

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)

26 September 2022

Virtual Meeting

Present:

Councillors: Elwyn Edwards, Delyth Lloyd Griffiths, Louise Hughes, Gareth T. Jones, Huw Wyn Jones, Cai Larsen, Anne Lloyd Jones, Edgar Owen, Huw Rowlands, Gareth Coj Parry and Gruffydd Williams

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Iwan Evans (Head of Legal Services), Keira Sweenie (Planning Manager), Gwawr Teleri Hughes (Development Control Team Leader), Iwan ap Trefor (Traffic Services and Projects Manager) and Lowri Haf Evans (Democracy Services Officer)

Others invited:

Local Members: Councillors Elin Walker Jones and Gareth Williams

Apologies:

Apologies were received from Councillors Elin Hywel, Elwyn Jones, Gareth A Roberts and John Pughe Roberts

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Date of Planning Committee Meeting

26 September
2022

**SUBJECT: Item 5.1 APPLICATION NUMBER C22/0615/30/DT
Pelydryn, Aberdaron, Pwllheli, Gwynedd, LL53 8BE**

To erect a side extension as storage

DECISION: To refuse

It was considered that the proposal did not demonstrate a high-quality design and therefore it was contrary to the principle of policy PCYFF 3 Design and Place Shaping of the Anglesey and Gwynedd Joint Local Development Plan (2017).

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.

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**SUBJECT: Item 5.2 APPLICATION NUMBER C22/0571/45/MG
Former hockey field, Allt Salem, Pwllheli, LL53 5UB**

Appearance and design of the dwellings to include materials, scale of dwellings and landscaping matters to include amended layout providing 14 dwellings rather than 15, to accommodate sustainable drainage system requirements

DECISION: To approve subject to conditions -

- 1. In accordance with the plans.**
- 2. Work to be undertaken in accordance with method statement included in appendix 4 of the Trees Impact Assessment.**
- 3. New trees to derive from local seed and planted in accordance with BS 8545:2014 requirements.**

A note that condition 12 of the outline permission relating to drainage matters has been discharged as part of this permission.

SUDS note

THE RESULT OF THE VOTE

In favour	9
Against	0
Abstentions	1

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Councillor Cai Larsen as he was a member of the Board of Adra

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**SUBJECT: Item 5.3 APPLICATION NUMBER C21/0718/41/LL
Land opposite Bron Eifion Lodge, Cricieth, LL52 0RY**

Construction of new school and associated works including external play and learning areas, on-site parking and new access to the highway

DECISION: To approve with conditions

- 1. Time (five years)**
- 2. In accordance with the plans.**
- 3. Agree on final materials and colours**
- 4. Transport conditions**
- 5. Archaeological conditions**
- 6. Landscaping work to be undertaken in accordance with the trees report and the landscaping plan.**
- 7. Submit and agree upon a detailed plan to show the location of the trees proposed to be planted on the site.**
- 8. In accordance with the ecology reports and the bats report.**
- 9. No trees, hedgerows, vegetation to be removed during the bird nesting season (1 April to 31 August) unless it can be proven in writing that the work would not harm nesting birds.**
- 10. Prior to the commencement of any work a plan to protect reptiles during the construction period needs to be submitted and agreed.**
- 11. Prior to commencement of the building work submit and agree on a plan to ensure that the movement of badgers will not be restricted.**
- 12. Prior to commencing any work a pollution prevention plan needs to be submitted and agreed.**
- 13. To submit and agree on a tree felling plan to reduce the impact on bats.**
- 14. Limit working hours during the construction period.**
- 15. A Welsh name for the school.**
- 16. Standard condition for major developments to inform about the commencement of the work.**

Notes

- 1. Welsh Water**
 - 2. Natural Resources Wales**
 - 3. Highways**
 - 4. Network Rail**
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5. SUDS

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.

GWYNEDD COUNCIL PLANNING COMMITTEE DECISION NOTICE

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**SUBJECT: Item 5.4 APPLICATION NUMBER C21/0993/35/LL
Land near Coed Mawr, Cricieth, LL52 0ND**

Use of land for permanent alternative camping / glamping (9 pods) (Re-submission of application C20/0348/LL)

DECISION: To refuse

Reasons

- 1. Criterion 1 (iii) of policy TWR 3 notes that development will only be granted if adequate access can be provided without significantly harming landscape characteristics and features. Due to the need to undertake alterations to the existing access to create a safe access to the site it is deemed that this would have an unacceptable detrimental effect on the rural character and visual amenities of the area (which includes the nearby grade II listed bridge) which is contrary to the requirements of criterion 1 (iii) of policy TWR 3, together with policy PS20 of the Anglesey and Gwynedd Joint Local Development Plan 2017. In the same manner, due to the essential changes to the access together with the location of the access to serve the proposed development it is considered that this part of the proposal would cause unacceptable harm to the safe and effective operation of the highway and the proposal is contrary to the requirements of Policy TRA 4 of the LDP.**

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 C22/0521/42/DT
Llys Awel, 5 Maes Terfyn, Morfa Nefyn, Pwllheli, Gwynedd, LL53 6BA

Extension to the front of the property

DECISION to approve the application contrary to the recommendation

Conditions:

- 1. Five years**
- 2. In accordance with the submitted plans;**

THE RESULT OF THE VOTE

In favour	9
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 5.6 APPLICATION NUMBER C21/1091/41/LL
Land near Maes Llwyd, Llanystumdwy, LL52 0SQ**

Erection of 6 houses (2 affordable), creation of a new vehicular access, parking provision and associated work

DECISION: To delegate powers to the Head of Environment Department to approve the application subject to conditions, to the completion of a 106 agreement to secure provision of two affordable houses and to discuss the parking details of plot number 1:

Conditions

- 1. Five years.**
- 2. In accordance with the plans.**
- 3. Agree on the details of the external finish, including slate**
- 4. Submission and approval of a Landscaping Plan which incorporates the soft landscaping for the boundary treatments, retention and reinforcement of hedges and inclusion of ecological enhancements.**
- 5. Prevent the installation of additional windows in the gable ends of the houses.**
- 6. Removal of permitted development rights for the affordable houses.**
- 7. Conditions relating to the floor level of the development / flood matters.**
- 8. Affordable Matters**
- 9. Archaeological Matters**
- 10. Highways Matters**
- 11. Sustainable Drainage Matters**
- 12. Welsh name for the housing estate and houses.**
- 13. Affordable housing condition**

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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**SUBJECT: Item 5.7 APPLICATION NUMBER C22/0608/11/DT
33 Bryn Eithinog, Bangor, Gwynedd, LL57 2LA**

Extension and alterations to the front of the property, as well as converting the attic space into a bedroom and a bathroom and a two-bedroom annexe at the back of the dwelling to provide additional accommodation.

DECISION: To refuse, contrary to the recommendation

Reasons:

- 1. That the proposal is contrary to policy PCYFF 3 as it is an over-development of the site**
- 2. It would have a detrimental effect on the amenities of neighbouring residents.**

THE RESULT OF THE VOTE

In favour	9
Against	2
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
