

**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)**

**11 December 2023**

**Hybrid Meeting (multi-location)**

**Present:** Councillor Edgar Owen (Chair)  
Councillor Elwyn Edwards (Vice-chair)

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

**Officers:** Gareth Jones (Assistant Head of Planning and the Environment), Miriam Williams (Legal Services), Gwawr Hughes (Development Control Team Leader), Elan Mared Lloyd (Planning Officer) and Lowri Haf Evans (Democracy Services Officer).

**Apologies:**

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

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**SUBJECT: Item 5.1 Application Number C23/0657/18/LL  
Land opposite Stad Cremllyn, Bethel, Caernarfon, LL55 1AX**

Full planning application to erect 30 affordable homes with a new access, internal access road and associated works.

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**DECISION: To delegate powers to the Head of Environment Department to approve the application, subject to ensuring an acceptable solution regarding archaeological matters and a 106 agreement for a play area and educational contribution and conditions relating to the following:**

- **Commence within five years**
- **Development to comply with the approved plans**
- **Must submit and agree on a programme for providing affordable housing**
- **Must agree on external materials including the roofing slates**
- **Removal of permitted development rights**
- **Welsh Water Condition**
- **Highways Conditions**
- **Biodiversity conditions**
- **Need to submit an Environmental Management Plan prior to commencing work on the development**
- **A Welsh name for the housing estate and individual houses.**
- **Restrict the use to C3 use class only**
- **Archaeology conditions**

**Note – Welsh Water**

**Land Drainage Unit  
Transportation Unit  
Major development**

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**THE RESULT OF THE VOTE**

In favour	10
Against	0
Abstentions	0

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**DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS**

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

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**SUBJECT: Item 5.2 Application Number C22/0705/33/LL  
Tŷ Cynan, Rhydyclafdy, Pwllheli, Gwynedd, LL53 7YL**

An application for the creation of a Pick-Your-Own fruit enterprise, including changes to the existing vehicular access, provision of customer car park, installation of a polytunnel and shelter with solar panels above, provision of container for the installation of irrigation equipment and associated equipment with the solar panels and a container to be used for weighing the fruit and sale of refreshments, installation of water collecting tanks, and installation of a building for the provision of toilets.

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**DECISION: To approve – conditions:**

- **Five years**
- **In accordance with the plans**
- **Highways Conditions**
- **Welsh Water Condition**
- **Welsh language advertisements**
- **Anti-glare cover on the pv panels**
- **The pv solar equipment must be disconnected and moved from the site after a continuous period of not producing energy.**
- **The buildings approved here must only be used for agricultural purposes or as ancillary to agricultural use of the site and if their use for agricultural purposes within this unit ends permanently within 10 years of the date of completing the development substantially, unless the local planning authority approves an alternative use, the building will have to be demolished and removed from the land and the land restored to its previous condition before the development took place.**
- **Biodiversity enhancements**
- **Details of electric car charging points**

**Notes:**

**SUDS**

**Major development**

**Refer the developer to the website of the Welsh Language Commissioner and the Welsh Offer in order to assist them to create a Language Plan, and identify the development steps in terms of promoting the Welsh language.**

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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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