

Planning and Orders Committee

Minutes of the meeting held on 3 February 2016

- PRESENT:** Councillor W.T.Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, Jeff Evans, John Griffith,
Kenneth Hughes (*from 3:10 p.m. onwards*), Vaughan Hughes (*until 2:30 p.m.*) Victor Hughes, Raymond Jones, Richard Owain Jones, Nicola Roberts
- IN ATTENDANCE:** Planning Development Manager
Planning Assistants
Highways Officer (JAR)
Legal Services Manager (RJ)
Committee Officer (ATH)
- APOLOGIES:** As below
- ALSO PRESENT:** Local Members: Councillor Trefor Lloyd Hughes (application 7.1),
Councillor Jim Evans and Councillor R. Meirion Jones (application 7.2)
Councillor Aled M. Jones (applications 7.4 & 7.5), Councillor R.G.Parry,
OBE (application 12.2) Councillor Richard Dew and Councillor G.O.
Jones (application 12.4)
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1 APOLOGIES

An apology for absence was received by Councillor Kenneth Hughes who later joined the meeting at 3:10 p.m.

2 DECLARATION OF INTEREST

Councillor Ann Griffith – Prejudicial Interest in application 6.3 and a Personal Interest in application 7.4
Councillor Victor Hughes – Personal Interest in application 7.3 and a Prejudicial Interest in application 13.1

3 MINUTES 6 JANUARY, 2016 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 6th January, 2016 were submitted and confirmed as correct.

4 SITE VISITS 20 JANUARY, 2016

The minutes of the Planning site visits held on 20th January, 2016 were submitted and confirmed as correct.

5 PUBLIC SPEAKING

The Chair announced there would be Public Speakers in respect of applications 7.1, 7.2, 7.3, 7.4, 10.1, 12.1, 12.2 and 12.4

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 39C561/FR – Full application for the erection of a Zorb Centre together with the construction of a vehicular access and car park on land at The Lodge, Holyhead Road, Menai Bridge.

It was resolved that a site visit be undertaken in accordance with the Officer's recommendation for the reason given in the written report.

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

The Planning Development Manager recommended that the application be removed from the Committee's schedule until such time as Officers are ready to present it for formal consideration by the Committee.

It was resolved to defer consideration of the application and to proceed in accordance with the Officer's recommendation.

6.3 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 Dwyrhyd, Newborough

The Planning Development Manager recommended that the application be removed from the Committee's schedule until such time as Officers are ready to present it for formal consideration by the Committee.

It was resolved to defer consideration of the application and to proceed in accordance with the Officer's recommendation.

7 APPLICATIONS ARISING

7.1 19C1038F – Full application for the erection of a dwelling together with the construction of a vehicular access on land at Ty'n Pwll Road, Holyhead

The application is reported to the Planning and Orders Committee because it has been called-in for the Committee's determination by a Local Member who also requested that the site be visited. At its meeting held on 6th January, 2016, the Committee resolved to defer determination of the application in order to carry out a site visit which was subsequently undertaken on 20th January, 2016.

Alaw Griffith, a Public Speaker, addressed the meeting in support of the proposal which had been developed following discussions between the applicant, Grwp Cynefin and the Housing Department to meet an identified need for a 3 bedroomed dwelling in Holyhead. She referred to amendments made to the scheme to alleviate Highway impacts. The proposal provides for two parking spaces within the plot and will not exacerbate existing parking issues along Ty'n Pwll Road. She said that confirmation had been received by the Highways Department that Ty'n Pwll Road is not a designated Safe Route.

The Committee asked questions of the Speaker in clarification of the details of the access to the proposed development and potential issues in terms of cars exiting onto Ty'n Pwll Road causing hazards to pedestrians.

Councillor Trefor Lloyd Hughes, a Local Member, spoke of his concerns regarding the proposal on account of the compactness of the site, traffic and pedestrian usage of Ty'n Pwll Road giving rise to safety considerations, parking problems and possible amenity impacts for the occupants of properties situated directly opposite on Ty'n Pwll Road.

The Planning Development Manager reported that as the application site is a vacant parcel of land centrally located in Holyhead which is surrounded by residential development the principle of residential development is accepted. The local concerns regarding the application relate to traffic and pedestrian safety. These have been considered by the Highways Department which takes the view that there is insufficient evidence to show that the highway impacts are such so as to warrant a refusal. A Block plan has been submitted with the application which demonstrates that the application site can adequately accommodate the proposal and it is not considered that the dwelling as proposed would be out of character with other housing in the immediate area.

Some Members of the Committee expressed concerns regarding the proposal's highway and traffic impacts and consequent effects with regard to pedestrian safety which they felt were unacceptable. Other Members took the view that the addition of one dwelling in this location would not exacerbate the situation as at present given that it will be sited in what is a residential area and is adjacent to existing garages. As the proposed new dwelling will be able to accommodate vehicles within the curtilage of the plot they felt it would not add to parking problems.

The Highways Officer confirmed with regard to movements to and from the highway that whilst the situation is not ideal, the proposal is acceptable from a Highways perspective and in the context of the guidance provided by the Manual for Streets which deals with situations such as this where there are obstructions. The Officer also said that the Traffic section has confirmed that Ty'n Pwll Road is not a designated Safe Route to Schools.

Councillor Jeff Evans proposed that the application be refused on grounds of safety and his proposal was seconded by Councillor Lewis Davies. Councillor Victor Hughes proposed that the application be approved in accordance with the Officer's recommendation and the proposal was seconded by Councillor Nicola Roberts. 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.

7.2 31C431 – Full application for the change of use of existing building from residential dwelling into a nursery at Borthwen, Ffordd Penmynydd, Llanfairpwll

The application is reported to the Planning and Orders Committee as it has been called-in for determination by the Committee by two Local Members due to highway concerns. At its meeting held on 6th January, 2016, the Committee resolved to defer determining the application so that a site visit could take place. The site was subsequently visited on 20th January, 2016.

Mr Gerallt Francis, a Public Speaker spoke against the application due to concerns regarding the additional strain a bungalow accommodating 32 children and staff would place on the infrastructure; increased traffic flow resulting in a negative impact on

residential amenities and health; highways impacts arising from the siting of the proposal's access leading to possible congestion and an increase in noise and pollution for residents of Ty'n Cae and a negative effect on property values.

Miss Samantha Owen spoke for the application and elaborated on the nature of the proposal and what it entailed; the reasons behind the proposal, how it would benefit the community of Llanfairpwll and why in her opinion the plans should be supported.

The Committee sought clarification of Miss Owen regarding the accessibility of the site to staff and customers wishing to walk to the proposed nursery and how realistic was the expectation that that would happen, and it also sought her views on the concerns expressed by the objector and how they might be alleviated.

Councillor R. Meirion Jones, a Local Member referred to road safety as the overriding concern in relation to the application which he considered would best be addressed by conducting a full traffic survey. Councillor Jim Evans, also a Local Member endorsed the view of Councillor Meirion Jones and pointed out the extent of the traffic coming down Penmynydd Road.

The Planning Development Manager reported that the proposal is considered acceptable in what is a sustainable site. Officers are not aware of any weaknesses in the area's infrastructure and the Environmental Health Department has raised no concerns regarding noise effects. The primary concern locally relates to highway impacts due to increased traffic generated by parents dropping off and picking up their children from the nursery. The applicant has submitted details of the availability of parking spaces within the curtilage of the site and the Highways Department does not consider that the impacts of the scheme are such that a refusal can be sustained.

The Committee acknowledged the local concerns in relation to traffic and road safety but notwithstanding the majority of Members felt that the location of the site made it accessible by foot to a number of potential customers and adequate parking would be provided both on site and in the car park adjoining the site which is available for general use. The proposal also meets a need in the area for a quality nursery provision. A proposal by Councillor Lewis Davies that the application be deferred so that a traffic survey could be carried out was not seconded.

The Highways Officer advised that he did not see the advantages of seeking to establish the road capacity since a road operating beyond its capacity can, because of drop-offs and pick-ups for example as referred to in this case, lead to a reduction in speed thus making the road safer.

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

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

7.3 36C344 – Outline application for the erection of a dwelling together with full details of the vehicular access together with the re-location of the access into the field on land adjacent to Ysgol Gynradd Henblas, Llangristiolus

The application is reported to the Planning and Orders Committee as it has been called-in for the Committee's determination by a Local Member. At its meeting held on 6th January, 2016, the Committee resolved to defer determining the application pending a site visit. The site was visited on 20th January, 2016.

The Rev. Gerallt Evans, a Public Speaker spoke for the application as the co-owner of the plot with his wife. He referred to the application as a simple and straightforward one in a central location within the village. The application is deemed acceptable by both Planning and Highways Officers. He said that the application to re-locate the access into the field is made as an option for the future and not because the current applicants have any further development intentions.

The Committee questioned the Rev. Gerallt Evans on the proposal to re-locate the access into the field and the rationale for it and sought to clarify the connection between it and the application for a new dwelling.

The Planning Development Manager in clarification showed the Committee images of the access to the plot and the access to the agricultural field which it was proposed is re-located. The Officer reported that the key issues relating to the application are its compliance with current policies and its effects on the amenities of the surrounding properties. The erection of a dwelling on the site is considered to be an acceptable infill development under Policy 50 of the Ynys Môn Local Plan as the site lies close to the adjoining properties. It is the Officer's view that the proposal will not harm the amenities of the occupants of neighbouring properties due to the distances between the proposal and existing properties. A traffic survey has been undertaken by the Highways Authority and conditions are proposed.

Councillor Victor Hughes a member of the Committee and also a Local Member said that whilst he did not have any objection to the proposal for a new dwelling which he accepted as an infill development he did have serious reservations about the proposal to re-locate the access to the field which he believed would only serve to facilitate further development in that area in the future.

Councillor Nicola Roberts proposed that the application be approved and her proposal was seconded by Councillor Richard Owain Jones. Councillor Victor Hughes proposed that the determination of the application be deferred to allow Planning Officers to discuss with the applicant the possibility of withdrawing that part of the application to re-locate the access into the field. His proposal was seconded by Councillor Lewis Davies. In the ensuing 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.

7.4 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 reported to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 2 December, 2015 the applicant's agent requested that consideration of the application be deferred until the 3rd February, 2016 to allow the presentation of 3D drawings of the proposal.

Mr William Edwards, a Public Speaker addressed the meeting in support of the application and pointed out that the plot lies in a cluster of dwellings in the village of Rhosgoch and would greatly tidy and spruce up the area as it appears currently. His daughter and her family intend to re-locate to settle in the village.

The Planning Development Manager showed the Committee the 3D drawings of the application site. The Officer reported that the key planning issues are the proposal's

compliance with current policies and its impact on the landscape and on the amenities of the surrounding properties. Policy 50 of the Ynys Môn Local Plan supports single plot applications within or on the edge of a settlement provided that the development will not cause undue harm to the character of the group or any harmful visual intrusion into the surrounding landscape. It is the Officer's view that the proposal does not satisfy this requirement as it is in a position not well related to the settlement and would therefore result in unacceptable harm to the appearance of the location by intruding into an open rural landscape.

Councillor Aled Morris Jones, a Local Member emphasised that the proposal would improve the appearance of the area, is located opposite an existing cluster of dwellings and would assist the fourth generation of the family return to its roots in the village.

The majority of the Committee's Members agreed with the Officer's viewpoint that the proposal would be visually intrusive within the landscape of the area and they felt that it could also open the door to further development. Councillor Richard Owain Jones concurred with the Local Member and proposed that the application be approved. His proposal was not seconded. Councillor Lewis Davies proposed that the application be refused in accordance with the Officer's recommendation and his proposal was seconded by Councillor Victor Hughes.

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

7.5 44C320 – Outline application for the erection of a dwelling with all matters reserved on land near Gorslwyd Fawr, Rhosybol

The application is reported to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 6th January, 2016, the Committee resolved to approve the application contrary to the Officer's recommendation for the reason that it deemed the proposal to be compliant with Policy 50 as it forms a small, reasonable extension to the village.

Councillor Victor Hughes whilst acknowledging that the majority of Members at the previous meeting had voted to approve the application and whilst sympathetic to the applicant said that he did not believe the proposal complied with Policy 50. He recognised that that was a matter of judgement and given so, he proposed that a site visit be conducted so that the Committee could be satisfied as to whether the proposed development would be a reasonable extension to the village. His proposal was seconded by Councillor Lewis Davies. The vote for a site visit was carried – Councillors Kenneth Hughes, Richard Owain Jones and Jeff Evans voted against.

It was resolved that the site be visited in order to assess whether the proposal constitutes a reasonable minor extension to the village.

8 ECONOMIC APPLICATIONS

None were considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None were considered by this meeting.

10 DEPARTURE APPLICATIONS

10.1 42C247 – Full application for the erection of a dwelling together with the construction of a vehicular access on land at Gwel y Don Yard, Pentraeth

The application is reported to the Planning and Orders Committee as it is a departure application for which the Officer's recommendation is to permit.

Mr Elliot Riley-Walsh, a Public Speaker spoke in favour of the application and said that the proposal is in an area of residential development; is for a modern family home with a low carbon footprint; will not cause any visual harm or nuisance but will instead make a positive contribution to the area.

The Planning Development Manager confirmed that the proposal is considered acceptable in terms of land use policy, amenity and traffic generation/access.

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 38C219G - Full application for the change of use and alterations and extensions to the existing outbuilding to create a dwelling at Cae Mawr, Llanfechell

The application is reported to the Planning and Orders Committee as it is made by a relevant officer as defined by the Council's Constitution as a joint applicant. The application has been scrutinised as required by the Monitoring Officer.

Councillor Kenneth Hughes proposed that the application be approved and his 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 set out in the written report.

11.2 38C219H/LB – Listed Building application for the change of use and alteration and extension to the existing outbuilding to create a dwelling at Cae Mawr, Llanfechell

The application is reported to the Planning and Orders Committee as it is made by a relevant officer as defined by the Council's Constitution as a joint applicant. The application has been scrutinised as required by the Monitoring Officer.

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

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

12 REMAINDER OF APPLICATIONS

12.1 10C118J/VAR – Application under Section 73 to vary the condition specifying the approved plans under permission 10C118H/MIN in order to make amendments to the scheme previously approved under planning permission 10C118A/RE to incorporate changes to substations, equipment monitoring house, inverters, transformers, switchgear building, security measure including CCTV cameras and changes to security fencing on land adjacent to Bryn yr Odyn, Soar

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

Mr Richard Jenkins, a Public Speaker spoke for the application and said that the amendments which he specified, are necessary for the successful and safe operation of the site which Lightsources acquired and developed after the original approval was given. The amendments are standard; do not cause any additional impacts to those considered originally and because some aspects of the infrastructure will be reduced, the impact is less. The Landscape Officer is satisfied that the amendments are suitable and there have been no representations made by the public or consultees. The applicant is liaising with the landowner to agree a permanent sheep grazing licence, and following construction, road repairs were agreed with the Highways Department and have been completed to its satisfaction.

Councillor Ann Griffith speaking as a Local Member said that the residents of Soar are aggrieved and feel that no one is listening to them. They do not object to renewable energy but are fed up with developments and feel there is nothing for them locally and no work locally. They have put up with a lot of inconvenience – construction traffic toing and froing with damage to roads, hedges and ditches and consequent cost to the public purse. Residents feel it reflects a lack of consideration for local people and for the planning process in being retrospective.

The Planning Development Manager informed the Committee that the application is made under Section 73A (rather than Section 73) of the Planning Act as the development has been completed. It is not considered that an EIA is required for the site. The principle of the development is established in the previous granting of planning permission and the site is operational. The application seeks to regularise the development by varying a condition of the original planning permission requiring the development to be implemented in accordance with the approved plans. It is not considered that the proposal causes undue harm in terms of landscape, biodiversity or cultural heritage.

Councillor Jeff Evans 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 set out in the written report. *(Councillor Ann Griffith abstained from voting)*

12.2 14C171H/ENF – Retrospective application for the erection of a new build holiday accommodation at Stryttwn Farm, Ty'n Lon

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

Mr Peter Jones, a Public Speaker, addressed the meeting in support of the application and said that after planning permission to convert a stable into a dwelling was granted in 2014,

the Building Control Officer was invited to the site and advised that the plasterwork on the internal walls be removed to expose the original walls. The Officer subsequently advised that the walls were unsuitable for the work that needed to be carried out and instructed they be taken down, that footings be produced and they be lifted in breeze blocks. Mr Jones said that he was later advised by Planning Officers that he was in breach of the planning consent and was advised to reapply from new for holiday accommodation as a possible way forward. A holiday let is an opportunity and would benefit the local community given there are facilities in the area in the form of stables and public footpath thus creating the potential for high quality holiday accommodation.

The Committee asked questions of Mr Peter Jones in clarification of the advice he had received and whether he was aware or had been advised of the need to contact Planning Officers to seek approval for the changes made.

Councillor R.G. Parry, OBE, a Local Member said that this was a sad case involving a young couple who had acted upon the advice of a professional officer and who have spent a great deal on the proposal in an endeavour to create a building of quality. The proposal is on a brownfield site, does not cause harm to any one and offers tourist facilities. The application site does allow access to public transport there being a bus stop at the end of the road. He asked the Committee to give careful consideration to the application.

The Planning Development Manager acknowledged that this was a difficult case and said that planning consent was given in 2014 to convert a stable into a dwelling on the basis of details received with the application that the building's structure was sound and suitable for conversion. He noted the comments made by the Public Speaker regarding a visit to the application site by the Building Control Officer and the advice provided. Contact with the Planning Authority would have been expected to be made at that point. A visit to the site in March, 2015 revealed the works which were a breach of planning consent. Following discussion between planning officers and the applicant to explore the options available, the current retrospective application has been submitted for the retention and completion of the development as new build holiday accommodation in an effort to regularise matters. However, in this case the proposal is considered to be in conflict with current policies as it is located in the open countryside unrelated to and far removed from any settlement or other facilities and neither is it well located in terms of accessibility to public transport. For those reasons the recommendation is to refuse the application.

Members of Committee expressed sympathy with the applicant's predicament and were divided as to the merits of the case. Those Members in support of the application thought the applicant had acted in good faith upon the professional advice of an Officer. Members opposing the proposal did so because the application site is in a remote area, that approval could set a dangerous precedent as regards regularising unauthorised works and that the Planning Authority is responsible for conserving building structures where appropriate.

Councillor Jeff Evans proposed that the application be approved contrary to the Officer's recommendation and his proposal was seconded by Councillor Ann Griffith. Councillor Lewis Davies proposed that the application be refused and the proposal was seconded by Councillor Victor Hughes. In the subsequent vote, Councillors Jeff Evans, Richard Owain Jones, Nicola Roberts, W.T. Hughes and Ann Griffith voted for the application and Councillors Lewis Davies, John Griffith, Kenneth Hughes and Victor Hughes voted against. The vote to approve the application contrary to the Officer's recommendation was therefore carried.

The reason given for approval was because it was considered that the existing consent on the site to create a residential unit to the same footprint and appearance as the current proposal outweighs the specific policies and guidelines which officers have used to assess the application. That being so the Committee is minded to approve the application because

it considers the impact on the landscape would be the same as that of the proposal under the existing consent.

It was resolved to approve the application contrary to the Officer's recommendation for the reason given.

(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report in respect of the reason given for approving the application.)

12.3 19C1147A – Full application for the demolition of the existing building together with the erection of six dwellings with the construction of a vehicular access and car park on land at St David's Priory, Llanfawr Road, Holyhead

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

Councillor Lewis Davies 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.

12.4 28C116U – Application under Section 73 to vary preconditions (05), (06), (11), (12), (13), (14), (15) on appeal decision reference no. APP\6805\A\07\2053627 so as to allow for their discharge following commencement of works on site together with the deletion of condition (16) at Maelog Garden Centre, Llanfaelog

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

Mr Julian Rylance, a Public Speaker spoke in his capacity as the applicant for the application and explained the background to the acquisition of the site and the financial difficulties he had encountered after the recession took hold in 2008, the reasons for the application and in particular the request to delete the affordable housing condition. He confirmed that he wished to complete the build in order to meet financial obligations and because the site in its existing incomplete condition is an eyesore. A development in Bryn Du does provide for affordable housing.

The Committee questioned Mr Rylance with regard to the type of dwellings to be built, their value and the likelihood of his being able to complete the development.

Councillor Richard Dew spoke as a Local Member against the deletion of the affordable housing condition. He read an extract from the Planning Inspector's report following the successful appeal in 2008 for planning consent vis à vis the importance of the affordable housing provision as a condition to create a mixed community and meet local need. Approving the application now could set a precedent for developers in future to seek to discharge affordable housing obligations because of profit considerations. The development in Bryn Du consists of affordable houses for rent and not for purchase. He asked the Committee not to approve the deletion of the affordable housing condition. His comments were supported by Councillor G.O. Jones, also a Local Member who pointed out the Community Council's wish that the original conditions be retained.

*The Legal Services Manager advised at this juncture that as the Committee had now been in session for three hours (Applications 7.1, 7.2, 7.3, 7.4, 10.1, 12.1, 12.2 and 12.4 having been considered under Item 5 – Public Speaking), 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.***

The Planning Development Manager informed the Committee that the application is made under Section 73A (rather than Section 73) of the Planning Act as the development has commenced. Whilst the request to vary a number of pre-conditions as specified to allow time for the submission of details is considered reasonable, the 12 month timescale requested is considered excessive and Officers instead recommend a 3 month period. With regard to the deletion of the affordable housing condition it is the Officer's view that sufficient justification has been provided as detailed in the report to demonstrate that the development is unviable and that it may therefore be highly unlikely that the developer would proceed with the development if the requirement for 30% affordable housing remains in place.

There was a majority view within the Committee that the retention of the affordable housing condition on the site is necessary to meet the needs of people in the locality who may wish to gain a foothold on the housing ladder and may otherwise be unable to do so. The business of the Committee is to deal with planning issues and not to lend a hand to developers who may find themselves in financial difficulties.

Councillor Lewis Davies proposed that the application be refused contrary to the Officer's recommendation and the proposal was seconded by Councillor Victor Hughes. The reason given for refusing the application was the need for affordable housing in this area.

It was resolved to refuse the application contrary to the Officer's recommendation for the reason given.

(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report in respect of the reason given for refusing the application.)

13 OTHER MATTERS

13.1 42C237D/VAR – Application under Section 73 to vary condition (07) (in accordance with approved plans) from planning permission 42C237 so as to amend the layout scheme at Helen's Crescent, Pentraeth

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

Having declared a prejudicial interest in the application, Councillor Victor Hughes withdrew from the meeting during the discussion and determination thereof.

The Planning Development Manager confirmed that points raised by the letter of objection received (1 other letter of objection having been withdrawn) since the application was approved on 6 January but before the expiry of the date for the receipt of representations have been considered but do not alter the recommendation of approval.

Councillor John Griffith proposed that the application be approved and his 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.

**Councillor W.T. Hughes
Chair**