

NOTICE of the Decisions of the Planning and Orders Committee held at the Council Chamber, Council Offices, Llangefni on Wednesday, 2 November 2016.

[This document is for information purposes only and full minutes of the meeting will be before the next Planning and Orders Committee for approval.]

Documents for the above meeting are available on the Council website, together with an audio recording of the proceedings].

Present Councillor Ann Griffith (Chairman)
Councillor Richard Owain Jones (Vice-Chair)

Councillors Lewis Davies, Jeffrey M. Evans, John Griffith, K P Hughes, W T Hughes, Vaughan Hughes, Victor Hughes, Raymond Jones and Nicola Roberts.

Councillor R.A. Dew – Portfolio Holder – Planning, Public Protection and Economic Development

Apologies None

Also Present: Local Members: Councillors T.LI. Hughes (application 12.6); P.S. Rogers (application 7.3); Ieuan Williams (application 12.3)

1.00 pm – 3.40 pm

ITEM NUMBER AND SUBJECT MATTER	3 MINUTES
DECISION	The minutes of the previous meeting of the Planning and Orders Committee held on 5 th October, 2016 were presented and confirmed as correct.

ITEM NUMBER AND SUBJECT MATTER	4 SITE VISITS
DECISION	The minutes of the planning site visits held on 19 th October, 2016 were presented and confirmed as correct.

ITEM NUMBER AND SUBJECT MATTER	5 PUBLIC SPEAKING
DECISION	There were public speakers with regard to applications 7.2, 7.3, 12.2 and 12.6.

ITEM NUMBER AND SUBJECT MATTER	6 APPLICATIONS THAT WILL BE DEFERRED
DECISION	<p>6.1 20C310B/EIA/RE – Full application for the construction of a 49.99MW solar array farm together with associated equipment, infrastructure and ancillary works on land adjacent to Rhyd y Groes, Rhosgoch</p> <p>It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation for the reason given in the written report.</p> <p>6.2 36C338A – Full application for the erection of a dwelling and detached garage on land opposite Ysgol Henblas, Llangristiolus</p> <p>It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation for the reason given in the written report.</p>

ITEM NUMBER AND SUBJECT MATTER	7 APPLICATIONS ARISING
DECISION	<p>7.1 15C215C – Full application for the erection of a dwelling together with the installation of a septic tank on land adjacent to Tyddyn Bwrtais, Llangadwaladr</p> <p>It was RESOLVED to approve the application contrary to the Officer’s recommendation as it was considered that the application conforms with Policy 50.</p> <p><i>(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 reasons given for approving the application).</i></p> <p>7.2 44C102A – Outline application for the erection of a dwelling with all matters reserved on land to the rear of Hazelbank, Rhosybol</p> <p>It was RESOLVED to approve the application contrary to the Officer’s recommendation but subject to a Grampian condition relating to the access as it was considered that the application will not create a tandem development.</p>

	<p><i>(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 reasons given for approving the application).</i></p> <p>7.3 45C84M/ENF – Retrospective application for the change of use of land into a playing field together with the construction of a new access at Pendref, Penlon, Newborough</p> <p>It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to conditions set out in the written report.</p>
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ITEM NUMBER AND SUBJECT MATTER	8 ECONOMIC APPLICATIONS
DECISION	None were considered by this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	9 AFFORDABLE HOUSING APPLICATIONS
DECISION	None were considered by this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	10 DEPARTURE APPLICATIONS
DECISION	None were considered by this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS
DECISION	<p>11.1 45C468 – Full application for conversion of outbuilding into a dwelling, the construction of a vehicular access, the installation of a package treatment plant together with the erection of an ecology mitigation structure at Bodrida Bach, Brynsiencyn</p> <p>It was RESOLVED to defer consideration of the application to allow Officer's further time to consider the contents of a structural survey submitted by the applicant and to also discuss the highway passing bay requested by the Highways Authority.</p>

ITEM NUMBER AND SUBJECT MATTER	12 REMAINDER OF APPLICATIONS
DECISION	<p>12.1 15C30H/FR – Full application for change of use of agricultural land to extend the existing caravan park to site a further 14 touring caravans together with the installation of a septic tank on land at Pen y Bont Farm Touring and Camping, Malltraeth</p> <p>It was RESOLVED that a site visit be undertaken to view the application site.</p> <p>12.2 20C304A – Full application for change of use of part of the dwelling into Class A3 (hot food take-away) together with the creation of a pedestrian access at Bron Wendon, Cemaes</p> <p>It was RESOLVED to refuse the application in accordance with the Officer’s recommendation set out in the written report.</p> <p>12.3 23C280F – Full application for the erection of an agricultural shed and milking parlour at Plas Llanfihangel, Capel Coch</p> <p>It was RESOLVED that a site visit be undertaken in accordance with the Local Member’s request for the reasons given.</p> <p>12.4 23C280G – Full application for conversion of the outbuildings into 10 dwellings, installation of a package treatment plant together with improvements to the existing access at Plas Llanfihangel, Capel Coch</p> <p>Application had been withdrawn.</p> <p>12.5 25C242 – Retention of pond together with drainage works at Tyn Cae, Coedana, Llannerchymedd</p> <p>It was RESOLVED that a site visit be undertaken in accordance with the Local Member’s request for the reasons given.</p> <p>12.6 46C572 – Full application for conversion of outbuildings into three dwellings, the installation of a package treatment plant together with improvements to the access</p>

	<p>at Glan Traeth, Trearddur Bay</p> <p>It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions set out in the written report together with an additional condition that the access to the site be completed before the commencement of the development.</p>
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ITEM NUMBER AND SUBJECT MATTER	13 OTHER MATTERS
DECISION	None were considered by this meeting of the Planning and Orders Committee.