

Planning and Orders Committee

Minutes of the meeting held on 4 November 2015

- PRESENT:** Councillor William Thomas Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, John Griffith, K P Hughes,
Vaughan Hughes, Victor Hughes, Richard Owain Jones,
Raymond Jones and Jeffrey M. Evans
- IN ATTENDANCE:** Planning Development Manager,
Planning Assistants,
Senior Engineer (Highways and Development Control) (EDJ),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor Nicola Roberts
- ALSO PRESENT:** Local Members : Councillors T.LI. Hughes (applications 7.1 & 7.2),
R.LI. Jones (application 12.3), A.M. Jones (application 12.1).
Councillor R.A. Dew – Portfolio Holder for Planning

1 APOLOGIES

Apology as noted above.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor Ann Griffith declared a personal and prejudicial interest with regard to application 6.2 and left the meeting during discussion.

Councillor John Griffith declared a personal and prejudicial interest with regard to application 11.3 and left the meeting during discussion and voting thereon.

Councillor T.V. Hughes declared a personal and prejudicial interest with regard to applications 7.2 and 10.1 and left the meeting during discussion and voting thereon.

Councillor W.T. Hughes declared a personal and prejudicial interest with regard to application 12.4 and left the meeting during discussion and voting thereon.

Councillor Raymond Jones declared a personal and prejudicial interest with regard to application 12.3 and left the meeting during discussion and voting thereon.

Councillor R.O. Jones declared a personal and prejudicial interest with regard to application 13.1.

Councillor T.V. Hughes referred to the previous meeting of the Planning and Orders and to an application by an Officer from by Planning Department for a dwelling at Llangrisiolus. He explained why he declared an interest in that item.

3 MINUTES

The minutes of the meetings of the Planning and Orders Committee were submitted and confirmed as correct :-

- Minutes of the Extraordinary meeting held on 7 October, 2015 (a.m.)
- Minutes of the previous meeting held on 7 October, 2015 (p.m.)

4 SITE VISITS

The minutes of the site visits held on 21 October, 2015 were submitted and confirmed as correct.

5 PUBLIC SPEAKING

The Chair announced that there would be public speakers in respect of applications 10.1 and 12.5.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 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.

6.2 45LPA605A/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

Having declared an interest in this application, Councillor Ann Griffith left the meeting during discussion.

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 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 is presented to the Planning and Orders Committee as the request of a Local Member. At its meeting held on 7 October, 2015 the Committee resolved that a site visit be undertaken and this was subsequently carried out on 21 October, 2015.

Councillor T.LI. Hughes as a Local Member stated that he considered that the development should be in keeping with the surrounding area.

Councillor K.P. Hughes proposed that the application be approved and Councillor Jeff Evans 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 46C14V/1 – Full application for 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 the request of a Local Member. At its meeting held on 7 October, 2015 the Committee resolved that a site visit be undertaken and this was subsequently carried out on 21 October, 2015.

Having declared an interest, Councillor T.V. Hughes left the meeting during discussion and voting thereon.

The Planning Development Manager reported that the application is to remodel the existing static site and to extend the eastern boundary of the site in order to accommodate the touring element of the application.

Councillor T.LI. Hughes, a Local Member, stated that the surrounding area near this site is prone to flooding.

Members of the Committee questioned that the Local Members have raised the issue of flooding and drainage issue in the area. The Planning Development Manager stated that Dŵr Cymru/Welsh Water have stipulated standard conditions to the approval of the application i.e. Foul and surface water discharges shall be drained separately from the site; no surface water shall be allowed to connect directly or indirectly to the public sewer system unless approved in writing by the Local Planning Authority; land drainage 'run-off' shall not be permitted to discharge at either directly or indirectly into the public sewer system.

Councillor Jeff Evans stated that he considered that the Cliff Caravan Park is a well-run establishment and as a Local Member he was confident that the applicant would comply with all the health and safety matters associated with the site. Councillor Jeff Evans 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 listed in the written report.

8 ECONOMIC APPLICATIONS

8.1 34C687/ECON – Full application to erect 63 Extra Care Scheme apartments on the site of the former Ysgol y Bont School, Industrial Estate Road, Llangefni

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

The Planning Development Manager reported that an additional letter of objection had been received. He highlighted the key main issues within the report i.e. location, need, amenity and highways. Highways requested that details of the access be conditioned.

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 Officer's recommendation subject to the conditions listed in the written report and as mentioned by the Officer.

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

10.1 42C237 – Full application for the erection of a dwelling on land opposite Plas Tirion, Helen's Crescent, Pentraeth

The application is presented to the Planning and Orders Committee as it is a departure application for which the recommendation is to permit.

Having declared an interest, Councillor T.V. Hughes withdrew from the meeting during discussion and voting thereon.

The Planning Development Manager reported that the site is located outside the settlement boundary in the Ynys Môn Local Plan but within the Unitary Development Plan.

The Chair invited Mr. Jamie Bradshaw to address the Committee in support of the application and he made the following points :-

- The site is set within the development boundary for Pentraeth in the Stopped Unitary Development Plan, which is a key material consideration for this application as it confirms that the site is set within the village;
- In respect of local residents concerns as to the effect of the proposal on highway safety, it is clear that this modest proposal would generate only a small amount of vehicle movements, and would not impact upon the safety or operation of the highway;
- The certificate of lawfulness confirms that the established lawful use of the site is for storage and distribution. This confirmed use would allow a broad selection of business to operate from the site;
- The proposal therefore would result in a real and material improvement from the existing situation at the site, as it would have a lower impact upon the highway than the site's current lawful use;
- There would be no negative impact upon the landscape as the site would be set amongst existing development, and would form a suitable addition alongside the surrounding properties in terms of its scale, form and appearance;
- There would also be no harmful impact upon the residential amenities or privacy enjoyed by neighbouring residents or upon the environment.

Councillor Lewis Davies 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.

10.2 45C207J – Full application for the erection of a dwelling and a detached garage together with the construction of a vehicular access on land at Ynys Hafan, Pen Lon

The application is presented to the Planning and Orders Committee as it is contrary to the adopted Ynys Môn Local Plan but can be supported under the Stopped Unitary Development Plan.

Councillor Jeff Evans 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.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 19C895E – Full application for the demolition of the existing building together with the erection of a new community centre in its place at Millbank Community Centre, Holyhead

The application is presented to the Planning and Orders Committee as the applicant is a member of the authority. The application has been scrutinised by the Monitoring Officer as required under the paragraph 4.6.10.4 of the Council's Constitution.

The Planning Development Officer reported that the incorrect certificate of ownership of the site had been submitted and therefore the application will need to be deferred.

It was RESOLVED to defer the application for the reasons given by the Officer.

11.2 41C113C – Full application for the construction of a vehicular access and the closure of existing access on land at Dol Frait, Star

The application was presented to the Planning and Orders Committee as the applicant is related to a member of staff 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 Council's Constitution.

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 listed in the written report.

11.3 41C99P/ENF – Retrospective application to retain the outbuilding conversion 'as built' at Unit 6, Nant y Felin, Bryn Gof, Star

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

Having declared an interest in this application, Councillor John Griffith left the meeting during discussion and voting thereon.

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

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

12 REMAINDER OF APPLICATIONS

12.1 11C500A – Full application for the change of use of the building into 6 flats together with alterations thereto and partial demolition of the building at Mona Safety Products, Wesley Street, Amlwch

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

Councillor R.O. Jones requested that the site be visited. Councillor Lewis Davies seconded the proposal. The reasons given for visiting the site was due to local residents concerns regarding parking and highways issues together with the effect on the amenities of neighbouring properties.

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

12.2 19C1170 – Full application for alterations and extensions to 4 Llain Bryniau, Holyhead

The application is presented to the Planning and Orders Committee as the extension's footings adjoin land which is owned by the Council.

Councillor R.O. Jones proposed that the application be approved and Councillor Vaughan 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.

12.3 19LPA875B/CC – Full application for change of use of part of the land into a touring caravan park (28 pitch), erection of a shower/toilet block together with the formation of a new access road at Breakwater Country Park, Holyhead

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

Having declared an interest, Councillor Raymond Jones withdrew from the meeting during discussion and voting thereon.

Councillor R. Ll. Jones a Local Member requested that the site be visited. The reasons given for visiting the site was due to highways issues.

Councillor K.P. Hughes proposed that the site be visited and Councillor John Griffith seconded the proposal.

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

12.4 20C312 – Siting of a portacabin for use as a nursery on land at Cemaes Primary School, Cemaes

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

Having declared an interest, Councillor W.T. Hughes withdrew from the meeting during discussion and voting thereon.

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 listed within the written report.

12.5 42C61N – Full application for the erection of a dwelling and garage at Ty'r Ardd, Pentraeth

The application is presented to the Planning and Orders Committee where it was resolved to refuse due to the footprint of the dwelling. The application was approved through appeal. The application is now for a dwelling on the site somewhat larger than indicated at the appeal.

The Chair invited Mr. Rhys Davies to address the meeting in support of the application and Mr. Davies made the following points :-

- Outline application had been previously submitted in respect of this site. Concerns were expressed by the Planning Officers and the local community to the size of the dwelling. At the time the application was refused but was approved by appeal;
- The applicant has now submitted a full application for a much smaller dwelling on the site;
- The proposed dwelling conforms to the design of other properties in the vicinity.

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 and Councillor Ann Griffith seconded the proposal of refusal.

Following a subsequent vote it was **RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions listed within the written report.**

LATE APPLICATION – CHAIR GAVE HIS CONSENT FOR THE APPLICATION TO BE DISCUSSED AS IT WAS AN URGENT ITEM

12.6 34LPA1015B/CC – Full application for the erection of 5 flexible business units together with associated parking and service yard, landscaping, electrical vehicle charging point, solar panels and two bin/recycling and cycling stores on the site of the former Môn Training, Industrial Estate, Llangefni

The application is presented to the Planning and Orders Committee as the Council is the land owner.

The Chair accepted the item onto the Agenda as a late item by reason of urgency. The urgency was to secure grant funding for the proposal within the funder's

timetable and therefore could not allow the matter to be left for consideration at the next meeting.

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

13 OTHER MATTERS

13.1 11LPA101K/1/LB – Listed Building Consent for the formation of 4 no access hatches in the suspended ground floor at Ysgol Syr Thomas Jones, Amlwch

The Planning Development Manager reported that since the Council is the owner of the building the application has been forwarded to the Welsh Government for determination as the Local Planning Authority is prohibited from approving listed building consent.

Having declared an interest, Councillor R.O. Jones did not take part in the discussion or voting thereon in respect of this application.

It was RESOLVED to note that the application has been forwarded to the Welsh Government for determination in accordance with Regulation 13 of Planning (Listed Building and Conservation Areas) Act 1990.

13.2 33LPA1024/CC – Application to determine whether prior approval is required for the erection of an agricultural shed to store feed and agricultural machinery on land at Fron Deg, Gaerwen

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

It was RESOLVED the report for information purpose only.

**COUNCILLOR W. T. HUGHES
CHAIR**