

NOTICE of the Decisions of the Planning and Orders Committee held at the Council Chamber, Council Offices, Llangefni on Wednesday, 5 April 2017.

[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, John Griffith, K P Hughes, W T Hughes, Vaughan Hughes, Victor Hughes, Jeffrey M.Evans and Nicola Roberts

Apologies None

Also Present: Local Members: Councillors Llinos M. Huws (applications 7.8 & 7.9); H. Eifion Jones (application 7.3); Peter S. Rogers (application 7.7); Ieuan Williams (application 7.4).

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

1.00 pm - 6.00 pm

ITEM NUMBER AND SUBJECT MATTER	3 MINUTES
DECISION	The minutes of the previous meeting of the Planning and Orders Committee held on 1 st March, 2017 were presented and confirmed as correct, subject to an amendment under item 7.4, Page 5 <i>‘The Chair said that she was not aware of the request.’</i> The Chair apologised that Councillor R.O. Jones had requested a site visit to the site prior to the meeting on behalf of Councillor A.M. Jones a Local Member.

ITEM NUMBER AND SUBJECT MATTER	4 SITE VISITS
DECISION	The minutes of the planning site visits held on 15 th March, 2017 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, 7.5, 7.7, 7.8 and 7.9.

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 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</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 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 to defer the application for the reason given.</p> <p>7.2 18C225B – Full application for the erection of a dwelling, the creation of an access together with the installation of a package treatment plant on land adjacent to Bron Castell,</p>

Llanfairynghornwy

It was **RESOLVED** to approve the application contrary to the Officer's recommendation on the basis that it is considered that the proposal will not harm the landscape and is an infill site.

(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).

7.3 21C58H – Full application for the erection of 10 additional holiday units at Parc Eurach, Llanddaniel Fab

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

7.4 23C280F – Retrospective application for an agricultural shed and milking parlour together with the construction of a slurry pit, two silos and associated development at Plas Llanfihangel, Capel Coch

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

7.5 25C242 – Retention of pond together with drainage works at Tyn Cae, Coedana, Llanerchymedd

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

7.6 38C324 – Outline application for the erection of a dwelling with all matters reserved on land at Alma Hall, Carreglefn

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

7.7 45C84R/ECON – Full application for the erection of a fridge building, function building and seminar building together with the construction of a vehicular access with customer parking, community parking,

recreational space and demolition of outbuilding on land at and adjacent to The Marram Grass Café, White Lodge, Newborough

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

7.8 47C153 – Outline application for the erection of a dwelling with full details of the vehicular access together with the extension of the existing cemetery on land opposite Plas Newydd, Llanddeusant

It was **RESOLVED** to approve the application contrary to the Officer's recommendation on the basis that it is considered that the proposal is a reasonable extension of the village and will not harm the surrounding area.

(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).

7.9 47C154 – Outline application for the erection of a dwelling together with full details of the new vehicular access on land opposite Plas Newydd, Llanddeusant

It was **RESOLVED** to approve the application contrary to the Officer's recommendation on the basis that it is considered that the proposal is a reasonable extension of the village and will not harm the surrounding area.

(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).

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 14C164F – Application for retention of an extension to the residential curtilage of the new dwellings on land adjacent to Tryfan, Trefor</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.</p> <p>11.2 15C108B – Full application for conversion of the outbuilding into a dwelling together with alterations and extensions and the construction of a new vehicular access at Dryll, Bodorgan</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.</p> <p>11.3 47C157 – Retrospective application for the creation of a vehicular access together with the closure of the existing access at Plas Newydd, Llanddeusant</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.</p>

ITEM NUMBER AND SUBJECT MATTER	12 REMAINDER OF APPLICATIONS
DECISION	<p>12.1 12C49P/DEL – Application under Section 73 for the removal of condition (09) (occupiers age restriction) from planning permission reference 12C49M/VAR (erection of 35 flats at Casita, Beaumaris</p> <p>It was RESOLVED to refuse the application contrary to the Officer’s recommendation on the basis that it is considered that the proposal does not address the needs of the local area and such a development is required for people over 55 years of age.</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>12.2 33C190Q/VAR – Application under Section 73 to vary condition (03) of planning permission reference 33C190 (Review of planning conditions in accordance with the Environment Act 1995) so as to allow the use of the original access at Bwlch Gwyn Quarry, Gaerwen</p> <p>It was RESOLVED that the site be visited for the reasons given.</p> <p>12.3 34LPA1033/CC – Full application for the installation of an external platform lift together with maintenance and re-modelling works at 6-29 Llawr y Dref, Llangefni</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.</p> <p>12.4 48C203 – 48C203 – Retrospective application for alterations and extensions at 31 Maes Meurig, Gwalchmai</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.</p>

ITEM NUMBER AND SUBJECT MATTER	13 OTHER MATTERS
DECISION	<p>13.1 21LPA727A/CC – Full application for alterations and extensions to create additional facilities including a classroom; creation of a new car parking area and new vehicular access together with the reconfiguration of existing car parking arrangements to include a layby at Ysgol Parc y Bont, Llanddaniel</p> <p>It was RESOLVED to note the information.</p> <p>13.2 48C202 – Full application for the erection of a dwelling together with the construction of a vehicular access on land at Penrallt Bach, Gwalchmai</p> <p>To note that the application has been withdrawn.</p> <p>LATE APPLICATION APPROVED FOR DISCUSSION BY THE CHAIR</p> <p>13.3 10LPA1031/CC – Full application for the installation of external wall insulation at 3,16,27,28,29,30,32,33,35,36,37,38,39,40,41 and 42 Maes Llewelyn, Aberffraw</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.</p>