

Planning and Orders Committee

Minutes of the meeting held on 1 November 2017

- 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.
- IN ATTENDANCE:** Planning Development Manager (NJ),
Planning Assistants,
Highways Officer (JAR),
Senior Engineer (Traffic & Parking) (AR),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillors Vaughan Hughes and Richard Owain Jones.
- Councillor Richard Dew – Portfolio Member 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).
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The Chair stated that the Vice-Chair had apologised that he was unable to attend the meeting. It was **AGREED** that Councillor K P Hughes be appointed Vice-Chair for this meeting.

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

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

ARISING THEREON

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

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.

4 SITE VISITS

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

5 PUBLIC SPEAKING

There were public speakers with regard to applications 7.1, 7.3, 7.4 and 7.5.

6 APPLICATIONS THAT WILL BE DEFERRED

None were considered by 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 firstly presented to the Planning and Orders Committee on the 27th July, 2016; the history of the application as regard to deferments at a number of Committee meetings was noted within the report. An appeal was submitted for non-determination but was withdrawn whilst the Applicant worked to resolve the outstanding issues with the Council. A request to call-in the application for determination by the Welsh Ministers was rejected in a letter dated 7th March, 2017. The application was deferred at the September, 2017 meeting to allow the applicant to submit noise mitigation details which has now been received and the necessary consultation has taken place.

Mr. Gordon Warren (**against the proposal**) said that he was reading a statement on behalf of Mr. Roger Dobson from Cemaes. Mr. Dobson lives in Cemaes where he is a Community Councillor. The statement is also on behalf of the residents of Cemaes, people of North Anglesey as represented by six Community Councils and CPRW. The statement said that they were not opposed to renewable energy and solar power, however they believed solar power is best deployed in built environment close to consumption i.e. on roofs of buildings or on brownfield sites and not on good agricultural land remote from consumption with consequential inefficient transmission losses. The applicant argues that this scheme will have a capacity of 49.9MW and will power 15,500 homes but they do not admit that the usable output will be less than 10% of that figure. On the sunniest day in June solar panels will generate power when it is least required but on dark nights in the winter when power is needed most will generate nothing. However, putting this in context around 500 solar farms of 50MW covering half the land area of Anglesey would be required to replace Wylfa Newydd.

The development is planned in an area which is rich in archaeological remains. The Planning Authority has omitted to report that the Gwynedd Archaeological Services has written '*... without further investigation – that is Trial trenching, you will not have sufficient understanding of the historic environment to provide an informed basis for your decision*'. The applicant claims that there will be no significant impact on landscape or visual amenities and that impact on residential properties would be minor, however local residents have demonstrated that this is incorrect as is the assertion that the development is not prominent from the A5025. It is questionable as to what is the point of a Joint Development Plan when within months of adoption it is ignored on questionable grounds. The developer is insensitive and has a culture of bullying illustrated by their threats of appeal. The residents are unhappy with bribes offered to the local schools to secure the applicants complicity – schools whose claimed neutrality does not prevent them responding to the consultation and even claiming £300,000 to improve academic performance. There are over 100 letters opposing this application and a public meeting at Cemaes voted overwhelmingly to oppose the application. All six of the Town/Community Councils in the North Anglesey area have also opposed this application together with the Member of Parliament.

Members asked Mr. Warren to explain to what substantiate his claim that the usable output source will be only 10% of the developer's assumption that the solar farm will provide 15,500 homes in the area. Mr. Warren responded that 10% is the accepted utilisation factor for solar panels as the 49.9MW is only on the sunniest days of the year.

Mr. Stephen Roberts (**against the proposal**) said that he was representing his mother who lives at Buarth y Foel, Cemaes which is 30 metres from the boundary wall of this proposal. A company of Chartered Landscape Architects has produced a Visual Impact Report residential impact report which is within the Environmental Statement of this application. Four residential amenities are deemed to suffer significant impact as regard to this proposal; this is a fact from expert evidence. This proposal does not comply with the Joint Local Development Plan (JLDP) as it does not comply with 'exceptional circumstances' needs nor locational requirements. The JLDP policy ADN2 and Policy 2 prohibit developments that cause significant impact to residential amenities. Planning Policy Wales 3.13 states that all applications should be considered in relation to up-to-date policies; the JLDP was approved by the County Council on 31st July, 2017. Therefore this site sits outside the required statutes of the JLDP; if the proposal does not comply with the required statutes this application should be rejected.

Members asked Mr. Roberts to explain the effect of the proposal on the amenities of his mother who lives at the neighbouring property. Mr. Roberts said that the panoramic view when you turn to the drive of Buarth y Foel will be of a 49MW solar farm if this application was to be approved. The boundary of Buarth y Foel forms part of an access lane to the site and heavy traffic is to be travelling on this lane for six months during construction of the site; this is unacceptable and may cause damage to the property at Buarth y Foel. He further stated that site is 30 metres from Buarth y Foel however the two most northerly fields attached to this application is about 1 metre away from the property and the developers suggestion of 'bunds' of earth will not obscure the visibility of the proposal is totally unacceptable. The impact will be tremendous on the amenities of his mother who lives at Buarth y Foel.

The Chair invited Mr. John Dunlop and Mr. Ben Lewis (**for the proposal**) to address the meeting.

Mr. John Dunlop said that he was the Managing Partner of Countryside Renewables (North Anglesey). The site was chosen due to its extremely high level of sunlight, nearby grid connection, inconspicuous location and low visual impact to amenities. The project will be for local consumption which will be enough to power 15,500 homes on an annual basis or 14,000 electric cars. The proposal will be the first in Wales with the capability to store power on site. This capability will allow storage of electricity during the day and releasing the power at peak demand and to provide for it stably. This delivers on the Government's objectives to afford clean and affordable energy supply. The Anglesey Energy Island programme supports this project which will fulfil the Island's extraordinary potential in delivering and supporting diverse clean energy technologies. Mr. Dunlop further stated that the project will deliver 250 jobs over the 6 to 9 months' construction period and the company will liaise with the North Wales Regional Ambition Board to afford potential opportunities for local and regional businesses. The project will pay £6m in business rates over its lifetime and also a voluntary community benefit of £300k to local primary and secondary schools. Natural Resources Wales has concluded that the effect on the AONB and panorama of the area's natural beauty would not be significant. In addition screening and planting of trees will take place and Tourism will not be affected and the land will remain in agricultural use for sheep grazing. Letters of support have been submitted by local residents, the Farmers Union of Wales and Friends of the Earth. Welsh Government has endorsed the company's approach to archaeology. The project will be a major component for Anglesey's contribution to Renewable Energy in Wales which is to generate 70% of its electricity from renewable energy by the year 2030.

Mr. Ben Lewis (Planning Consultant of the North Anglesey Renewable Energy Project) said that the Planning Officer's report reflects a balanced and comprehensive assessment of the proposal which has resulted in a robust recommendation of approval of the application. As set out in the Officer's report the application is in accord with planning policies at local and national levels and meets the goals of the Wellbeing and Future Generations Act and is in accord with Planning Policy Wales; it also complies with the newly adopted Joint Local Development Plan - PS5 and PS6 within policy ADN2. Clarification was sought by the Welsh Minister, Mrs. Lesley Griffith AM on the need of such a project with regard to renewable energy. In response Mrs. Griffith said that *'.....demonstrating need is not a material consideration in these instances'*. Mr. Lewis said that the Minister had previously written to all local planning authorities in Wales emphasising the importance of renewable energy in Wales and he quoted an extract from her letter dated March 2016 to the meeting. Mr. Lewis further stated that over the last 20 months Officers have considered all relevant proposals and concerns raised by consultees and the local community and a number of changes have been made to the scheme with the addition of landscaping and the removal of two fields which had archaeological potential. A number of technical reports have been submitted and as a result no objections have been received as regard to landscape and visual impacts, ecology, highways, land use (the quality of the land is B3), residential amenities, noise, socio-economical and tourism and flood risks. In one of the objectors' letters it has been stated that 6 of the Town/Community Councils have objected but only 3 letters of objections are listed on the planning file. Issues raised by Mr. Roberts of Buarth y Foel as regard to access use has been addressed by a Traffic Management Plan which has been agreed and drafted with Highways Officers which they have confirmed that a one-way access through the north side and out of the bottom of the site is an acceptable way from a highways safety and congestion perspective. Additional landscaping and the planting of trees at Buarth y Foel has been assessed by Chartered Landscape Consultants and they have said that it would have a minor effect on the amenities of Buarth y Foel.

Members sought clarification of Mr. Dunlop and Mr. Lewis on a range of matters in connection with the proposed development including a statement within the Officer's report which states that there needs to be an 'exceptional circumstance' within the JLDP to approve such a solar farm; could the development be reduced further due to local concerns; the visual impact on residential and neighbouring properties; the developer's comments that the proposal is of national interest and whether the site needs to be located on agricultural land; to what extent will employment opportunities generated by the development be local; will the developer guarantee that any damage to the highway network will be rectified; whether 'trial trenching' work will be undertaken as regard to archaeological works on the site.

Mr. John Dunlop and Mr. Ben Lewis responded to the issues raised by the Committee as follows:-

- 'Exceptional circumstances' - detailed information has been afforded to Planning Policy Officers as regard to the site under ADN2 of the JLDP as opportunity areas; those areas were identified by a desktop survey. Alternative areas are not feasible due to grid connection facilities;
- The size of the acreage of the development has been reduced already by 27 acres to address archaeological concerns and those two fields had the most visual impact in the area. The size of the development must be feasible and to allow grid connection levels;
- The visual impact on the area will be minimal and the Landscape Officers have verified this statement; the whole site will not be visible from one single location;
- Planning Policy Wales stipulates that energy projects are acceptable on grade B land like this site;
- Employment Opportunities – the company has worked closely with the local authority for local job opportunities and the company has committed to working with the North Wales Regional Ambition Board to afford these potential employment opportunities to local and regional contractors;
- Conditions will be attached to the approval of the application as regard the developer being responsible for rectifying any damage to the highways network during construction;
- Archaeological – an archaeological investigation methodology has already been submitted to the local authority and to the Gwynedd Archaeological Trust which has been accepted. 'Trial trenching' details will be submitted as per condition attached to any approval of the application.

Councillor Aled M. Jones speaking as a Local Member said that firstly he wished to make it clear that all the 6 Town/Community Council in the area are against this application. Amlwch Town Council, Cemaes and Llanfechell Community Councils have submitted their objections and the other 3 local Community Councils are members of the North Anglesey Forum and this forum has submitted its objections to the application. There is also mention within the report that the North Anglesey 6 Town/Community Councils have rejected any community benefit funding as regard to this proposal – this is incorrect. The speakers representing the developer also stated that Anglesey Energy Island supports this application; the last letter received by Anglesey Energy Island has stated that they support the development 'in principle'; there is a difference. The speakers have also said that the development will not have an effect on the neighbouring property Buarth y Foel; this is factually untrue. The Local Member further said that the community benefit from this development is only £10,000 per year, there are two wind turbines in the area which afford £14,000 per year as community benefit. Archaeological history is immense in this area and must be protected.

Councillor Jones further said that the speakers have stated that Welsh Government is supporting this development; within the Officer's report the Welsh Government is yet to respond. The developer is using the site as an 'exceptional circumstance' and there is no need for such a large site as 20MW would be ample to connect to the grid. He further referred to the Well-Being of Future Generations Act 2015 on page 17 of the report and this application can be refused in accord with this Act. He also said that the application needs to be refused due to its size and context and as it is near an AONB site; also does financial gain justify the erection of a massive intrusion in this area. He asked the committee to refuse the application.

The Planning Development Manager firstly apologised that the Welsh version of the application was not available at the time of publishing the report. She also wished to amend the Officer's report which states that the neighbouring property Buarth y Foel is 145 metres from the site; it should read that the property is 45 – 30 metres from the site. She noted that an Environmental Impact Assessment is attached to this application and it is considered that the information within the assessment is adequate and the relevant information allows for the Committee to make a decision as regards to the application. If the application is to be approved the site will be for a period of 30 years and measures will be in place to decommission the site thereafter.

She further stated that this application has seen a number of assessments and amendments since the application has been submitted to the Council for consideration. The applicant has made alterations and reduced the footprint of the application in response to the effect on the landscape. Mitigation conditions are to be attached to any approval of the application due to archaeological matters and noise nuisance. CADW has withdrawn their request for a cumulative impact assessment taking into account the proposed development as they have now received the Historic Environment Desk-based Assessment as requested. She explained that when the Welsh Government refused to 'call-in' the application, they noted that they were satisfied that the Council's interpretation was correct as regard to archaeology policies. Assessments on the effects on the Welsh Language, Tourism and local amenities impact have been received and are deemed correct; there is no requirement to expand on Condition 8 of the proposed approval of the application. A Traffic Management Plan will be submitted with the application.

The Planning Development Manager referred to the newly adopted Joint Local Development Plan and referred to the necessary policies within the plan as regard to this application as noted within the Officer's report. She further referred to the Landscape Architects opinion as regard to the application which also noted within the report to the Committee. She noted that further letters have been received as to the proposed electricity generated from this proposed site, however there has been a difference of opinion that the solar park will generate power for 15,500 dwellings. She referred to the statement by the Local Member that the site is within an AONB area, the Officer wished it to be noted that the site is 245 meters from the AONB area and there is no negative effect on the area. The recommendation therefore is of approval of the application.

Members of the Committee considered that the application in detail together with the views of the local residents and the effect of such a vast site. It was considered that approval of the application would be detrimental to the area and to the amenities of the local residents. Whilst supportive of renewable energy it was considered that this application was extensive and intrusive. It was considered that it would affect tourism to the Island and the loss of over 200 acres of agricultural land which is paramount for farming on the Island.

Councillor Dafydd Roberts proposed that the application be refused contrary to the Officer's recommendation as he considered that the proposal does not constitute an exception sufficient to allow departure within policy ADN2 of the adopted Joint Local Development Plan. The only basis demonstrated for justifying an exception is a connection to the grid. Councillor Shaun Redmond seconded the proposal of refusal.

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 constitute an exception sufficient to allow departure from policy ADN2 of the Development Plan.

(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officer's the opportunity to prepare a report in respect of the reasons given for refusing the application).

The Legal Officer advised at this juncture that as the Committee had now been in session for three hours (Applications 7.1, 7.3, 7.4, 7.5), on the agenda having been considered under Item 5 – Public Speaking, under the provisions of paragraph 4.1.10 of the Council's Constitution, a resolution was required by the majority of those Members of the Committee present to agree to continue with the meeting. It was resolved that the meeting should continue.

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

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 4th October, 2017 it was resolved to visit the site. The site was subsequently visited on the 18th October, 2017.

The Planning Development Manager said that a previous application was approved as an outline application on the 2nd May, 2013. The applicant was required to submit a reserved matters application by the 2nd May, 2016, however no application was submitted. The applicant is out of time to submit a reserved matters application in accordance with the conditions of the outline consent. The application has been made under Section 73 and is in effect a new application for planning permission and must be determined in accordance with prevailing policies of the newly adopted Joint Local Development Plan.

Councillor Llinos M. Huws as a Local Member said that the applicant was not made aware by his Agent that the period for submitting a full application (reserved matters) was 3 years, the applicant was under the impression that he had 5 years to submit the full plans and commence the development work on the site. She said that the family have been under pressure due to illness over the last few years. Councillor Huws referred to the recent adopted Joint Local Development Plan and to the housing figure for development of 3,472 that was allocated to Anglesey; 783 of those had been approved and this application was amongst those figures.

Councillor K P Hughes said that he sympathised with the applicant and it was a matter of opinion by the Officers that this application should be refused. He noted that the application was approved in May 2013 and considered that the application still deserves to be supported. He expressed that it was an opportunity to support a local young family to be able to build a home within their preferred community which shows

local need as regard to this application. The application site is a reasonable extension to the area and approval of this application would secure the Welsh language within the rural area.

Members questioned if approving the application would set a precedent for other application. The Legal Service Manager responded that the Committee must be cautious in approving such applications and need to take account of the recently adopted development plan. If Members wanted to approve then they would need to acknowledge the provisions of the development but conclude that, on balance, the extant outline permission; the inclusion of this plot in housing figures in the plan and thus, the expectation of its development; plus requiring commencement of the development within the time frame of the existing outline permission would outweigh the provisions of the plan in this case. However, such a course of action was not without risk.

It was RESOLVED 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 housing calculations in 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 considerations to outweigh the provisions of the Development Plan.

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

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 4th October, 2017 it was resolved to visit the site. The site was subsequently visited on the 18th October, 2017.

Mr. Chris Taylor (**for the proposal**) said that the original application was made for a 21 metres in height lattice type design, but was subsequently amended to a monopole design and the height was reduced to 20 metres following negotiations with the Planning Officers. The application affords landscaping around the compound which will be a condition to any approval of the application. Ecological and Hydrology Reports were submitted as requested by the planning authority and concluded that there were no issues raised as to effects on the watercourse, greater crested newts and bats. The monopole mast will be shared with Vodafone and O2 which will provide the coverage capacity to those networks and will address much needed coverage in this area and in turn will bring socio-economic benefits to businesses and tourism. He further said that Welsh Government are actively encouraging operators to erect new masts especially in rural areas.

Members of the Committee questioned the size of the cabinets at the at the base of the mast; whether a security fence was to be erect around the site; screening; the coverage expected from the mast and the colour of the mast to blend into the landscape. Mr Taylor responded that the cabinets at the base of the mast will be the size of a fridge freezer; wooden fencing will be erected around the compound and landscaping will be made of the site; the coverage from the mast will provide for 3G and 4G coverage; the mast and cabinets can be painted any colour to blend into the landscape.

Councillor Bryan Owen a Local Member said the proposed mast is to be located in the hamlet area of Newborough which is within an AONB area. He noted that there are objections by residents to the application together with objection by the Rhosyr Community Council. He referred to the Planning Officer's report which states that the

Preliminary Ecological Appraisal found that the trees near the site were not suitable for bats; he said that he totally disagreed with the statements as there is a colony of bats and nests in the trees in the area. He also said that lanes near this development are unable to take heavy traffic to and from the site. There are gullies at both sides of this lane and these are unable to be cleared at certain times of the year due to great crested newts in the area. The erection of this mast will service the mainland mainly as local residents do not seem to complain about the signal of their mobile phone coverage. Erecting this mast in an area of AONB is unacceptable. Councillor Owen questioned as to where the 3 phase feed of electricity to the cabinets at the base of the mast is to be sourced. The access to the development is proposed from an existing field access which is located on a 90 degree bend and health and safety conditions need to be considered as people walk on the highway near this location.

Councillor Peter Rogers a Local Member agreed with the statement of his fellow elected member and said that there should be passing bays on the lane to the site.

The Planning Development Manager reported that the application was presented to the Committee by a Local Member due to concerns of the design and the effects on the environment as regard to this application. She noted that further letters of objections have been received since the completion of the report by the Planning Officer. She noted that the notification period for observations on the application expires on the 3rd November, 2017. The original application was amended to a monopole design and the height was reduced to 20 metres together with ground level equipment cabinets set in an enclosure of 5 metres by 5 metres surrounded by a 1.2 metre high timber post and rail fence. The Planning Development Manager further said that the Highways Authority have responded that they have no objections to the access to the site. It was also proposed that a Traffic Management Plan be attached to the application to make sure that the proposal does not have an adverse effect on the local residents. It is considered that the application is acceptable and will not have an adverse effect on amenities of nearby properties to merit refusal of the development. She noted that the issue as regard to the effect of bats in the area has been addressed within the Ecological Appraisal and a condition is attached to any approval of the application with regard to the protection of the great crested newts in the area. The location of the mast is not within the AONB area as it is 800 metres outside the area. The recommendation is of approval of the application.

The Highways Officer said that within a Traffic Management Plan, temporary passing-bays can be agreed upon during the short period of construction of the mast. He referred to comments made as to the access to the site, he noted that the access is used at present by heavy agricultural vehicles already.

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.

7.4 46C569A/ENF – Retrospective application for the retention of a private track on land adjoining Moryn, Trearddur Bay

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 4th October, 2017 it was resolved to visit the site. The site was subsequently visited on the 18th October, 2017.

Ms. Shan Wyn Jones (**for the proposal**) said that it has been a year since the development has taken place and has now blended well into the landscape of the area. The applicant has co-operated fully with Planning Officers following contact with Planning Enforcement Officers. The Planning Authority requested that an Ecological Report and Mitigation Plan be prepared as part of the application together with a Conservation Management Plan. She noted that the property Moryn was purchased a year ago, and no reference was made that the property was a smallholding, the owner presumed that the land had a domestic status and permitted development would apply. The property includes a right of way through private land to the beach below which connects to Lon Isallt. The Planning Officer's report to the Committee highlights that there has been no objection locally to the private track adjoining Moryn neither from statutory consultees. This development can be made acceptable and would be consistent with national policies.

Councillor T.LI. Hughes, a Local Member and the member who had referred the application for determination to the Planning and Orders Committee said that had concerns as regard to the damage to the rock face of the beach. He noted that he could accept the private track that has been constructed but it must be for the use of the owner of the property Moryn and not for public use.

The Planning Development Manager reported that the application is a retrospective application to retain a private track outside the curtilage of the property Moryn which has been created across part of the headland leading from the public highway to the beach at Porth y Corwgl. The site is located within a wildlife site and also within an Area of Outstanding Natural Beauty. A revised Mitigation Plan and Ecological Report has been prepared and submitted as part of the application. The relevant statutory consultees have been consulted and no objections, in principle, has been received against the application. She emphasized that the Committee should only be considering the private track created at the site as a Maritime Licence has been refused by Natural Resources for Wales and it is given to understand that the Welsh Government is considering the matter as regard to the damage to the headland as a separate issue.

Councillor Shaun Redmond said that the track created at this location is a road that is intended to be used to facilitate vehicles with trailers to be able to launch boats from the seashore. The seabed has been desecrated and habitat has been destroyed and the rock face has been carved out into the sea. The land is designated as a Heritage Coast and is within an AONB area. Councillor Redmond further said that he could accept this retrospective application for the private track provided that a condition be attached to the approval that the headland at the point of the boundary of Moryn is returned to its original state and prevents vehicle access to the beach.

The Planning Development Manager responded that the purpose of the private track is to allow access to the beach and placing a condition to prevent access to the beach would prevent the applicant from implementing any permission granted.

Councillor K.P. Hughes proposed that the application be approved subject to an additional condition that the private track shall only be for the applicants use. 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 together with an additional condition that the private track shall only be for the applicants use.

7.5 48C202A - Full application for the erection of a dwelling on land adjacent to Penrallt Bach, Gwalchmai

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 4th October, 2017 it was resolved to visit the site. The site was subsequently visited on the 18th October, 2017.

Mr. Gareth Rennie (**for the proposal**) said that the proposed dwelling is to be located within a grouping of dwellings located within the development boundary of Gwalchmai. He referred to the reasons given within the Planning Officer's report to refuse the application as the proposed dwelling would result in a dominant feature which would result in insensitive infilling to the detriment of the amenity of the locality and secondly that the siting and scale of the dwelling would have an unacceptable impact on the residential amenity of the existing dwellings at Tyn Lon Bach and Penrallt Bach due to proximity and relationship with the rear of these dwellings which would result in overlooking and impacts on the outlook from these dwellings. He expressed that there will be a gap of 10 metres between the existing dwellings and the proposed development. The proposed development will be a dormer bungalow unlike the two present cottages at the side of the road; but will not be different to the general development properties in the area and will not have an adverse effect on these two cottages. Adequate parking will be afforded on the proposed site that will not affect the nearby properties. The level of the proposed dwelling has been reduced to make sure that it does not have a detrimental effect on the neighbouring dwellings.

Councillor Bob Parry OBE FRAGS a Local Member said that he did not consider that the proposed dwelling would have an adverse effect on neighbouring properties. He said that the application site needs to be developed due to the unsightly state of the site and would be an improvement to the landscape. Reference was made during the site visit to the application site as regard to a prominent tree on the site but the Landscape Officer has noted that due to the signs of disease on the tree a Tree Preservation Order is not justified and its loss would not have a significant adverse impact on the character of the natural landscape. Councillor Parry said that he supported the application but that conditions need to be applied to any approval of the application to assure that the amenities of the neighbouring properties are safeguarded.

The Planning Development Manager reported that the proposal involves the erection of a large two storey dormer type dwelling behind two single storey cottages in the village of Gwalchmai. A letter supporting the application has been received by the occupiers of Tyn Lon Bach which is adjacent to the proposed dwelling, subject to adequate parking been afforded to Penrallt Bach who uses the application site at present. However, the Highways Officers have stated that they are unable to force the applicant to provide car parking space for the existing residential property. It is considered that the application will be unacceptable on the grounds of amenity and residential impact together with the proximity to the existing dwellings. The proposal is to refuse the application.

Councillor John Griffith proposed that the application be refused and Councillor Robin Williams seconded the proposal.

It was RESOLVED to refuse the application in accordance with the Officer's recommendation.

8 ECONOMIC APPLICATIONS

8.1 19C842E/1/TR/ECON – Full application for the erection of a hotel, associated infrastructure and earthworks at Parc Cybi, Holyhead

The application was presented to the Planning and Orders Committee as the application is a departure from the development plan.

The Planning Development Manager reported that the application is a full application for the erection of a hotel within the Parc Cybi Industrial Estate. The application site is within an AONB area and the Ty Mawr Standing Stone and the Trefignath Burial Chamber is located to the south east which is separated by an area of planting and path. The nearest residential properties are located to the west adjacent to the B4545 Trearddur Road. Although the application site is located within the settlement boundary: policy CYF1 of the JLDP states that land and units on existing employment site such as Parc Cybi are safeguarded for employment/business enterprises. Policy CYF5 'Alternative Uses of Existing Employment Sites' permits alternative uses in special circumstances provided they conform to listed criteria. She noted that a sequential test has been undertaken which shows that there is no other suitable site for such a development. She further noted that the development will afford 15 full-time staff and 15 part-time staff working at the hotel. The Economic Development Unit supports the application subject to a request that the applicant supports an information board encouraging tourism, Welsh language requirements in relation to signage, together with local opportunities within the area. The Planning Development Manager said that additional conditions need to be attached to any approval of the application as regard to mitigation issues as raised by statutory consultees as noted within the report and further negotiations will need to take place with the developer before release of any approval of the application.

Councillor Dafydd R. Thomas, a Local Member said that he was supportive of the application but emphasised that bilingual signage should be secured within the hotel complex as well as historical information signage outside the development.

Councillor T.LI. Hughes MBE 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 the conditions set out in the written report, together with further negotiations taken place with Officers and the applicant as regard additional conditions to be attached to the approval.

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

The application was presented to the Planning and Orders Committee as the proposal is contrary to policies within the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

The Planning Development Manager reported that a letter had been received as regard to the application which raised matters that will need to be considered. She considered that therefore the application needs to be deferred.

It was RESOLVED to defer the application following receipt of correspondence that will need to be addressed by the Planning Officers.

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 46C168D/DA – Application for reserved matters for the erection of a dwelling which includes a balcony on land at Trearddur House, Trearddur Bay

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

The Chair said that a request has been received by the Local Members that the site be visited due to the effect on the landscape, amenities of local residents and the site is within a sensitive area.

Councillor Nicola Roberts proposed that a site visit be undertaken on the grounds raised by the Local Members. Councillor Robin Williams seconded the proposal.

It was RESOLVED to undertake a site visit in accordance with the Local Members request for the reason given.

13 OTHER MATTERS

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

The Planning Development Manager reported that the Planning and Orders Committee at its meeting held on 5 April, 2017 refused the application

contrary to Officer's recommendation. An appeal has been submitted to the Planning Inspectorate and the Committee is asked to nominate 2 members to conduct the appeal on behalf of the Council. Councillor Lewis Davies, who proposed that the application be refused is no longer a member of the Planning and Orders Committee and Councillor John Griffith is the only member who is still on the Committee who voted to refuse the application.

Councillor Robin Williams considered that Councillor Lewis Davies be asked if he is willing to conduct the appeal on behalf of the Council as he is one of the Local Members for the area. He also nominated Councillor John Griffith as the second member to conduct the appeal.

The Chair confirmed that she would allow her name to go forward if Councillor Davies was unable to represent the Council.

It was RESOLVED :-

- **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 Griffith.**
- **That the Chair of the Planning and Orders Committee shall conduct the appeal with Councillor John Griffith if Councillor Lewis Davies is unavailable.**

13.2 Traffic Regulation Order for Newborough and Penlon

Submitted – a report by the Head of Highways, Waste and Property with regard to the proposed Traffic Regulation Order for Newborough and Penlon.

The Senior Engineer (Traffic & Parking) reported that the Order was proposed in response to complaints received regarding parking and traffic congestion in Newborough together with road safety concerns along the A4080 in the Penlon area. The proposed Order was submitted in March, 2017 which included the provision of double yellow lines around the Penlon roundabout and double yellow lines in place of the existing seasonal single yellow lines in the village of Newborough and changes to the stopping restrictions outside village shops. He said that a number of objections to the proposed Order were received which were included within Appendix 2 of the report. A meeting took place with the Rhosyr Community Council and the Local Elected Members and it was considered that the original proposal be amended that only the existing lengths of seasonal single yellow lines be amended to double yellow lines with the exception of a length outside the Fish and Chips shop to improve the flow of traffic out of Church Street onto Chapel Street and that the maximum permitted stay in the limited waiting bays around the Square be reduced from 30 minutes to 20 minutes (*the amended Traffic Regulation Order is noted within 3.1 of the report*).

Councillor John Griffith ascertained as to whether car parking facilities are available for the residents of the village of Newborough due to these restrictions. The Senior Engineer (Traffic & Parking) responded that there are two public car parks in Newborough which are located at Pendref Street and the car park near the public toilets. However, he noted that the public toilets and parking area has recently been sold and it is anticipated that any development of this site will afford a public parking area.

Councillor Peter Rogers as a Local Member said that he welcomed the Traffic Order but emphasised that signage for the care parks in Newborough needs to be improved.

Councillor Robin Williams proposed that the Traffic Regulation Order be approved and Councillor Dafydd Roberts seconded the proposal.

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.

**COUNCILLOR NICOLA ROBERTS
CHAIR**