

Planning and Orders Committee

Minutes of the meeting held on 1 February 2017

PRESENT: Councillor Ann Griffith (Chair)
Councillor Richard Owain Jones (Vice-Chair)

Councillors Lewis Davies, John Griffith, K P Hughes, W T Hughes, Vaughan Hughes and Victor Hughes

IN ATTENDANCE: Chief Planning Officer,
Planning Officer (MD),
Planning Assistants,
Highways Officer (JAR),
Legal Services Manager (RJ),
Committee Officer (MEH).

APOLOGIES: Councillors Jeffrey M. Evans, Raymond Jones, Nicola Roberts.

ALSO PRESENT: Local Members : Councillors Carwyn Jones (application 12.1); H. Eifion Jones (application 12.5); Bob Parry OBE FRAgS (application 7.1); Dylan Rees (application 7.4); T.LI. Hughes MBE (application 12.5).

Councillors Llinos M. Huws, Ieuan Williams.

1 APOLOGIES

Apologies for absence noted above.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor W.T. Hughes declared a prejudicial interest in relation to application 6.1.

Councillor R.O. Jones declared a prejudicial interest in relation to application 6.1 and 7.4.

Councillor John Griffith declared a prejudicial interest in relation to application 12.1.

The Highways Officer declared a prejudicial interest in relation to application 12.9.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 4 January, 2017 were presented and confirmed as correct.

4 SITE VISITS

The minutes of the planning site visits held on 18 January, 2017 were presented and confirmed as correct.

5 PUBLIC SPEAKING

There were public speakers with regard to applications 12.1 and 12.5.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 20C313A – Full application for the erection of 14 affordable dwellings, construction of a new access and internal road together with the installation of a sewerage pumping station on land off Ffordd y Felin, Cemaes

It was RESOLVED that due to the nature and scale of the proposal, the site be visited in accordance with the Officer's recommendation.

6.2 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

Having declared a prejudicial interest in this application, Councillors W.T. Hughes and R.O. Jones withdrew from the meeting during the consideration and determination thereof.

It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.

6.3 25C242 – Retention of pond together with drainage works at Tyn Cae, Coedana, Llannerchymedd

It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.

6.4 34C304K/1/EIA/ECON - Hybrid application applying for full planning permission for the creation of a new engineering centre, car parking, children's play area and associated works and applying for outline planning permission with some matters reserved for a residential development of 157 dwellings, a hotel and food and beverage facility along with associated car parking and works on land at Coleg Menai, College Road, Llangefni

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 14C171J/ENF – Retrospective application for the retention and completion of a new build holiday accommodation together with change of use of land to associated equestrianism at Stryttwn Farm, Tynlon

The application was presented to the Planning and Orders Committee at the request of a local member. At the meeting held on 4th January, 2017 it was resolved that a site visit be undertaken and this took place on 18th January, 2017.

Councillor Bob Parry OBE FRAGs speaking as a Local Member reminded the Committee of the background of the application and the applicant's intention to utilise the converted outbuilding to be let to visitors for specific equestrian purposes which is essentially a rural pursuit and a tourist facility. He expressed that this application is difficult as the applicant received information from Building Inspectors that most of the supporting walls of the outbuilding were below standard, the applicant continued to demolish some of the walls. The Chief Planning Officer responded that the applicant was advised that he should contact the Planning Department before he started on demolishing the walls of the outbuildings by the Building Inspectors.

Councillor Bob Parry OBE FRAGs reiterated that the applicant has spent a great deal of money on improving the subject building. Councillor Parry considered that there is a need for such a facility on the Island and one deserving of approval.

The Chief Planning Officer reported that the previous application for retrospective holiday accommodation was refused in 2016 as the site is in open countryside in an isolated rural area. This application is for a tourism equestrian facility and there are planning policies to support such a venture. However, the application site is an open countryside location and the Planning Officers are not convinced that such a facility is appropriate in this location and the recommendation remains one of refusal.

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

It was RESOLVED to refuse the application in accordance with the Officer's recommendation as set out in the written report.

7.2 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 & Camping, Malltraeth

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting on 2nd November, 2016 the Committee resolved that a site visit be undertaken and this took place on 16th November, 2016. At its meeting on 7th December, 2016 the Committee resolved to approve the application contrary to the Officer's recommendation, the reasons being that the Committee considered that the flood risk is not of a level that the proposal cannot be supported and that the proposal will not have a detrimental impact on the ecology of Malltraeth Marsh. At its meeting held on the 4th January, 2017 Members were advised that the Welsh Government had issued a holding direction on the application. Members of the Committee resolved to defer the application.

Councillor Ann Griffith stood down as Chair of the Committee for the consideration and determination of the application in order to speak as a Local Member. The Vice-Chair, Councillor R.O. Jones chaired the item.

The Chief Planning Officer reported that a call-in request has been made to the Welsh Government for the application to be determined by Welsh Ministers. Consequently, the Local Planning Authority is prohibited from approving the development pending a decision by Welsh Ministers on whether or not the application should be called in. He noted that following discussions with the Welsh Government it has been confirmed that the relevant Minister has started investigating the application but no definite timeframe was afforded to the Local Authority. The Officer recommended that the Committee should consider deferring the matter once again. The Local Member, Councillor Ann Griffith stated that she appreciated that the Welsh Government needs time to investigate the matter but was of the opinion that a timescale needed be afforded as previous applications have taken a considerable amount of time to be decided upon. She said that the applicant needs to run a business from the application site. Councillor Griffith questioned if pressure can be placed on the Welsh Government with regard to this matter. The Chief Planning Officer responded that the Local Planning Authority will forward the concerns of the Local Member in this respect.

Councillor K.P. Hughes proposed that the application be deferred to see whether or not the Welsh Minister decides to call in the application. Councillor Vaughan Hughes seconded the proposal.

Councillor Lewis Davies proposed that the application be refused in accordance with the recommendation of the Officer's as he considered that Natural Resources Wales have raised concerns that the development is within a floodplain and the area is of scientific importance. There was not seconder to the proposal.

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

7.3 23C280F – Retrospective application for an agricultural shed and milking parlour together with the construction of a slurry pit and associated development at Plas Llanfihangel, Capel Coch

The application was presented to the Planning and Orders Committee at the request of a local member. At the meeting held on 2nd November, 2016 it was resolved that a site visit be undertaken and this took place on 16th November, 2016. Due to additional information being received and the need to re-consult and re-notify neighbouring properties the application was deferred until this meeting.

The Chief Planning Officer reported that due to the receipt of amended drawings received late on the 31 January, 2017 for two Silos on the site, this is an addition to the agricultural shed on the site. The recommendation is now that the application be deferred as the drawings will need to be the subject of public consultation.

Councillor Lewis Davies said that he considered that a site visit needed to be made to the application site to view the exact location of these two Silos and the effect on the landscape and environment. The Chair responded that there has previously been a site visit to this application in November 2016. Councillor Davies responded that he considered that unlawful development had taken place on the site and recently he has seen bright lights from the site which is harming the landscape. He expressed that it is important for the Committee to view the site as it is at present. The Legal Services Manager opinion was sought by the Chair if it was appropriate to revisit the application site. The Legal Services Manager responded that the Committee has visited the site and considered that it was not appropriate to revisit the site if the Planning Officer's considered that there was no significant material change to the planning application. The Chief Planning Officer responded that he considered that the amended drawing to include two Silos on the site did not constitute to a significant change to the application but he did agree that there has been development on the application site following the site visit by the Committee.

Councillor John Griffith seconded the proposal to visit the site.

Councillor K.P. Hughes proposed that the application be deferred and Councillor W.T. Hughes seconded the proposal.

Following the subsequent vote :-

It was RESOLVED to defer the application due to the receipt of amended drawings late on the 31 January, 2017 for Silos on the site. The drawings will need to be the subject of public consultation.

7.4 34C681 – Outline application for the erection of 8 dwellings and 2 affordable dwellings with all matters reserved together with the construction of a new vehicular access and associated works on land to the rear of Tyn Coed Estate, Llangefni

Having declared a prejudicial interest in this application, Councillor R.O. Jones withdrew from the meeting during the consideration and determination thereof.

The application was presented to the Planning and Orders Committee as it is a departure application for which the recommendation is one of approval. At its meeting held on 4th January, 2017 the Committee resolved to refuse the application contrary to the Officer's recommendation for the reasons being that the Committee considered that the access was dangerous, the high level of local objection, the location of the site is outside the development boundary and the site has been rejected within the Joint Local Development Plan.

The Chair said that she had received an email from Councillor Jeff M. Evans, a Member of the Planning and Orders Committee, regarding this application. Councillor Evans had submitted his apologies that he was unable to attend today's meeting as he was away on a Charity event. However, Councillor Evans wished his views be conveyed to the Committee that he considered that the application be refused due to the Town Councils and residents' objections, access, drainage, surface water, highways, potential road safety issues.

The Chief Planning Officer reported that at the last meeting five reasons for refusal were given; there is a possibility of appeal with regard to this application. He noted that the Committee must be confident that the five reasons are justified and that there is enough evidence to support those reasons. The Officer suggested that the Committee should evaluate the reasons carefully.

Councillor Dylan Rees, a Local Member said that the residents of Tyn Coed Estate are confident that they can provide further evidence to substantiate the reasons for refusal if the application went to appeal. It is accepted that the strength of local objection in itself does not substantiate refusal of the application but obviously when you have the Town Council, the 3 Local Elected Members and residents all expressing factual concerns then obviously it raises issues with regard to the application. The second reason given for refusal was that the site was outside the settlement boundary and not included in the draft Joint Local Development Plan (JLDP) and the Officer stated that due to the land availability and 2014 Joint Housing Land Availability Study that other sites could be considered acceptable for housing. The Land Availability Study is not up to date and weight should be given that this site is not within the boundary of the draft Joint LDP; a schedule of changes was published only a week ago for further consultation and this site is not under consideration within the schedule; there is a justification to refuse the application. Councillor Rees referred to the other three reasons for refusal of the application i.e. highways and access safety and surface water and drainage issues.

Councillor Bob Parry OBE FRAGS as a Local Member also reiterated his strong opposition to the application.

Councillor Lewis Davies said that he still was of the opinion that the proposed development is overdevelopment of the site and that the site has been rejected within the Joint Local Development Plan. He proposed to reaffirm the decision of the last meeting to refuse the application. Councillor Vaughan Hughes seconded the proposal of refusal.

The Legal Services Manager advised that members needed to carefully consider whether there was evidence to justify the 5 stated reasons for refusal. The first was not, in his view, a planning reason and reasons 2 and 5 were variations of the same reason, and for reasons 3 and 4 he was not aware that there was technical evidence before the Committee to justify those reasons.

Following the subsequent vote it was agreed that the reasons for refusal be noted as :-

- The application site is outside the settlement boundary of Llangefni and is not included in the draft Joint LDP;
- Access safety issues;
- Surface water drainage issues.

It was RESOLVED to reaffirm the Committee's previous decision of refusal of the application.

7.5 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

The application is presented to the Planning and Orders Committee as the applicant is related to a Local Member. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution. The Planning and Orders Committee at its meetings held on 2nd November and 7th December, 2016 and 4th January, 2017 deferred the determination of the application until receipt of amended drawings and additional information. Amended drawings have now been received together with confirmation from the Highway Authority of where the new passing place is required.

Councillor W.T. Hughes proposed that the application be approved and Councillor Vaughan Hughes seconded the proposal.

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

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12 REMAINDER OF APPLICATIONS

12.1 17C226H – Full application for alterations and extensions to Gernant, Lôn Ganol, Llandedgan

Having declared a prejudicial interest in the application Councillor John Griffith withdrew from the meeting during determination and voting thereon.

The application is presented to the Planning and Orders Committee at the request of two local members.

Mr. Arwyn Williams, the applicant spoke in favour of his application. He said that in October 2016 his application for alterations and extensions to Gernant was refused as the main concern was to increase the size of the original outbuilding. He has addressed the concerns of the Committee and therefore has reduced the size of the extension which is considered acceptable for a family of five. Mr. Williams referred to the Officer's report which states that 'it is not considered that the proposal would have a negative impact upon the amenities of adjacent residential properties' and ' whilst accepting that it can be argued that the current proposals do enhance the appearance of the building' this is important with regard to Planning Policy 55. He said that three of the Local Members supports the application together with the local Community Council; the Assembly Member is also in support of the application.

Mr. Williams said that his property Gernant is located between two large dwellings and his proposal would not have a detrimental effect on neighbouring properties; there is adequate land between Gernant and the nearby highway. He noted that the proposal is only to fill a gap between the house and the garage.

Councillor Carwyn Jones, a Local Member spoke in support of the application. He said that local people need to be supported as the applicant has compromised with regard to the size of the alterations and extension to his property. He noted that this application is for a young family of 5. The Community Council is in support of the application. Councillor Jones said that this application is worthy of support for a local young family to have an adequate home.

Councillor Lewis Davies, a Local Member and a Member of the Planning and Orders Committee agreed with his fellow elected Member that this application does not harm the amenities of neighbouring properties and not within an AONB area. He fully supported the application which he considered could be approved within Planning Policy 55. Councillor Lewis Davies proposed that

the application be approved and Councillor Vaughan Hughes seconded the proposal.

The Chief Planning Officer stated that the reason for refusal is the increase in the floor area which is beyond the criteria of the planning policies and is located in open countryside. The recommendation is of refusal.

The voting was as follows :-

To approve the application contrary to the Officer's recommendation :-

Councillors Lewis Davies and Vaughan Hughes. Total 2

Abstained from voting :-

Councillors K.P. Hughes, T. Victor Hughes, W.T. Hughes,
R.O. Jones Total 4

It was RESOLVED to approve the application contrary to the Officer's recommendation as it was considered that the application will improve the visual context of the dwelling which can be approved under Policy 55.

(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).

12.2 17C511 – Full application for the demolition of the existing school, the erection of fivedwellings together with improvements to the existing vehicular access at Former School, Bro Llewelyn, Llandegfan

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

The Chief Planning Officer updated the report to the Committee and noted that 7 letters of objection had now been received. He stated that no additional matters had been raised in the additional letters of objection which had been address within the Officer's report. The recommendation is of approval of the application as the site lies within the defined settlement development boundary of village of Llandegfan. It understood that the application will provide all 5 dwellings as affordable home for local people; a Section 106 agreement will need to be signed prior to the permission being released.

Councillor Lewis Davies welcomed the proposal for affordable dwellings for local people and proposed that the application be approved. Councillor K.P. Hughes seconded the proposal.

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

12.3 17C512 – Full application for demolition of the community centre, the erection of four dwellings together with the construction of a vehicular access at Llansadwrn Hall, Llansadwrn

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

The Chief Planning Officer reported that Llansadwrn is identified as a listed settlement under Policy 50 of the Ynys Môn Local Plan which allows for single dwellings to be built within or on the edge of the settlement. There is ample room to accommodate 4 dwellings within the plot and it is not considered that material harm will arise in approving the development of 4 dwellings as an infill in this location.

Councillor Lewis Davies welcomed the proposal for affordable dwellings for local people and proposed that the application be approved. Councillor W.T. Hughes seconded the proposal.

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

12.4 19C845K – Full application for the erection of a 65m covered spectator standing area at Holyhead Hotspur Football club, Holyhead Leisure Centre, Holyhead

The application is presented to the Planning and Orders Committee as the application is submitted by the Local Authority.

Councillor T.LI. Hughes as a Local Member said that he supported the application

Councillor W.T. 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 conditions set out in the written report.

12.5 21C58H – Full application for the erection of 10 additional holiday units at Parc Eurach, Llanddaniel Fab

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

Dr. Neil Trevor Jones spoke as an objector to the application. Dr. Jones said that due to the fact that the initial units on the Parc Eurach Holiday Village have been empty for a number of years it is evident that there is no market for this type of facility. Within the Planning Officer's report to the Committee it

refers that the proposed additional units will not be totally reliant on the private car. The bus stop is half a mile away from Parc Eurach and as a local resident he has not seen any person using public transport from Parc Eurach. Since the application for additional units at Parc Eurach was submitted a planning permission has been granted at Tyddyn Llywarch for the conversion of a barn into 4 units over the road. The tenancy of the land surrounding Parc Eurach has recently changed and the tenant has 600 dairy cattle on the land. Heavy machinery travelling near Parc Eurach, Bryn Celli Ddu and Tyddyn Llywarch has increased significantly since the tenancy of the land has changed hands. Having a further increase in traffic in connection with the proposed planning application for 10 further holiday units would be irrational and dangerous. Dr Jones further said that the Officer's report to the Committee refers that the site at Parc Eurach as located immediately adjacent to the existing Holiday Village and will be viewed in conjunction with that and the settlement of Llanddaniel and notwithstanding this, extensive planting is to take place with a lake provided and wooded area. These are exactly the pledges that did not materialise when the original Holiday Village was granted permission. The site is on an elevated position and screening options is not possible from the south direction when entering the village. Having 10 additional non-Welsh speakers to the village can change the linguistic balance of a current Welsh speaking village like Llanddaniel. 2 large English-only advertising signs have recently been erected with the message of No Access near the entrance to Parc Eurach. Dr Jones expressed that there is no evidence that this facility will enhance the economy of the Island. There are a number of conditions relating to drainage and sewerage in respect of this application which have been highlighted within the report.

The Committee questioned Dr. Jones as to whether the original lodges at Parc Eurach were for holiday use only. Dr. Jones responded that since most of the 20 lodges granted planning approval had not been sold planning conditions were discharged to allow the site to become a Holiday Village. The original conditions stipulate that residents were not allowed to live permanently on the site. The Committee questioned whether people are living in these lodges permanently at present. Dr. Jones responded that people are living permanently on the site and going to work from the site. Children have also been attending the local school from the site.

Mr. Geoff Green, the applicant spoke in favour of his application. Mr. Green said that he purchased the Parc Eurach site when there were 3 houses occupied on a permanent basis. He said that he did not sell those houses as he had inherited them when he purchased the site. During and after he had developed the site he received and declined 11 offers from people wanting to live on the site permanently, this would have been contrary to the planning conditions on the site. He noted that during the recession he lost part of that site. Mr. Green further said that he also purchased another site at Llŷn Jane, Llandegfan which is a successful log cabin development for only holiday use and has won the Best Holiday Lodges in Wales for the last 5 years. This has been achieved due to commitment to carry out the planning permission and legal lease attached to the development at Llŷn Jane, Llandegfan. He said that he would be happy to sign any legal documentation with regard to Parc

Eurach if he was successful in attaining planning permission for additional units on the site. Mr. Green further said that his intention is to invest in the provision of a high quality tourist accommodation which is needed both now and especially in the future to support Anglesey as a tourist destination of choice. Mr. Green wished it to be recorded that he had not erected any signs near the site.

The Committee questioned Mr. Green as to the statement by the objector to the application that people are living permanently on the site. Mr. Green responded that he does not own that part of the site anymore as he lost the site during the period of recession and those people living permanently in the 3 houses were there before he purchased the site originally. As far as he was concerned he refused to sell properties on the site against planning conditions. The properties he owns were on sale for holiday use only as per planning conditions.

Councillor H. Eifion Jones a Local Member gave background details of the site at Parc Eurach. Parc Eurach is located on a narrow country lane towards Ffingar, Llanedwen. The original planning approval was given for 20 holiday units on the site in 2002. He noted that there were mixed feelings within the community with regard to the holiday units at Parc Eurach with concerns regarding road safety and problems were encountered by the owner with regard to water, sewerage issues and electricity to the site. It emerged that some of the units were sold to live on the site permanently. Councillor Jones said that if the developer would have submitted an application for 20 dwellings on the site at the time it would have been more than likely refused as the site is located in the countryside and would be contrary to planning policies. Due to the recession the site was repossessed and the site was sold to another owner. In 2008 an application was presented for 20 units on the site but the application did not materialise. The application presented to the Planning and Orders Committee at today's meeting is an application for 10 holiday units; this application was presented to the Planning Department in 2014. Councillor Jones considered it appropriate to ask the Officer's why it has taken so long to come before the Committee.

Councillor Jones further said that over 20 letters of objection have been received from the residents of Llanddaniel with regard to this application and their concerns are listed within the Officer's report to the Committee. The local Community Council is also objecting strongly to this application. Concerns have been expressed within the community regarding traffic problems and danger to pedestrians walking near this site. Passing bays have been requested on another application before this Committee when there is only one unit. He considered that the use of local transport is not relevant to this application as there is only a bus every two hours to Bangor. Councillor Jones ascertained if a Traffic Management Plan had been commissioned as it has not been mentioned in the Officer's report.

The Chief Planning Officer said that there are planning policies to support these creation of holiday accommodation and the enhancement of tourism facilities. Given the distances from nearby residential properties, it is not

considered that the proposal will have any negative interaction with the amenities of the local residents. An extensive planting of trees is to take place to enhance the landscape. It is considered that the site can be adequately drained to prevent any drainage problems. The application submitted in 2008 for 20 units has been discussed extensively to reduce the units to 10 and to ensure the best possible outcome for the locality.

The Highways Officer said that he was not aware that a Traffic Management Survey had been undertaken with regard to this application. He noted that a Traffic Survey had been undertaken with regard to the application opposite this site recently and the speed of traffic was adequate on the highway with regard to visibility. He noted that the access to this site is acceptable and the addition of 10 units would not have a detrimental effect on the highway network. The Local Member, Councillor H. Eifion Jones said that he considered that a Traffic Management Survey should have taken place with regard to this application a number of years ago. Since this application has been submitted a holiday conversion/unit had been approved in the vicinity and Traffic Management Surveys had been requested with regard to that development.

Councillor T.V. Hughes said that he agreed that a Traffic Management Survey needed to be commissioned as a number of pedestrians and walkers use this small lane that passes the site.

Councillor John Griffith proposed that the application site be visited due to the effect on the locality and the landscape. Councillor Lewis Davies seconded the proposal.

It was RESOLVED that the site be visited for the reasons given.

12.6 39LPA1014B/CC – Outline application for the erection of two dwellings with all matters reserved on land at the former Nursery School, Menai Bridge

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

Councillor Lewis Davies ascertained the response of the Town Council to this application as heavy traffic is continuous in this area. The Highways Officer said that they did have concerns regarding the current access to this site. A new access is being created to serve the proposal and it is considered accepted as there will be less traffic using the site with two dwellings rather than a nursery. The Chief Planning Officer responded with regard to the response of the Town Council and he noted that as the application is an outline application they will await further details when a full application is submitted.

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

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

12.7 39C295B/LB – Listed Building Consent for repairs to the Pier Booking Office, St. Georges Road, Menai Bridge

The application is presented to the Planning and Orders Committee as the building is owned by the Council.

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 conditions set out in the written report.

12.8 46C570 – Full application for the demolition of existing mast and erection of new 25m mast on land at South Stack, Holyhead

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

Councillor W.T. 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 conditions set out in the written report.

12.9 47C149 – Full application for part demolition of the existing school, change of use of school into an office (Class B1), the erection of 10 dwellings together with the creation of a new vehicular access at Llanddeusant Primary School, Llanddeusant

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

Councillor K.P. Hughes as a Local Member proposed that the application be deferred as the local Community Council has not had the opportunity to meet and there are local concerns with regard to the application to build 10 dwelling in the area. The local community have also expressed that they would like to be afforded with a local need assessment of the proposal. Councillor Lewis Davies seconded the proposal.

It was RESOLVED to defer consideration of the application for the reasons given.

13 OTHER MATTERS

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

**COUNCILLOR ANN GRIFFITH
CHAIR**