

Planning and Orders Committee

Minutes of the meeting held on 3 September 2014

- PRESENT:** Councillor William Thomas Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, Jeffrey M. Evans, John Griffith,
K P Hughes, Victor Hughes, Richard Owain Jones,
Raymond Jones and Nicola Roberts
- IN ATTENDANCE:** Development Control Manger (DFJ),
Planning Assistant,
Senior Engineer (Development Control) (EDJ),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor Vaughan Hughes
- ALSO PRESENT:** Councillors Bob Parry OBE (Item 7.1); T.LI. Hughes (Item 7.2);
H. Eifion Jones (Item 12.3); P.S. Rogers (Item 12.5).
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1 APOLOGIES

Apologies as noted above.

2 DECLARATION OF INTEREST

Councillor Jeff Evans declared an interest in respect of application 7.2.

Councillor W.T. Hughes declared an interest in respect of application 12.2.

Councillor Nicola Roberts declared a personal but not prejudicial interest in respect of application 6.1 and remained at the meeting during the discussion thereon.

Councillors Lewis Davies, Ann Griffith, John Griffith and Nicola Roberts declared an interest in relation to applications 6.2, 12.2 because 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 30 JULY, 2014 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 30 July, 2014 were presented and confirmed as correct.

4 SITE VISIT 20TH AUGUST, 2014

The minutes of the Site Visits held on 20 August, 2014 were confirmed.

5 PUBLIC SPEAKING

The Chair announced that there were no Public Speakers at this meeting.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 34C553A - Outline application for residential development including extra care facility, highway and associated infrastructure at Ty'n Coed, Llangefni

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

6.2 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 reasons given in the written report.

6.3 42C9N - Full application for the demolition of existing workshop, office and showroom, extension of petrol filling station, erection of 2 non-food retail units and provision of additional parking at Pentraeth Services, Pentraeth

It was **RESOLVED** to visit the site in accordance with the Officer's recommendation for the reasons given in the written report.

7 APPLICATIONS ARISING

7.1 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 to Tryfan, Trefor

The application was presented to the Planning and Orders Committee as the applicant is a friend of a 'relevant' officer as defined within paragraph 4.6.10.2 of the Constitution. The Planning and Orders Committee at its meeting held on 30th July, 2014 resolved to refuse the application contrary to Officer's recommendation on the basis that the need for housing in the village of Trefor has not been proved.

The Chair invited Councillor Bob Parry OBE, one of the Local Members to address the meeting. Councillor Parry stated that planning consent already exist on the site for one dwelling but the applicant wishes to give local first time buyers the opportunity to be able to buy their own home. He further stated that the residents

of Tryfan's only observation is that when the detailed plan is submitted the windows of the dwellings should not overlook their property.

Councillor T. Victor Hughes stated that he had voted against this application at the last meeting but having considered the opportunity for young persons to be able to afford to buy such dwellings rather than one large house which would be beyond affordability he was willing to support the application. However he stated that due consideration should be given to the need for a large septic tank for both dwellings and a binding contract should be made between the owners of the properties to maintain the drainage system.

The Development Control Manager reported that the applicant has submitted evidence from two separate estate agents stating that there is a need for such properties within the area. The Councils Rural Housing Enabler is of the opinion that there will be interest within the locality for such development due to the proximity to other villages in the area. The Anglesey Local Market Assessment states that there is a need for 134 houses of this design per year over the next 5 years. Over 1,500 people are currently on the housing waiting list of the County Council and over 500 people have registered with the Tai Teg organisation. There is a clear housing need on the Island and within the vicinity of the area for this sort of housing.

The Development Control Manager further stated that a late letter had been received by the applicant and he read out the main points from the correspondence.

Councillor Ann Griffith stated that she does not consider that there is a dire need for such housing in Trefor and proposed that the application be refused. There was no seconder to her proposal.

Councillor K.P. Hughes proposed that the application be approved and Councillor R.O. 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.

7.2 19LPA434B/FR/CC – Full application for the refurbishment of the existing buildings, demolition of the link extension together with the erection of a new two storey extension at Jesse Hughes Community Centre, Holyhead

(Councillor Jeff Evans declared an interest in this application and left the meeting during discussion and voting thereon).

The application was presented to the Planning and Orders Committee as the application is made by the Council on County Council owned land. At the meeting held on 2nd July, 2014 the Committee resolved to defer the application as the incorrect local members had been consulted. This omission has been rectified. At the meeting held on 30th July, 2014 it was resolved to visit the site. The site visit took place on 20th August, 2014.

The Development Control Manager reported the main concerns seemed to encompass the highways infrastructure in the area. He stated that further consultations have taken place with the applicant and the Highways Authority and it has been agreed that a Highways Management Scheme be put in place during the construction period. A scheme will also be required when the facility is open. A planning condition will be enforced to the approval of the application as noted within the report.

The Chair invited Councillor T.LI. Hughes a Local Member to address the meeting. Councillor Hughes stated that he has no objection to the application but the reason he had called the application for determination by the Committee was that he had concerns regarding traffic issue within the area.

The Senior Engineer (Development Control) responded that as part of the Traffic Management Plan process discussions have taken place with the landowner of the nearby garage. A verbal agreement has secured that the land behind the garage can be used as temporary access for the delivery of building material during the construction process of the development. A legal agreement is in the process of being finalised in respect of this matter.

Councillor K.P. Hughes 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 listed in the written report.

7.3 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

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

The Development Control Manager reported that the Planning and Orders Committee held on 30 July, 2014 resolved to refuse the application contrary to the Officer's recommendation due to overdevelopment in the countryside and was not in compliant with Policy 50 of the Ynys Môn Local Plan due to its distance from the development boundary. He stated that further letters had been received by the applicant and his agent and were enclosed within the document letter available to the Committee within the timeframe. The Officer referred to the report before the meeting which states that the site measures nearly 1,000 square metres and is considered an adequate size for a dwelling. The site lies immediately adjoining the property known as Bodafon and lies within a cluster of 7 dwellings and is therefore considered as an acceptable extension to the village and would not result in the overdevelopment of the countryside.

Councillor T. Victor Hughes speaking as a Local Member stated that Members of this Committee has received 2 letters by the applicant confirming that Bodafon is a

second home and was hoping to keep and upgrade the property by selling this application in due course if they were granted approval. Councillor Hughes read extract from the correspondence received, dated 9 August, 2014 to the Committee. The access road to the site is an exceptionally narrow with no pavement. Policy 23 states 'a development which is poorly related to public transport will be refused'. Policy 48 refers to the needs and welfare of the Welsh Language and Gwynedd Structure Plan A3 states 'in the interest of the Welsh Language and the availability of social and community facilities'. He questioned where are these issues in the community of Llangristiolus? Policy 1 of the Ynys Môn Local Plan the needs and the welfare of Welsh Language. He questioned when the authority is going to take adequate note of these policies? Is permitting another open market development to an applicant which does not prove any need? He considered that allowing a development to fund a second home should be an adequate reason to build a dwelling in a greenfield site in a rural area. For these reasons he proposed that the Committee refuse the application. Councillor R.O. Jones seconded the proposal.

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 listed in the written report.

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12 REMAINDER OF APPLICATIONS

12.1 12C389B – Full application for the erection of a four metre high fence on land at Thomas Close Play area, Beaumaris

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

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

Councillor Ann Griffith wished it to be noted that she abstained from voting.

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 20C102J – Application for the erection of a temporary 60m high anemometer mast on land at Rhyd y Groes, Rhosgoch

(Councillor W.T. Hughes declared an interest in this application and left the meeting during discussion and voting thereon).

The application was presented to the Planning and Orders Committee as it has been decided that delegated powers will not be used in connection with wind turbine developments.

The Development Control Manager updated the Committee that the Rights of Way Officer and the Ecological & Environmental Adviser of the County Council have now responded with no objections to the application. He noted that the anemometer comprises a slim structure proposed for a temporary 3 year period and is not considered that there will be a significant impact on the character and appearance of the landscape.

Councillor K.P. Hughes proposed that the application be approved and Councillor Jeff Evans seconded the proposal.

Councillor Nicola Roberts abstained from voting.

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 21C40A – Full application for the erection of an agricultural shed to house livestock and a slurry pit on land at Penrhyn Gwyn, Llanddaniel

The application was presented to the Planning and Orders Committee by a Local Member.

The Development Control Manager reported that local persons had requested to speak in respect of this application but the Planning Department had been unable to contact them within the specific timeframe.

The Chair invited Councillor H. Eifion Jones as a Local Member to address the meeting. Councillor Jones requested that it would be beneficial for the Committee to visit the site and also requested that the comments received by the Community Council should be included within the report at the next meeting.

Councillor K.P. Hughes proposed that the site be visited and Councillor T. Victor Hughes seconded the proposal.

It was RESOLVED that the site be visited to allow Members to assess the effect on the neighbouring property.

12.4 39C305B – Full application for alterations and extensions at 5 Cambria Road, Menai Bridge

The application was presented to the Planning and Orders Committee by a Local Member.

Councillor K.P. Hughes stated that 2 of the Local Members had requested that the site should be visited. Councillor Hughes proposed that the site be visited and Councillor John Griffith seconded the proposal.

It was RESOLVED that the site be visited to allow Members to view the site as 2 of the Local Members consider that there is overdevelopment within this area.

12.5 45C111E/RE – Full application for the installation of solar panels (40kW) on the ground within the curtilage of Gelliniog Bach, Dwyran

The application was presented to the Planning and Orders Committee by a Local Member.

Councillor Ann Griffith a Local Member stated that she had called-in the application but was now satisfied, having received further information regarding the effect of such a development on the landscape.

The Chair invited Councillor P.S. Rogers a Local Member to address the meeting. Councillor Rogers stated that nobody has objected to this application locally. He quoted from the Ynys Môn Unitary Development Plan which stated that applications for renewable and non-renewable energy resources will be permitted where no adverse impact on the environment can be demonstrated. The application is for 16 solar panels with each measuring 15m in length by 3m in width.

Councillor K.P. Hughes proposed that the application be approved and Councillor R.O. 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.

13 OTHER MATTERS

13.1 33C302 – Full application for change of use from a dwelling (C3) into a part (A3) hot food takeaway and part (C3) dwelling together with creation of additional parking at Penffordd, Gaerwen

The Development Control Manager reported that the application was approved by the Committee at its meeting held on 2nd April, 2014. The written report indicated that no response had been received from the Community Council. The Community

Council had indicated its strong objection to the application and were anxious that its comments have been noted.

RESOLVED to note the report.

**COUNCILLOR W.T. HUGHES
CHAIR
COUNCILLOR ANN GRIFFITH
VICE-CHAIR IN THE CHAIR FOR ITEM 12.2**