

Planning and Orders Committee

Minutes of the meeting held on 2 March 2016

- PRESENT:** Councillor William T. Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, John Griffith, K P Hughes, Vaughan Hughes, Victor Hughes, Raymond Jones and Nicola Roberts
- IN ATTENDANCE:** Planning Development Manager,
Planning Assistants,
Senior Engineer (Highways & Development Control) (EDJ),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor Richard O. Jones
- ALSO PRESENT:** Local Members : Councillors R.A. Dew (application 7.2); Llinos M. Huws (application 10.1); Bob Parry OBE (application 7.1).
- Councillors Jim Evans, Aled M. Jones, R. Meirion Jones, Alun Mummery.
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1 APOLOGIES

Apologies as noted above.

2 DECLARATION OF INTEREST

Councillor W.T. Hughes declared a personal and prejudicial interest with regard to application 6.1 and left the meeting during discussion and voting thereon.

Councillors Lewis Davies, Ann Griffith, John Griffith, Vaughan Hughes and Nicola Roberts in respect of application 6.1 on account of the reference to wind turbines in the Plaid Cymru manifesto. The Members said that they would be keeping an open mind and would determine each application on its own merits.

Councillor Ann Griffith declared a personal interest with regard to application 6.2.

Councillor Nicola Roberts declared prejudicial interest with regard to application 6.2. She said that she had contacted the Legal Section for legal advice as she was

lobbied by a Local Member and left the meeting during discussion and voting thereon.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 3 February, 2016 were submitted and confirmed as correct, subject to the inclusion that the Vice-Chair, Councillor Ann Griffith had objected to a Local Member gesticulating when the Committee were discussing application 7.5 – Gorslwyd Fawr, Rhosybol.

4 SITE VISITS

The minutes of the Planning Site Visits held on 17 February, 2016 were submitted and confirmed as correct.

5 PUBLIC SPEAKING

The Chair announced there would be no Public Speakers.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 20C102L/EIA/RE – Full application for the erection of 13 wind turbines comprising of 9 900kW wind turbines with a maximum hub height of up to 55m, rotor diameter of up to 52m, and a maximum upright vertical tip height of up to 79m, and 4 900kW wind turbines with a maximum hub height of up to 45m, rotor diameter of up to 52m, and a maximum upright vertical tip height of up to 70m, together with the creation of crane pads, foundations, underground electricity cables, improvements to parts of the existing track, works to the highways, the creation of new access tracks, and extension to the existing 33kV substation, the erection of a new 11kV substation, the erection of an anemometer and temporary construction and storage compounds and batching plant (which would also entail the de-commissioning of the existing wind farm) at Rhyd y Groes Wind Farm, Rhosgoch

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

It was RESOLVED to defer consideration of the application at the request of the applicants as they wish to consider matters raised in the Planning and Orders Committee on the 3rd February, 2016.

7 APPLICATIONS ARISING

7.1 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. At its meeting held on 3rd February, 2016 the Committee resolved to approve the application contrary to the Officer's recommendation for the reasons that 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. The effect upon the environment would be no greater than would have been the case had the existing building been converted and extended as previously approved.

Councillor Bob Parry OBE, as a Local Member said that as he reported at the previous meeting the applicant acted upon the advice of a professional officer to carry on with the work following the stable wall collapsing during building work. He referred that he considered that the application is no different to what has been previously granted permission.

Councillor Lewis Davies proposed that the application be refused in accordance with the Officer's recommendation and Councillor K.P. Hughes seconded the proposal.

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

Following the subsequent vote it was **RESOLVED to refuse the application in accordance with the Officer's recommendation.**

7.2 28C116U – Application under Section 73A to vary pre-conditions (05), (06), (11), (12), (13), (14), (15) on appeal decision reference no. APP/6806/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. At its meeting held on 3rd February, 2016 the Committee resolved to refuse the application contrary to officer recommendation for the reasons given that there is a demonstrable need for affordable housing in the locality and that the case put forward by the applicant does not outweigh this need.

The Planning Development Manager reported that correspondence had been received by the applicant's agent stating that they would appeal the decision if the application was refused. He further stated that the Affordable Housing Advisor has confirmed that based upon the information provided in the Viability Appraisal that it has been satisfactorily demonstrated that the development would not be viable if the requirement to provide 30% affordable housing remains.

Councillor R.A. Dew, a Local Member said that he did not object to the variation of pre-conditions (05), (06), (11), (12), (13), (14), (15) on appeal

decision reference no. APP/6806/A/07/2053627 being deleted. However he was objecting to the removal of the condition providing 30% affordable housing. He emphasised that there is a dire need for affordable housing within the area.

Members of the Committee agreed that the affordable housing element of the application should remain but agreed that the other pre-conditions should not be contested if the applicant was to appeal against the decision.

Councillor Lewis Davies proposed that the application be refused and Councillor T.V. Hughes seconded the proposal.

Councillor Nicola Roberts abstained from voting.

It was RESOLVED to re-affirm the previous decision to refuse the application insofar as it related to the affordable housing condition contrary to the Officer's decision.

7.3 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

The application is reported to the Planning and Orders Committee at the request of the Vice-Chair and a Local Member. At its meeting held on 3rd February, 2016 the Committee resolved to defer determination of the application in order to carry out a site visit which was subsequently undertaken on the 17th February, 2016.

The Planning Development Manager reported that correspondence had been received by Welsh Government issuing a direction which stated that the application should not be approved as additional information is sought so that appropriate highways observations can be made. He stated that since completing the report for the Committee the Welsh Government response received last week may affect the recommendation to the Committee. The Officer further stated that he was given to understand that the applicant and Welsh Government have been discussing issues raised but that no agreement has been reached up to now. He further noted that an email had been received by the applicant requesting the Committee to deal with the application at today's meeting.

The Planning Development Manager further reported that as Officer's they considered that the application should be deferred so that issues raised by the Welsh Government can be addressed.

Councillor K.P. Hughes proposed that the application be deferred and Councillor Nicola Roberts seconded the proposal.

It was RESOLVED to defer consideration of the application in accordance with the recommendation of the Officers.

8 ECONOMIC APPLICATIONS

None were considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None were considered by this meeting.

10 DEPARTURE APPLICATIONS

10.1 38C223A – Full application for the erection of 21 dwellings on land adjacent to Pen y Bont, Mountain Road, Llanfechell

The application was presented to the Planning and Orders Committee as the application is a departure which the Local Planning Authority is minded to approve and is also submitted to the Committee at the request of a Local Member.

The Planning Development Manager reported that the site forms part of the field that was previously granted planning permission for 19 dwellings. The remaining part of the field will be developed for 7 dwellings as previously approved. The current application site for 21 units will be on land granted planning permission and which would have accommodated 12 units as part of the previous scheme. The scheme therefore will have 28 units on the whole site with a provision for 9 affordable units required. The applicant has afforded parking area for 5 cars along the highway to help congestion at the school and a footpath will also be constructed.

Councillor Llinos M. Huws, a Local Member stated that there were profound concerns within the local community with regard to this application in 2008 when the first application was submitted as they considered that there was no requirement for such a development within the village of Llanfechell. The application now is for 28 dwellings and it is considered that it will be a harmful extension to a small village as Llanfechell. The Community Council has deep concerns on the effect on the village school as the site is on the boundary of the school; concerns have also been expressed on the impact on the Welsh language.

Councillor John Griffith, a Local Member referred to the concerns of the Community Council to this application and the application in 2008 due to the need in the area for such a development. The Planning Development Manager responded that the Authority has identified the site as potential development for housing.

Councillor K.P. Hughes 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 in the written report.

10.2 41C132/RUR – Full application for the erection of two agricultural dwellings, the installation of a package treatment plant together with the construction of a vehicular access on land at Cae Isaf, Pentraeth

The Planning Development Manager reported that the application had been withdrawn by the applicant.

It was noted that the application had been withdrawn.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 19C1175 – Full application for alterations and extensions at 17 Lon Newydd, Llaingoch, Holyhead

The application is reported to the Planning and Orders Committee as the applicant is a relevant person as defined by paragraph 4.6.10.2 of the Council's Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4.

The Planning Development Manager reported that the public consultation period does not come to an end until the 3rd March, 2016. No representations had been received to date by the department.

Councillor Lewis Davies proposed that the application be approved and Councillor K.P. Hughes seconded the proposal.

It was RESOLVED to approve the application and to grant the Officer's power to act following the statutory public consultation period coming to an end.

12 REMAINDER OF APPLICATIONS

12.1 12C390G – Full application for demolition of the existing rear building together with the erection of a production room in its place at 34 Castle Street, Beaumaris

The application was presented to the Planning and Orders Committee as the works involves demolishing a building which adjoins the boundary of Council owned land.

Councillor Lewis Davies 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 in the written report.

12.2 12C390H/LB – Listed building consent for demolition of the existing rear building together with the erection of a production room in its place at 34 Castle Street, Beaumaris

The application was presented to the Planning and Orders Committee as the works involve demolishing a building which adjoins the boundary of Council owned land.

Councillor Lewis Davies 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 in the written report.

12.3 19C608R – Full application to amend the layout of plots 8-17, 29, 31,37, 38, 44-45, 52-56, 72-74, 78, 82-83, 85-87, 89, 92, 96, 101-122 together with the parking layout of previously approved application 19C608K/DA (Detailed application for the erection of 123 houses together with the construction of a new vehicular and pedestrian access) on land at Tyddyn Bach, South Stack Road, Holyhead

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

The Planning Development Manager reported that the application is made for an amended design and slight plot layout changes for 59 of those units.

Councillor Vaughan Hughes 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.

12.4 34LPA982B/CC – Application for change of use from vacant land to five parking spaces at Station Yard Car Park, Llangefni

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

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.

13 OTHER MATTERS

13.1 21C162 – Outline application with some matters reserved for the erection of two dwellings together with full details of the access in lieu of the lawful use of land as a Coal Yard granted under full planning application reference A/2792 at Parciau, Llanddaniel

It was RESOLVED to note the report for information.

**COUNCILLOR W.T. HUGHES
CHAIR**