

CYNGOR GWYNEDD PLANNING COMMITTEE DECISION NOTICE

(Section 100C of the Local Government Act 1972 (as amended by the Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020)

17 April 2023

Hybrid Meeting (multi-location)

Present:

Councillors: Elwyn Edwards, Delyth Lloyd Griffiths, Louise Hughes, Elin Hywel, Elwyn Jones, Gareth T Jones, Huw Wyn Jones, Anne Lloyd Jones, Cai Larsen, Edgar Owen, Gareth A Roberts, John Pughe Roberts, Huw Rowlands and Gruffydd Williams

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Iwan Evans (Head of Legal Services), Keira Sweenie (Planning Manager), Idwal Williams (Development Control Team Leader), Miriam Elen Roberts (Solicitor) and Lowri Haf Evans (Democracy Services Officer).

Apologies:

Apologies were received from Councillor Gareth Coj Parry and Councillor Rheinallt Puw (Local Member)

Others invited - Local Members

Councillor Elin Walker Jones
Councillor John Pughe

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Date of Planning Committee Meeting	17 April 2023
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SUBJECT: Item 5.1 C23/0179/11/DT 33 Bryn Eithinog, Bangor, Gwynedd, LL57 2LA

Extension and alterations to a property, together with conversion of the roof space into a bedroom and bathroom and an annex to the rear of the dwelling.

DECISION: To refuse

Reason:

The proposed development would be tantamount to an over development of a residential domestic property and due to its scale, setting and height it would create an oppressive element that would dominate nearby private property and would harm the amenities of local residents contrary to the requirements of Policies PCYFF 2 and PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan.

THE RESULT OF THE VOTE

In favour	11
Against	2
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 C22/0950/11/LL
340 High Street, Bangor, Gwynedd, LL57 1YA

Change of use of a former night club to 9 self-contained one-bedroom flats

DECISION: To approve subject to conditions:

- 1. Time - Five years**
- 2. In accordance with the plans**
- 3. Restrict the use to C3 use class residential dwellings only**

Note: Welsh Water

THE RESULT OF THE VOTE

In favour	13
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	17 April 2023
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SUBJECT: Item 5.3 C23/0072/16/LL Plot C6, Parc Bryn Cegin, Llandygái, Bangor

Erection of a building for Use Classes B1/B2/B8 (with a Trade Counter in any B8 unit) and a building to be used as a Builders Merchant (storage, distribution, trade counter, offices, and ancillary retail), with an associated external storage area, display area, access, parking, lighting, fences, hard and soft landscaping.

DECISION: To delegate powers to the Senior Planning Officer to approve the application subject to completing discussions regarding highways and archaeology matters as well as material planning conditions relating to:

1. Time
2. Compliance with the plans
3. The development shall be implemented in accordance with the recommendations in the ecological report / landscaping plan
4. Archaeology conditions
5. Permitted use of units 1 - 6 (Building 1) for any purpose within Use Class B1, B2 or B8
6. Ensure Welsh / Bilingual signs
7. Opening Hours: 06:30 to 18:00 Monday to Friday, 06:30 to 17:00 Saturday and 08:00 to 16:00 Sunday / Bank Holidays

Notes

1. Welsh Water
2. Land Drainage Unit
3. Network Rail

THE RESULT OF THE VOTE

In favour	14
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	17 April 2023
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SUBJECT: Item 5.4 C23/0122/14/DT Bron y Gaer Ffordd Bethel, Caernarfon

Householder application to demolish existing rear extension, conservatory and external building and to be replaced with a two-storey side extension and a single storey extension to the rear of the property.

DECISION: To approve with conditions

1. Commence within five years.
 2. In accordance with the plans
 3. Slate roof
 4. Materials to be in-keeping.
 5. Surface Water Drainage condition
-

THE RESULT OF THE VOTE

In favour	14
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 5.5 C22/0256/13/LL

Brig y Nant, Coetmor New Road, Bethesda, LL57 3LU

Erection of 18 dwellings, new road and landscaping.

DECISION: To delegate powers to the Senior Planning Manager to approve the application subject to the applicant signing a Section 106 agreement to ensure an educational and open spaces financial contribution and the following conditions: -

1. Five years.
 2. In accordance with the plans/details submitted with the application.
 3. Submit and agree on soft and hard landscaping plans that confirm tree species.
 4. Secure a plan/arrangement to provide the affordable units e.g. mix, tenure, occupancy criteria, timetable and arrangements to ensure that units are affordable now and in perpetuity.
 5. Compliance with the recommendations of the following documents: Preliminary Ecological Assessment; Reptile Survey; Arboriculture Impact Assessment; Trees Survey and Botanical Survey Report.
 6. Agree on details regarding Welsh names for the development before the residential units are occupied for any purpose along with advertising signage informing and promoting the development.
 7. Working hours limited to 8:00-18:00 Monday to Friday; 08:00-13:00 Saturday and not at all on Sunday and Bank Holidays.
 8. Submit and agree with an Environmental Construction Management Plan to include measures to reduce noise, dust and vibration to be agreed with the LPA.
 9. Relevant conditions from the Transportation Unit regarding improvements to the access and parking spaces.
 10. Submit and agree to samples of materials and colours for the residential dwellings.
 11. Submit and agree to a biodiversity improvement plan to include details on lighting and bat roosts.
 12. Submit and agree to a Biosafety Risk Assessment to eradicate Japanese Knotweed that is located in parts of the site.
 13. Submit and agree on solar panel details.
 14. Submit and agree on the details of Land Survey Part 2 to assess the stability of the site.
 15. Create access from the site to the footpath
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Note - need to submit a sustainable drainage system application to be agreed with the Council.

Note - refer the applicant to Welsh Water observations and amended advice.

Note - refer the applicant to observations and advice from Natural Resources Wales.

THE RESULT OF THE VOTE

In favour	6
Against	6
Abstentions	1

As the result of the vote on the amendment was tied, the Chair used his casting vote in favour of the recommendation.

THE RESULT OF THE VOTE

In favour	7
Against	6
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 5.6 C23/0116/09/LL 1 Idris Villas, Tywyn, Gwynedd, LL36 9AW

Resubmission: Change the use of land to create storage/sales yard associated with the existing commercial premises, together with the erection of security fence, install hard standing area and alterations to the agricultural access to create vehicular access to the yard

DECISION: To defer in order to conduct a site visit

THE RESULT OF THE VOTE

In favour	12
Against	2
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
