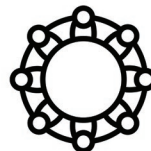
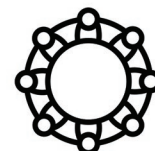


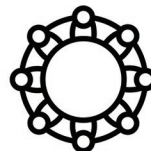
| <b>Minutes of the meeting held on the 10th March 2026 at 7 p.m in the Memorial Hall</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |
|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>PRESENT</b>                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |
| Eifion Williams                                                                         | Emyr Gareth                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |
| Meleri Jones                                                                            | Gwion Emyr                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |
| Dan Williams                                                                            | Cynog Prys                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |
| Llŷr Evans                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |
| <b>1.0</b>                                                                              | <b>CHAIRMAN'S OPENING REMARKS AND APOLOGIES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |
| <b>1.1</b>                                                                              | The Meeting was formally opened by Councillor Eifion Williams (Chair). Apologies were received from Councillor Deiniol Tegid, Councillor Iolo Williams, Councillor Eleri Wyn Thomas and Councillor Dafydd Huws.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>CLERK</b> |
| <b>1.2</b>                                                                              | Old Railway Lease – a draft lease is currently being considered by the Council's solicitor. It will be checked before a decision on its acceptance can be made. Confirmation is required that the existing licences, which currently permit the use of the land for access to private properties, will be terminated. The Clerk is to make enquiries.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>CLERK</b> |
| <b>1.3</b>                                                                              | Bus Services – a message has been sent by Councillor Emyr Gareth requesting that bus services be reinstated to the bus stop near the Chans. No response has been received to date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>CLERK</b> |
| <b>1.4</b>                                                                              | Case Number: G25/0089 Location: Land Near Y Wern, Y Felinheli, LL56 4TZ Details: Has Williams Homes received permission to level the land and lay hardcore to create a work compound on the site behind Y Wern (Nos. 79–77)? From what appears on the map, they have planning permission for the first two phases of the work but not for the land adjoining our garden at No. 80 and behind our neighbours. Please could you send me a copy of the document granting permission for this work, if such permission exists, and if not, please inform me what steps will be taken? We have also not received any communication from Williams Homes to notify us that there would be significantly more traffic on the access road behind us.<br>A copy of this correspondence was received, and it was resolved to refer the matter to the Chief Executive. | <b>CLERK</b> |
| <b>1.5</b>                                                                              | Gwynedd Local Development Plan (2024–2039) – it was resolved to hold a special meeting for this item. A special virtual meeting was held in order to consider it. See Appendix 1 for the comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |
| <b>2.0</b>                                                                              | NO PUBLIC PARTICIPATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |
| <b>3.0</b>                                                                              | <b>DECLARATION OF INTEREST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |
| <b>3.1</b>                                                                              | ITEM 10.1 Councillor Emyr Gareth                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>CLERK</b> |
| <b>4.0</b>                                                                              | <b>CONFIRMATION OF LAST MONTHS EXPENDITURE AND LAST MONTHS FINANCIAL REPORT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |



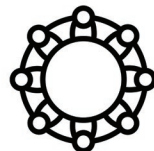
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|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>4.1</b> | Expenditure for February 2026 was received and accepted. A financial report for that month was also received and accepted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |
| <b>4.2</b> | Financial Assistance Applications – Some applications were received late. It was therefore resolved as follows: Guides £300, Brownies £300, Youth Football Club £400, and the Cerdd Dant Festival £200.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |
| <b>5.0</b> | <b>CONFIRMATION OF LAST MONTHS MINUTES AND MATTERS ARISING</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |
| <b>5.1</b> | "The February and March 2026 Minutes will be confirmed in April."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |
| <b>5.2</b> | Traffic Management Plan – another meeting has been arranged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>CLERK</b> |
| <b>5.3</b> | Cerrig yr Afon Path – no meeting has taken place to date. The Chair will make arrangements for a site meeting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>CLERK</b> |
| <b>5.4</b> | Crown Estate Lease – there has been no progress regarding the lease. The Clerk is to contact the agent once again.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>CLERK</b> |
| <b>5.5</b> | <p>Extension of the Cycle Path near the Old Boatyard – a meeting has taken place. It was a positive meeting. See below for the comments following the meeting:</p> <p>Community Comments</p> <ul style="list-style-type: none"> <li>• There was a very strong feeling within the community regarding the need for this provision, as it addresses an existing problem by creating a safe link from Felinheli to Lôn Las Menai. It is also one of the missing connections along Lôn Las Menai, which is a strategic route linking Bangor and Caernarfon.</li> <li>• The group expressed a wish to see provision along the old railway line, located behind the houses on Ffordd Caernarfon, before joining the highway opposite the pinch point.</li> <li>• It was also noted that the current footpath along Ffordd Caernarfon is too narrow to accommodate cycling provision. In addition, there is no safe crossing point for cyclists to join Lôn Las Menai, which continues from Ffordd Pen y Bryn onwards.</li> </ul> <p>Council Officers' Comments</p> <ul style="list-style-type: none"> <li>• According to our Active Travel Plans, this missing link has already been identified on the maps. However, the line shown on the maps may not fully reflect the community's wishes. As part of this year's review of the plans, adjustments can be made to reflect what the community wants.</li> <li>• The legal situation is complex in terms of creating a new route, as some landowners have extended their gardens over the land where it would be reasonable to create a walking and cycling path.</li> <li>• During the 2026/27 financial year, the Council has</li> </ul> | <b>CLERK</b> |



|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
|             | <p>already allocated funding to develop and implement a programme of work to improve walking and cycling routes in the county, so there is no opportunity to progress this particular scheme further this year.</p> <ul style="list-style-type: none"> <li>• The level of funding available to local authorities in future for developing their Active Travel networks will depend on decisions made by the Welsh Government going forward. Nevertheless, if momentum for funding Active Travel schemes continues, it would be possible to consider commissioning a feasibility study to examine how practical the provision of the route would be, as well as to identify the most sensible way forward.”**</li> </ul> |                   |
| <b>5.6</b>  | Football Pitch Planning Application, Ffordd Lan y Môr – no progress has been made, despite the Clerk having contacted the Planning Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>CLERK</b>      |
| <b>6.0</b>  | <b>PLANNING APPLICATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |
| <b>6.1</b>  | Application Number: C26/0100/20/DT Location: 29 Hen Gei Llechi, Y Felinheli, Gwynedd, LL56 4PB Proposal: Installation of a Vaillant Heat Pump on the side wall of the dwelling. <b>NO OBJECTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |
| <b>6.2</b>  | Application Number: C26/0108/20/DT Location: Fern Bank, 3 Trem Y Foel, Y Felinheli, Gwynedd, LL56 4UZ Proposal: Demolition of existing sunroom. Construction of a single-storey ground-floor extension and a two-storey extension. <b>NO OBJECTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |
| <b>6.3</b>  | Case Number: CAS-04705-Y4D9Q5 Location: 6 Elim Cottages, Y Felinheli, Gwynedd, LL56 4JR Details: Retrospective application for a holiday-let caravan and parking. Gwynedd Council Reference: C25/0079/20/LL Appeal Start Date: 04-03-2026 COMMENTS ONGOING”                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |
| <b>7.0</b>  | <b>MANAGEMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |
| <b>7.1</b>  | UPDATING WORK CONTINUES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>CLERK</b>      |
| <b>7.2</b>  | The Committee is to review the Small Grants Principles Policy, and also to review the Memorial Benches Policy for adoption by the Council. THIS TO BE COMPLETED BY MAY.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>MANAGEMENT</b> |
| <b>8.0</b>  | <b>ASSETS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |
| <b>8.1</b>  | A price was received from Designer Signs to install polycarbonate windows within some of the shelters. The Clerk is to instruct them to proceed with the work, with the exception of one.”                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>CLERK</b>      |
| <b>8.2</b>  | Old Railway Land – the cutting-back work has made a noticeable difference, and Councillor Daniel Williams wished to communicate with Gwynedd Council to request that the cutting work be extended immediately rather than waiting another year, as there is no purpose in delaying. The Councillor will also look into the possibility of securing another grant.                                                                                                                                                                                                                                                                                                                                                       | <b>CLERK</b>      |
| <b>19.0</b> | <b>PUBLIC FOOTPATHS, LÔN LAS AND HIGHWAYS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |
| <b>9.1</b>  | See Item 5.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>CLERK</b>      |



|                    |                                                                                                                                                                                                                   |              |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>9.2</b>         | Concerns continue regarding traffic and parking near the school. It was resolved to request a site visit and visirails at the junction leading into Ffordd Tanygrisiau. The Clerk is to write to Gwynedd Council. |              |
| <b>10.0</b>        | <b>MEMORIAL HALL AND CLOCK</b>                                                                                                                                                                                    |              |
| <b>10.1</b>        | The skateboarding initiative is continuing, and the hall is suitable for the project.                                                                                                                             | <b>DW</b>    |
| <b>11.0</b>        | <b>COMMUNITY FLOOD PLAN</b>                                                                                                                                                                                       |              |
| <b>11.1</b>        | Councillor Daniel Williams will be attending a NRW event. A date needs to be arranged for the training and the risk assessment.                                                                                   | <b>DW</b>    |
|                    | <b>The meeting ended at 8.30 p.m.</b>                                                                                                                                                                             |              |
| <b>Signature::</b> |                                                                                                                                                                                                                   | <b>Date:</b> |



## **Appendix 1**

### **Extended Comments of Y Felinheli Community Council on Proposed Development Sites**

#### **Site Number 86 – No Objection**

No further comments.

#### **Site Number 87 – Objection**

##### **Extended Rationale**

**1. Cumulative impact on the north-east**

Recent developments in this part of the village have already significantly increased housing density. In accordance with Planning Policy Wales (PPW) Section 4 – Locating Development, disproportionate concentration of growth in one part of a small community should be avoided.

**2. Scale of the proposed development**

The potential for 60–160 houses represents a scale of development that is disproportionate to the size and infrastructure capacity of Y Felinheli. This conflicts with the principles of community sustainability set out in TAN 1 and TAN 12.

**3. Drainage and flooding issues**

The land is known for surface-water problems. Previous developments have already resulted in water running onto Ffordd Brynffynnon, creating hazards for pedestrians and road users.

This raises concerns under TAN 15 – Development and Flood Risk, which requires new developments to demonstrate that they do not increase flood risk to neighbouring areas.

**4. Impact on the primary school and community infrastructure**

A significant population increase would place additional pressure on the local primary school, which is already operating at high capacity. This is relevant to School Needs Assessments and local infrastructure policies.

**5. Traffic and parking**

The area in front of the school already experiences problematic parking and traffic flow. A development of this scale would worsen the situation, conflicting with TAN 18 – Transport, which requires safe and adequate access for all developments.

#### **Site Number 107 – To Be Treated as a Separate Item (1.25 hectares)**

##### **Extended Concerns**

**1. Increase in traffic**

The development would add to traffic using Ffordd Brynffynnon and other narrow local roads. The existing network does not meet the road-safety requirements outlined in TAN 18.

**2. Wet ground and drainage problems**

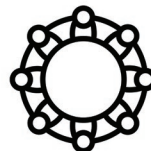
The field is known to be very wet. Temporary works have already caused drainage issues, suggesting the land is unsuitable for intensive development. This is relevant to Sustainable Drainage (SuDS) assessments.

**3. Sustainability of local services**

Concerns exist regarding the ability of the primary school and local medical practice to cope with an increased population. This raises questions about social sustainability and access to essential services.

#### **Site Number 35 – Objection**

##### **Extended Rationale**



1. **Overdevelopment**

The site represents a development density that is incompatible with the character of the village and with local policy on gradual growth.

2. **Inadequate access**

Access to the site is insufficient, with narrow roads and a hazardous junction between Ffordd Brynffynnon and Ffordd Caernarfon. This conflicts with the safe-access principles in TAN 18.

3. **Local roads lacking capacity**

The road to Gelli Gyffwrdd is a single-track road with no space for pedestrians or cyclists. The existing network cannot cope with additional traffic.

4. **Surface-water issues**

Water already flows onto roads in the area. Further development would worsen the situation and fail to meet TAN 15 requirements.

**Site Number 192 – Objection**

**Extended Rationale**

1. **Poor access**

The current access does not meet safety standards or provide for pedestrians, breaching inclusive-design requirements (TAN 12).

2. **Lack of footpath**

The absence of walking routes poses a significant risk to vulnerable users.

3. **Sloping land**

The site lies on a steep slope, increasing the risk of water flowing onto the road below. This raises concerns under flood-risk assessments.

**Site Number 205 – Objection**

**Extended Rationale**

1. **Single-track roads**

The narrow roads in the area are unsuitable for additional traffic, creating risks for pedestrians and other users.

2. **Outside the natural village boundary**

The site does not form part of the natural growth pattern of Y Felinheli. This conflicts with sustainable-development principles and policies promoting growth within existing community boundaries.

**Site Number 5 – Extended Comments**

1. **Landslip risk**

There are credible concerns regarding land stability. A Geotechnical Assessment would be required before any development could be considered.

2. **Incorrect plan**

The plan includes elements (beach and cliff) that are not accurate for the site, raising questions about the reliability of the submitted information.

3. **Scheduled Ancient Monument**

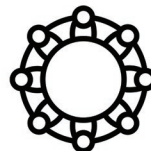
The area includes a Scheduled Ancient Monument, which has statutory protection. Development would conflict with heritage-conservation principles (PPW Section 6).

4. **Natural access and recreational use**

The site forms part of a popular natural route and contributes to community wellbeing. This is relevant to the Well-being of Future Generations Act.

5. **Loss of trees and natural character**

Tree removal would alter the character of the area and affect biodiversity, conflicting with TAN 5 – Nature Conservation.



6. **Impact on views**  
The development would alter the open views towards Anglesey, which form part of the village's visual character.
7. **Overdevelopment**  
The proposed density is incompatible with the area.
8. **Single access point**  
The narrow access does not meet safety requirements.
9. **Special conservation area**  
The site has significant ecological and cultural value.
10. **Poor visibility at the junction**  
Development would obstruct visibility and increase traffic hazards.