

Planning and Orders Committee

Minutes of the meeting held on 30 July 2014

- PRESENT:** Councillor William Thomas Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, Jeff Evans, John Griffith, Kenneth Hughes, Vaughan Hughes, Victor Hughes, Richard Owain Jones, Raymond Jones, Nicola Roberts.
- IN ATTENDANCE:** Development Control Manager (DFJ)
Planning Assistants
Senior Engineer (Development Control) (EDJ)
Highways Technician (JAR)
Legal Services Manager (RJ)
Committee Officer (ATH)
- APOLOGIES:** Councillor J.Arwel Roberts (Portfolio Member for Planning)
- ALSO PRESENT:** Councillors Trefor Lloyd Hughes (application 7.1), Alun Mummery (application 7.3), R.G.Parry,OBE, Ieuan Williams
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1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor Jeff Evans declared an interest in respect of application 7.1.

Councillor Nicola Roberts declared a personal but not prejudicial interest in respect of application 7.4 and remained at the meeting during the discussion thereon.

Councillors Lewis Davies, Ann Griffith, John Griffith Vaughan Hughes and Nicola Roberts declared an interest in relation to applications 6.1, 13.1 and 13.4 because of the reference to wind turbines in the Plaid Cymru Manifesto. They stated that they would keep an open mind in relation to the said applications.

3 MINUTES OF THE 2 JULY, 2014 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 2 July, 2014 were presented and confirmed as correct.

4 SITE VISITS

It was noted that site visits were held on 17th July, 2014 in relation to the following applications:

- 311C14V/1 – Full application for alterations and extensions at 34 Cil y Graig, Llanfairpwll
- 36C328A – Outline application with some matters reserved for the erection of a dwelling and the creation of a new vehicular access together with demolition of the existing garage on land adjacent to Bodafon, Llangristiolus.

5 PUBLIC SPEAKING

The Chair announced that there were Public Speakers in relation to applications 7.5 and 11.1.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 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 up to 81m, the improvements to the existing access to the A5025 road together with 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 reasons outlined in the written report.

7 APPLICATIONS ARISING

7.1 19LPA434B/FR/CC - Full Application for the refurbishment of the existing buildings, demolition of the link extension together with the erection of a two storey extension at Jesse Hughes Community Centre, Holyhead

The application is presented to the Committee as it is made by the Council on Council owned land. At its meeting held on 2nd July, the Committee resolved to defer consideration of the application as the incorrect Local Members had been consulted. This omission was subsequently rectified.

Councillor Jeff Evans sought advice in relation to the interest which he had declared at the outset of the meeting in respect of this application as to whether it necessitated his leaving the meeting. He clarified that his son was employed on a part time basis at the current Jesse Hughes Centre and that he deemed his interest to be in connection with part of the existing building although his son might potentially work in that part of the Youth Club where changes are proposed.

The Legal Services Manager advised that the interest is prejudicial if a reasonable person in possession of all the facts would incline to take the view that the interest of the Member's son will be the prime motive for the Member's participation in this matter as opposed to the public interest. Having regard to the Officer's advice,

Councillor Jeff Evans withdrew from the meeting during the discussion and determination of the application.

The Development Control Manager reported that the key planning consideration is the proposal's potential effect on nearby residential amenities. There is approximately 17m between the proposed extended building and the dwellings at the rear of the site which back onto the play area and it is the Officer's opinion that increased daytime use of the site will not intensify amenity impacts to such a degree as to warrant refusal of planning consent and that the development is a reasonable and appropriate extension of the centre. Since the Committee's previous meeting, further plans have been received that propose re-siting the bin store at a greater distance from the residential properties; the consultation period on these further plans expires on 1 August, 2014 and should any issues arise therefrom, they will be reported back to the Committee. The Highways Authority has confirmed it is satisfied with the proposal subject to the attachment to the planning consent of a condition for a traffic management plan.

Councillor Trefor Lloyd Hughes addressing the Committee as a Local Member said that whilst he did not wish to lose the grant funding opportunity connected with the proposal which is time limited, he did have serious concerns regarding the current traffic situation in and around the area of the Jesse Hughes Centre, and in particular parking and access issues including access for emergency services which he elaborated upon. There are local concerns that the proposed new extension to the Jesse Hughes centre will create more difficulties with regard to traffic and parking. He could not support the application without having satisfied himself that the Committee's Members have had an opportunity to see the traffic problems for themselves. For these reasons, he requested that the Committee undertake a site visit.

The Senior Engineer (Development Control) acknowledged that the situation with regard to traffic was difficult but notwithstanding, the Jesse Hughes Centre is already in extensive use as an educational and community facility, and the proposed extension and changes to the current centre are deemed reasonable. The choice is between rejecting the application thus meaning current traffic issues will remain, and will not be addressed, or approving the application conditional upon imposing a sustainable travel plan to encourage staff and users of the centre to travel in more sustainable ways in order to mitigate the traffic and parking situation. The Highways Authority recommends the latter course because rejecting the application will do nothing to improve the existing traffic situation.

Councillor Nicola Roberts sought clarification of whether the issue of the grant funding deadline mentioned by the Local Member impacts on the Committee's decision. The Development Control Manager said that that was not material planning consideration as regards determining the application.

Councillor Ann Griffith questioned whether further traffic problems would arise during the proposal's construction phase. The Senior Engineer (Development Control) said that the Highways Authority has also requested a construction phase traffic management plan as a condition of consent.

Councillor R. O. Jones proposed that the Committee visit the site in accordance with the Local Member's request. Councillor Raymond Jones seconded the proposal.

Councillor Kenneth Hughes said that he felt the Local Member and the Highways Officer had provided sufficient evidence of the traffic problems in the locality of the Jesse Hughes Centre to make a site visit unnecessary, and that the decision was to reject or approve the application. He proposed that the application be approved in accordance with the Officer's recommendation and his proposal was seconded by Councillor Lewis Davies with the proviso that a robust traffic management condition to manage traffic in and out of the centre be attached to the planning permission. Councillor Nicola Roberts indicated that she was supportive of the application but that she wished it to be noted that the matter of grant funding and related timescale does not have a bearing on the decision.

Prior to the vote on the matter being taken, Councillor Lewis Davies said that he was withdrawing as seconder to the proposal of approval in favour of conducting a site visit. In the subsequent vote, Councillors Lewis Davies, Victor Hughes, Vaughan Hughes, Raymond Jones, Richard Owain Jones and Nicola Roberts voted to undertake a site visit.

It was resolved that the site be visited to allow Members to assess the traffic situation in and around the area of the proposal.

7.2 29LPA996/CC – Outline application for the erection of 5 dwellings on land at Maes Maethlu, Llanfaethlu

The application was presented to the Planning and Orders Committee as it is submitted by the Council and is on council owned land.

The Development Control Manager informed the Committee that the application was withdrawn on 15th July, 2014.

It was resolved to note the information.

7.3 31C14V/1 – Full application for alterations and extensions at 34 Cil y Graig, Llanfairpwll

The application was presented to the Planning and Orders Committee as it had been called in by Local Members. The site was visited by Members on 17th July, 2014.

The Development Control Manager reported that in terms of its siting and design, it is the Officer's opinion that the proposal is appropriate for its context and that the materials to be used are acceptable as they would harmonise with the existing dwellings and as such would not look out of place. Neither is it considered that the proposal would affect any neighbouring properties nor impact on the surrounding area to such an extent as to warrant a refusal. The recommendation is therefore to approve the application.

Councillor Alun Mummery commented as a Local Member that the application had been called in because there were local objections to the proposal.

In response to a request by Councillor Lewis Davies, the Development Control Manager showed photographs of the existing dwelling along with the plans for the proposed alterations and extensions.

Councillor Victor Hughes said that having viewed the application site he thought that the intended extension to the front of the dwelling is in keeping with the other properties in the vicinity and will bring it visually into alignment with the properties on either side. The proposed finished dwelling will harmonise with the remainder of the estate. He said that he had taken notice of the fact that many properties on the estate already feature extensions. He suggested that should an issue arise with overlooking then that could be addressed by a condition regarding obscure glazing.

Councillor John Griffith said that he could not see anything policy wise to object to the application and he proposed that it be approved. Councillor Raymond Jones seconded the proposal.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report and with the addition of a condition with regard to obscure glazing.

7.4 34C553A – Outline application for residential development including extra care facility, highway and associated infrastructure at Ty'n Coed, Llangefni

The application is presented to the Planning and Orders Committee because it has been advertised as a departure from the development plan, and is being recommended for approval. The site was visited by Members on 21st August, 2013.

The Development Control Manager reported that the key planning considerations are in relation to the adequacy of the existing residential land supply and the compliance of the respective proposals with the development plan and other material policy considerations. Llangefni is identified as a defined settlement under the provisions of policy 49 of the Local Plan and the application site lies outside this settlement boundary hence the advertisement of the application as a departure from the provisions of the development plan. In February 2011 the Council adopted an interim planning policy for large sites immediately adjacent to the development boundaries of main centres with the objective of ensuring the availability of sufficient housing land to maintain a 5 year land supply until the Joint Local Development Plan is adopted. This policy can be used to consider applications for 50 or more residential units immediately adjacent to Llangefni. A significant upturn in the completion rate over the next year to 18 months could result in the land supply falling below the minimum 5 years supply thereby leaving the Council open to applications in potentially less sustainable locations being approved. The granting of permission in this instance would assist the Council in maintaining a 5 year supply of land until the Joint Local Development Plan is adopted. Therefore there is a policy basis to the residential dimension of the application.

With regard to the proposal for an extra care facility, the development plan and other material policy considerations do not require that such developments are located within settlements boundaries in the same way as housing developments. Analysis of demographic changes indicates that the older population will increase at an accelerating rate and the provision of specialist care services will have to expand to meet increasing levels of need. The location for this element of the application is considered suitable and sustainable being on the outskirts of one of the Island's main centres. The recommendation therefore is to approve the application subject to a section 106 agreement containing the provisions listed in the report.

Councillor Victor Hughes said that he was concerned by the proposal for an extra care facility because he deemed it to be premature on the basis that the development of extra care provision in the Llangefni area is currently under consideration by the Council, and other potential locations for siting such a facility are being considered, and no decision has been made. The application site for the extra care facility is being proposed by the developer and due regard must be had of whether the proposed site is the most suitable for such a facility.

Councillor Nicola Roberts requested that consideration of the application be deferred to the September meeting to enable representatives of the local community to address the Committee given there have been many changes in the seven years since the application was initially considered. She referred to difficulties which members of the local community had had in seeking to speak publicly on this issue at the committee meeting. Councillor John Griffith seconded the proposal of deferral. Councillors Kenneth Hughes, Vaughan Hughes and Jeff Evans indicated that they supported the request for consideration of the application to be deferred to the next meeting.

The Legal Services Manager advised that should the Committee so decide and in order to be equitable, an invitation to address the Committee should also be extended to the applicant and/or his representatives. The procedure for public speaking at meetings of the Planning and Orders Committee is managed as part of the process for publicising applications locally, so in this case a mechanism needs to be identified whereby the interest to speak at the committee can be registered and a spokesperson for the local community subsequently nominated without having to re-publicise the application. Additionally, in light of the fact that this is an application for a sizeable development, the Chair of the Committee might wish to exercise the discretion that he has under planning procedure rules to allow additional speakers from each party and to grant them equal time to speak at the committee.

Councillor Nicola Roberts also asked that the observations of the Lifelong Learning Service regarding the likely demand on the local education provision which the residential aspect of the proposal might create and the available capacity to meet that demand be sought and presented to the next meeting.

It was resolved to defer consideration of the application to the Committee's September meeting and with the agreement of the Chair (which was granted), to allow public speaking for up to the first three members of the public who

register in writing with the Planning Service an interest to speak on the application at that meeting and to issue a corresponding invitation to speak to the applicant and/or his representative for an equivalent amount of time.

7.5 36C328A – Outline application with some matters reserved for the erection of a dwelling and the creation of a new vehicular access together with demolition of the existing garage and land adjacent to Bodafon, Llangristiolus

The application was presented to the Planning and Orders Committee at the request of the Local Member. The site was visited by Members of the Committee on 17th July, 2014.

The Chair invited Miss Sioned Edwards to address the meeting in support of the application. Miss Edwards made the following points:

- A previous application was refused because it proposed the removal of the majority of the trees and hedges along the boundary of the site to the detriment of the integrity of a landscape feature and the character of the area.
- Detailed discussions have ensued with Highways Officers and the Council's Tree Officer to overcome this problem and to ensure the proposal is acceptable in terms of not impacting on the landscape and ensuring the safety of the access. The proposal now entails the removal of only two groups of trees to create the access, along with the planting of additional trees and it is now being recommended for approval.
- The application is considered compliant in policy terms as it conforms to Policy 50 of the Ynys Môn Local Plan which permits single plot applications within or on the edge of a listed settlement which includes Llangristiolus.
- There are two development boundaries to Llangristiolus, the one surrounding the upper part of the village and the other the lower part. The application site borders directly on the latter where there is a cluster of 7 dwellings.
- Careful consideration has been given to minimising the effects of the proposed new dwelling on neighbouring properties, principally Bodafon. The height of the proposal has been restricted to 6m and further consideration will be given at detailed application stage.
- From a highway safety perspective, a speed survey has been undertaken which confirms that the visibility splay proposed is acceptable and is in line with the advice contained in the Manual for Streets document.

Members of the Committee sought clarification of the speaker in relation to the current usage of the existing dwelling known as Bodafon and the siting of trees to both the north and south west of the application site and their type. Councillor John Griffith said that he thought that a new development such as that proposed was out of character with the cluster of 7 dwellings within which it is deemed to lie. Miss Sioned Edwards said that Bodafon is used occasionally by the applicant. She clarified that there are other developments within the vicinity and that the proposal is not the only new development in the area.

The Development Control Manager reported that with reference to the policy context, Llangristiolus is defined as a Listed Settlement under policy 50 of the Ynys

Môn Local Plan. Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The erection of a dwelling on the site proposed is considered acceptable because the site lies immediately adjoining the property known as Bodafon and lies within a cluster of 7 dwellings. The proposal is therefore justified in policy terms. A previous application was refused because it proposed the removal of a significant portion of the roadside boundary. Following discussions, the application has been amended to reduce the visibility splay to the access meaning that the majority of the roadside boundary will now be retained. A speed survey has been undertaken by the Highways Authority which confirms that the visibility splay is sufficient and conforms to the requirements. The recommendation is to approve the application.

Councillor Victor Hughes speaking as a Local Member said that the application site lies outside the development boundary of Llangristiolus. The only difference between the current application and the previous application which was refused is that less of the roadside boundary will be removed under the current application – 44.5m compared with 100m previously. The proposal makes no mention of the trees on the westerly side of the application site. Due to the narrowness of the site, the proposed new dwelling will back onto the stream at the rear of the site where there are ancient trees that will have to be removed or extensively trimmed. The access road to the site is an exceptionally narrow and winding road and the site is altogether an unsatisfactory location for an additional new dwelling being beyond the village boundary and about half a mile beyond the 30 mph highway speed restriction. There is ample land available within the village boundary on which to site a development. There is an existing dwelling known as Bodafon which has not been in regular use for many years meaning the need for a new dwelling in this area has not been proved. Another application under policy 50 in another location on the periphery of the village but within the speed restriction area was refused and was also rejected at appeal. The proposal represents development for development's sake which is an issue that concerns the locality, and it extends the village boundary to an unacceptable extent. For these reasons he asked the Committee to refuse the application.

In response to Members' requests for clarification of the dimensions of the application site in order to establish how narrow it is, along with the proposed location within the plot of the intended new dwelling, the Development Control Manager showed the Committee a photograph of the application site along with the existing dwelling of Bodafon and he illustrated the trees that would be removed to accommodate the access by reference to the site Plan. The Officer said that the site encompasses 1 hectare, and that the plot measures approximately 25m in width by 60m in length.

Councillor Nicola Roberts queried whether the proposal complies with Policy 50 of the Ynys Môn Local Plan and she asked the Officer to clarify the policy by reference to the relevant section. The Development Control Manager said that Policy 50 states that planning permission will normally only be granted for single dwellings within or on the edge of the villages and hamlets as listed provided that a proposal would not harm the physical or social character of the area and bearing in mind the criteria set out which he noted.

Councillor Victor Hughes proposed that the application be refused contrary to the Officer's recommendation and his proposal was seconded by Councillor Lewis Davies. Councillor Kenneth Hughes proposed that the application be approved on the basis that the site is served by the main sewerage system. Councillor Richard Owain Jones seconded the proposal to approve.

In the subsequent vote, Councillors Jeff Evans, Kenneth Hughes, Vaughan Hughes and Richard Owain Jones voted to approve the application. Councillors Lewis Davies, John Griffith, Victor Hughes, Raymond Jones, Nicola Roberts and Ann Griffith voted to refuse the application contrary to the Officer's recommendation for the reasons that the proposal constitutes over-development in the open countryside and is deemed not to comply with Policy 50 of the Ynys Môn Local Plan.

It was resolved to refuse the application contrary to the Officer's recommendation for the reasons given.

In accordance with the requirements of the Council's Constitution, the application will be automatically deferred to the next meeting to allow the Officers to respond to the reasons cited for refusing the application.

8 ECONOMIC APPLICATIONS

None were considered at this meeting of the Planning and Orders Committee.

9 AFFORDABLE HOUSING APPLICATIONS

None were considered at this meeting of the Planning and Orders Committee.

10 DEPARTURE APPLICATIONS

None were considered at this meeting of the Planning and Orders Committee.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 14C164D – Outline application with some matters reserved for the erection of a pair of semi-detached dwellings and the creation of a vehicular access on land adjacent Tryfan, Trefor

The application is presented to the Planning and Orders Committee because the applicant is a friend of a "relevant" officer as defined within paragraph 4.6.10.2 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under the said paragraph.

The Chair invited Mr R. Parry to speak as an objector to the proposal. Mr Parry highlighted the following considerations:

- That there has been no demand for housing in Trefor for the past 40 years due to depopulation following a reduction in the local farming workforce. This in turn has

led to the closure of local facilities as well as halving the distribution services for local goods.

- The language impact of the original application by a Welsh family would raise the percentage of Welsh speakers from 72% to around 75-79% whilst an open market application for 2 or perhaps 4 dwellings would in all likelihood reduce that percentage to around 50% to 27% given that affordable house prices are beyond local incomes.
- Whilst recognising that under planning rules there is no automatic right to light, the proposed application site will completely obscure the main southerly light source of Tryfan from the lounge, kitchen and utility as the windows are only 4 feet away from the 4 foot high boundary wall. This will entail a loss of privacy.
- A site visit is requested to enable the decision makers to see for themselves the difficulties created by the application site and the B5112 on which there has been an increase in both light and heavy traffic leading to several instances of damage to speed signs with the loss of one sign for over a year.
- That there is no Language-Community Impact Assessment incorporated within the Isle of Anglesey County Council Language Policy. Consequently this case has been referred to the Welsh Language Commissioner.

There were no questions to Mr R. Parry by the Committee.

The Development Control Manager reported that the application's main issues are whether the proposal complies with current policies; whether it will affect the amenities of the neighbouring properties and whether it will harm the surrounding landscape along with highway safety. Trefor is defined as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan. The policy states that permission will be normally only be granted to single dwellings within or on the edge of the settlement. Although the proposal is for two semi-detached properties, it can be supported under Policy 50 of the Ynys Môn Local Plan as the applicant has provided information confirming that there is a need for properties of this scale in the locality. There is planning consent already on the site; there is a mixture of house types in the vicinity and the proposal reflects that of the 4 terraced properties known as Awelfor. There is sufficient distance between the proposal and the neighbouring properties so as not to cause any harm to the amenities of the occupants of those properties and mitigating measures can be considered at full application stage if required. The Highways Authority has confirmed that it does not wish to make any representations on the current application as the means of access to the site was approved under the previous application which was to serve one dwelling. As the proposal is for two units only it does not meet the threshold for the need for affordable housing but, based on evidence submitted by the applicant and data received from the Rural Housing Enabler it is likely that the two units proposed will be more affordable than one single open market dwelling as applied for previously. During the preparation of Local Development Plans, the effect of residential development within communities has been considered making further investigation as part of determining minor residential developments unnecessary. Due to its small scale the proposal does not trigger the need for the submission of a Welsh Language Impact Assessment as part of the proposal. Having regard to all these considerations, the recommendation is to approve the application.

Members of the Committee questioned the application's compliance with Policy 50 of the Ynys Môn Local Plan given that the proposal is for the erection of two properties on the edge of the settlement whilst the policy allows for the erection of a single dwelling. The Development Control Manager said that Policy 50 stipulates that that would "normally" be the case; the Officers have assessed the situation and in light of the fact there is already planning consent for one dwelling on the site and there are terraced properties within the area, they consider the proposal for a pair of two semi-detached dwellings of the proportions proposed to be reasonable in the circumstances.

Councillor Jeff Evans referred to the provisions of Policy 50 in terms of normally allowing for the erection of single dwellings on the edge of a settlement and to Policy 51 with regard to need, and he sought clarification of the information which the applicant had submitted to confirm a need for properties of this nature in the locality. The Development Control Manager said although there is no requirement to demonstrate a need with this type of development, the applicant has of his own volition, consulted with the Council's Rural Housing Enabler who confirms that there are applicants who have registered an interest for 2 and 3 bedroom properties in the surrounding villages, and because of its proximity to Bodedern, Bryngwran and other villages, it is anticipated that there would be an interest in the intended properties. Councillor Jeff Evans suggested that the Rural Housing Enabler's assessment only confirms a potential need in villages on the outskirts of Trefor but not necessarily in the village of Trefor itself.

Councillor Kenneth Hughes said that he had been persuaded of the need for housing in this locality and he proposed that the application be approved. His proposal was seconded by Councillor Vaughan Hughes. Councillor Ann Griffith proposed that the application be refused contrary to the Officer's recommendation on the basis that the need for housing in the village of Trefor has not been proved. Her proposal was seconded by Councillor Jeff Evans.

In the subsequent vote, Councillors Lewis Davies, Kenneth Hughes, Vaughan Hughes, Richard Owain Jones and W.T. Hughes voted to approve the application. Councillors Jeff Evans, Ann Griffith, John Griffith, Victor Hughes, Raymond Jones and Nicola Roberts voted to refuse the application contrary to the Officer's recommendation because they deemed the need for housing in the village of Trefor had not been proved.

It was resolved to refuse the application contrary to the Officer's recommendation for the reason given.

In accordance with the requirements of the Council's Constitution, the application will be automatically deferred to the next meeting to allow the Officers to respond to the reason cited for refusing the application.

11.2 15C147A – Full application for the change of use of the ground floor of the dwelling from residential use to a mixed use of residential or retail at 11 High Street, Malltraeth

The application was presented to the Planning and Orders Committee because the applicant is a relevant officer as defined by paragraph 4.6.10.4 of the Council's Constitution. The application has been scrutinised by the Monitoring Officer as required under the said paragraph.

Councillor Victor Hughes proposed that the application be approved and his proposal was seconded by Councillor Richard Owain Jones.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report.

11.3 21C158 – Full application for alterations and extensions at 21 Stad Plas Hen, Llanddaniel

The application was reported to the Planning and Orders Committee as the applicant is the parent of a relevant officer as identified in Paragraph 4.6.10.4 of the Council's Constitution. The application has been scrutinised by the Monitoring Officer as required under the said paragraph.

Councillor Lewis Davies proposed that the application be approved. The proposal was seconded by Councillor John Griffith.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report.

11.4 47C139 – Outline application for the erection of a dwelling with all matters reserved on land adjacent to Awelfryn, Elim, Llanddeusant

The application was brought to the Planning and Orders Committee as the applicant is related to a relevant officer as defined by Paragraph 4.6.10.4 of the Council's Constitution. The application has been scrutinised by the Monitoring Officer as required under the said paragraph.

Councillor Kenneth Hughes proposed that the application be approved and his proposal was seconded by Councillor Richard Owain Jones.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report.

12 REMAINDER OF APPLICATIONS

12.1 12C239A – Full application for the siting of a temporary portable unit at Canolfan Beaumaris, Beaumaris

The application is brought to the Planning and Orders Committee because the application site is on Council owned land.

Councillor Lewis Davies sought advice regarding whether he should declare an interest in the application having been a member of the Beaumaris Leisure Centre Management Committee until two months ago. The Legal Services Manager

advised that that was unnecessary unless the Member had been involved in the preparation or approval of the application whilst a member of the Committee.

Councillor John Griffith subsequently declared an interest in the application and he withdrew from the meeting during the consideration thereof.

The Development Control Manager said that the recommendation was to approve the application to site a temporary portable unit at Canolfan Beaumaris to provide additional space to meet the increased demand for community classes for a period of 5 years.

Councillor Richard Owain Jones proposed that the application be approved. Councillor Kenneth Hughes seconded the proposal.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report.

12.2 13C186 – Full application for alterations and extensions at 18 Wesley Street, Bodedern

The application is reported to the Planning and Orders Committee as it is made on Council owned land.

Councillor Kenneth Hughes proposed that the application be approved and his proposal was seconded by Councillor Lewis Davies.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report.

12.3 19LPA1002/CC - Full application for the erection of a plaque at 3 Stanley Terrace, Holyhead

The application is presented to the Planning and Orders Committee as it is made by the Council.

Councillor Raymond Jones proposed that the application be approved and his proposal was seconded by Councillor Kenneth Hughes.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report.

12.4 39C548 – Full application for the erection of a building for use as an after school club and holiday club at Ysgol y Borth, Menai Bridge

The application is presented to the Planning and Orders Committee as it is on Council owned land.

Councillor Lewis Davies proposed that the application be approved and his proposal was seconded by Councillor Nicola Roberts.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report.

13 OTHER MATTERS

13.1 26C20E - Erection of one 80kw wind turbine with a maximum hub height of up to 19.4m. rotor diameter of up to a maximum of 18m and a maximum upright vertical height of up to 28.4m on land at Frigan Farm, Brynteg

The application is reported to the Planning and Orders Committee as it has been resolved that all applications for such development be brought to the Committee.

The Development Control Manager informed the Committee that an appeal against non-determination of the application had been lodged. If the appeal had not been lodged, the application would have been recommended for refusal as there are concerns regarding the harm it would cause to the landscape.

It was resolved to note the information and to support the Officers in opposing the appeal.

13.2 30C490C - Full application for the demolition of existing hotel and erection of 18 new apartments and associated site works at Beach Road, Benllech

The matter was presented to the Planning and Orders Committee because of proposed changes to the legal agreement and planning conditions and because of the time that has elapsed since the application was originally approved.

The Development Control Manager reported that the application was approved by the Planning and Orders Committee in July, 2006 subject to the applicant completing a legal agreement requiring that 6 of the proposed 18 new apartment units were affordable in accordance with the Council's SPG on Affordable Housing based on a percentage requirement of 30%. The applicant did not complete the legal agreement due to viability issues in connection with the development and the provisions of 6 affordable housing units. The former hotel has since remained in a state of disrepair. Discussions have been held with the Council's Affordable Housing Advisor and it is proposed that the terms of the legal agreement be amended so that the affordable housing provision is made in the form of a financial contribution by the developer to the Council in accordance with the obligation set out in the written report. This has the advantages of allowing the development to proceed thereby improving the site as well as ensuring there is a financial benefit to the Council for use for affordable housing needs on the Island.

Councillor Jeff Evans raised the point of whether the value of the financial contribution stipulated adequately reflects the potential value of the completed development. Councillors Nicola Roberts and John Griffith sought clarification of how the financial contribution made by the developer would be used and where. The Legal Services Manager said that the contribution will be made to the Head of Housing Services to be used for the purpose of fulfilling other plans for affordable housing.

Councillor Nicola Roberts proposed that the proposed changes be approved and her proposal was seconded by Councillor Vaughan Hughes.

It was resolved to approve the changes to the legal agreement on the planning permission as set out in the written report and that the planning permission is thereafter issued with the conditions listed in the report.

(Councillor Jeff Evans did not vote on the matter because he would have wished to have known the potential cost of the properties, and whether the development would have been approved if a monetary value to the gain of the Council had not been attached)

13.3 37C174E - Application to determine whether prior approval is required for the erection of an agricultural shed to house livestock together with an extension to the existing shed on land at Tre-lfan, Brynseincyn

The application is reported to the Planning and Orders Committee because the applicant is the son of a Local Member. The report has been scrutinised by the Monitoring Office in accordance with the Council's Constitution.

The Development Control Manager reported that it was determined that the prior approval of the Local Planning Authority was not required for the development and that it constituted permitted development.

It was resolved to note the information.

13.4 44C305C/RE – Full application for the erection of on one 15kw wind turbine with a maximum hub height of up to 15.43m, a maximum rotor diameter of up to 13.1m, and a maximum upright vertical tip height of up to 21.97m on land at Tre Wyn, Maenaddwyn

The application is reported to the Planning and Orders Committee as it has been resolved that all applications for such development be brought to the Committee.

The Development Control Manager informed the Committee that an appeal against non-determination of the application had been lodged. If the appeal had not been lodged, the application would have been recommended for refusal as there are concerns regarding the harm it would cause to the landscape.

It was resolved to note the information and to support the Officers in opposing the appeal.

**COUNCILLOR W T HUGHES
CHAIR**