

# Planning and Orders Committee

## Minutes of the meeting held on 7 October 2015

- PRESENT:** Councillor William T Hughes (Chair)  
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, Jeffrey M. Evans, John Griffith,  
Kenneth P Hughes, Vaughan Hughes, Victor Hughes,  
Raymond Jones, Richard Owain Jones and Nicola Roberts
- IN ATTENDANCE:** Head of Planning and Public Protection (for application 7.2)  
Planning Development Manager  
Planning Assistants  
Highways Officer (JAR)  
Legal Services Manager (RJ)  
Committee Officer (ATH)
- APOLOGIES:** None
- ALSO PRESENT:** Local Members: Councillors H. Eifion Jones (application 7.2),  
Trefor Lloyd Hughes (applications 12.6 and 12.7), Peter Rogers  
(application 7.4) Richard Dew (Portfolio Member for Planning)
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### 1 APOLOGIES

None received.

### 2 DECLARATION OF INTEREST

Declarations of interest were made as follows:

Councillor John Griffith declared a personal but not prejudicial interest in respect of application 7.1

Councillor Kenneth Hughes declared a personal and prejudicial interest in respect of application 7.1

Councillor Ann Griffith declared a personal and prejudicial interest in respect of application 7.4

Councillor Nicola Roberts declared a personal and prejudicial interest in respect of application 11.1

Councillor Victor Hughes declared a personal and prejudicial interest in respect of applications 7.2, 12.7 and 12.8

Mr D.F.Jones, Planning Development Manager declared an interest in respect of application 7.2

### **3 MINUTES 2 SEPTEMBER, 2015 MEETING**

The minutes of the previous meeting of the Planning and Orders Committee held on 2<sup>nd</sup> September, 2015 were submitted and confirmed as correct.

### **4 SITE VISITS**

The minutes of the planning site visits held on 16th September, 2015 were submitted and confirmed as correct.

### **5 PUBLIC SPEAKING**

The Chair announced that there would be a public speaker in respect of application 7.3.

### **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**

The Planning Development Manager informed the Committee that as it is thought that clarifying the details of the submission will require some time before the matter can be formally considered by the Planning and Orders Committee, it is recommended that the application be removed from the Committee's schedule in the meantime.

**It was resolved to proceed in accordance with the Officer's recommendation.**

#### **6.2 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 for the reason given in the written report.**

### **7 APPLICATIONS ARISING**

#### **7.1 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.**

*Having declared an interest in the matter, Councillor Kenneth Hughes withdrew from the meeting during the consideration and determination thereof.*

The application is presented to the Planning and Orders Committee as it is made by the Council. At its meeting held on 2 September, 2015, the Committee resolved

to undertake a site visit prior to determining the application. The site was visited on 16th September, 2015.

The Planning Development Manager reported that the development proposed is the erection of a new area primary school as part of the Council's 21st Century Schools modernisation programme. The key planning issues are the impact of the development on the designated landscape, historic building and archaeology, effects on the highway and residential amenity along with ecology and drainage. It is considered that the proposal can be supported in terms of the principle of the development as the site is located on the edge of the village of Llanfaethlu; development plan policies support the creation of community buildings and resources within or on the edge of existing settlements. It is the Officer's view that due to the topography of the site, the landscape and visual impacts are moderate and can be further alleviated by landscaping. The topography and proposed building layout and design also mean that the proposal will not have an effect on the setting of the St Maethlu Church. The Highways Authority raises no objection to the proposal in principle and as part of the proposal a footway will link the school and the village. Although the scheme will bring about physical and visual change to the site, these can be mitigated through careful landscaping and screening and by managing the use of the school campus and do not create undue issues such as to warrant refusal. The recommendation is therefore to approve the application.

Councillor Victor Hughes proposed that the application be approved and the proposal was seconded by Councillor Vaughan Hughes.

**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 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 matter, both Councillor Victor Hughes and the Planning Development Manager withdrew from the meeting for the consideration and determination thereof.*

The application is reported to the Planning and Orders Committee as the applicant works within the Local Authority's Planning and Public Protection Service. At its meeting held on 2 September, 2015 the Committee resolved to refuse the application contrary to the Officer's recommendation on the grounds that it was deemed not to be an infill application; the application site is outside the development boundary; it does not conform to Policy 50 and because it represents overdevelopment.

The Head of Planning and Public Protection referred to the written report which addresses the reasons put forwards by the Committee for refusing the application as follows –

- With reference to comments made by the Planning Inspector with regard to the site of a recently dismissed appeal at nearby Ffordd Meillion, it is considered that the land in this case is developed on three sides and Officers are of the view that

the site at Ysgol Henblas is visually integrated into surrounding development and would not appear as an alien intrusion and that the proposal can therefore be considered as an infill development.

- Development boundaries are not designated by Policy 50 so there is an element of interpretation involved. Officers remain of the opinion that the site's current status would classify it as infill.
- With regard to over-development, data regarding development growth level, actual build and anticipated growth for the settlement of Llangristiolus obtained as part of a review of the operation of Policy 50 is set out in the report. Information in relation to the number of properties for sale in the village provided as part of the evidence for the Ffordd Meillion appeal is also provided. The difficulty in justifying refusal on the grounds of over-development is in providing evidence that the proposal would "exceed the requirements of the settlement for new dwellings" (Policy 50). Reference is made in this context to the findings of the Inspector in the Ffordd Meillion appeal.

In view of the above, Officers remain of the opinion that it is not considered that the reasons given for refusing the application are justified because it would be difficult to substantiate harm to the village.

Councillor H. Eifion Jones, a Local Member, informed the Committee that although his son is a co-worker of the applicant, he had received legal advice that he could address the meeting on the application but could not speak in support of it. He acknowledged the reasons put forward by the Committee for its previous refusal of the application and said that there is a feeling in the village that planning consent has led to overdevelopment at the expense of a sufficient supply of affordable housing. In terms of whether or not the proposal represents an infill application, Officers have recognised the possibility of further development of the land on either side of the application site which the Committee would find difficult to refuse if the proposal under consideration is allowed thus possibly setting a precedent.

Those Members who had objected to the application previously, reiterated their concerns regarding the proposal on the grounds of its being an intrusion into the countryside; that it constitutes overdevelopment and that it would almost certainly lead to further development on either side with further impact on the Welsh language and on the local school. Reference was made to the number of high end properties on sale in Llangristiolus which are beyond the income reach of the local population and which have changed the character of the village. It was emphasised that the need in Llangristiolus is for more affordable homes which this proposal does not meet.

Councillor Kenneth Hughes concurred with the Officer's viewpoint and thought that refusing the application would be an inappropriate decision. He proposed that the application be approved and his proposal was seconded by Councillor Richard Owain Jones.

In the subsequent vote, Councillors Kenneth Hughes, Vaughan Hughes, Richard Owain Jones, Raymond Jones and Jeff Evans voted to approve the application and Councillors Lewis Davies, Ann Griffith, John Griffith and Nicola Roberts voted to

reaffirm the previous decision to refuse the application. The proposal to approve the application was therefore carried.

**It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report presented to the Committee at its 2 September, 2015 meeting.**

### **7.3 45C89B – Retrospective application for the mixed use of land as a caravan site for up to 12 touring caravans used between 1 March and 31 December each year at Rhos yr Eithin, Newborough**

The application was first presented to the Planning and Orders Committee on 2 September, 2015 at the request of a Local Member. At the meeting the Committee resolved to undertake a site visit which took place on 16 September, 2015.

Mrs Malcom Richard Jones addressed the Committee in support of the application and she made the following points:

- That she had originally intended to apply for a certificate of lawful use having kept caravans for over 10 years but had instead submitted a formal planning application.
- She highlighted her family's local credentials.
- That the family had run a CL caravan site for 5 caravans since 2003 but is now asking for retrospective approval for an additional 7 caravans making a total of 12.
- The caravan site is located on the road to Llanddwyn and Newborough Beach; the car park at Llanddwyn has been extended and provides for 450 cars as well as coaches. An additional 7 cars on the road would not make a difference in terms of number.
- The site is private, is in a quiet location and has been landscaped. It is not visible from the road nor from any other development
- There is a public footpath which has been diverted to run alongside the caravan site and this is mainly used by visitors and has been maintained by the family for a number of years at its own cost. These are the visitors who contribute to local businesses and the local economy.

The Committee sought clarification of Mrs Jones regarding the proposed number of caravans on site and their status and questioned her as to her experience of the traffic situation particularly given the increase in the volume of traffic to Llanddwyn and the difficulty in accessing the site from a busy road. Mrs Jones said that the intention is to have 12 non touring tourers on site and that she was willing to curtail the period of use from March to October. As regards access she had not experienced problems and the proposal would mean there would be less coming and going to and from the site.

The Planning Development Manager reported that it is the Officer's view that the proposal is tantamount to the development of a new static caravan site in what is considered to be a very sensitive area in an AONB, and close to Newborough Forest which is a site of special scientific interest. The Officers take the view that this development at this site is inappropriate because of the detrimental impact on the visual amenities of the designated landscape and also because the use of the site would have an adverse effect on the amenities of nearby residential occupiers

and on highway safety due to the substandard access. The recommendation is therefore to refuse the application.

Councillor Ann Griffith spoke as a Local Member and she set out the merits of the application – no objections by the Community Council nor by CADW with regard to impact on Llys Rhosyr; diversion of the public footpath from the site; generation of income for a local family; mitigation of visual impact through landscaping and planting; positive contribution to the local economy; existing caravan parks with permanent pitches within AONBs - against the concerns raised by objectors – proximity to AONB leading to its further erosion; proximity to Newborough Forest and SSSIs; exacerbation of the existing pressure on the road network; visual and amenity impacts; sanitary provision and refuse disposal; breach of rules and risk of pollution to water courses from site waste.

Councillor Jeff Evans said that he could not see a problem with the application as the site is and has been operational for some years during which time the Council has not intervened and it is contributing to the local economy. The Planning Development Manager said that the application has been submitted because the site is and has been causing problems for the Authority since 2014 and it has been the subject of complaints which is usually how the Local Planning Authority learns of developments operating without consent. The Committee needs to be clear regarding the nature of the application which is to allow 12 touring caravans to remain on site for 12 months should they so wish. It does not specify that they cannot come and go as they like.

Whilst recognising the value of a local business in a rural area, the Committee expressed reservations regarding the breach of regulations involved in this instance and was concerned by the impact of the development in this area as well as by the adequacy of the access to the site and the risks which that posed. The Committee sought to establish whether there have been accidents in the area and whether any remedial measures might be taken to improve the access or to manage movements to and from the site.

The Highways Officer said that he was not in possession of data with regard to accidents. The Highways Authority objects to the proposal because the radius of the access is substandard for vehicles with touring caravans to be able to turn in and out of the site without encroaching on the other side of the highway which is a busy road. If there were means of controlling the site so that the same caravans are on site throughout the year, then that would be more favourably received. As it is, there is no way to manage which caravans remain on site and neither is there any land either side of the access in the applicants' ownership which they could utilise to make improvements.

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

**It was resolved to refuse the application in accordance with the Officer's recommendation for the reasons set out in the written report.**

#### **7.4 45LPA606A/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 Dwyrdd, Newborough**

The application is presented to the Planning and Orders Committee as it is made on Council owned land. Both the Local Members have indicated that they wish to call in the application for determination by the Committee. At its meeting on 2 September, 2015, the Committee resolved to visit the site and the site visit was carried out on 16th September, 2015.

The Planning Development Manager reported that the key issues in this instance are policy considerations, and amenity and traffic impacts. With regard to policy, the application site falls within the village's development boundary and although part of the site is allocated under the Ynys Môn Local Plan as a bowling green, this has not been developed and remains a vacant parcel of land. It is not considered that the development of the site for housing would prejudice the development plan. Should the proposal be approved then a proportion of the development would be allocated to affordable housing and a condition is specified to that end. Although there are local concerns with regard to highway impacts, the Highways Authority raises no objection subject to conditions and parking spaces are provided as part of the proposal. In terms of amenity impacts, it is the Officer's view that the two storey developments proposed are not out of character with the area and that the scheme provides adequate separation from existing properties. Neither is it considered that the scheme will detrimentally impact the landscape value of the AONB.

Councillor Ann Griffith informed the Committee that she would be standing down as Vice-Chair for consideration of this application to focus on her role as a Local Member. She first addressed the Committee on behalf of Diane Broad, a proprietor of a local business and an objector to the application who voices serious concerns about the prospective loss of the toilet and car parking facilities given the ongoing issue in Newborough with regard to a lack of parking spaces. The car park is an essential facility in the village to accommodate the overspill of tourist traffic which might otherwise seek to park in and around the junction at Church Street/ Chapel Street and Malltraeth Street with potentially serious consequences in terms of congestion and accidents. Full regard has not been taken of the changes within Newborough village over recent years with the development of existing businesses and the opening of new ones. There is a desperate need for both car park and toilets and a proper survey should be undertaken to evidence the requirement for these facilities. The objector proceeds to refer to the fact that she has been considering the viability of reopening the Post Office and to establishing a social enterprise and visitor centre.

Speaking to the Committee in her capacity as a Local Member, Councillor Ann Griffith said that she had led a campaign against the proposed development since May, 2013, and that she along with the local residents and Community Council do not see a need for this type of development in Newborough especially as there are 21 sites currently with planning permission and over 25 properties on sale in the village two thirds of which are on the market for over £150k. Newborough genuinely needs affordable homes including more social housing which is supported by the

statistics which show that there are 62 applications for social housing in Newborough currently. Those applicants are unlikely to be able to purchase properties within the proposed scheme even though it does provide for an element of affordable housing. Councillor Griffith referred to data obtained from the analytics research unit in Gwynedd Council with regard to average house prices in the Rhosyr area in 2014 (£147,500) set against the average household income (£22,986) meaning that 62% of households in Rhosyr have been priced out of the market. Given the level of empty homes in the area it is essential the properties forming part of the proposed scheme do not become holiday homes. The quality of the Welsh Language assessment undertaken is disappointing and refers to the 2001 rather than the 2011 Census. Those able to speak, write and read in Welsh in Newborough have declined to 51.7%. Newborough is also a historically important village and the application site is close to Llys Rhosyr. Councillor Ann Griffith referred to a report by Gwynedd Archaeological Trust and an EAS report from 2013 which mention evidence of archaeological interest along the street frontage of Church Street and she read extracts therefrom. She emphasised that due regard must be had of this important aspect should the proposed development be permitted. The issue of parking is crucial to Newborough as a village through which the traffic to Llanddwyn passes and without adequate parking facilities the village's businesses will not be able to prosper. Councillor Griffith went on to highlight the range of issues raised in letters of objection to the Planning service.

*Having addressed the Committee as a Local Member and having declared an interest in this application, Councillor Ann Griffith subsequently withdrew from the meeting for the determination thereof.*

Councillor Peter Rogers also speaking as a Local Member emphasised the traffic problems in Newborough with investment in Llanddwyn making it one of the most visited sites but without a corresponding investment in the road network around the area. Newborough village is at saturation point and given the volume of visitors cannot afford to lose either toilet nor car parking facilities. Newborough is also a deprived area and further development as proposed serves little purpose if not accompanied by employment opportunities especially for the younger generation. There are undeveloped plots in the area and the proposal would be better sited outside the village on the way to Aberffraw.

The Committee sought clarification of the parking situation and whether the provision of spaces offered as part of the proposal might offset the loss of the car park.

The Highways Officer said that according to the Traffic Officers there are currently 13 available parking spaces together with one disabled parking space. The proposal provides for 11 public parking spaces apart from the remainder of the site which will provide for private parking for occupiers of the properties and is in accordance with the Council's parking standards. In light of the traffic that already uses the road, it is not considered that the increase generated by the proposed additional 17 properties will have a material effect. Although the Highways Authority is aware of problems with the road network it would be difficult for it to refuse the application because the Traffic Officers have not stated that the car parking spaces are full and neither have they had complaints to that effect. The Officer said that he



believed that 11 parking spaces provided as part of the proposal would serve current usage i.e. mixed use by both residents and visitors.

The Committee was concerned about the car parking situation in Newborough and the possibility that the proposal would further deprive local residents and visitors of parking facilities. However given the evidence presented by the local members regarding affordable housing need in the area, the Committee emphasised the importance of providing affordable housing for the community. The Planning Development Manager confirmed that 47% of the development would be provided as affordable housing but that it was a matter for the developer to determine how that element will be delivered.

Councillor Victor Hughes said that he thought that an opportunity has been lost with this application to ensure that traffic linked to the development does not pass through the village square and to link the two sites by utilising an alternative strip of land. The Highways Officers said that the Highways Authority has only assessed the application as presented and that he could not confirm whether or not the land referred to is adequate.

Councillor Victor Hughes proposed that determination of the application be deferred to ask the applicant to consider re-siting the proposed development. His proposal was seconded by Councillor Richard Owain Jones.

**It was resolved to defer determination of the application in order to ask the applicant to consider re-siting the proposal.**

### **7.5 Full application for the demolition of the existing dwelling together with the erection of a new dwelling in its place at Glasfryn, Ravenspoint, Trearddur Bay**

The application is presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 2 September, 2015 the Committee resolved that a site visit be undertaken and this was subsequently carried out on 16th September, 2015.

The Planning Development Manager reported that the scheme is a one for one replacement of an existing dwelling the principle of which is acceptable in policy terms. The scheme respects the context and position of the existing dwelling and maintains its character as part of the wider setting. At the time of the site visit attention was drawn by Local Members to the potential impact of works on the boundary wall between the subject dwelling and the adjoining property and to concerns expressed by the neighbour about the flow of water from the application site to his land. The Officer said that additional information has been received confirming that the scheme will incorporate plans for a retaining wall along the boundary within the curtilage of the existing dwelling along with a drain meaning there will be no additional loading on the boundary wall and no water flowing from the site to the adjoining property.

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

**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 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 38C219F – Full application for the erection of traditional agricultural barns at Cae Mawr, Llanfechell**

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

*Having declared an interest in this application, Councillor Nicola Roberts did not take part in the consideration and determination thereof.*

Councillor Kenneth Hughes proposed that the application be approved and the proposal was seconded by Councillor Vaughan Hughes.

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

### **11.2 48C311F – Full application for the erection of a detached garage, workshop and log store together with a first floor self-contained living accommodation incidental to the adjoining dwelling at Annan, Pen Lôn**

The application is presented to the Planning and Orders Committee as the applicant is related to an officer within the Planning Department. The application has been scrutinised by the Monitoring Officer as required under the paragraph 4.6.10.4 of the Council's Constitution.

Councillor Vaughan Hughes proposed that the application be approved and the 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 REMAINDER OF APPLICATIONS

### **12.1 12C431F – Full application to change the existing window to French doors at Gwynfa, Beaumaris**

The application is presented to the Planning and Orders Committee at the request of a Local Member.

The Planning Development Manager reported that as the Listed Building application for the change of window to a French door has been previously approved by the Local Planning Authority it is not considered that the Authority can refuse the planning application. The recommendation is therefore to approve the application.

Councillor Vaughan Hughes proposed that the application be approved and the 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.**

### **12.2 12LPA1003E/FR/VAR/CC – Application under Section 73 for the variation of condition (01) (details of mortar and pointing to wall) and variation of condition (02) (one square metre sample panel wall) from planning permission reference 12LPA1003B/CC/MON (minor amendments to scheme previously approved under 12LPA1003/FR/CC and variation of condition (02) (Construction Management Plan), condition (07) (public sewer) condition (08) (traffic management), deletion of condition (09) (section of bunding) of application reference 12LPA1003/FR/CC (flood alleviation works and bunding) at Townsend Bridge, Gallows Point, Beaumaris**

The application is presented to the Planning and Orders Committee as it has been made by the Council and is on part of Council owned land.

The Planning Development Manager informed the Committee that since the report was drafted an additional letter of objection has been received from a resident of Alma Street, Beaumaris the substance of which refers to the scheme in its entirety. The Officer reported that the application can be summarised as one to amend the relevant conditions to allow the applicant a further period of time to submit a Construction Management Plan, Traffic Management Plan and details of the finish to the wall which information was due to be submitted prior to the commencement of works. The application also seeks to amend the condition with regard to the public sewer and to delete the planning condition in relation to the bunding as this element of the scheme will no longer be implemented, and this represents the only physical change to the development.

Councillor Lewis Davies proposed that the application be approved and the 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.**

**12.3 14LPA1021/CC – Full application for the erection of an agricultural building for the storage of hay and straw on land at Bwlchyfen, Tyn Lon**

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

Councillor Lewis Davies proposed that the application be approved and the proposal was seconded by Councillor Vaughan 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 19LPA1018/CC – Full application for the demolition of existing buildings at 91-95 Market Street, Crown Hotel and Grill, Holyhead**

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

The Planning Development Manager reported that the scheme of demolition proposed is urgently necessary given the structural condition of the buildings and the risk that poses. Temporary shoring of the building has already taken place.

Councillor Lewis Davies proposed that the application be approved and 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.**

**12.5 19C698Q – Application for the modification of a planning obligation (affordable housing provision) under Section 106A of the Town and Country Planning Act 1990 which is attached to planning permission 19C608F and 19C608G to reduce the number of affordable dwellings from 37 (30%) to 18 (15%) on land at Tyddyn Bach, South Stack Road, Holyhead**

The application is presented to the Planning and Orders Committee in accordance with legal advice.

The Planning Development Manager informed the Committee that the application is for a reduction in the number of affordable dwellings from 37 to 20 (not 18). The Officer reported that the key issue is whether the Section 106 agreement continues to serve a useful planning purpose as modified. Under the modified proposal 20 affordable housing units will be provided which will be offered to Clwyd Alun Housing Association at 70% of their open market value. Consultation has taken place with the District Valuer who advises that approval of the application would ensure the viability and deliverability of the proposal which would in turn contribute to the need for housing in the area and, in the Officers' view, contribute positively to the community and local economy through the generation of employment and

wealth. Officers accept that the development will not be delivered without the requested reduction in the affordable homes provision, and given that Officers believe that the proposal would benefit the community were it to go ahead, the recommendation is one of approval.

Whilst disappointed that the development thus modified would deliver a reduced affordable homes provision, and whilst noting also that such requests are becoming more frequent, the Committee accepted that the development is unlikely to happen without the reduction and that the housing is required in the area. On that basis the Committee was minded to support the application.

Councillor Jeff Evans proposed that the application be approved and the 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.**

**12.6 43C196 – Full application for the conversion of outbuilding into a restaurant, alterations to the existing access together with the installation of a package treatment plant adjacent to Ty'r Garreg, Rhoscolyn**

The application has been called in by a Local Member who requests that a site visit be undertaken.

Councillor Trefor Lloyd Hughes asked that a site visit be carried out so that Members can better appreciate local concerns with regard to privacy, amenity and traffic issues as well as potential noise and light pollution.

Councillor Lewis Davies proposed that the application site be visited and the proposal was seconded by Councillor Jeff Evans.

**It was resolved that the application site be visited in accordance with the Local Member's request for the reasons given.**

**12.7 46C14V/1 – Full application for the remodelling of the existing static caravan park to provide for 14 relocated static holiday caravans onto the static touring element together with the extension of the park in order to relocate 46 touring caravans at the Cliff Caravan Park, Trearddur Bay**

The application is presented to the Planning and Orders Committee as it has been called in by a Local Member due to concerns regarding there being no additional toilets and flooding risk.

*Having declared an interest in this application, Councillor Victor Hughes did not take part in the consideration and determination thereof.*

Councillor Trefor Lloyd Hughes said that he shared the Community Council's concerns with regard to the application and he asked that the Committee undertake a site visit so that Members can better understand the issues with regard to the flooding risk.

Councillor Lewis Davies proposed that the application site be visited and the proposal was seconded by Councillor Richard Owain Jones.

**It was resolved that the application site be visited in accordance with the Local Member's request for the reason given.**

**12.8 47LPA1020/CC – Full application for the erection of an agricultural building for the purpose of housing livestock on land at Cott, Llanrhuddlad**

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

*Having declared an interest in this application, Councillor Victor Hughes did not take part in the consideration and determination thereof.*

Councillor Kenneth Hughes proposed that the application be approved and the 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.**

**13 OTHER MATTERS**

**13.1 12LPA1003C/CC/SCR – Screening opinion for flood relief culvert at Castle Meadow, Beaumaris**

The Committee was informed that the Local Planning Authority considers that an EIA is not required in this instance.

**It was resolved to note the information presented.**

**Councillor W T Hughes  
Chair**