

# Planning and Orders Committee

## Minutes of the meeting held on 2 September 2015

- PRESENT:** Councillor William Thomas Hughes (Chair)  
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, John Griffith, K P Hughes,  
Victor Hughes, Jeffrey M.Evans and Nicola Roberts
- IN ATTENDANCE:** Head of Planning and Public Protection (Item 7.6),  
Planning Development Manager,  
Planning Assistants,  
Senior Engineer (Highways) (EJ),  
Legal Services Manager,  
Committee Officer (MEH).
- APOLOGIES:** Councillor Vaughan Hughes, Richard Owain Jones and  
Raymond Jones
- ALSO PRESENT:** Local Members : Councillor Dylan Rees (7.4).  
Councillors R.A. Dew, T.LI. Hughes, P.S. Rogers, Ieuan Williams
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### 1 APOLOGIES

Apologies for absent as noted above.

### 2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor John Griffith declared a personal but not prejudicial interest with regard to application 13.2 and said that he would be participating in the discussion thereon.

Councillor W.T. Hughes declared a personal and prejudicial interest with regard to applications 11.1 and 12.1.

Councillor Dylan Rees (not a Member of the Planning and Orders Committee) declared an interest with regard to application 7.4 but stated that following legal advice he was able to speak on the application but would leave the Chamber after he had spoken.

Mr. Dewi Francis Jones, Planning Development Manager declared an interest with regard to application 7.6.

### **3 MINUTES**

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.

- Delivery/occupation of Cae Glas vis-à-vis Penrhos and Kingsland

### **4 SITE VISITS**

The minutes of the Site Visits held on 19 August, 2015 was confirmed.

### **5 PUBLIC SPEAKING**

The Chair announced that there were public speakers in relation to applications 7.1, 7.4, 7.6.

### **6 APPLICATIONS THAT WILL BE DEFERRED**

**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**

**It was RESOLVED 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.**

**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**

**It was RESOLVED 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.**

**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**

**It was RESOLVED 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.**

### **7 APPLICATIONS ARISING**

**7.1 19C1145 – Full application for the erection of an annexe at Harbour View Bungalow, Turkey Shore Road, Holyhead**

The application is reported to the Planning and Orders Committee as it has been called in by a Local Member. At the meeting of the Planning and Orders Committee on 3<sup>rd</sup> June, 2015 it was resolved to defer the determining of the application in order to await confirmation regarding the ownership of the access road to the dwelling. Confirmation has now been received that the access track from Turkey Shore Road to the site is owned by the Council over which the applicant has a right of access. The track immediately adjoining the dwelling is owned by the applicant and it is understood that other properties have a right of way. At its meeting held on the 29<sup>th</sup> July, 2015 the Members resolved to undertake a site visit prior to determining the application. The site was visited on the 19<sup>th</sup> August, 2015.

The Chair invited Mr. Dennis Ryder to address the meeting in support of his application. Mr. Ryder stated that the annexe is for the use of his sister-in-law who will be caring for him due to illness.

Councillor Lewis Davies 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 set out in the written report.**

#### **7.2 25C28C – Full application for the demolition of existing public house and associated buildings at The Bull Inn, Llanerchymedd**

The application is reported to the Planning and Orders Committee as it has been called in by a Local Member.

The Planning Development Manager informed the Committee that the application has been withdrawn.

**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**

The application is reported to the Planning and Orders Committee as an application which is contrary to the adopted Ynys Môn Local Plan but which can be supported under the provision of the Stopped Unitary Development Plan. The application was deferred at the last meeting of the Planning and Orders Committee as a planning appeal in the locality which raises issues which Planning Officers wish to consider prior to issuing a recommendation and determining the matter.

Councillor K.P. Hughes stated that he considered that the application should be approved as the application is an outline planning application for a dwelling for a local family. He considered that each application should be considered

on its own merit and not dependent on another planning appeal within the local vicinity. The application is acceptable under the provisions of the Stopped Unitary Development Plan and also conforms to Planning Policy Wales. The local Community Council supports the application but has some concerns with regard to the access to the site. Councillor K.P. Hughes proposed that the application be approved. There was no seconder to the proposal.

Councillor Lewis Davies proposed that the application be refused as it encroaches into the countryside. Councillor John Griffith seconded the proposal of refusal.

**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**

The application is reported to the Planning and Orders Committee as the application is presented by the County Council.

The Chair invited Mr. Huw Percy to address the meeting as a supporter of the application. Mr. Percy highlighted the following important points to the Committee :

- Llangefni Industrial Estate has been designated as an Enterprise Zone which is one of only 7 sites in Wales;
- Coleg Menai has had the opportunity to expand and develop. The college will afford young students the opportunity to take advantage of employment opportunities at Wylfa Newydd. It is anticipated that the number of students at Coleg Menai will increase from 3,000 to 8,000 during the next few years;
- This application before the Committee will enhance the highways infrastructure to accommodate the increase in traffic within the Llangefni area;
- He stated that it is inevitable that properties will be affected and trees will have to be felled to accommodate the new road infrastructure.

The Committee questioned Mr. Percy on whether the Welsh Government were funding the new road infrastructure. Mr. Percy responded that the scheme will attract grants and the land is in the ownership of Coleg Menai will equate to match-funding. The County Council has secured funding security for this financial year and a long term application has been submitted for the next 3 years to construct the road in phases. Questions were raised with

regard to the effect on properties in the vicinity of the new road infrastructure. Mr. Percy responded that he considered that less traffic would impair on the residents if this application was to be approved. Issues were raised that a number of mature trees would have to be felled. Mr. Percy responded that around 0.59 hectares of trees will need to be felled; however 0.66 hectares of new trees will be planted thereafter. Further questions were raised as to why the highway at Penmynydd Road does not go through farming land which would entail not having to fell so many trees. Mr. Percy stated that the land is not in the ownership of Coleg Menai nor the County Council. It was considered that negotiations with the owner of the land would delay the process of taking advantage of the grants available for the link road.

The Chair invited Mr. Huw Idris Jones to address the meeting as an objector to the application. Mr. Jones stated that he was representing the residents of Penmynydd Road and highlighted the following matters to the Committee :-

- The planning application needs to be deferred as the ancient woodland at Lodge Covert would see the felling of 200+ metre strip of trees. The Woodland Trust also agrees that the loss of the trees would have a detrimental effect on wildlife i.e. red squirrels;
- Around 700 people have signed an online petition within the last week;
- The public could not make informed comments to the initial consultation process on the Link Road at Llangefni. Letters of objection took 2 months to appear on the Planning Department's customer services computer. They should have been available within 48 hours.
- Incorrect maps and public notices referred to an A road not the correct B road;
- No mention that the woodland at Lodge Covert is a habitat for red squirrels, which is a legally protected species. The 200 metre strip of woodland is an important habitat for red squirrels which links the squirrel population at Newborough and Pentraeth.
- 11 species of birds which are listed on the endangered list of birds have been seen regularly within the woodland;
- The residents of Penmynydd Road consider that an alternative route for the link road should be considered as was mentioned in 2013 which would involve moving the roundabout at Penmynydd Road further to the east. This would address the 5 negative effects listed within the Environmental Survey. It would save a natural resource and wildlife habitat and preserve the wellbeing of local residents.

The Committee questioned Mr. Jones in respect of moving the proposed location of the roundabout at Penmynydd Road would help the residents and wildlife habitat. Mr. Jones responded that moving the roundabout by only 100/200 yards would entail not having to fell so many trees at Lodge Covert. Questions were raised that Natural Resources Wales do not accept that Lodge Covert is ancient woodland. The Red Squirrel Trust has also not submitted objections to the planning application. Mr. Jones responded that restored woodland is woodland that has existed for 400 years.

The Chair invited Councillor Dylan Rees, a local member to address the Committee. Councillor Dylan Rees stated that whilst he supported the Link Road proposal at Llangefni he has concerns with regard to the environmental effect with the felling of so many trees on the Penmynydd Road. The Woodland Trust has submitted a three page document to the planning department outlining 7 specific concerns to the loss of so many trees at Lodge Covert. Councillor Rees read out the extracts from the correspondence to the Committee. He further stated that a very successful red squirrel habitat has increase the species on the Island and the Lodge Covert woodland has been part of the project.

Councillor Dylan Rees agreed with the objector that the application needs to be deferred to negotiate with the landowner at Penmynydd Road to locate the proposed roundabout on agricultural land rather than having to destroy woodland.

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

Councillor Lewis Davies proposed that the application be refused contrary to the Officer's recommendation. Councillor Ann Griffith seconded the proposal.

In the subsequent vote, Councillors Jeff Evans, John Griffith, K.P. Hughes, W.T. Hughes, Nicola Roberts voted to approve the application. Councillors Lewis Davies, Ann Griffith voted to refuse the application contrary to the Officer's recommendation. Councillor T.V. Hughes abstained from voting.

**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**

The application was reported to the Planning and Orders Committee as this is a major application which should be considered in conjunction with the application for the Llangefni link road which appears at 7.4.

Councillor Nicola Roberts proposed that the application be approved and Councillor T. Victor Hughes seconded the proposal.

**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, Llangristiolus**

*Having declared an interest in the application, the Planning Development Manager withdrew from the meeting during the consideration thereof.*

The application was reported to the Planning and Orders Committee as the applicant is employed within the Planning and Public Protection Department of the County Council. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

At the meeting of the Planning and Orders Committee held on 13 May, 2015, it was resolved to undertake a site visit prior to determining the application. The site was visited on 20<sup>th</sup> May, 2015. The meeting of the Planning and Orders Committee held on 3<sup>rd</sup> June, 2015 resolved to defer the determining of the application in order to await the Planning Inspectorates decision on a nearby appeal as the appeal raised issues in terms of the implementation of Policy 50 in the settlement of Llangristiolus.

The Chair invited Mr. Owen Evans to address the meeting as a supporter of the application :-

Mr. Owen highlighted the following points with regard to the application and stated that he would be addressing the concerns of the neighbouring properties :-

- Overlooking – an image of the proposed dwelling has been afforded to the Planning Department to prove that it conforms with the Ynys Môn planning guidelines in respect of design.;
- Character of the area – a mix of two storey detached dwellings, semi-detached dwellings, bungalows together with an estate of dwellings. The proposed dwelling is surrounded by other houses. The Planning Officer is dealing with this application as infill;
- Highways & Parking – The proposed dwelling is located at the front of the Old School. The access to the field opposite has already been created and approved. The Highways Authority has not submitted opposition to the application.
- Neighbouring dwelling and other developments – A number of developments within the village of Llangristiolus have occurred over the last 10 years. Dwellings have been built from local people for all backgrounds;
- Recent appeal at Ffordd Meillion – A decision was taken to defer consideration of this application until an appeal decision has been received in respect of a single dwelling nearby. Even though the appeal was not upheld the Planning Inspectorate noted that the proposal would not go above the need or above the social character of the locality;
- Policies 50 and HP4 – It is considered that applications for single plots within or on the boundaries of a village are acceptable. It is considered that the development of this dwelling is acceptable due to the fact that it is surrounded by neighbouring dwellings. The applicant lives in Llangristiolus

and has already sold the dwelling next door. He intends to move his family to the proposed dwelling.

The Committee questioned Mr. Evans as to whether the applicant intends to build more houses on the land due to the size of the plot. Mr. Evans stated that at present the applicant does not intend to build more houses on the site but there is adequate land for potential development.

The Head of Planning and Public Protection stated that the application conforms to Policy 50 and the Officer's recommendation is of approval.

Councillor T. Victor Hughes referred to Policy 50 and quoted *'that the proposal should not go beyond the needs of the village for new dwellings'*. *'The number and type of dwellings already for sale and how many residential properties have been built in the vicinity'*. He stated that 27 properties are for sale in the village of Llangristiolus at present with another 6 dwellings given planning permission. A totality of 33 houses in a small village without adequate infrastructure is unacceptable. Councillor Hughes stated that the application is for a substantial dwelling with the possibility of more development on the site in the future. He considered that this application is not an infill and proposed that the application be refused. Councillor Lewis Davies stated that he considered that the village of Llangristiolus has been overdeveloped. Councillor Davies seconded the proposal of refusal as he considered that the development is outside the development boundary.

Councillor K.P. Hughes stated that each application needs to be considered on its merits and proposed that the application be approved. There was no seconder to the proposal of approval.

In the subsequent vote, Councillors Lewis Davies, Ann Griffith, John Griffith, T. Victor Hughes, Nicola Roberts voted to refuse the application contrary to the Officer's recommendation. Councillor K.P. Hughes voted to approve the application. Councillors Jeff Evans and W.T. Hughes abstained from voting. The reasons cited for refusing the application was that the application is not an infill; the site is outside the development boundary; does not conform to Policy 50; overdevelopment.

**It was RESOLVED to refuse the application contrary to the Officer's recommendation for the reasons set out.**

**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.**

#### **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**

The application was reported to the Planning and Orders Committee at the request of a Local Member.



At its meeting held on 29<sup>th</sup> July, 2015 the Committee resolved to refuse the application contrary to the Officer's recommendation. The reasons for refusal were due to the orientation of the dwelling within the application site, the proposal would be detrimental to the amenity of nearby dwellings and to the character and amenities of the wider locality.

The Planning Development Manager reported that an appeal has been submitted to the Planning Inspectorate based upon the lack of a decision by the Local Authority.

Members of the Committee considered that they did not wish to defend the decision at the appeal.

**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.**

## **8 ECONOMIC APPLICATIONS**

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

## **9 AFFORDABLE HOUSING APPLICATIONS**

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

## **10 DEPARTURE APPLICATIONS**

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

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

### **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**

*Having declared an interest in the application, Councillor W.T. Hughes withdrew from the meeting during the consideration thereof.*

The application is reported to the Planning and Orders Committee as the applicant is a close relative of an elected member. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Councillor John 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 set out in the written report.**

## **12 REMAINDER OF APPLICATIONS**

### **12.1 20LPA1022/CC – Full application for the erection of an agricultural building for the housing of livestock on land at Fron Heulog, Cemaes**

*Having declared an interest in the application, Councillor W.T. Hughes withdrew from the meeting during the consideration thereof.*

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

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

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

### **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**

The application was reported to the Planning and Orders Committee at the request of a Local Member.

Councillor Lewis Davies proposed that the application be refused and Councillor Jeff Evans seconded the proposal.

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

### **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**

The application was reported to the Planning and Orders Committee at the request of a Local Member, Councillor Ann Griffith.

Councillor Griffith proposed that a site visit be undertaken to allow the Committee to consider issues of the effect on the amenities of near-by properties, the visual impact on the local area and the AONB together with road safety. Councillor Lewis Davies seconded the proposal.

**It was RESOLVED to undertake a site visits for the above reasons.**

**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**

The application was reported to the Planning and Orders Committee at the request of both the Local Members.

Councillor Ann Griffith a Local Member proposed that a site visit be undertaken to allow the Committee to consider issues of the effect on the area due to the size and the local objection to the application. Councillor Nicola Roberts seconded the proposal.

**It was RESOLVED to undertake a site visit for the above reasons.**

**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**

The application was reported to the Planning and Orders Committee at the request of a Local Member.

Councillor Jeff Evans a Local Member proposed that a site visit be undertaken to allow the Committee to consider the local concerns to the application.

**It was RESOLVED to undertake a site visit for the above reasons.**

**13 OTHER MATTERS**

**13.1 14C28T/1/SCR – Screening opinion for a proposed solar farm with a capacity of 5MW on land at Mona Industrial Park, Gwalchmai**

The Planning Development Manager reported that a screening opinion was received for a proposed solar farm with a capacity of 5MW on land at Mona Industrial Park, Gwalchmai. The application site is on land owned by the Council. It has been determined that an Environmental Impact Assessment is not required for the proposal.

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

**13.2 46C427K/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 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 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 and ancillary office; and Beddmanarch House from residential to a visitors' centre**

The Planning Development Manager reported that an informal session will be arranged for members on 11<sup>th</sup> September, 2015 in respect of matters raised at the Planning and Orders Committee on 29 July, 2015. Thereafter a report will be followed to a Special Meeting of the Planning and Orders Committee on 7<sup>th</sup> October, 2015.

The Legal Services Manager advised the Committee to conduct that meeting according to the rules for a site visit. This would mean that the meeting would be for requesting and providing information only and not to discuss the merits of the matter. Local Members would be invited and a minute of the proceedings be submitted to the next meeting of this Committee.

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

**COUNCILLOR W.T. HUGHES  
CHAIR**