

**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)

15 January 2024

Hybrid Meeting (multi-location)

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

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

Local Members: Cllr Beca Brown and Cllr Craig ab Iago

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Miriam Williams (Legal Services), Keira Sweeney (Planning Manager (Development Control and Enforcement), Gwawr Hughes (Development Control Team Leader Manager) and Lowri Haf Evans (Democracy Services Officer).

Swyn Hughes and Elen Morris (Professional Trainees in Environment Planning) – observing

Apologies:

None to note

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| | |
|---|-----------------|
| Date of Planning Committee Meeting | 15 January 2024 |
|---|-----------------|

**SUBJECT: Item 5.1 Application Number C23/0463/18/LL
Plas Coch, Penisarwaun, Caernarfon, Gwynedd, LL55 3PW**

Retrospective application to convert an outbuilding to a holiday let.

DECISION: Conduct a site visit

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 5.2 Application Number C23/0864/04/LL
Parc Y Derw Goed, Llandderfel, Gwynedd, LL23 7HG**

Construction of new agricultural dwelling (Resubmission)

DECISION: To approve the application contrary to the recommendation, subject to the following conditions:

1. In accordance with the plans.
2. Five years.
3. Materials / finishes
4. Rural enterprise use condition
5. Restricted to C3 use only.
6. Landscaping
7. Biodiversity enhancements.
8. Details of the boundary fence
9. A Welsh name for the development

Note

SUDS

Protect the public footpath

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.

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SUBJECT: Item 5.3 Application Number C22/0585/22/LL

Land near Oxton Villa, Ffordd Haearn Bach, Penygroes, LL54 6NY

Application for the erection of an affordable dwelling with access and parking and associated landscaping (amended plan).

DECISION:

- To defer the application in order to receive written evidence of the applicant's situation with Tai Teg.
- Consider reducing the footprint of the dwelling
- Consider options to separate the land / reduce the size of the land plot

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 5.4 Application Number C21/0564/23/LL
Land near Glyntwrog Inn, Llanrug, Caernarfon, LL55 4AN**

Application for the erection of three affordable residential units (two houses and a bungalow)

DECISION: To delegate powers to the Head of Environment Department to approve the application, subject to a 106 agreement to transfer the units to a housing association, along with the following conditions:

1. In accordance with the plans.
2. Five years.
3. Land drainage
4. Materials
5. Removal of permitted development rights
6. Welsh Water Condition
7. Highway conditions (completion of entrance, parking, estate road and bin collection area)
8. Landscaping
9. Biodiversity enhancements
10. Details of the boundary fence
11. A Welsh name for the development / estate road and the individual dwellings.
12. Restricted to C3 use only.
13. A condition for protecting the cesspool area.

THE RESULT OF THE VOTE

| | |
|-------------|----|
| In favour | 13 |
| Against | 0 |
| Abstentions | 0 |

DECLARATIONS OF PERSONAL INTEREST AND PROTOCOL MATTERS

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