

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)

19 June 2023

Hybrid Meeting (multi-location)

Present:

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

Officers: Gareth Jones (Assistant Head of Department - Planning and the Environment), Keira Sweenie (Planning Manager), Iwan Evans (Head of Legal Services), and Lowri Haf Evans (Democracy Services Officer).

Apologies:

Apologies were received from Councillor Elin Hywel and Councillor Gareth Roberts

Others invited - Local Member

Councillor Arwyn Herald Roberts for item 5.1

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Date of Planning Committee Meeting	19 June 2023
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SUBJECT: Item 5.1 APPLICATION NUMBER C23/0148/17/LL UWCHLAW'R RHOS, PENYGROES, CAERNARFON, GWYNEDD LL54 7UE

Construction of a rural enterprise house and associated work.

DECISION:

To approve contrary to the recommendation

Conditions:

- Five years
- In accordance with the plans
- Measures to improve biodiversity
- Archaeological survey
- Drainage plan
- Protect the public footpath
- Withdrawal of permitted rights
- Agricultural / rural enterprise employees' condition

THE RESULT OF THE VOTE

In favour	7
Against	3
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

Cllr Huw Wyn Jones because he knew the family

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SUBJECT: Item 5.2 APPLICATION NUMBER C17/0846/18/LL LAND AT BRO RHIWEN, RHIWLAS, LL57 4EL

Residential development of four affordable dwellings together with associated accesses and parking (amended scheme to that originally submitted)

DECISION: To delegate the right for the Assistant Head of Environment Department to refuse the application on the grounds of the following reasons: -

- 1. The proposal is contrary to the requirements of Policy PCYFF 2 (development criteria) of the Anglesey and Gwynedd Joint Local Development Plan 2017 as it does not comply with all relevant policies within the Plan that relate to proposals to develop affordable housing.**
- 2. The proposal is contrary to the requirements of Policy TAI 8 (appropriate housing mix), Policy TAI 15 (affordable housing threshold and distribution), Policy TAI 16 (exemption sites) along with the advice contained in the Supplementary Planning Guidance: Affordable Housing and Technical Advice Note 2: Planning and Affordable Housing as no firm evidence has been received from the applicant which undoubtedly confirms that the need for affordable housing on an exemption site in Rhiwlas has been proven and that the price of the houses themselves is affordable for local people.**
- 3. The proposal is contrary to the requirements of Policy PS 1 (the Welsh language and culture) along with the advice contained in the Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities as no firm evidence has been received which confirms that the development meets the needs of the local community that would protect and/or promote the Welsh language in Rhiwlas.**

THE RESULT OF THE VOTE

In favour	12
Against	0
Abstentions	0

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

No declarations of personal interest or relevant dispensations were received.
(Cllr Elwyn Jones – Local Member)

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Date of Planning Committee Meeting	19 June 2023
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SUBJECT: Item 5.3 APPLICATION NUMBER C23/0295/33/DT
Tŷ Ni, Ceidio, Pwllheli, Gwynedd, LL53 8YL

Extension to a dwelling to provide an accessible garage, therapy room and wet room for a disabled person

DECISION: To approve subject to conditions:

- 1. Five years**
- 2. In accordance with the plans**
- 3. Slates on the roof**
- 4. Finish to match**

Welsh Water Note
Biodiversity Note

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.
