

**NOTICE of the Decisions of the Planning and Orders Committee held at the Council Chamber, Council Offices, Llangefni on Wednesday, 2 September 2015.**

*[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 (Chairman)  
Councillor Ann Griffith (Vice-Chair)

Councillors Lewis Davies, John Griffith, K P Hughes, Victor Hughes, Jeffrey M.Evans and Nicola Roberts

**Apologies** Councillors Vaughan Hughes, Richard Owain Jones and Raymond Jones

**Also Present:** Local Members: Councillor Dylan Rees (7.4).  
Councillors R.A. Dew, T.Ll. Hughes, P.S. Rogers, Ieuan Williams.

1.00 pm - 3.45 pm

ITEM NUMBER AND SUBJECT MATTER	<b>3 MINUTES</b>
DECISION	The minutes of the previous meeting of the Planning and Orders Committee held on 29 July, 2015 were submitted and confirmed subject to the inclusion of the word 'Kingsland' at the fourth bullet point i.e. <ul style="list-style-type: none"> <li>• Delivery/occupation of Cae Glas vis-à-vis Penrhos and Kingsland</li> </ul>
ITEM NUMBER AND SUBJECT MATTER	<b>4 SITE VISITS</b>
DECISION	The minutes of the Site Visits was confirmed.
ITEM NUMBER AND SUBJECT MATTER	<b>5 PUBLIC SPEAKING</b>
DECISION	The Chair announced that there were public speakers in relation to applications 7.1, 7.4, 7.6.
ITEM NUMBER AND SUBJECT MATTER	<b>6 APPLICATIONS THAT WILL BE DEFERRED</b>

DECISION	<p><b>6.1 24C300A/ECON – Formation of lakes for fishing and recreation use, erection of a shop and café and a storage building together with associated access roads and parking areas and the installation of a new septic tank on land forming part of Tyn Rhos Fawr, Dulas</b></p> <p>It was <b>RESOLVED</b> to defer consideration of the application in accordance with the Officer’s recommendation as details of the submission needs to be clarified before the matter can be formally considered by the Planning and Orders Committee.</p> <p><b>6.2 29LPA1008A/CC – Full application for the erection of a new primary school together with the creation of a new pedestrian access near Bryn Llwyd Estate and a new vehicular access onto the A5025 opposite Rhos Ty Mawr, Llanfaethlu</b></p> <p>It was <b>RESOLVED</b> to undertake a site visit in accordance with the Officer’s recommendation as the application is a significant development located at the edge of a village situated in a sensitive areas.</p> <p><b>6.3 42C127B/RUR – Full application for the erection of an agricultural dwelling together with the installation of a private treatment plant on land at Ty Fry Farm, Rhoscefnhir</b></p> <p>It was <b>RESOLVED</b> to defer consideration of the application in accordance with the Officer’s recommendation as additional information has been submitted which will need to be analysed and subject to further publicity and consultation.</p>
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ITEM NUMBER AND SUBJECT MATTER	<b>7 APPLICATIONS ARISING</b>
DECISION	<p><b>7.1 19C1145 – Full application for the erection of an annexe at Harbour View Bungalow, Turkey Shore Road, Holyhead</b></p> <p>It was <b>RESOLVED</b> to approve the application in accordance with the Officer’s recommendation, subject to the conditions set out in the written report.</p> <p><b>7.2 25C28C – Full application for the demolition of existing public house and associated</b></p>

**buildings at The Bull Inn, Llanerchymedd**

**It was noted that the application had been withdrawn.**

**7.3 25C250 – Outline application for the erection of a dwelling and installation of a package treatment plant together with full details of the vehicular access on land adjacent to Tregarwen, Coedana, Llanerchymedd**

**It was RESOLVED to refuse the application in accordance with the Officer's recommendation.**

**7.4 34LPA1013/FR/EIA/CC – Full application for the construction of a link road comprising of a new roundabout on the A5114, highway improvements between the A5114 and the existing roundabout at the southern end of the Industrial Estate Road and construction of a new road between this point and Bryn Cefni Business Park and from the north of Bryn Cefni Business Park to Coleg Menai via the B5420, Penmynydd Road together with associated work on land to the east of Bryn Cefni Industrial Estate, Llangefni**

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

**7.5 34C304F/1/ECON – Outline application for the extension to the existing campus comprising of the erection of three; three-storey units with 250 associated car parking spaces, a separate unit comprising of a gym and fitness studio with 60 associated car parking spaces together with an all-weather outside football pitch, and sustainable drainage system with all matters reserved on land at Coleg Menai, Llangefni**

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

**7.6 36C338 – Outline application for the erection of a dwelling with all matters reserved on land opposite to Ysgol Henblas, Llangrisiolus**

	<p><b>It was RESOLVED to refuse the application contrary to the Officer's recommendation for the reasons set out.</b></p> <p><b>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 given for refusing the application.</b></p> <p><b>7.7 40C323B – Full application for the erection of a dwelling, installation of a sewage treatment plant together with the construction of a vehicular access on land opposite Bryn Hyfryd, Brynrefail</b></p> <p><b>It was RESOLVED not to defend the decision at the appeal process and to delegate to the Head of Service to submit that there is no objection to approval of reserved matters subject to appropriate conditions as he may submit to the Planning Inspectorate.</b></p>
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ITEM NUMBER AND SUBJECT MATTER	<b>8 ECONOMIC APPLICATIONS</b>
DECISION	None were considered by this meeting of the Planning and Orders Committee.

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

ITEM NUMBER AND SUBJECT MATTER	<b>10 DEPARTURE APPLICATIONS</b>
DECISION	None were considered by 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 42C195A – Full application for demolition of the existing porch together with erection of a new side extension and retention of an existing conservatory at 8 Maes yr Efail, Rhoscefnhir</b></p> <p><b>It was RESOLVED to approve the application</b></p>

	<p>in accordance with the Officer's recommendation, subject to the conditions set out in the written report.</p>
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<b>ITEM NUMBER AND SUBJECT MATTER</b>	<b>12 REMAINDER OF APPLICATIONS</b>
<b>DECISION</b>	<p><b>12.1 20LPA1022/CC – Full application for the erection of an agricultural building for the housing of livestock on land at Fron Heulog, Cemaes</b></p> <p>It was <b>RESOLVED</b> to approve the application in accordance with the Officer's recommendation, subject to the conditions set out in the written report.</p> <p><b>12.2 43C197 – Full application for demolition of the existing garage together with the erection of a dwelling on land adjacent to Môr Awel, Four Mile Bridge</b></p> <p>It was <b>RESOLVED</b> to refuse the application in accordance with the Officer's recommendation.</p> <p><b>12.3 45C89B – Retrospective application for the mixed use of land for (i) the siting of up to 12 permanently stored touring caravans and (ii) the use of land as a caravan site for up to 12 touring caravans used between 1<sup>st</sup> March and 31<sup>st</sup> December each year at Rhos yr Eithin, Newborough</b></p> <p>It was <b>RESOLVED</b> to undertake a site visits for the above reasons.</p> <p><b>12.4 45LPA 605A/CC – Outline application with all matters reserved for the erection of 17 new dwellings, demolition of the existing toilet block together with the creation of a new vehicular access on land adjacent to Dwryd, Newborough</b></p> <p>It was <b>RESOLVED</b> to undertake a site visit for the above reasons.</p> <p><b>12.5 46C42B – Full application for the demolition of the existing dwelling together with the erection of a new dwelling in its place at Glasfryn, Ravenspoint Road, Trearddur Bay</b></p> <p>It was <b>RESOLVED</b> to undertake a site visit</p>

	for the above reasons.
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<b>ITEM NUMBER AND SUBJECT MATTER</b>	<b>13 OTHER MATTERS</b>
<b>DECISION</b>	<p><b>13.1 14C28T/1/SCR – Screening opinion for a proposed solar farm with a capacity of 5MW on land at Mona Industrial Park, Gwalchmai</b></p> <p><b>It was RESOLVED to note the report for information purposes only.</b></p> <p><b>13.2 46C427K/TR/EIA/ECON - A hybrid planning application proposing: Outline with all matters reserved except for means of access, for –</b></p> <p><b>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 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.</b></p>

**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 320 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 320 residential dwellings set in high quality landscaping and open spaces. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaced and plant. Full detail for the change of use of the existing Estate buildings at Penrhos Coastal Path, London Road, Holyhead including the change of use for: The Bailiffs Tower and outbuildings at Penrhos Home Farm from the a cricket clubhouse to a visitors information centre, restaurant, café, bars and retail; Home Farm Barn and Cart Buildings from farm buildings to cycle and sports hire centre; the Tower from residential to a Managers accommodation**

	<p><b>and ancillary office; and Beddmanarch House from residential to a visitors' centre</b></p>
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**It was RESOLVED to note the report.**