

Planning and Orders Committee

Minutes of the meeting held on 2 December 2015

- PRESENT:** Councillor W.T. Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, Jeff Evans, John Griffith,
Kenneth Hughes, Vaughan Hughes, Victor Hughes,
- IN ATTENDANCE:** Planning Development Manager
Planning Assistants
Senior Engineer (Highways & Development Control) (EDJ)
Legal Services Manager (RJ)
Committee Officer (ATH)
- APOLOGIES:** None
- ALSO PRESENT:** Local Members: Councillors Trefor Lloyd Hughes (application 7.2),
Aled Morris Jones (application 7.1 and 12.8), R.Llewelyn Jones
(application 7.3) Llinos Medi Huws (application 12.6), Peter Rogers
(application 7.4)
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1 APOLOGIES

No apologies for absence were recorded.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows –

Councillor Ann Griffith declared a prejudicial interest in respect of application 7.4
Councillor Raymond Jones declared a prejudicial interest in respect of application 7.3
Councillor Nicola Roberts declared a personal interest in respect of applications 12.9 and 12.10

Councillor Trefor Lloyd Hughes (not a member of the Planning and Orders Committee) declared an interest in respect of application 7.2

Councillor R.Llewelyn Jones (not a member of the Planning and Orders Committee) declared an interest in respect of application 7.3

3 MINUTES OF THE 4TH NOVEMBER, 2015 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 4th November, 2015 were submitted and confirmed as correct.

4 SITE VISITS

The minutes of the planning site visits undertaken on 18th November, 2015, were submitted and confirmed as correct.

5 PUBLIC SPEAKING

The Chair announced there would be Public Speakers in respect of applications 7.4, 12.9 and 12.10

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.

7 APPLICATIONS ARISING

7.1 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. At its meeting held on 4th November, 2015 the Committee resolved to undertake a site visit which was subsequently carried out on 18th November, 2015.

The Planning Development Manager reported that the application site is located within the settlement boundary for Amlwch. It is the Officer's view that as the proposal is in a residential area, the removal of the current industrial use and change to six, two bedroom flats is more appropriate. It is not considered there will be any adverse effects on the amenities of nearby residents and moreover, the use of 8 flats was previously granted at appeal making a refusal of this application which is on a lesser scale, difficult to defend at appeal.

Councillor Aled Morris Jones, a Local Member highlighted concerns in relation to the additional traffic which the creation of six flats is likely to create assuming that the occupiers of each flat will own at least one car and the adequacy of parking facilities. He pointed out that the roads skirting the site are narrow. Safeguarding the privacy of the residents of nearby properties is also an issue.

The Planning Development Manager said that the proposal provides for nine off-road parking spaces which are considered sufficient in terms of parking standards.

Councillor Richard Owain Jones proposed that the application be approved on the basis that the proposal is a more fitting use of the site. His 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.

7.2 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 paragraph 4.6.10.4 of the Council's Constitution. At its meeting held on 4th November, 2015, the Committee resolved to defer determining the application pending receipt of the correct certificates of ownership.

Councillor Trefor Lloyd Hughes speaking as a Local Member referred to concerns which had been raised in respect of the application which related to parking, amenity and loss of light issues and he described how these had been addressed including by the submission of amended plans. The Local Member said that in making the application, his objective has been to create a new, improved resource for the area's older residents.

The Planning Development Manager reported that the proposal is considered acceptable to the Local Planning Authority and the recommendation is therefore one of approval. The Officer also confirmed that the correct certificates of ownership had now been received.

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.

7.3 19LPA875B/CC – Full application for change of use of part of the land into a touring caravan (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. A Local Member has requested that the application be referred to the Planning and Orders Committee on the grounds that the site is a public park which should be protected from overdevelopment. At its meeting held on 4th November, 2015, the Committee resolved to visit the site prior to making its determination. The site was visited on 18th November, 2015.

The Planning Development Manager reported that the main issues relate to policy compliance and impact on the locality including impacts on residential amenities. Planning policies allow the creation of new touring caravan sites provided that the scheme has no unacceptable impact on the surrounding area. The application site is located in an enclosed and relatively unobtrusive area of the Country Park. The area is gated and is not currently accessible to the public as part of the Park. The application also includes planting and landscaping works to create an integrated and acceptable development. It is the Officer's view that the proposed touring caravan site is unobtrusively positioned in the Park and is considered compatible with approved uses. The scheme is considered acceptable in its context and in terms of land use. The recommendation is therefore to approve the application.

Councillor R. Llewelyn Jones, a Local Member sought clarification as to whether the Council has a vested interest in this matter as the landowner, which should be declared. The Legal Services Manager advised that the Council is not required to declare an interest as the owner of the land and that the application is presented for the Committee's determination by virtue of the Council being the land owner.

Councillor R. Llewelyn Jones proceeded to outline his concerns regarding the proposal which he believed would have an unacceptable influence on the Country Park. He pointed out that Holyhead Town Council also objects to the development on account that it would have an adverse impact on the Park and is in the wrong place in what is a conservation area and an area of outstanding natural beauty. He referred to Planning Policy Wales which states that if any proposed development will conflict with the objective of preserving or enhancing the character of a conservation area or its setting, then there will be a strong presumption against it. Councillor R. Llewelyn Jones further drew attention to the potential for light pollution and to additional concerns regarding the narrowness of the access road to the site. He asked the Committee to take a stand against overdevelopment and to refuse the application because the proposal will detract from the beauty of the area.

Councillor Raymond Jones, speaking as a Local Member echoed the concerns about the road which he felt was hazardous for pedestrians let alone vehicles. Councillor Raymond Jones was advised by the Legal Services Manager that as he had declared strong objections to the proposal beforehand, he had thereby prejudiced his position and should therefore declare a prejudicial interest and not participate in the discussion and voting thereon. The interest does not however affect his entitlement to address the meeting as a Local Member. After speaking in his capacity as a Local Member, Councillor Raymond Jones declared an interest and withdrew from the meeting for the determination of the application.

Councillor Lewis Davies concurred with the view of the two Local Members and he said that the purpose of a country park is to preserve the environment and to afford the public the freedom to fully enjoy it. As he believed the proposed scheme to be in conflict with this purpose, he proposed that the application be refused. The proposal was seconded by Councillor Ann Griffith.

Councillor Jeff Evans said that he was torn between supporting the proposal because of its potential long term benefits in terms of income generation and in potentially contributing towards the park's future viability, and opposing it because of its possible negative effects.

Several Members acknowledged the strength of feeling locally, but felt that on balance the application site is the site of least impact within the Park for a development of this kind which might contribute towards safeguarding it for the future. Councillor Kenneth Hughes proposed that the application be approved and the proposal was seconded by Councillor Victor Hughes. In the subsequent vote, the proposal to approve the application was carried.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report. (Councillors Jeff Evans and W.T. Hughes abstained from voting)

7.4 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 Dwyryd, Newborough

The application is presented to the Planning and Orders Committee as it is made by the Council and is on Council owned land. Both Local Members have indicated a wish to call-in the application for determination by the Committee. At its meeting held on 2 September, 2015 the Committee resolved to visit the site and site visit took place on 16 September, 2015. At its meeting held on 7 October, 2015, the Committee resolved to defer determining the application to allow the applicant time to consider alternative proposals for the site which could include retaining the public car park and toilet facilities.

Diane Broad, a resident and business owner in Newborough addressed the Committee as an objector to the proposal and she cited the ongoing issue with parking spaces within the area as a basis for objection. She said that the proposal does not have sufficient regard for recent developments in Newborough in the form of the establishment of new businesses and growth of existing ones – if these are to flourish further then the retention of toilet and car park facilities is essential to serve the tourists they attract. There are limited on-street parking spaces in Newborough and these are used by residents of nearby homes leaving little or no spaces for business customers, passing trade and tourists. The car park is needed for this overspill since there are parking restrictions on the junction which there will be a temptation to flout resulting in possible accidents, injury and damage to pedestrians and road users. She referred to a compromise solution which would entail the retention of the toilet block area and 12 parking spaces and one disabled parking space but with the loss from the proposal of one of the terrace of houses. However, having studied the plans further she believed that a reconfiguration of the plans could mean that both terraces can remain along with the toilet block and 12 car parking spaces.

The Committee asked questions of Ms Broad with regard to usage of the existing car park which at the time of the site visit was minimal with people choosing to park as near as possible to the shops; the proposed provision of 23 parking spaces as part of the proposal and the extent of the risk to the viability of the area if the car park was lost. Ms Broad said that visitors do tend to follow parking signs and that the loss of facilities as proposed will be detrimental to the growth of businesses and to the village as a whole.

The Planning Development Manager reported that determination of the application has previously been deferred to undertake a site visit which has now taken place and to consider other options and to ask for additional information which has now been received and is incorporated within the papers provided to Members. The application site falls within the development boundary of the village part of which was allocated as a bowling green under the Local Plan. However the site was not developed and under the policies of the stopped UDP the site is a vacant site located within the development boundary. It is not considered that the development of housing would prejudice the development plan and the proposal incorporates an affordable housing provision. There is no objection from a Highways perspective subject to conditions or any technical issues arising and it is not considered that any landscape or amenity impacts will result, with the proposed two storey developments deemed to be in keeping with the character of the area.

The Committee sought clarification of the parking issue and whether the parking spaces provided as part of the proposed development will also be available for use by the public. The Planning Development Manager confirmed that the applicant indicates that 28 parking spaces are to be provided but that he was not able to say they will be available to the public all of the time.

Councillors Ann Griffith and Peter Rogers both spoke as Local Members.

Councillor Ann Griffith said that she was disappointed that discussions with the applicant with regard to an alternative scheme that would allow the retention of the car park and toilet block had not taken place. She reiterated that problems with parking exist and will become more acute if the proposal as presented proceeds especially with the expected renewed interest in Llys Rhosyr given there is no mention of provision for coach parking. The 28 parking spaces to be provided as part of the proposal will for the most part be for the usage of the residents of the new housing. She asked the Committee to consider an amendment to the plan to ensure there remains a car park for the village and for visitors. Councillor Peter Rogers re-emphasised that housing developments need to be supported by investment in business and infrastructure and in the creation of jobs especially for the village's young people.

Having declared a prejudicial interest in the application, and addressed the meeting as a Local Member, Councillor Ann Griffith then withdrew for the remainder of the discussion on the application and the determination thereof.

Councillor Kenneth Hughes proposed that the application be approved. There was no seconder for the proposal. Councillor Jeff Evans proposed that the application be refused because of the highways issues and loss of amenities in this case, and his proposal was seconded by Councillor Victor Hughes.

Councillor Richard Owain Jones suggested that a compromise proposal could be considered which would involve developing one part of the site only in order to retain the toilet facilities.

The Legal Services Manager advised that whilst the proposal can be physically divided into two parts, the rejection of one part i.e. the loss of a terrace does have implications for the composition of the affordable housing provision which the Officers will need time to consider especially if it is accepted there is a local need for affordable housing. Consideration needs to be given to whether 30% of what would remain of the development (having removed one terrace) is an affordable housing provision that accords with the profile of those deemed to be in need of affordable housing in this catchment area.

Councillor Lewis Davies proposed that determination of the application be deferred to allow Officers and the applicant to consider the viability of amending the proposed development on the lines discussed particularly with regard to the affordable housing element. Councillor Jeff Evans said that he was happy to withdraw his proposal of refusal in favour of a deferral and he seconded the proposal made by Councillor Lewis Davies.

It was resolved to defer determination of the application to receive further information regarding the viability of amending the proposal as outlined.

8 ECONOMIC APPLICATIONS

8.1 19LPA1025/CC – Full application for the change of use of former market hall into a library, offices with an ancillary coffee shop together with the creation of a ramp and the erection of a bicycle store at Market Hall, Holyhead

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

The Planning Development Manager reported that the Market Hall is an historic building forming part of the history of the town of Holyhead and is currently vacant. It is the Officer's view that the scheme as proposed is acceptable in its context and will greatly improve the appearance of the area which is a designated conservation area as well as securing the repair and restoration of a principal listed building and promoting a long term viable use which will re-establish it at the heart of the community. The recommendation is therefore one of approval.

Councillor Lewis Davies proposed that the application be approved as an excellent opportunity to preserve and safeguard a historically significant building. The proposal was seconded by Councillor Jeff Evans.

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

*The Legal Services Manager advised at this juncture that as the Committee had now been in session for three hours (Applications 12.9 and 12.10 having been considered under Item 5 – Public Speaking and application 12.8 having been brought forward in the order of business), under the provisions of paragraph 4.1.10 of the Council's Constitution, a resolution was required by the majority of those Members of the Committee present to agree to continue with the meeting. **It was resolved that the meeting should continue.***

8.2 19LPA1025A/LB/CC – Application for Listed Building Consent for the change of use of former market hall into a library, offices with an ancillary coffee shop together with the creation of a ramp and the creation of a ramp and the erection of a bicycle store at Market Hall, Stanley Street, Holyhead.

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

The Planning Development Manager reported that the application is for listed building consent for the works proposed under application 8.1. It is a statutory requirement that the listed building is preserved, and it is the Officer's view that the proposal as presented satisfies that requirement.

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

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

(The Officer subsequently confirmed that the matter will be referred for the attention of CADW)

9 AFFORDABLE HOUSING APPLICATIONS

None considered by this meeting.

10 DEPARTURE APPLICATIONS

10.1 12C49M/VAR – Application under Section 73 for the variation of condition (01) from planning permission reference 12C49K (erection of 35 residential apartments for persons aged 55 and over) so as to allow a further 5 years to commence development at Casita, Beaumaris

The application is presented to the Planning and Orders Committee as it is a departure from the development plan.

The Planning Development Manager reported that the proposal was approved in 2010 and that this application seeks to extend the life of the permission by a further five years. The key issues relate to the principle of the development; its impact in an Area of Outstanding Natural Beauty and highways and parking issues. Notwithstanding the proposal is a departure from the development plan being for residential development outside the defined settlement boundary for Beaumaris in the Ynys Môn Local Plan, Beaumaris is identified as a secondary centre under the provisions of HP3 in the Stopped Unitary Development Plan which remains a material planning consideration. The proposal is therefore supported by policy. In terms of landscape and visual impact, it is not considered that the proposal would result in an intrusive feature to the detriment of character and amenities of the surrounding area and mitigation is also proposed by way of a landscaping scheme. With regard to highways considerations, a Transport Assessment and a safety audit have been conducted and the Highways Authority has recommended conditional approval.

Several of the Committee's Members expressed reservations regarding the proposal on account of its scale, location and resulting visual impact as well as the adequacy of the access road leading to the application site which it was felt is incapable of accommodating the additional usage that would be generated by the proposed development, and for those reasons they were minded to refuse the application. Reference was also made to an affordable housing contribution of £100k which the applicants had agreed to make and it was suggested that the value of the contribution will now be much less in real terms at the expiry of five years. The Legal Services Manager advised that this concern could be addressed by asking the applicant to consider increasing the affordable housing contribution.

Councillor Jeff Evans sought clarification of the status of the proposal as regards any material changes to the application approved in 2010, and he questioned if there were no changes, whether there were any grounds for refusal. The Planning Development Manager confirmed that the application is to renew the consent given in 2010.

The Legal Services Manager advised that the proposal has not materially changed so as to justify reversing the decision made in 2010 and that the Committee is likely to find it difficult to defend an appeal on the basis of the reasons given for contemplating refusal. In response to a suggestion that care needs have changed in the five years since the application was approved, the Legal Services Manager further advised that the Officer's written report does not provide evidence to that effect, but it is open to the Committee if it so wishes to defer determining the application to seek clarification whether that is the case.

Councillor Victor Hughes proposed that determination of the application be deferred to obtain further information about care needs in the locality and the proposal was seconded by Councillor Lewis Davies. Councillor Jeff Evans proposed that the application be approved and the proposal was seconded by Councillor Kenneth Hughes. In the subsequent vote the proposal to approve the application was carried on the casting vote of the Chair.

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

None considered by this meeting.

12 REMAINDER OF APPLICATIONS

12.1 12C31A/ENF – Retrospective application for the erection of a two storey extension at 13 Rosemary Lane, Beaumaris.

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

The Planning Development Manager reported that the proposed extension is considered acceptable in terms of size, design and materials and will bring symmetry to the rear of the terrace and will in the Local Planning Authority's opinion be an improvement to the appearance of the rear of the terrace. The Officer referred the Committee to photographs of the subject building which showed how the proposed two storey extension in being identical to an extension erected on the neighbouring property would bring consistency to the rear of the terrace.

Councillor Lewis Davies, also a Local Member said that whilst he did not object to the proposal in principle, he was concerned that the application is being made retrospectively which he felt reflects a weakness in the planning system in allowing developments to commence without consent and in not imposing sufficient penalty when that occurs. Councillor John Griffith was of the same view.

Councillors Kenneth Hughes 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 condition set out in the written report.

12.2 12C463/ENF – Retrospective application for the retention of a stable/garden store together with extension to curtilage at 1 Hampton Way, Llanfaes, Beaumaris

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

Councillor Lewis Davies, also a Local Member proposed that a site visit be carried out to allow Members to better appreciate the proposal's potential effects on the amenities of nearby residential occupiers. Councillor Victor Hughes seconded the proposal.

It was resolved that a site visit be undertaken for the reason given.

12.3 19LPA875C/CC – Prior notification for the demolition of an overbridge at Breakwater Country Park, Holyhead

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

The Planning Development Manager reported that the application is a prior notification for the proposed demolition of the bridge. The demolition is permitted development under part 31 of Schedule 2 to the Town and Country Planning General Permitted Development Order 1995. The matters under consideration therefore are the method of demolition and the restoration of the site and those are considered appropriate and fit for purpose. The overbridge in question has been a health and safety concern for over 2 years.

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

It was resolved that the development proceed as permitted development in accordance with the details as submitted.

12.4 19LPA1023A – Full application for the erection of 10 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 Heliport, Penrhos Industrial Estate, Holyhead

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

Councillor Jeff Evans 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.

12.5 32C197 – Outline application for the erection of a dwelling together with full details of the vehicular access on land at The Stables, Caergeiliog

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

The Planning Development Manager reported that the application is being recommended for refusal because it is the Officer's view that the erection of a dwelling in the location as proposed is not an acceptable extension to the village and would create an unacceptable intrusion into the landscape which if approved, would create a dangerous precedent for future applications. The proposal therefore conflicts with planning policy. Furthermore the Highways Authority also recommends refusal due to substandard visibility from the proposed access. The Officer informed the Committee that the applicant's agent has requested a deferment until February, 2016, in order to reconsider the Highways issues, and whilst it is considered that these are capable of being resolved, the main issues remain the location of the proposal and its impact on the locality.

Councillor Lewis Davies proposed that the application be refused and the proposal was seconded by Councillor John Griffith.

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

12.6 38C316 – Outline application for the erection of a dwelling together with full details of the vehicular access and installation of a private treatment plant on land adjacent to Cen Villa, Carreglefn

The application is presented to the Planning and Orders Committee at the request of two Local Members.

Councillor Llinos Medi Huws, a Local Member spoke on behalf of the Community Council and local residents in opposition to the application. She requested that Members visit the site to gain a better appreciation of local concerns regarding the rock that would need to be excavated were the proposal to go ahead along with flooding and access issues. She said that Members need to be in possession of all the information as another Local Member is supportive of the application.

The Planning Development Manager reported that the application is being recommended for refusal because it is considered the proposal which is on the edge of the settlement of Carreglefn would extend the built form further into the landscape to the detriment of the character and amenities of the locality contrary to the provisions of Policy 50. Photographs of the application site as shown to the Committee indicate the scale and mass of the rock on site.

Councillor Nicola Roberts proposed that the application be refused and the proposal was seconded by Councillor Victor Hughes.

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

12.7 40C58L/RE – Full application for the siting of 100kw ground mounted photovoltaic array on land at Tyddyn Isaf Caravan Park, Dulas

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

Councillor Victor Hughes proposed that as there is a similar development at a nearby farm, a site visit be undertaken to gain a better appreciation of the cumulative effect on the area. The proposal was seconded by Councillor Richard Owain Jones.

It was resolved that a site visit be undertaken for the reason given.

12.8 44C250A - Outline application for the erection of a dwelling together with full details for alterations to the existing agricultural access on land opposite Council Houses, Four Crosses, Rhosgoch

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

A copy of the correct version of the site plan was provided to the Committee at the meeting.

Councillor Aled Morris Jones, a Local Member informed the Committee that the applicant's agent has asked that he be allowed more time to provide additional information and was therefore requesting a deferment.

The Planning Development Manager confirmed the request by the applicant's agent for a deferment until February, 2016 to reconsider the application. The Officer said that the application is being recommended for refusal because it is considered that the erection of a dwelling in the location as proposed would result in an intrusive development into the open countryside contrary to policy.

Councillor Richard Owain Jones proposed that Members visit the site; there was no seconder to the proposal. Councillor Jeff Evans proposed that consideration of the application be deferred in line with the request made and the proposal was seconded by Councillor Nicola Roberts. In the subsequent vote, the proposal to defer consideration of the application was carried on the casting vote of the Chair.

It was resolved to defer consideration of the application until February, 2016 to allow the applicant to provide additional information.

12.9 45C841 – Full application for the construction of a vehicular access and car park on land adjacent to White Lodge, Pen Lon

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

Mr John Ifan Jones addressed the Committee in opposition to the application and he cited loss of agricultural land, road and pedestrian safety, detrimental impact on the rural character of the area and surroundings, and proximity to the AONB as the main objections to the proposal.

Mr Liam Barrie spoke in support of the application and highlighted the importance of the proposed car park to being able to meet the needs of the business's expanding customer base. Currently the Marram Grass draws on assistance from a neighbour who has allowed customers to park on his land particularly over the summer months when the business can average over 60 cars. A frustration over the years is the visual impact of the Marram Grass from the exterior – there has never been an opportunity to landscape what is a car

crammed site. A possible solution presented itself when the family purchased the land opposite, the idea being to create a safe and accessible car park which could be screened with native trees and which would form part of the business's produce growing programme and educational project. The field under consideration lies outside the AONB and there is no interest in creating a car park that stands out. Customer parking is a year round problem and the visual aspect of the field will change regardless; the concern is how are customers' needs to be met if the proposal is rejected given that parking on the road is not ideal and it is not a long term strategy to park in a neighbour's field. Other options have been explored but are not viable. The car park is required to safeguard jobs, the continued success of the business, to meet current customer needs and to improve safety along the road.

The Planning Development Manager informed the Committee that two additional letters of objection have been received. The Officer reported that whilst the Local Planning Authority is keen to support the continued prosperity of local businesses it cannot do so at the expense of the environment. The recommendation of refusal is made on the grounds that the proposal would have an unacceptable urbanising effect on the locality and would detrimentally affect residential amenities in terms of noise, general disturbance and activity. Officers are however happy continue to discussions to examine alternative solutions.

Councillor Ann Griffith informed the Committee that she was standing down as Vice-Chair for this application to speak as a Local Member to present both perspectives with regard to this application and the subsequent related application (application 12.10 on the order of business). She referred to issues in relation to the change of use of the land, urbanising effect and impact on residential amenities, proximity to AONB, breach of the coastal path through the creation of a car park, effects on wildlife including visiting birds, highway and pedestrian safety, and concerns over potential change of use of the car park in time to allow touring vehicles/vans as well as customers of the Marram Grass as issues going against the proposal. The local view is that parking needs can be met by reconfiguring the existing site. With reference to application 12.10 she said that the village already has facilities to cater for the functions for which the application is made. An additional venue will lead to unnecessary competition for resources. There are concerns that the additional development will exacerbate noise impact from events currently held on site. The proposal is in an AONB and there are issues with regard to drainage. A Welsh language impact assessment is needed as well as clarification of the nature of the additional employment referred to and whether the jobs that will be created are full time permanent, or zero hours contract. In favour of the proposals, the popularity of the Marram Grass and its success as a business mean there are now no differences in seasonal numbers meaning a car park is needed to resolve existing car parking issues. The applicant has chosen to make this community his home and to develop the business there; he is concerned that a refusal might not only jeopardise the proposed new development but also place the current business at risk. Councillor Ann Griffith said that regrettably allegations had been made that she had received favouritism by the applicant which she denied. She emphasised that she had endeavoured to deal with the proposals impartially and had addressed the relevant considerations from both sides.

Whilst supportive of the business and acknowledging its success, several Members of the Committee were concerned about the location of the proposed development and its implications as regards the surrounding area and highway and pedestrian safety. Councillor Lewis Davies proposed that the application be refused and the proposal was seconded by Councillor Victor Hughes. Councillor Jeff Evans was keen for discussions to be held to explore alternative solutions and he proposed a deferment to allow the applicant to reconsider the application and find a way forward. His proposal was seconded by Councillor Nicola Roberts.

The Legal Services Manager advised that in deferring the application to consider other possible solutions, the Committee should be clear in principle as to whether the application should remain for development in the location as currently proposed or on the opposite side of the highway where the Marram Grass and other residential properties are located.

Councillor Victor Hughes said that the application as presented should be determined, and pointed out that in the event of a refusal, it is open to the applicant to submit a new application.

In the subsequent vote on the matter, the proposal to refuse the application was carried.

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

12.10 45C84J – Full application for demolition of the existing outbuilding together with the erection of a new barn comprising of function room, bar, demonstration/seminar room, toilets and office at The Marram Grass Cafe, White Lodge, Penlon, Newborough

The application is presented to the Planning and Orders Committee as it considered that this application is interlinked with application 12.9 and that both applications should be considered in tandem. Application 12.9 was called in for Committee determination by a local Member.

Mr John Ifan Jones addressed the Committee in opposition to the application based on the existing availability of facilities for functions in the village meaning the proposed development is not needed; exacerbation of existing noise affecting residents' enjoyment of amenities and amounting to noise pollution, and the impact on the AONB and the locality.

Mr Rhys Davies spoke in support of the application and he said that the proposal seeks to accommodate events that currently take place outdoors within a purposeful building thus minimising noise. It is not meant to create additional capacity. The applicant is proposing to make an investment in the business and at the same time to alleviate neighbour worries regarding noise disturbance.

In response to questions by the Committee in relation to noise disturbance and parking, Mr Rhys Davies said that the proposal responds to concerns expressed about noise and provides a solution via the building proposed which brings all the disparate structures presently on site under one roof. Should the development not go ahead then the status quo remains meaning there will be no alleviation of existing noise. In relation to parking, the proposed development will not exacerbate the existing car parking situation.

The Planning Development Manager reported that since the written report was prepared one additional letter has been received as well as a response by the Highways Authority. From a planning perspective the proposal is acceptable in principle and the application is not being recommended for refusal because of noise disturbance issues – the Environmental Health section has been consulted and does not object to the scheme. It is the Officer's view that the proposal is unacceptable due to inadequate parking on the site as it is currently configured to be able to cater for the development and that the development will have an adverse effect on highway safety as vehicles are likely to be parked on the public highway due to the lack of parking spaces within the site.

The Senior Engineer (Highways and Development Control) confirmed that it is the Highways Authority's view that the replacement of a temporary marquee with a permanent, purpose made building is likely to attract more functions leading to increased use – the

current access is substandard and because the associated application for a separate car park has been refused there is no immediate solution to the problem.

Councillor Lewis Davies proposed that the application be refused and the proposal was seconded by Councillor John Griffith.

It was resolved to refuse the application in accordance with the Officer's recommendation for the reason outlined in the written report.

12.11 45C441A/FR – Full application for change of use of land into a caravan and camping site (comprising of 5 tent pitches, 5 glamping pitches and 10 touring caravan pitches), erection of washroom facilities, installation of a package treatment plant in lieu of existing septic tank together with improvements to the landscaping on land at Tal y Bont Bach, Dwyran

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

The Planning Development Manager reported that development plan policies support developments of the type proposed subject to criteria. It is the Officer's view that the proposal is acceptable in its context subject to conditions including the creation of a site management plan to deal with flood risk issues and general amenity concerns.

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

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

None considered by this meeting.

**Councillor W.T. Hughes
Chair**