

**NOTICE of the Decisions of the Planning and Orders Committee held at the Council Chamber, Council Offices, Llangefni on Wednesday, 1 November 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 a webcast of the proceedings].**

- Present** Councillor Nicola Roberts (Chair)  
Councillor K P Hughes (Vice-Chair for this meeting only)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, Eric Wyn Jones, Shaun James Redmond, Dafydd Roberts and Robin Williams
- Apologies** Councillors Vaughan Hughes and Richard Owain Jones
- Councillor R A Dew – Portfolio Holder for Planning
- Also Present:** Local Members: Councillors Aled M Jones (application 7.1); Llinos M Huws (application 7.2); Bryan Owen & Peter S Rogers (application 7.3); Bob Parry OBE FRAGS (application 7.5); Dafydd R. Thomas (applications 8.1 & 12.1)

1.00 pm - 4.25 pm

ITEM NUMBER AND SUBJECT MATTER	<b>3 MINUTES</b>
DECISION	<p>The minutes of the meeting of the Planning and Orders Committee held on 4 October, 2017 were confirmed as correct.</p> <p><b>ARISING THEREON</b></p> <p><b>10.4 28C373G – Full application for the erection of 3 three-storey townhouses which include balconies and 3 detached houses which include balconies together with the construction of a new access on land at Station Road, Rhosneigr</b></p> <p>The Planning Development Manager said that the Section 106 agreement to preclude the implementation of the previous permission at this site has now been dealt with by a condition attached to the permission.</p>
ITEM NUMBER AND SUBJECT MATTER	<b>4 SITE VISITS</b>

DECISION	The minutes of the planning site visits held on 18 October, 2017 were presented and were confirmed as correct.
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ITEM NUMBER AND SUBJECT MATTER	<b>5 PUBLIC SPEAKING</b>
DECISION	There were public speakers with regard to applications 7.1, 7.3, 7.4 and 7.5.

ITEM NUMBER AND SUBJECT MATTER	<b>6 APPLICATIONS THAT WILL BE DEFERRED</b>
DECISION	None were considered by this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	<b>7 APPLICATIONS ARISING</b>
DECISION	<p><b>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</b></p> <p>It was <b>RESOLVED</b> to refuse the application contrary to the Officer’s recommendation on the basis that it is considered that the proposal does not constitute an exception sufficient to allow departure from policy ADN2 of the Development Plan.</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><b>7.2 38C180F/VAR – Application under Section 73 for the variation of condition (02) of planning permission reference 38C180D (outline application for the erection of a dwelling and vehicular access) so as to allow an extension of time to submit a reserved matters application at Gilfach Glyd, Mynydd Mechell</b></p> <p>It was <b>RESOLVED</b> to approve the application contrary to the Officer’s recommendation on the basis that the existence of the current outline permission, the acknowledgment of the site as part of the housing calculations in</p>

	<p>the Development Plan and the placing of a condition on the permission that commencement of the dwelling be implemented within a year would be sufficient material consideration to outweigh the provisions of the Development Plan.</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><b>7.3 45C482 – Full application for the erection of a 20m high monopole tower with associated equipment on land north east of Cae Gors, Newborough</b></p> <p>It was <b>RESOLVED</b> to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report.</p> <p><b>7.4 46C569A/ENF – Retrospective application for the retention of a private track on land adjoining Moryn, Trearddur Bay</b></p> <p>It was <b>RESOLVED</b> 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 private track shall only be for the applicants use.</p> <p><b>7.5 48C202A – Full application for the erection of a dwelling on land adjacent to Penrallt Bach, Gwalchmai</b></p> <p>It was <b>RESOLVED</b> to refuse the application in accordance with the Officer's recommendation.</p>
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ITEM NUMBER AND SUBJECT MATTER	<b>8 ECONOMIC APPLICATIONS</b>
DECISION	<p><b>8.1 19C842E/1/TR/ECON – Full application for the erection of a hotel, associated infrastructure and earthworks at Parc Cybi, Holyhead</b></p> <p>It was <b>RESOLVED</b> to approve the application in accordance with the Officer's recommendation subject to the conditions set</p>

	<p>out in the written report, together with further negotiations taking place with Officers and the applicant as regard additional conditions to be attached to the approval.</p>
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ITEM NUMBER AND SUBJECT MATTER	<b>9 AFFORDABLE HOUSING APPLICATIONS</b>
DECISION	None considered at this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	<b>10 DEPARTURE APPLICATIONS</b>
DECISION	<p><b>10.1 28C472E – Full application for the erection of 2 dwellings (one which will include a balcony) on land adjacent to Cartref, Station Road, Rhosneigr</b></p> <p><b>It was RESOLVED defer the application following receipt of correspondence that will need to be addressed by the Planning Officers.</b></p>

ITEM NUMBER AND SUBJECT MATTER	<b>11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS</b>
DECISION	None considered at this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	<b>12 REMAINDER OF APPLICATIONS</b>
DECISION	<p><b>12.1 46C168D/DA – Application for reserved matters for the erection of a dwelling which includes a balcony on land at Trearddur House, Trearddur Bay</b></p> <p><b>It was RESOLVED to undertake a site visit in accordance with the Local Member’s request for the reason given.</b></p>

ITEM NUMBER AND SUBJECT MATTER	<b>13 OTHER MATTERS</b>
DECISION	<p><b>13.1 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</b></p>

	<p><b>It was RESOLVED :-</b></p> <ul style="list-style-type: none"><li>• <b>To ascertain, in the first instance, if Councillor Lewis Davies(a previous member of the Planning and Orders Committee and a Local Member) is willing to conduct the appeal on behalf of the Council together with Councillor John Griffiths.</b></li><li>• <b>That the Chair of the Planning and Orders Committee shall conduct the appeal with Councillor John Griffiths if Councillor Lewis Davies is unavailable.</b></li></ul> <p><b>13.2 Traffic Regulation Order for Newborough and Penlon</b></p> <p><b>It was RESOLVED to approve the amended proposal within the report and to proceed to confirm the Traffic Regulation Order and Plan based on Section 3.1 and Appendix 3 of the report.</b></p>
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