None to note

**GWYNEDD COUNCIL**

## PLANNING COMMITTEE DECISION NOTICE

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Date of Planning Committee Meeting
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6 September 2021
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### SUBJECT

**ITEM 5.1: APPLICATION NUMBER C20/0805/13/LL LAND NEAR GWERNYDD, BETHESDA, LL57 3TY**

Creation of a car park for 30 vehicles, create a new vehicular access, footpaths together with the installation of 2 charging points for electric cars and a pay and display machine

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

1. 5 years
2. In compliance with plans
3. Provide a CEMP
4. Provide a Landscaping Plan
5. Provide a Construction Traffic Plan
6. Archaeological matters
7. Conform to the Initial Environmental Assessment requirements and suggestions
8. No lighting except for what has been agreed
9. Boundary treatment to be completed prior to using the parking bays

**Notes**

- Ordinary Watercourse Consent
- SUDS
- Welsh Water

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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

No declarations of personal interest or relevant dispensations were received.

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**SUBJECT**

**Item 5.2: Application Number C21/0367/39/DT Sandpiper Lôn Rhoslyn, Abersoch, Pwllheli, Gwynedd, LL53 7BD**

**Extensions and adaptations**

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**DECISION:**

**To refuse the application**

**Reasons:**

**Over-development and detrimental effect on adjacent property.**

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**THE RESULT OF THE VOTE**

In favour	7
Against	5
Abstentions	1

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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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## PLANNING COMMITTEE DECISION NOTICE

(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: Application Number C20/0485/18/AC Victoria Terrace, High Street, Deiniolen, Gwynedd LL55 3LT

Vary condition 2 of planning permission number C17/0438/18/LL for a residential development in order to extend the period of three years to enable the submission of a reserved matters application

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

1. Commencement of the work
2. Submitting reserved matters.
3. Materials and finishes (including natural slate for the roofs).
4. Access and parking
5. Landscaping.
6. Removal of permitted development rights for the affordable houses.
7. Welsh Water conditions relating to safeguarding the sewers.
8. Conditions of Natural Resources Wales regarding land and surface water drainage.
9. Update the conditions regarding mitigation measures of the ecological assessment.
10. Agree on details regarding Welsh names for the development together with advertising signage informing and promoting the development

**Note:** Need to submit a sustainable drainage system application to be agreed with the Council.

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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

No declarations of personal interest or relevant dispensations were received.

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**SUBJECT**

**Item 5.4 Application Number C21/0546/00/LL Richmond House High Street, Barmouth, Gwynedd, LL42 1DW**

**Conversion of lower ground and ground floor of the building into a farm shop including a wooden advertising box on the forecourt.**

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**DECISION:**

**To approve with conditions**

- 1. Commence within five years.**
  - 2. In accordance with plans.**
  - 3. Welsh and / or bilingual signs.**
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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**

No declarations of personal interest or relevant dispensations were received.

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### SUBJECT

Item 5.5 Application Number C21/0495/34/LL Penlon, Clynnog Fawr, Caernarfon, LL54 5PE

Construction of a new house

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### DECISION:

To defer in order to hold further discussions with the agent to discuss the way forward, e.g. is there an intention to amend the plans?

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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.

Councillor Owain Williams - Local Member

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**GWYNEDD COUNCIL**

## PLANNING COMMITTEE DECISION NOTICE

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### SUBJECT

Item 5.6 Application Number C21/0376/34/LL Land near Plas Beuno, Clynnog Fawr, LL54 5P

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

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### DECISION

To refuse

1. The proposed house is contrary to criterion 13 of policy PS5, criterion 1 of policy PCYFF 2 and criterion 1 and 10 of policy PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan 2017 because of the size and scale and design of the new dwelling specifically its height, bulk, land and ground levels which means that the proposal is not in keeping with the area's building pattern.
  2. The proposed house is contrary to criterion 13 of policy PS5, criterion 7 of policy PCYFF2 and criterion 10 of policy PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan 2017 due to the size and scale and design of the new dwelling specifically its height, bulk, land and ground levels and the location of the windows on the northern elevation which means that the proposal causes a significantly detrimental impact on the amenities and privacy of the residents of the property situated in adjacent to the site.
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### THE RESULT OF THE VOTE

In favour	11
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.  
Councillor Owain Williams - Local Member

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**SUBJECT**

**Item 5.7 Application Number C21/0337/38/DT Derwen Deg, Llanbedrog, Pwllheli, LL53 7UA**

**To demolish a single-storey garage. Erect a double garage with annexe above, for the personal use of the applicant and family and friends occasionally.**

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**DECISION**

**To refuse**

**Reasons:**

**Over-development and harmful visual impact**

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**THE RESULT OF THE VOTE**

In favour	12
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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**SUBJECT**

**Item 5.8 Application Number C19/1089/22/LL Tredafydd, High Street, Penygroes, LL54 6PW**

**Full application to construct 12 dwelling houses with an access, parking and associated infrastructure**

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**DECISION**

**To delegate the right for the Assistant Head of Department to approve the application, subject to reaching an agreement on the level of the financial contribution towards education and to complete a 106 Agreement to secure a financial contribution towards play areas and education and a condition to provide two affordable homes and the following conditions:**

- 1. Five years.**
  - 2. In accordance with the documents/plans submitted with the application.**
  - 3. Natural slate.**
  - 4. Samples of materials and colours for the houses to be agreed with the LPA.**
  - 5. Highways Conditions.**
  - 6. Soft and hard landscaping.**
  - 7. Biodiversity conditions**
  - 8. Agree on details regarding Welsh names for the development together with advertising signage informing of and promoting the development within and outside the site.**
  - 9. Removal of general development rights.**
  - 10. Submit a Construction Method Statement including parking provision for the builders' vehicles, working hours, deliveries, etc.**
  - 11. Submit outdoor lighting details to be agreed with the LPA before they are installed.**
  - 12. Safeguard the open space for the future**
  - 13. Provision of bin sites**
  - 14. Contaminated land matters**
  - 15. Drainage / Welsh Water conditions**
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**Note: Inform the applicant of the need to submit a sustainable drainage strategy plan for approval by the Council's Water and Environment Unit.**

**Note: Inform the applicant of the response of Welsh Water and Natural Resources Wales.**

**Note: Various Highways notes**

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#### **THE RESULT OF THE VOTE**

In favour	10
Against	0
Abstentions	2

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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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**SUBJECT**

**Item 5.9 Application Number C21/0277/39/DT Tŷ Coed Lôn Gwydryn, Abersoch, Pwllheli**

**First-floor extension above the existing garage together with a first-floor extension to create a veranda**

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**DECISION**

**To refuse**

**Reasons: Over-development, harmful visual impact and harmful impact on the privacy of neighbouring houses**

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**THE RESULT OF THE VOTE**

In favour	9
Against	0
Abstentions	3

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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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**SUBJECT**

**Item 5.10 Application Number C20/1056/25/LL Tŷ Menai, Ffordd Penlan, Parc Menai, Bangor**

**Change of use of building from Use Class B1 (offices) to Use Class D1 (non-residential establishments) together with changes to the external elevations of the building, creating an access road, bus parking and footpaths**

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**DECISION**

**Recommend that the appeal is refused on the following basis:**

- 1. The proposal is contrary to the requirements of Policy ISA3 of the Gwynedd and Anglesey Joint Local Development Plan (2017) which states that the sequential test should be adopted when determining the location of proposals for further and higher education with priority given firstly to existing further or higher education sites or, secondly, on sites which have a close association with an existing campus. On this basis, it is considered that the proposal does not comply with criteria 1 and 2 of Policy ISA3 of the LDP or with national policies based on the requirements of 'Future Wales: The National Plan 2040 (2021)' and 'Building Better Places: The Planning System Delivering Resilient and Brighter Futures' (July 2020).**
  - 2. The proposal is contrary to the requirements of Policy PS13 and CYF1 of the Anglesey and Gwynedd Joint Local Development Plan (2017) which states that land and units on existing employment sites (Parc Menai is listed in the Policy) are safeguarded for employment/business enterprises.**
  - 3. The proposal is contrary to the requirements of Policy PCYF 5 of the Gwynedd and Anglesey Joint Local Development Plan 2017 and Supplementary Planning Guidance: Change of Use of Community Facilities and Services, Employment Sites and Retail Units (2021), which states that proposals to release land on existing employment sites that are protected for Use Class B1, B2 or B8 in accordance with Policy PCYF1 for alternative use will only be approved in exceptional circumstances. Based on the information submitted**
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with the application (and the separate reason for refusal, based on Policy ISA 3), the Local Planning Authority does not consider that exceptional circumstances have been proven. Furthermore, and without robust marketing activity and robust evidence regarding why buildings cannot be adapted to overcome the matters identified, there is no evidence that the site is unlikely to be used in the short or long term for the original use or safeguarding use, and that there is no viable business or industrial use for the site. In addition, there is no over-provision of employment sites within the vicinity; educational use would have a detrimental impact on employment use in nearby sites and the Local Planning Authority is not convinced that other suitable alternative sites exist for the proposed purpose.

4. The proposal is contrary to the requirements of Policy PCYFF2 of the LDP, which states that proposals will be refused if: (i) they have a significant detrimental impact on health, safety or amenities of the owners of local property, land uses or other property or the features of the local area due to an increase in activities, noise disturbance, litter or other forms of pollution or disturbance and (ii) land that has been designated for other developments. It is anticipated that the nature of the use of the further and higher education facility would increase the noise/disturbance and movements of pedestrians/students within and around the site, e.g. during lunch hours or free lectures.

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#### THE RESULT OF THE VOTE

In favour	11
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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