

**NOTICE of the Decisions of the Planning and Orders Committee held at the Council Chamber, Council Offices, Llangefni on Wednesday, 2 October 2013.**

*[This document is for information purposes only and full minutes of the meeting will be before the next Planning and Orders Committee for approval.]*

**Documents for the above meeting are available on the Council website, together with an audio recording of the proceedings].**

**Present** Councillor W T Hughes (Chair)  
Councillor Ann Griffith (Vice-Chair)

Councillors John Griffith, Vaughan Hughes, Victor Hughes, Richard Owain Jones, Raymond Jones, Jeffrey M.Evans, Lewis Davies, K P Hughes and Nicola Roberts

**Apologies** None

**Also Present:** Local Members: Councillors R.Llewelyn Jones (application 7.3) R.G.Parry, OBE (application 11.1) , Dafydd Rhys Thomas (application 12.6)

Councillors J.Arwel Roberts (Portfolio Member for Planning), Richard dew; Aled Morris Jones; G.O.Jones, Llinos M.Huws, Alwyn Rowlands, Ieuan Williams

1:00 p.m. to 5:00 p.m.

ITEM NUMBER AND SUBJECT MATTER	<b>3 MINUTES OF THE 4TH SEPTEMBER, 2013 MEETING</b>
DECISION	<p>The minutes of the previous meeting of the Planning and Orders Committee held on 4<sup>th</sup> September, 2013 were presented and confirmed as correct subject to the following amendments:</p> <ul style="list-style-type: none"> <li>• In the Welsh version of the minutes, that Councillors Lewis Davies, Ann Griffith , John Griffith, Vaughan Hughes, and Nicola Roberts declared an interest on account of the reference to wind turbines within the Plaid Cymru Manifesto but stated that they would consider each application on its own merits.</li> <li>• That it be noted that Councillor Ann Griffith abstained on the voting in respect of application 34C638A.</li> </ul>

ITEM NUMBER AND SUBJECT MATTER	<b>4 SITE VISITS</b>
DECISION	The minutes of the site visit held on 18 <sup>th</sup> September, 2013 were presented and confirmed as correct.

ITEM NUMBER AND SUBJECT MATTER	<b>5 PUBLIC SPEAKING</b>
DECISION	

ITEM NUMBER AND SUBJECT MATTER	<b>6 APPLICATIONS THAT WILL BE DEFERRED</b>
DECISION	<p><b>6.1 30C713 – Erection of one 10kw wind turbine with a maximum hub height of up to 15.5m, rotor diameter of up to 7.5m and a maximum upright vertical tip height of up to 19.25m on land at Bryn Mair, Llanbedrgoch</b></p> <p>It was resolved that the site be visited in accordance with the Officer’s recommendation.</p> <p><b>6.2 35C553A – Outline application for residential development including extra care facility, highway and associated infrastructure at Ty’n Coed, Llangefni</b></p> <p>It was resolved to defer consideration of the application in accordance with the Officer’s recommendation.</p> <p><b>6.3 39C385D – Full application for the erection of 17 dwellings on land at Lôn Gamfa, Menai Bridge</b></p> <p>It was resolved that the application site be re-visited in accordance with the Officer’s recommendation.</p> <p><b>6.4 44C294B – Full application for the erection of two 20kw wind turbines with a maximum hub height of 20.5m, a rotor diameter of 13.1m and a maximum vertical upright height of 27.1m on land at Plas</b></p>

	<p><b>Newydd, Rhosybol.</b></p> <p>It was resolved to undertake a site visit in accordance with the Officer's recommendation.</p>
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ITEM NUMBER AND SUBJECT MATTER	<b>7 APPLICATIONS ARISING</b>
DECISION	<p><b>7.1 22C211C – Full application for the erection of one wind turbine with a maximum hub height of 25m, a rotor diameter of 19.24m and a maximum vertical upright height of 34.37m on land at Yr Orsedd, Llanddona</b></p> <p>It was resolved to refuse the application in accordance with the Officer's recommendation</p> <p><b>7.2 38C219C – Full application for the erection of one 10kw wind turbine with a maximum hub height of 15m, a rotor diameter of 9.7m and a maximum vertical upright height of 19.5m on land at Cae Mawr, Llanfechell</b></p> <p>It was resolved on the casting vote of the Chair to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report.</p> <p><b>7.3 46C247K/TR/EIA/ECON – A hybrid planning application proposing: Outline with all matters reserved except for means of access, for : A leisure village at Penrhos Coastal Park, London Road, Holyhead comprising: up to 500 new leisure units including new lodges and cottages; Central new hub building comprising reception with leisure facilities including indoor sub-tropical water park, indoor sports hall and cafes, bars, restaurants and retail; Central new Farmer's Market building; Central new spa and leisure building; A new café and water sports centre at the site of the former Boathouse; Demolition of the Bathing House and the construction of a restaurant at its former location; Demolition of other existing buildings including three agricultural barns and three residential dwellings; providing and maintaining 29 hectares of publicly accessible areas with public car parking and enhancements to the Coastal Path, including: Managed walkways within 15 hectares of</b></p>

woodland, the retention and enhancement of Grace's Pond, Lily Pond, Scout's pond with viewing platforms, the Pet Cemetery, War Memorial, the Pump House and picnic area with bird feeding stations and hides with educational and bilingual interpretation signage created throughout; Creation of a new woodland sculpture trail and boardwalks and enhanced connection to the Coastal Path; the beach will continue to be accessible to the public providing safe access to the shallow shelving water; A Combined Heat and Power Centre Land at Cae Glas: The erection of leisure village accommodation and facilities which have been designed to be used initially as a temporary construction workers accommodation; complex for Wylfa B at land at Cae Glas, Parc Cybi, Holyhead comprising : Up to 315 lodges which will be initially sub-divided for nuclear workers accommodation; Central hub building providing reception and canteen ancillary to accommodation; A Park and Ride facility comprising up to 700 car parking spaces; a new hotel; A lakeside hub comprising restaurant, café, retail and bar; New grass football pitch and cricket pitch; and a Combined Heat and Power Centre. To be subsequently converted (post Wylfa B construction) into an extension to the Penrhos Coastal Park Leisure Village comprising: Refurbished lodges and facility buildings to create high quality holiday accommodation (up to 315 family lodges); A Visitor Centre and Nature Reserve allowing controlled public access; and Heritage Centre with visitor parking. Land at Kingsland: the erection of a residential development which has been designed to be used initially as temporary construction workers' accommodation at land at Kingsland, Kingsland Road, Holyhead comprising: Up to 360 new houses to be initially used as temporary construction workers' accommodation. To be subsequently converted (post Wylfa B construction) into a residential development comprising: Up to 360 residential dwellings set in high quality landscaping and open spaces. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaces and plant. Full detail for the change of use of the existing Estate building at Penrhos Coastal Park, London Road, Holyhead including the change for :The Bailiffs Tower and outbuildings at Penrhos Home farm from a cricket clubhouse to a visitors' information centre, restaurant, café, bars and retail; Home Farm Barn and Cart Buildings from farm buildings to cycle

	<p><b>and sports hire centre; the Tower from residential to a Manager’s accommodation and ancillary office; and Beddmanarch House from residential to a visitors’ centre – Penrhos Coastal Park, Cae Glas and Kingsland, Holyhead.</b></p> <p>It was resolved to refuse the application contrary to the Officer’s recommendation on the basis that the application is deemed to constitute over development in the countryside and will have a detrimental effect on the AONB.</p> <p>In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reasons given for refusing the application.</p> <p><b>7.4 47LPA966/CC – Outline application for residential development together with the demolition of the former school on land at Ysgol Gynradd Llanddeusant</b></p> <p>It was resolved to approve the application in accordance with the Officer’s recommendation and subject to the conditions listed in the written report.</p>
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ITEM NUMBER AND SUBJECT MATTER	<b>8 ECONOMIC APPLICATIONS</b>
DECISION	None were considered at this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	<b>9 AFFORDABLE HOUSING APPLICATIONS</b>
DECISION	None were considered at this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	<b>10 DEPARTURE APPLICATIONS</b>
DECISION	None were considered at this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	<b>11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS</b>
DECISION	<p><b>11.1 16C119B – Full application for the erection of a building to provide a workshop and office at Pen yr Orsedd, Engedi</b></p> <p>It was resolved to approve the application contrary to the Officer’s recommendation on the basis that it safeguards and retains employment in the locality and Anglesey.</p> <p>In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reason given for approving the application.</p>

ITEM NUMBER AND SUBJECT MATTER	<b>12 REMAINDER OF APPLICATIONS</b>
DECISION	<p><b>12.1 12C266N/FR – Full application for the erection of an amenity block at Gallows Point, Beaumaris</b></p> <p>It was resolved to approve the application in accordance with the Officer’s recommendation and subject to the conditions listed in the written report.</p> <p><b>12.2 20C290AA/FR/RE – Full application for the proposed cable route and sub-station associated with the Anglesey Skerries Tidal Array at Towyn, Cemaes</b></p> <p>It was resolved to approve the application in accordance with the Officer’s recommendation and subject to the conditions listed in the written report.</p> <p><b>12.3 22LPA987/CC – Change of use of land to form an extension to the existing cemetery at St Iestyn’s Church, Llanddona</b></p> <p>It was resolved to approve the application in accordance with the Officer’s recommendation and subject to the conditions listed in the written report.</p> <p><b>12.4 39C541 – Full application for the change of use of existing building from public toilet to private garage at Public Toilets, St George’s Road, Menai Bridge</b></p> <p>It was resolved to approve the application in accordance with the Officer’s recommendation and subject to the conditions listed in the written report.</p>

	<p><b>12.5 42C114A – Outline application for the erection of an agricultural dwelling together with the installation of a septic tank at Tai'n Coed, Pentraeth</b></p> <p>It was resolved to defer consideration of the application in accordance with the Officer's recommendation for the reason given.</p> <p><b>12.6 46C147D – Retrospective application for the use of paddock as a touring caravan site and retention of two containers used as a toilet and shower block, the use of land and retention of hardstanding for the commercial storage of caravans, boats and trailers, the residential use of a single touring caravan and retention of portacabin used as an office together with the replacement of the existing septic tank with a new sewerage treatment plant and soakaway at Tan y Graig, Trearddur Bay</b></p> <p>It was resolved to undertake a site visit for the reason given.</p> <p><b>12.7 456C523 – Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling at Bodfair, Ravenspoint Road, Trearddur Bay</b></p> <p>It was resolved to approve the application in accordance with the Officer's recommendation and subject to the conditions listed in the written report.</p>
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<b>ITEM NUMBER AND SUBJECT MATTER</b>	<b>13 OTHER MATTERS</b>
<b>DECISION</b>	<p><b>13.1 42C231 – Full application for the erection of 13 new dwellings together with the creation of a new access on land at The Sidings, Pentraeth</b></p> <p>It was resolved to approve the application in accordance with the Officer's recommendation and subject to the conditions listed in the written report.</p> <p><b>13.2 47LPA969B/CC – Prior notification for the demolition of former dwelling (Bryn Eglwys) at Llwyn yr Arth, Llanbabo</b></p> <p>It was resolved to note the information.</p>