

**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 March 2022**

**Virtual Meeting**

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

**Councillors:** Stephen Churchman, Elwyn Edwards, Louise Hughes, Anne Lloyd Jones, Berwyn Parry Jones, Gareth T Jones, Huw Wyn Jones, Cai Larsen, 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 (Planning Manager), Medi Emlyn Davies (Development Control Officer), Iwan ap Trefor (Senior Engineer - Development Control) and Lowri Haf Evans (Democracy Services Officer)

**Others invited:**

Local Members: Councillors Gareth Williams, Aled Wyn Jones and Peter Garlick

**Apologies:**

Apologies were received from Councillor Dilwyn Lloyd and Councillor Simon Glyn; Councillor Kevin M Jones and Councillor Aled Evans (Local Members)

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Date of Planning Committee Meeting	21 March 2022
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**SUBJECT** Item 5.1: Planning Application C22/0047/15/DT 2 Thomas Street, Llanberis, Caernarfon, Gwynedd, LL55 4HW

Application to erect a lean-to canopy roof to the front of the property

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**DECISION:** To approve

**Conditions:**

1. Time
  2. In accordance with 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.

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**SUBJECT: Item 5.2: Application Number C22/0032/32/DT Efail Glandwr, Sarn Mellteyrn, Pwllheli, Gwynedd, LL53 8DY**

**Creation of vehicular access to road**

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**DECISION: To approve**

**Standard conditions including:**

**Five years in accordance with the plans, levels, materials and landscaping**

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### THE RESULT OF THE VOTE

In favour	8
Against	4
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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**SUBJECT: Item 5.3 APPLICATION NUMBER C21/0835/19/LL Llain Meddygon, Caeathro, Caernarfon, Gwynedd, LI55 2TH**

**Proposed erection of replacement buildings (partially retrospective) for use as a commercial workshop, store and garages, and for retrospective consent for the formation of new entrance and access road and also for the demolition of a garage and large shed**

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**DECISION: To approve**

**Standard conditions including**

**Five years, in accordance with the plans, materials, landscaping, completion of access, B2 use only and to be implemented by Llain Meddygon residents only, should the B2 use cease the building must be used for a purpose associated with Llain Meddygon only**

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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.

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**GWYNEDD COUNCIL**

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**SUBJECT: Item 5.4 APPLICATION NUMBER C22/0078/38/LL Uwch Hafotty, Trefor, LL54 5NB**

**Conversion of building into a Holiday Unit**

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**DECISION: To delegate powers to the Senior Planning Manager to refuse:**

1. It is considered that the proposal is contrary to the requirements of criteria 2(i) and (ii) of Policy TWR 2 as well as criterion 3(i) of Policy CYF 6 of the Anglesey and Gwynedd Joint Local Development Plan 2017 and to the advice included in Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside' and Technical Advice Note 23: Economic Development due to the fragile and dilapidated condition of the existing structure.
  2. The proposal involves the creation of new holiday accommodation in open countryside away from the main road network. It is not considered that the proposal makes use of a suitable site in the countryside as it is an unsustainable site where the majority of the visitors would be dependent on private vehicle use. The proposal, therefore, does not comply with the relevant requirements of policies PS 14 and PS 5 of the Anglesey and Gwynedd Joint Local Development Plan, 2017, along with the advice contained in Supplementary Planning Guidance: Tourist Facilities and Accommodation and Maintaining and Creating Distinctive and Sustainable Communities, Technical Advice Note 18: Transportation and Planning Policy Wales, Edition 11, 2021.
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### THE RESULT OF THE VOTE

In favour	9
Against	2
Abstentions	1

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### DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Cai Larsen as he was an acquaintance of the applicant

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**SUBJECT: Item 5.5 APPLICATION NUMBER C21/0573/33/LL Nant, Boduan, Pwllheli, Gwynedd**

**Siting of five seasonal wooden camping pods, erection of shower / toilet unit, installation of a domestic sewage treatment plant and landscaping works.**

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**DEFERRED - NO DISCUSSION.**

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### THE RESULT OF THE VOTE

In favour	0
Against	0
Abstentions	0

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### DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

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**SUBJECT: Item 5.6 APPLICATION NUMBER C21/1240/41/AC Bryn Hyfryd, Chwilog, Pwllheli, Gwynedd, LL53 6SF**

**Variation of condition 2 of Planning permission C18/1055/41/LL to extend the time allowed to submit reserved matters.**

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**DECISION: To approve**

- 1. Time**
- 2. Reserved matters to be submitted within three years**
- 3. Re-list all the conditions from the previous permission C14/01113/41/AM**
- 4. In accordance with the 106 agreement associated with the previous application**
- 5. SUDS drainage note**

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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.

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**SUBJECT: Item 5.7 APPLICATION NUMBER C21/0665/40/LL Gefail y Bont Lôn Boduan, Efailnewydd, Pwllheli, Gwynedd, LL53 6DN**

**Application for the change the use of land into a touring caravan site for 19 units, including the provision of a toilets and shower building, track and play area within the site.**

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**DECISION: To approve**

**Standard conditions including:**

**Five years, in accordance with the plans, materials, landscaping, touring use only, holiday use only and maintain register, holiday season 1 March - 31 October**

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**THE RESULT OF THE VOTE**

In favour	6
Against	4
Abstentions	1

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**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

Councillor Owain Williams as he owned a caravan site

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**SUBJECT: Item 5.8 Application NUMBER C21/0668/43/LL Land near Uwch y Don, Bwlch Gwynt, Pistyll, Pwllheli, LL53 6LP**

**Construction of affordable dwelling**

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**DECISION: To approve**

**THE APPLICATION WILL BE REFERRED TO A COOLING OFF PERIOD**

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### THE RESULT OF THE VOTE

In favour	11
Against	1
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 5.9 APPLICATION NUMBER C21/1010/32/LL Caerau, Llangwnadl, Pwllheli, LL53 8NS**

**Conversion of outbuilding to provide an affordable dwelling, together with alterations to existing vehicular access, installation of a package treatment plant and associated works.**

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**DECISION: To approve**

**Standard conditions including:**

**Five years in accordance with the plans, materials, landscaping, PD restriction**

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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.

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