

**PLANNING COMMITTEE DECISION NOTICE  
CYNGOR GWYNEDD**

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

**5 February 2024**

**Hybrid Meeting (Multi-location)**

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

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

**Local Members:** Cllr Peter Thomas

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

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

**Apologies:**

Councillor Elin Hywel and Councillor John Pughe Roberts

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<b>Date of Planning Committee Meeting</b>	05 February 24
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**SUBJECT: Application number C23/0959/15/AC  
Glyn Rhonwy Estate Land, Llanberis, Caernarfon, Gwynedd LL55 4EL**

Application to amend condition 1 of planning permission reference C21/0934/15/AC for the installation of underground 132kV grid connection cables between the Glyn Rhonwy Pumped Storage Facility and Pentir Substation to extend the development commencement period for an additional 2 years.

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**DECISION: To delegate powers to the Senior Planning Manager to approve the application subject to the following conditions:**

- 1. 5 years**
- 2. Complete the development in accordance with the conditions attached to permission C16/0886/15/LL and any details agreed through the condition release requests.**

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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.  
(Cllr Elwyn Jones – Local Member)

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<b>Date of Planning Committee Meeting</b>	05 February 2024
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**SUBJECT: Item 5.2 Application Number C23/0463/18/LL  
Plas Coch, Penisarwaun, Caernarfon, Gwynedd, LL55 3PW**

Retrospective application to convert an outbuilding to a holiday let.

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**DECISION: To defer in order to host further discussions with the applicant**

- need to discuss the mitigation measures to reduce the development's impact on residential amenities in terms of disturbance and privacy

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**THE RESULT OF THE VOTE**

In favour	10
Against	2
Abstentions	0

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**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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<b>Date of Planning Committee Meeting</b>	05 February 2024
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**SUBJECT: Item 5.3 Application Number C23/0574/26/AC  
Hen Gapel, Caeathro, Gwynedd, LL55 2ST**

Application to vary condition 1 on planning permission C18/0993/26/LL (which extended planning permission C09A/0412/26/LL to erect 12 dwellings and associated works) to extend the time granted to commence the work for another five years.

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**DECISION:**

**To delegate the power to the Head of Planning to approve the application**

1. 5 years
  2. In accordance with the plans
  3. Slate on the roof
  4. Highway conditions - entrance, estate road, turning space, kerbs, footway, height of wall/hedge/fence
  5. Details of fencing and flooding diversion
  6. Plan of system to control surface water
  7. Environmental Management Plan - to include lighting scheme and biodiversity improvements
  8. Construction Environmental Management Plan
  9. The applicant should adopt and comply with plan number TR-01-VR in the Tree Restrictions Preliminary Report (03.06.13) submitted with application number C09A/0412/26/LL, and to also appoint a tree specialist and ensure that the obstructions are removed
  10. All the work on the trees must be carried out in accordance with British Standard 5837: 2012
  11. Landscaping
  12. Removal of permitted delegated rights for the affordable units
  13. To agree on external finish
  14. The southern gable-end window of dwelling 5 on plan number BP/CB/12 submitted as part of application number C09A/0412/26/LL must be of opaque glass and permanently closed
  15. Welsh names must be used for the development hereby permitted to include the name of the houses and the streets
  16. The houses hereby permitted must only be used for residential use within the C3 Use Class as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) and not for any other use, including any other use within C Use Classes
  17. Affordable Housing Scheme agreement condition
  18. Biodiversity Condition
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**THE RESULT OF THE VOTE**

In favour	12
Against	0
Abstentions	1

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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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**Date of Planning Committee Meeting**

05 February 2024

**SUBJECT: Item 5.4 Application Number C23/0844/16/AM  
Zone 7, Parc Bryn Cegin, Llandygai, Gwynedd.**

Development of 4 commercial units (of varying sizes) inclusive of new vehicular and pedestrian access with car parking.

**DECISION: To delegate powers to the Assistant Head of Environment Department to approve the application subject to completing discussions regarding archaeology as well as relevant planning conditions relating to:**

- 1. The commencement of the development and submitting reserved matters**
- 2. All materials to be agreed**
- 3. Submission of a Biodiversity Enhancement Plan prior to the commencement of the development**
- 4. Landscaping scheme**
- 5. Welsh Water Condition**
- 6. Highways Conditions**
- 7. Permitted use of buildings for any purposes within Use Class B1, B2 or B8 only**
- 8. Ensure Welsh / Bilingual signs**
- 9. Opening Hours: 08:00 to 18:00 Monday to Friday, 09:00 to 17:00 Saturday and not at all on Sunday / Bank Holidays**
- 10. A Welsh name for the development and ensure that there is Welsh language signage within the site.**

Notes

1. Welsh Water
2. Land Drainage Unit

**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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**SUBJECT: Item 5.5 Application Number C23/0849/16/LL  
Zone 7, Parc Bryn Cegin, Llandygai, Gwynedd.**

Construction of new industrial units.

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**DECISION: To delegate powers to the Assistant Head of Environment Department to approve the application subject to completing discussions regarding archaeology as well as relevant planning conditions relating to:**

1. Commencement time
2. Development must be in accordance with the plans
3. All materials to be agreed
4. Submission of a Biodiversity Enhancement Plan prior to the commencement of the development
5. Landscaping scheme
6. Welsh Water Condition
7. Highways Conditions
8. Permitted use of buildings for any purposes within Use Class B1, B2 or B8 only
9. Ensure Welsh / Bilingual signs
10. Opening Hours: 08:00 to 18:00 Monday to Friday, 09:00 to 17:00 Saturday and not at all on Sunday / Bank Holidays

**Notes**

1. Welsh Water
  2. Land Drainage Unit
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**THE RESULT OF THE VOTE**

In favour	13
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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**SUBJECT: Item 5.6 Application Number C23/0850/16/LL  
Zone 7, Parc Bryn Cegin, Llandygai, Gwynedd.**

Construction of new industrial units.

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**DECISION: To delegate powers to the Assistant Head of Environment Department to approve the application subject to completing discussions regarding archaeology as well as relevant planning conditions relating to:**

- 1. Commencement time**
- 2. Development must be in accordance with the plans**
- 3. All materials to be agreed**
- 4. Submission of a Biodiversity Enhancement Plan prior to the commencement of the development**
- 5. Landscaping scheme**
- 6. Welsh Water Condition**
- 7. Highways Conditions**
- 8. Permitted use of buildings for any purposes within Use Class B1, B2 or B8 only**
- 9. Ensure Welsh / Bilingual signs**
- 10. Opening Hours: 08:00 to 18:00 Monday to Friday, 09:00 to 17:00 Saturday and not at all on Sunday and Bank Holidays**

Notes

1. Welsh Water
  2. Land Drainage Unit
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**THE RESULT OF THE VOTE**

In favour	13
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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**SUBJECT: Item 5.7 C23/0891/22/LL**  
**Talysarn Celts FC, Talysarn, LL54 6BY**

Creation of new football pitch and erection of new storage shed.

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**DECISION:**

To delegate powers to the Assistant Head of Environment Department to approve the application subject to completing discussions regarding archaeology as well as relevant planning conditions relating to:

1. 5 years
  2. In accordance with plans and documents
  3. No containers or other equipment to be kept outdoors
  4. No lighting on the site without agreement
  5. Landscaping
  6. Landscape maintenance
  7. Welsh / bilingual signs
  8. Provision of disabled parking spaces
  9. Additional car parking spaces to be completed before the new pitch is used
  10. Contaminated land survey work condition
  11. In accordance with the noise management plan
  12. Archaeological survey work condition
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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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