

Planning and Orders Committee

Minutes of the meeting held on 5 July 2017

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE,
K P Hughes, Eric Wyn Jones, Shaun James Redmond,
Dafydd Roberts and Robin Williams.
- IN ATTENDANCE:** Chief Planning Officer (DFJ),
Planning Development Manager (NJ),
Planning Assistants,
Senior Engineer (Highways Development Control) (EJ),
Highways Officer (JAR),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor Vaughan Hughes
- ALSO PRESENT:** Local Members : Councillors R. Meirion Jones & Alun Mummery
(for application 7.2); Dylan Rees (for applications 7.3 & 12.2);
Dafydd R. Thomas (for application 12.3)
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1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor R.O. Jones declared a personal and prejudicial interest with regard to application 7.1 on the agenda.

Councillor K.P. Hughes declared a personal and prejudicial interest with regard to application 7.3 on the agenda.

Councillor John Griffith declared a personal and prejudicial interest with regard to application 7.3 on the agenda.

Councillor Robin Williams declared a personal and prejudicial interest with regard to applications 7.2, 7.3, 7.4 and 12.3 on the agenda.

Councillor Nicola Roberts declared a personal and prejudicial interest with regard to application 12.2 on the agenda.

Councillor Dylan Rees, whilst not a member of the Planning and Orders Committee, declared a personal interest with regard to application 7.3 on the agenda.

Councillor Dylan Rees also declared a personal and prejudicial interest with regard to application 12.2.

3 MINUTES

The minutes of the meeting held on 14 June, 2017 were confirmed subject to an amendment to item 12.2 – 3 Mulcair House, Llanfairpwll should read that Councillor K.P. Hughes said that he had reservations as regard to the recommendation of refusal of the application due to parking issues, as there is no adequate parking facilities near many take away establishments.

4 SITE VISITS

The minutes of the planning site visits held on 22 June, 2017 were presented and confirmed as correct.

5 PUBLIC SPEAKING

There were public speakers with regard to applications 7.2, 7.3, 7.4 and 12.2.

6 APPLICATIONS THAT WILL BE DEFERRED

None considered at this meeting of the Planning and Orders Committee.

7 APPLICATIONS ARISING

7.1 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

The application was presented to the Planning and Orders Committee as it is accompanied by an Environmental Impact Assessment.

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

The Planning Development Manager said that an Inspector's binding report has been received in relation to the Joint Local Development Plan and this gives a formal confirmation of its plans and policies. Whilst the conditions noted within the report to the Committee includes most of the policies listed in the Joint Local Development Plan, Policy ADN1A (as regard to PV Solar application of over 5mw in potential search areas) amended within the JLDP has not been

fully addressed within the application. Therefore the application will need to be deferred to the next meeting to allow Officer's to deal with this matter.

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

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

7.2 31C170E – Full application for the erection of 16 dwellings (10 dwellings with 2 bedrooms, 4 dwellings with 3 bedrooms and 2 dwellings with 4 bedrooms) together with the construction of a new vehicular and pedestrian access on land adjacent to Hen Lôn Dyfnia, Llanfairpwll

Having declared a personal and prejudicial interest in this application, Councillor Robin Williams withdrew from the meeting during the consideration and determination thereof.

The application was presented to the Planning and Orders Committee as the application is a departure from the development plan which the local authority are minded to approve. The application was also referred to the Committee by the Local Members.

Mr. Gwynne Owen (**an objector to the proposal**) said that he considered the site plan of the proposal is misleading; there is a piece of land that extends to the north east which is not part of the site of Lon Dyfnia. He asked the Committee to consider this application in a holistic manner as it will in the future have an effect on the traffic travelling out of the old Lon Dyfnia. He referred to a set of colour photos he submitted at the last Committee; one photo shows a telegraph pole which has obviously been damaged by cars on numerous occasions. Neither the Officers nor the elected members on the site visit have appreciated the traffic in the area which escalates during the evenings and weekends; an accident is waiting to happen. Local residents have complained to Scottish Power and they are of the opinion that the electricity and telephone lines need to be undergrounded in the area and they have confirmed that they intend to contact the Planning Authority in this respect but it is obvious that this has not happened. Mr. Owen referred to the photographs that showed flooding on the site; this land is not drained adequately. He was given to understand that the developer is going to address the flooding issue with a tank to collect the water and any overflow to go into a ditch on the A55 but no confirmation has been received by Welsh Government if this is acceptable.

Mr. Rhys Davies (**for the application**) said that the application for 17 dwellings was submitted last year to the Committee and there was lengthy discussions with regard to overdevelopment and drainage and highways issue at the meeting. The application at the time was refused and an appeal process was undertaken by the developer which was dismissed on only one specific issue as regard to overdevelopment at one specific piece of land on the site. He noted that the developer has address the issues raised in the appeal process and the local objections to the application. The newly elected members have now

visited the site location last month and will be familiar with the application and the background of the proposal. Mr. Davies said that this proposal will improve the highway network on the Ffordd Penmynydd; the scheme will provide a public footway outside the proposed housing site and a new junction arrangement; realignment is proposed on the public highway between Lon Penmynydd and Hen Lon Dyfnia; these were issues raised at the previous application on this site. He confirmed that Welsh Government has now responded that they have no objection to the water overflow being drained into a watercourse near the A55. The proposed development will provide for an on-site water storage tank in the event of extreme flooding with connection being provided to an attenuated soakaway system on nearby land with an overflow to an existing land drain which leads to a watercourse adjacent to the A55.

The Committee questioned Mr. Davies that it has been suggested that the area is prone to flooding and a water collection tank will be installed on site; members were concerned if the surface water would be standing on the gardens of the proposed development? Mr. Davies responded that this matter was discussed in detail during the appeal in 2016; he explained that the water collection tank will be installed opposite the site to allow the water to flow slowly to the watercourse near the A55. Mr. Davies expressed that this system has been put in place in the extreme event of adverse weather conditions. Questions were raised as to whom will be responsible thereafter for the drainage system? Mr. Davies said that it will be a matter for the local authority to decide if they will adopt the system or a private company will need to be employed to maintain the water system and that the occupiers of the dwellings may have to pay a charge for the facility. Questions were raised as to the suggestion that Scottish Power will underground the electricity and telephone cables in this area and whether the applicant would be addressing this matter. Mr. Davies said that these are technical issues and that he was not quite sure which telegraph pole the objector was referring to during his address to the Committee. He reiterated that that highway network near the site will be substantially improved and removal of telegraph poles etc., will be address at such time.

Councillor Alun Mummery speaking as a Local Member said there are concerns due to the density and flooding issues as regard to this proposed development. The Planning Inspector's agreed to the refusal of the previous proposal on this site due to overdevelopment. He noted that the applicant has only reduced the development by one dwelling. There have been comments sent to the authority by local residents as to the lack of valid consultation with Welsh Assembly's Transport Department with regard to the highway network in the area and to the Planning Inspector's comments during the appeal process.

Councillor R. Meirion Jones speaking as a Local Members said that the developer has removed a hedge which is north-east of the site without firstly submitting planning permission for the development; other hedges have been removed which now has exposed telegraph poles which is considered to be an obstruction on the pavements near Lon Dyfnia. The applicant has already received planning permission on site for 11 dwellings but to increase the density of the site to 16 properties is not acceptable.

The Planning Development Manager said that this application is outside the development boundary in the Local Development Plan but it is earmarked as a possible site for development in the new Joint Local Development Plan. The proposed application is now for 16 dwellings and the Planning Officers consider that the issues raised at an appeal in 2016 have been addressed. The Planning Development Manager responded to comments in regard to the costs incurred to the Council following appeal in detail to the Committee; she expressed that the costs incurred were with regard to drainage and flooding issues in respect of the application. She noted that an additional letter of objection has been received by the Llanfairpwll Community Council with regard to flooding and surface water on site, together with the overdevelopment of the site and density. The correspondence also states that neither adequate playing facilities for children is being afforded by the developer nor suitable footways near the site.

The Planning Development Manager referred to discussions undertaken with the developer as regard to capital gain for the local community from this proposed development i.e. towards local primary and secondary schools and playing facilities for children together with affordable dwellings on site. Discussions are continuing with the developer as regard to affordable housing element on site but at present the developer has stated that he is only willing to afford 2 affordable dwellings as part of the proposed development even though the policy states that 30% of such development needs to be affordable as stated in the Local and Joint Development Plan. The Education Department consider that a capital gain for education facilities needs to equate to £44k to Llanfairpwll Primary School and £18k towards the local secondary school. A contribution would also need to be afforded towards a children's play area in the village of Llanfairpwll. She further stated that Welsh Government has now released its holding objection and the Committee is able to come to a decision on this application. However, Welsh Government has suggested that additional conditions be attached to any approval of the application and the Planning Authority will need to further discuss these conditions before any release of the planning approval.

Councillor K.P. Hughes referred to the flooding issues raised at the meeting and was concerned that gardens of the proposed development may experience surface water on occasions. He questioned as to why the Planning Officers were recommending approval of the application as it seems that the flooding of the system is unacceptable. The Planning Development Manager responded that detailed discussion was undertaken at the appeal for the previous application at this site as regard to flooding and drainage issue and is acceptable under TAN15 policies which deal with flooding issues. An adequate storage tank will be installed to deal with extreme flooding.

Councillor John Griffith proposed that the application be approved and Councillor Dafydd Roberts seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report and the additional conditions received by Welsh Government.

7.3 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 153 dwellings, a hotel and food and beverage facility along with associated car parking and works on land at Coleg Menai, College Road, Llangefni

Having declared a personal and prejudicial interest in this application Councillor K.P. Hughes withdrew from the meeting during the consideration and determination thereof.

Having declared a personal interest in this application Councillor Robin Williams did not take part in determination or voting thereon.

The application was presented to the Planning and Orders Committee as the application is subject of an Environmental Impact Assessment and the proposals represents a departure from the Development Plan policy for which the recommendation is one of approval. At the meeting held on the 1st March, 2017 it was resolved to visit the site. The site was subsequently visited on the 15th March and 9th June, 2017.

Dr. Huw Idris Jones (**an objector to the proposal**) said that he was representing the residents of the Penmynydd area. He said that they support the engineering element of the application but they have serious concerns as to the outline part of the applicant for a hotel and housing development as the infrastructure of the town of Llangefni would be unable to cope with such a development. Natural Resources Wales have expressed concerns as to the protection of endangered species in the vicinity. Sites 4 and 5 are outside the development plan with both in green field sites. He questioned if the developer would have submitted an application for a hotel and housing development would the recommendation have been of approval. Over a hundred houses have been approved following appeal at the Tyn Coed Estate in Llangefni. He referred to the Hotel element of the proposal and considered that J6 on the A55 would be more suitable location for such a development. There has been no adequate consideration to the availability of services in Llangefni, local schools are full, and doctor surgeries were not consulted. Doctor surgeries have now objected to the development of housing element of the application as they would be unable to cope with such an increase in the list of patients that may arise from such a large influx of people.

Mr. Dafydd Evans (**for the application**) said that this is an important vision by Coleg Menai for the expansion of the facilities at the College to allow opportunities for the young people and adults of Anglesey to benefit from the training afforded. He noted that the Llangefni Link Road at the Industrial Estate to the College has now started. A financial package attached to this

development could be lost if further delays are incurred to this development. He appreciated that there are local concerns as regard to the development and the housing element of the application has been reduced with part of that land being designated for trees planting and hedging for privacy of local residents. He referred to the planning gain from this proposal with a much needed extension to car park at Ysgol y Graig and a playing area at the Pencraig Estate.

The Chief Planning Officer said that this application is an important training development for the town of Llangefni and beyond. There is a comprehensive Environmental Impact Assessment included within the application to address the impact of the development on the infrastructure of the town of Llangefni. Planning Policies support such a development as regard to employment, leisure and housing. The Officer's reported on the main elements of the report to the Committee as regard to housing, Welsh language, affordable housing, education, landscape and archaeology, ecology and highways. The Chief Planning Officer further reported that the Llangefni Town Council is in support of the application to enhance the opportunities for young people at Coleg Menai. He said that the recommendation is one of approval subject to a S106 agreement requiring that up to 50% of the dwellings attached to the proposal be affordable and that a financial contribution be sought to the Education Authority.

Councillor Dylan Rees as a Local Member said that he supported the vision of Coleg Menai for such a development. However, he had reservations to the size and scale of the proposal as regard to the impact on the environment, loss of important woodland and hedgerows, effect on nesting birds and protected species. He referred to the strain on local services with local doctor's surgeries already under pressure and the local primary schools which are full to capacity. He considered that Site 4 – housing development - creates concerns to the residents of the area and he considered that the applicant should consider reducing the capacity of the proposed housing element of the application.

The Chief Planning Officer responded that Site 4 is an outline application and material matters will be able to be discussed in detail as regard to the capacity of the development and the mitigation process to alleviate the effect on local residents.

The Committee questioned as to the possibility to include a condition to allow for increased facilities for the GP surgeries in Llangefni if the application was approved. The Chief Planning Officer responded that the Betsi Cadwaladr Health Board have responded that they do not believe that there would be significant issues as regard to capacity of the local surgeries. He noted that it would be a matter for the Health Authority to discuss with the GP surgeries as regard to capacity issues. The Committee further questioned as to whether the housing element of the proposal would be social housing. The Officer responded that the S106 agreement would address such a matter as to whether the housing element would be undertaken by a Housing Association.

Councillor Eric Jones proposed that the application be approved and Councillor T.LI. Hughes seconded the proposal.

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

7.4 36C351 – Full application for the demolition of the existing dwelling together with the erection of a new dwelling in its place, the erection of a garage and implement store, closure of the vehicular access serving the existing dwelling, extension to the curtilage, alterations to the existing agricultural access to serve the proposed dwelling and the creation of a new agricultural access into the adjoining field at Ty Llwyd, Rhostrehwfa

Having declared a personal and prejudicial interest in this application Councillor Robin Williams withdrew from the meeting during discussions and determination thereon.

The application was presented to the Planning and Orders Committee as the land is owned by the Council. The applicant is also a close friend to a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

At the meeting of the Planning and Orders Committee held on 14th June, 2017 it was resolved to visit the site. The site was subsequently visited on 21st June, 2017.

Mr. Dafydd Jones (**for the application**) said that the proposal is for the demolition of the existing dwelling together with the erection of a new dwelling. He noted that there has been no objection to the proposal by neighbouring dwellings and complies with planning policies. He noted that the implement store has now been withdrawn from the application.

Members of the Committee questioned as to whether the existing dwelling could have been adapted and extended? Mr. Jones responded that adapting and extending the existing dwelling would have incurred substantial expense for the developer and it was considered that demolishing the property and building a new dwelling would be more cost effective.

The Planning Development Manager said that planning policies support proposals for the replacement of existing permanent dwellings only where it can be shown that the new dwelling will significantly improve the appearance of the area. She noted that the existing dwelling is not a Listed Building and therefore the recommendation was one of approval.

Councillor John Griffith was concerned that the proposed development would be substantially larger than the existing dwelling and would not conform in size and density with neighbouring properties. Councillor John Griffith proposed that the application be refused. Councillor T.Ll. Hughes seconded the proposal of refusal.

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

Following the subsequent vote :-

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

7.5 45LPA1029A/CC/ECON – Full application for the erection of a new primary school together with the creation of a new vehicular access on land adjacent to Morawelon, Newborough

The application was presented to the Planning and Orders Committee as the application is made by the Council. At the meeting held on 14 June, 2017 it was resolved to visit the site. The site was subsequently visited on 22 June, 2017.

Mr. Nigel Mathews (**an objector to the proposal**) said the choice of location for the erection of a new primary school in Newborough lies outside the development boundary of the village. He noted that the access to the site is considered dangerous. Mr. Matthews said that Newborough has an important historical settlement status and such a development would have an adverse effect on the landscape and tourism to the area. He noted that there has been irregularities during the consultation of this application and the matter has been referred to the Local Government Ombudsman.

The Planning Development Manager said that she was confident that a valid consultation process has been conducted as regard to this application. The application site is outside the development boundary of the village but it is of the opinion that it is on the outskirts of the development boundary so it is acceptable as development plan policies support the creation of community buildings and resources within or on the edge of existing settlements. The erection of a new primary schools is part of the 21st Century Schools programme which will have 180 pupils with the closure of Newborough, Llangaffo, Dwyran and Bodorgan Primary Schools. The Planning Development Manager wished to update the Officer's report to the Committee with regard to a response now being received by Natural Resources Wales that they are satisfied with the impact of lighting as regard to bats and an additional condition will be imposed as regard to lighting on the site. The Gwynedd Archaeological Services have also confirmed that there are historical remains on the site and a conditions needs to be imposed that the archaeological works needs to be completed before commencement of developing the site.

Councillor Dafydd Roberts questioned whether another site in the development boundary of Newborough could accommodate the new school. The Planning Development Manager responded that as part of the consultation process that has taken place with regard to the 21st Century Schools programme, the Education Authority has looked at 11 possible sites for locating the new school. Whilst the objector to this application has referred that there are other sites in

the area that would be more suitable; the Committee must deal with the application that has been presented for consideration.

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

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 additional conditions as required by Natural Resources Wales.

8 ECONOMIC APPLICATIONS

None considered at this meeting of the Planning and Orders Committee.

9 AFFORDABLE HOUSING APPLICATIONS

None considered at this meeting of the Planning and Orders Committee.

10 DEPARTURE APPLICATIONS

None considered at this meeting of the Planning and Orders Committee.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None considered at this meeting of the Planning and Orders Committee.

12 REMAINDER OF APPLICATIONS

12.1 15C224/AD – Application for the siting of a non-illuminated sign to the rear of the lay-by at Hermon

The application was presented to the Planning and Orders Committee as the community display board was considered to be on land owned by the Council.

The Planning Development Manager said that it has become apparent that the land is not in the ownership of the Council and the necessary statutory notice will need to be served on the landowner. She said that if the landowner is in agreement that the display board may be erected on the designated land and not objections have been received following the statutory consultation period the Officer's may be given power to act to approve the application.

Councillor K.P. Hughes proposed that the application be approved following the statutory notice on the landowner being served and Councillor Eric Jones seconded the proposal.

It was RESOLVED to approve the application and to delegate to the Officer's power to act to approve following the required statutory notice on the landowner being served.

12.2 34C694B – Full application for the creation of an urban sports park on land adjoining Plas Arthur Leisure Centre, Llangefni

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

Councillor Nicola Roberts stood down as Chair of the Committee for the consideration of this application in order to speak as a Local Member. Councillor R.O. Jones , Vice-Chair took the Chair for the item.

Mr. Peter Davies (**in support of the application**) said the he was the Director of the Llangefni Social Enterprise and stated that planning permission was approved in May 2016 for an urban sports park at Plas Arthur, Llangefni and furthermore planning approval was granted for a lighting scheme at the site. The lighting scheme was to discharge one of the conditions of the planning approval granted in May 2016. An application for grant funding was submitted to the Big Lottery Fund in July 2016 to construct the Urban Sports Park. In February 2017 confirmation was received that the venture was successful in securing funding of approximately £375k but it is conditional that the work starts on the construction of the facility by 16th August, 2017. Without planning approval the venture is in danger of losing the grant funding from the Big Lottery Fund. Since notification of the success of the grant funding application work started to look into the design which was previously approved and to carry out necessary surveys at the site. A topographical survey revealed a greater slope of the ground to its north east edge than was earlier realised. This slope created the potential for the gathering of surface water on the site therefore a redesign was required as per the application before this meeting. Mr. Davies further said that there were anti-social behaviour problems with the original skate park and after advice from North Wales Police it was decided that clear lines of sight across the urban sports park prevented gatherings of people in places where they could hide. The introduction of CCTV is also part of the attempt to prevent anti-social behaviour which has been of concern to the neighbouring properties. The lighting scheme now proposed is of lower lux levels than the scheme previously approved. He also said that a complaints system will be in place to deal with any problems which may occur at the park.

Councillor Dylan Rees, a Local Member declared that he was the Chair of the Urban Sports Park Project and that he would leave the Committee following his address to the meeting. Councillor Rees said that the project is now in place to begin construction subject to planning approval at this meeting. All measures have been put in place address the concern of the neighbouring properties. He asked the Committee to support the application.

Councillor Nicola Roberts, a Local Member also declared her support for the application and said that such a Voluntary Organisation as the group behind the Urban Sports Park needs to be supported.

The Planning Development Manager said that the current application is an amended application with the re-location of a basket hoop with some amendments to the type of equipment on the site. The lux levels of the lighting system at the site has been reduced considerably since the previous planning application, however a further 2 lighting poles are required in order to distribute the light evenly on the site. The light spillage from the current application will have less of an impact on the adjoining area than that previously approved. She said that the new binding Planning Inspector's report has been published in relation to the Joint Local Development Plan with a new planning policy ISR2 included in the plan which supports such a community supported development within and on the edge of towns. An Environmental Officer has viewed this application as regard to lighting of the site and a condition has been recommended that external lighting shall not be illuminated between 21.30 p.m., and 9.00 a.m. the following day.

Councillor Robin Williams 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 set out in the written report.

12.3 46C137F – Outline application with some matters reserved for the erection of 18 dwellings together with the formation of a new vehicular access at The Old Cricket Ground, Lon St. Ffraid, Trearddur Bay

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

Having declared a personal interest in this application Councillor Robin Williams left the meeting during determination or voting thereon.

Mr. Rhys Davies (**a supporter of the application**) said that the levels of the site have been raised in accord with a previous approval on the site. He said that the site is not now within the C2 Flood Zone within Natural Resources Wales flood zones reviewed maps. The site has seen numerous planning applications on site and appeals against decisions. This application will alleviate local concerns as regard to drainage and flooding issues to neighbouring properties. The new vehicular access to the site will be relocated as from the previously approved application on this development. Mr. Davies said that the reason for the Officer's recommendation to refuse this application is that recent publication of the Planning Inspector's binding report of the Joint Planning Policy states that the site is located outside the settlement boundary of the plan and is outside the boundaries of Trearddur Bay's provisions of Policy HP3 of the Stopped Unitary Development Plan.

The Committee questioned Mr. Davies as to the affordable housing provision on the site and the market value of those properties. Mr. Davies responded that the required 30% affordable provision will be afforded as regard to this application. He referred to the Officer's report to the Committee which noted

that the Housing Service has indicated that there is a high demand for affordable housing in this area and the value of the dwelling will be determined within the S106 agreement that will need to be discussed when a full planning application is submitted.

The Planning Development Manager reported that there are strong objections locally to this application due to flooding issues and overdevelopment. She gave an update on the Officer's report to the Committee that the applicant's agent has not presented an Ecological Impact Assessment and the effect on the AONB; neither a Welsh Language Assessment nor confirmation as to rising site levels. She noted that the applicant was unsuccessful in appeal following the Welsh Government calling-in the application for 34 dwellings in 2006. The Planning Inspector however deemed the proposal to be in accord with the development plan policies in relation to settlements boundaries, affordable housing and also considered 3 storey dwelling in blocks of 3 to 4 to be acceptable in this coastal setting. There is outline planning approval already for 17 dwellings on site.

The Planning Development Manager further reported that there is no objection to the proposal by the Highways Authority and the density of the site is acceptable. Whilst the site is within the Local Plan development boundary it is outside the development boundary in the Stopped Unitary Development Plan under provisions of policy HP3 is not included within the Joint Local Development Plan for development. The recommendation is one of refusal of the application.

Councillor K.P. Hughes questioned as to whether it was premature to make a decision based on the new Joint Local Development Plan as it has yet to be adopted by the full Council. He noted that 17 dwellings have already been approved on this site. The Planning Development Manager responded that a binding Planning Inspector's report has been published in relation to the Joint Local Development Plan and the policies within the plan will not change unless the Council refuses to adopt the Plan.

Councillor Dafydd R. Thomas, a Local Member said there is strong objection by the residents of Trearddur Bay to this application. The Community Council has also expressed their objection to the development. He noted that there has been an increase in traffic in the last few months to the popularity of recent new food outlets in the village and he considered that the Highways Authority needed to revisit the area to evaluate the highways issues. The proposed access to the site is near a busy Post Office with a built up of traffic continuously. Councillor Thomas said that the main concerns are flooding issues in the area.

Councillor T.LI. Hughes MBE reiterated the concerns and objections of the local community to this application. He said that this area of Trearddur Bay has experience immense flooding issues of the years. He had concerns as regard to the Inland Sea flooding the area in years to come. The application for an additional 18 dwellings on this site is unacceptable as there is no local need for such houses.

Councillor Shaun Redmond proposed that the application be refused and Councillor John Griffith seconded the proposal.

Councillor K.P. Hughes abstained from voting as the Joint Local Development Plan had not been approved as yet by the Council.

It was RESOLVED to refuse the application with a revised reason for refusal taking into account receipt of the Inspector's binding report in relation to the Joint Local Development Plan.

13 OTHER MATTERS

13.1 21C58H – Full application for the erection of 10 additional holiday units at Parc Eurach, Llanddaniel Fab

The Planning Development Manager reported that the Planning and Orders Committee at its meeting held on 5 April, 2017 resolved to refuse the application contrary to the Officer's recommendation. A notice of appeal and start date have now been received. The notice indicates that the appeal may progress through written procedure. As the proposer of refusal of the application is no longer a member of the Planning and Orders Committee and the seconder is no longer an elected member of the Council.

The Chair said that the former elected Member Mr T. Victor Hughes has stated that he is willing to conduct the appeal, in written format on behalf of the Council.

Councillor Robin Williams proposed that Councillor Dafydd Roberts be nominated to conduct the appeal and he also proposed that former elected Member, Mr. T. Victor Hughes be also nominated to represent the Council. The Chair, Councillor Nicola Roberts seconded the proposal.

It was RESOLVED that Councillor Dafydd Roberts and the former elected Member, Mr. T. Victor Hughes be nominated to conduct the appeal, in written format, on behalf of the Council.

**COUNCILLOR NICOLA ROBERTS
CHAIR**