

# PLANNING AND ORDERS COMMITTEE

## Minutes of the meeting held on 5 February 2014

- PRESENT:** Councillor William Thomas Hughes (Chair)  
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, John Griffith, K P Hughes, Vaughan Hughes,  
Victor Hughes, Jeffrey M.Evans and Nicola Roberts
- IN ATTENDANCE:** Planning Development Manager (DFJ),  
Planning Assistant,  
Senior Engineer (Development Control) (EDJ),  
Legal Services Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** Councillor Richard Owain Jones and Alwyn Rowlands
- ALSO PRESENT:** Local Member : Councillor T.LI. Hughes – application 12.5  
Councillors R.A. Dew, Aled M. Jones, Bob Parry OBE.
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### 1 APOLOGIES

Apologies as noted above.

### 2 DECLARATION OF INTEREST

No declaration of interest received.

### 3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 8 January, 2014 were presented and confirmed as correct.

### 4 SITE VISITS

None were considered at this meeting.

### 5 PUBLIC SPEAKING

No public speaking at this meeting.

### 6 APPLICATIONS THAT WILL BE DEFERRED

**6.1 14C135A – Full application for the erection of a dwelling and private garage, creation of a new vehicular access together with the installation of a package treatment plant on land adjacent to Glasfryn, Tyn Lon**

**It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.**

**6.2 37C187 – Outline application with some matters reserved for the erection of a dwelling, together with alterations to the existing access on land adjacent to Bryn Garth, Brynsiencyn**

The Planning Development Manager stated that the Planning and Orders Committee at its meeting held in December 2013 had resolved to defer consideration of the application in order to explore whether the proposal could be considered under the exceptions site policy as a affordable dwelling. No response had been received by the applicant to date. Members considered that the applicant should be informed that the application will be dealt with at the next meeting if no response has been received.

**It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.**

**6.3 41C125B/EIA/RE – Full application for the erection of three 800kW – 900kW wind turbines with a maximum hub height of up to 55m, rotor diameter of up to 52m and a maximum upright vertical tip height of up to 81m, the improvements to the existing access to the A5025 road together with the erection of 3 equipment housing cabinets on land at Bryn Eryr Uchaf, Menai Bridge**

**It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.**

**6.4 42C114A – Outline application for the erection of an agricultural dwelling together with the installation of a septic tank at Tai'n Coed, Pentraeth**

**It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.**

**6.5 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 Newydd, Rhosybol**

**It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.**

**7 APPLICATIONS ARISING**

None considered at this meeting.

**8 ECONOMIC APPLICATIONS**

None considered at this meeting.

**9 AFFORDABLE HOUSING APPLICATIONS**

None considered at this meeting.

**10 DEPARTURE APPLICATIONS**

None considered at this meeting.

**11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS**

None considered at this meeting.

**12 REMAINDER OF APPLICATIONS**

**12.1 11C607 – Full application for the change of use of existing building from public toilets into a catering unit at Dinorben Square, Amwlch**

The application was brought to the attention of the Planning and Orders Committee as part of the land is in Council ownership.

Councillor K.P. Hughes proposed that the application be approved and Councillor Nicola Roberts seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions contained within the report.**

**12.2 23C309A – Outline application with all matters reserved for a detached single storey dwelling and garage on land adjoining Bron Haul, Talwrn**

The application was brought to the attention of the Planning and Orders Committee at the request of Councillor R.G. Parry OBE as a Local Member.

Councillor Nicola Roberts, a Local Member, stated that the application site is outside the boundary of the village of Talwrn and is adjacent to 12 other dwellings. She considered that this application would be an in-fill and identified as a cluster. The applicant is a Welsh speaker and the approval of this application would be a benefit to a small community similar to Talwrn to protect the Welsh language. The application conforms with Policy 50 as it would not impede on the amenities of the area. Councillor Roberts referred to the Highways Authority's objection to the application as the road junction is substandard. She noted that there are 6 other dwellings and a business that use this junction; she was of the opinion that one other dwelling would not increase traffic use substantially. Councillor Nicola Roberts proposed that the application be approved and Councillor Vaughan Hughes seconded the proposal.

The Senior Engineer (Development Control) stated that the private road leading to the site is served by a substandard road junction and visibility onto the public highway is only 5 to 10m. The Officer suggested that the applicant should consider another access to the site.

Councillor Jeff Evans proposed that the application be refused and Councillor Ann Griffith seconded the proposal.

**It was RESOLVED to refuse the application in accordance with the Officer's recommendation, subject to the conditions contained within the report.**

**12.3 34LPA991/CC – Full application for the erection of a porch and security door at 44-52 Bryn Meurig, Llangefni**

The application was brought to the attention of the Planning and Orders Committee as the application is on Council owned land.

Councillor Ann Griffith proposed that the application be approved and Councillor Lewis Davies seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions contained within the report.**

**12.4 34LPA991A/CC – Full application for the erection of a porch and security door at 54-62 Bryn Meurig, Llangefni**

The application was brought to the attention of the Planning and Orders Committee as the application is on Council owned land.

Councillor K.P. Hughes proposed that the application be approved and Councillor Nicola Roberts seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions contained within the report.**

**12.5 46C263M – Full application for the siting of 11 log cabins for holiday purposes, construction of a new access and landscaping at Tyn Towyn Caravan Park, Lon St. Ffraid, Trearddur Bay**

The application was brought to the attention of the Planning and Orders Committee at the request of Councillor D.R. Thomas a Local Member.

The Senior Engineer (Development Control) said that the applicant had agreed in principle to contribute to the cost of improving the footway to the village but those negotiations had not yet concluded.

The Chair invited Councillor T.LI. Hughes to address the meeting.

Councillor T.LI. Hughes referred to the response of Councillor Thomas as noted that Trearddur Bay Community Council has raised concerns in respect of the new access road onto Lôn St. Ffraid and traffic safety issues. Councillor Hughes suggested that the site should be visited.

Councillor Ann Griffith proposed that the site be visited and Councillor Nicola Roberts seconded the proposal.

**It was RESOLVED to visit the site for reasons of access, habitat and the suggested footway.**

**12.6 47C102A – Full application for the erection of an agricultural shed to keep livestock at Clwchdernog Bach, Llanddeusant**

The application was brought to the attention of the Planning and Orders Committee as the application is located on Council owned land.

Councillor T. Victor Hughes proposed that the application be approved and Councillor K.P. Hughes seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions contained within the report.**

**13 OTHER MATTERS**

**13.1 38C277B – Full application for the erection of a 50kW wind turbine with a maximum hub height of up to 24.6m, rotor diameter of up to 19.2m and a maximum upright vertical tip height of up to 34.2m and associated works on land at Caerdegog Uchaf, Llanfechell**

**It was RESOLVED to note the report for information.**

**14 TIMING OF MEETINGS**

(1) Reported – that the County Council upon consideration of the above had resolved as follows :-

- *To support the convening of some meetings (Planning and Orders Committee and the two Scrutiny Committees) at 4.00 p.m., and 4.30 p.m., and that arrangements be discussed with the Chairs and Members of the relevant Committees and that an update report be presented to the next scheduled meeting of the Council on 27<sup>th</sup> February, 2014;*

- *To note the findings of the initial equality impact assessment;*
- *That arrangements be piloted for a period of 12 months commencing in April 2014.'*

(2) Submitted and noted – report by the Interim Head of Democratic Services.

**It was RESOLVED unanimously that the Planning and Orders Committee should continue to commence at 1.00 p.m.**

**COUNCILLOR W.T. HUGHES  
CHAIR**