

MINUTES OF LLANRUG COMMUNITY COUNCIL MEETING HELD AT 19:00 15 OCTOBER 2025 AT THE MEMORIAL INSTITUTE, LLANRUG

PRESENT: Councillors Rhys Parry (Chair), Avril Jones, Philip Roberts, Ann Lawton, Cemlyn Jones, Dylan Jones, Beca Brown

APOLOGIES: Councillors Alan Pritchard, Colin Swatridge, Berwyn Parry Jones, Richard Robinson, Hefin Jones

ALSO PRESENT:

Lowri Gwyn (Lingo Cyf), Translation services

Goronwy Owen (Adra)

Number of members of the public

1512. To receive a welcome from the Chair

The Chair extended a welcome to all those present

1513 . To accept any apologies

Apologies accepted as noted above

1514. To declare personal interest

Councillor Ann Lawton declared an interest in item 1515 as she has a property near the proposed development

1515. Planning Application – more information can be obtained by following the below link and entering the below application number

<https://amg.gwynedd.llyw.cymru/planning/index.html?fa=search>

a) Application Number: C25/0651/23/LL

Type of Application: Full

Bwriad: Cais cynllunio llawn ar gyfer 17 annedd fforddiadwy, ynghyd a chreu mynediad newydd i gerbydau a ffordd fynedfa fewnol, cau 2 bwynt mynediad amaethyddol presennol, creu mynediad newydd i wasanaethu is-orsaf newydd, gwaith ymestyn Ffordd Glanffynnon ynghyd a gwaith tirlunio, draenio a gwaith arall cysylltiedig. Full planning application for 17 affordable dwellings, together with creating new vehicle access and an internal entrance road, closing 2 existing agricultural access points, creating new access to serve a new sub-station, extension works to Glanffynnon Road along with landscaping, drainage, and other related works.

Applicant: (Adra)

Agent: Mr Sion Roberts (Cadnant Planning)

Address: Land off Glanffynnon Road, Llanrug, LL55 4PT
Grid Reference: 253645.89838832873, 363055.38469775394
Ward: Llanrug
Parish / Cymuned: Llanrug

The Chairman opened the meeting by allowing members of the public and the council an opportunity to give their comments about the plan. Everyone had an opportunity to express their views and to ask Mr Goronwy Owen from Adra, any questions regarding the proposed development.

It was unanimously agreed there was a need for housing in Llanrug, however the issue was the location of the proposed development

Among the points raised were

- Concern about a lack of parking, especially near the Primary School when children are being dropped and picked up.
- It was suggested the location for the houses was not suitable
- The drainage system especially at the bottom of the Glanffynnon Estate is not sufficient to cope with present demands let alone with the additional 17 properties being earmarked to link into the system
- A number of doubts were raised about the content and accuracy of the Dwr Cymru report
- Concern was raised the land had not been earmarked for such development (Mr Goronwy Owen confirmed that it will only be used for building by Housing Associations for social housing)
- Concern was raised about a report about the wildlife on the site that the report was incorrect
- A number were experiencing difficulty expressing comments about the application on the Gwynedd Council website (the clerk and Councillor Beca Brown agreed they would be willing to pass any comments on to the Planning Department, either for or against)
- Lack of letters about the planning application from Gwynedd Council - a number of residents have not received a letter
- It was felt the lack of a report from the Highways Department of Gwynedd Council made it difficult for the members of the community council to reach a decision
- The council needs more time to consider the application and receive more information

Resolved:

- Not to reach a decision tonight
- To contact Gwynedd Council and request an extension to the date in order to provide a response
- To thank Mr Goronwy Owen for his attendance

Meeting ended at 20:35

Signed:

Chair:

Date: