

Planning and Orders Committee

Minutes of the meeting held on 4 April 2018

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE,
K P Hughes, Vaughan Hughes, Eric Wyn Jones,
Shaun James Redmond, Dafydd Roberts and Robin Williams.
- IN ATTENDANCE:** Planning Development Manager (NJ),
Planning Officer (GJ),
Planning Assistant,
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members : Councillor Dylan Rees (application 12.1)
- Councillors Bob Parry OBE FRAGS, J Arwel Roberts, Dafydd R
Thomas.
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1 APOLOGIES

There were no apologies for absence.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

The minutes of the Planning and Orders Committee held on 7th March, 2018 were confirmed as correct.

4 SITE VISITS

The minutes of the Planning Site Visit held on 21st March, 2018 were confirmed as correct.

5 PUBLIC SPEAKING

There were no public speakers.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 39C285D – Full application for the erection of 17 dwellings on land at Lôn Gamfa, Menai Bridge

The Planning Development Manager reported that it is recommended that consideration of the application be deferred pending the receipt of a report that is awaited following a recent flooding incident.

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

7 APPLICATIONS ARISING

7.1 19C452F – Full application for the erection of 15, 2 bedroom houses together with 10, 1 bedroom flats on land at Canada Gardens, Holyhead

The application was reported to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 7th March, 2018 it was resolved to visit the site. The site was subsequently visited on the 20th March, 2018.

The Planning Development Manager reported that the planning application on this site was originally for 28 residential units, comprising of 16, 2 bedroomed houses and 12 1 bedroomed flats. Following discussions with Officers the number of units was reduced to 25 with a new access to the development off Morrison Crescent. She noted that the application was called in by a local member as regard to the concerns of local residents in respect of traffic management issues and overdevelopment within the area.

The Officer referred to the planning history of the site and said that an outline application for residential development on site was refused at the end of 2008 but was permitted on appeal in November 2009 as the Planning Inspector, at the time, did not consider that highways issues was a factor in refusing the application. The current proposal before this Committee does conform to design guidelines and the density of the site is considered suitable within the area. She noted that a planning approval already exists on the site for 18 dwellings but this proposed proposal is for an additional 7 dwellings on site.

Consultation is at present taking place as to the financial contribution towards educational facilities at both Kingsland Primary School and Holyhead High School. The developer has indicated his acceptance, in principle, that a contribution towards educational facilities in the area is expected but to date no exact sum has been agreed.

The Planning Development Manager said that the recommendation is of approval of the application subject to the completion of a legal agreement that 10% of the development site be affordable dwellings and that details of the financial contribution towards educational facilities be agreed before release of any approval of the application.

Councillor Shaun Redmond said that there is a dire need for housing in this area but local residents are concerned as to limited crossing points within the London Road area. Residents from this development and other current properties need to cross into the Morawelon area to take children to the local primary school and to the Kingsland area. Councillor Redmond questioned whether the Highways Authority can request further crossing point from the developer as there are very few to Morawelon area. The Highways Officer responded that there has been no discussion with the developer as regard to the requirements for extra crossing points as part of the application as it is considered that this development of 25 units will not create a substantial amount of pedestrian traffic that would merit a requirement for highway improvement in the area.

Councillor K P Hughes said that he considered that the application be deferred as details of surface water drainage has not been addressed. The Planning Development Manager responded that a condition is attached to any approval of the application as regard to the receipt of a scheme of surface water drainage, which includes highway drainage, and land drainage for the development. There was no seconder to the proposal of deferment of the application.

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

It was RESOLVED to approve that application in accordance with the Officer's recommendation subject to the conditions contained within the report together with the completion of a legal agreement that 10% of the development be affordable and a financial contribution towards educational facilities (sum to be agreed).

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

10.1 36C344B/VAR – Application under Section 73 for the variation of condition (01) (Approved plans) of planning permission reference 36C344A/DA (Application for approval of reserved matters for the erection of a dwelling) so as to allow sun room extension and erection of detached garage on land adjacent to Ysgol Henblas School, Llangristiolus

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 said that the application was approved originally in 2016 under Policy 50 of the Local Development Plan but since the adoption of the Joint Local Development Plan the development now lies outside the boundary of the village of Llangristiolus. She said that it is considered that the proposal would not have a negative impact upon the amenities of neighbouring properties. The Officer further said that the Highways Authority has now responded that they have no objection to the application but additional conditions will need to be imposed to reflect the previous consent. The Planning Development Manager further said that the statutory consultation period as regard to the application does not expire until the 6 April, 2018.

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

It was RESOLVED :-

- **To approve the application and to grant the Officer's power to act following the statutory public consultation period coming to an end;**
- **That additional conditions be attached to the approval of the application to reflect the previous consent.**

10.2 46C402F/VAR – Application under Section 73A for the variation of conditions (05) (existing site access), (06) (estate road and footpaths), (09) (drainage system) and (10) (retention of grassed area) of planning permission reference 46C402D (full application for the erection of 13 houses, closure of existing access to Pendorlan and improve access to Cliff Apartments) so as to allow pedestrian/cycle access from Lon Isallt, create access to rear gardens of houses A1 to A4, phased completion of estate road and footpaths together with phased completion of drainage system after works have commenced on site at Pendorlan, Lôn Isallt, Trearddur Bay

The application was presented to the Planning and Orders Committee as it conflicts with Policy TAI 5 (Local Market Housing) of the Joint Local Development Plan and constitutes a departure application which the Local Planning Authority is minded to approve.

The Planning Development Manager outlined the planning history of the application and said that as part of the previous planning application the vehicular access to the application site at Pendorlan was closed as its location was on narrow bend on the coast road at Trearddur Bay. Planning approval was secured with a new access to be formed through the access road to the Cliff Hotel so as to improve visibility from the site. A planning condition was imposed at the time that the new access be completed before commencement of development but the variation of the condition before this Committee is that

the new access be completed following completion of the development. The Planning Development Manager said that there is no objection to the amendment of this condition but the access is not to be used for construction traffic. She further said that there is a proposal to change the condition (6) and (9) of the previously approved application as regard to phased works on the estate road, carriageway and footway with phase 2 being completed by March 2021. The Officer said that it is considered that the wording of the condition should be amended as noted within the report.

The Planning Development Manager reported that whilst the application is contrary to policy TAI 5 of the Joint Local Development Plan with the Trearddur Bay being designated for local market housing units, since this application affords 4 affordable dwellings it is deemed acceptable. It was considered that as the proposed amendments are to the wording of the conditions not the scheme itself on a site which has the benefit of planning permission. The recommendation is of approval of the application.

Councillor John Griffith proposed that the application be approved and Councillor T LI Hughes MBE seconded the proposal.

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

10.3 47C149B/VAR – Application under Section 73A for the variation of conditions (02) (external materials), (04) (drainage scheme), (05) (future maintenance of the estate road and drainage), (07) (access details), (09) (access details), (10) (tree and hedge works) and (11) (programme of archaeological works) of planning permission reference 47C149 (part demolition of existing school, change of use from school to office, the erection of 10 dwellings and new vehicular access) so as to submit the details after works have commenced on site at Hen Ysgol Gynradd Llanddeusant, Llanddeusant

The application was presented to the Planning and Orders Committee as the application is a departure from the development plan which the Local Planning Authority is minded to approve.

The Planning Development Manager reported that phase 1 of the proposal has been completed and is occupied, and part 2 of the development is under construction. There are a number of planning conditions needing to be approved prior to the commencement of the development which were not discharged. The proposed development is currently in breach of the planning conditions as noted within the report which required prior approval in writing by the Local Planning Authority prior to the commencement of the development. The applicant has submitted details as regard to materials, pollution, landscaping of the site and all fencing and walling together with an archaeological plan and have been found acceptable by the relevant statutory consultees. The Officer further noted that negotiations are still continuing in respect of surface water drainage scheme and highways under Section 38 of

the Highways Act. An amended plan has been submitted as regard to the access to the site which is acceptable in principle by the Highways Authority but a statutory public consultation period needs to be undertaken. She further said that the Community Council has responded with no objection the proposal.

The Planning Development Manager said that the recommendation is of approval but a Section 106 agreement needs to be completed as regard to the affordable housing provision and to grant power to act the Planning Officer's in respect of the access to the site.

Councillor K P Hughes 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 contained within the written report and the completion of a legal agreement for affordable housing provision following completion of publicity in relation to an amended plan.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 13C183E/ENF – Full application for the retention of the use of a static caravan for residential purposes by a rural enterprise worker for a temporary period of 3 years on land at Bodlas, Bodedern

The application was presented to the Planning and Orders Committee as the applicant is a 'relevant officer' as defined within paragraph 4.6.10 of the Council's Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager reported that the planning application is for the retention of the use of a static caravan for residential purposes by a rural enterprise worker for a temporary period of 3 years. She noted that the applicant's long term aim is to secure planning permission for a permanent dwelling on site for a rural enterprise worker on a full time basis. The Authority's Agricultural Advisors have discussed the application but so far they are unable to be satisfied that the proposal would maintain a full time rural enterprise worker. However, if the business develops in accordance with the Business Plan submitted by the applicant, it would sustain a rural enterprise worker on a full time basis. The Planning Development Manager said that as it has been confirmed in the application that the static caravan on site has been occupied since December 2016 and this period of occupation will need to be taken into account in determining the duration of the temporary permission. The recommendation is of approval for a temporary period of 2 years which will allow the applicant sufficient time to demonstrate a need for a permanent dwelling on the site in accordance with the requirements of TAN 6 as noted within the report.

Councillor K P Hughes said that he supported the application but any agricultural initiative needs appropriate time to sustain such a venture. Councillor Hughes proposed that the application be approved for a period of 3 years from the date of this meeting. Councillor Eric W Jones seconded the proposal. The Planning Development Manager responded that the recommendation is to approve the application for 2 years based on the fact that the rural enterprise is currently being established and the static caravan has been on site for over 12 months. TAN 6 is clear that a temporary period of 3 years should be afforded in such an application.

Councillor Shaun Redmond questioned if the Business Plan submitted by the application given confidence that the business will be able to expand to address the requirements for a permanent dwelling on site for a rural enterprise worker as the applicant is in full time employment elsewhere. The Planning Development Manager responded that should be business develop in accordance with the Business Plan then the rural enterprise should be able to sustain a full time worker which would comply with planning guidelines in TAN 6.

Councillor T LI Hughes MBE proposed that the application be approved as noted within the report. Councillor Robin Williams seconded the proposal.

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

12 REMAINDER OF APPLICATIONS

12.1 14C47R/ENF – Retrospective application for the erection of a carport at 19 Ce Bach Aur, Bodffordd

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

The Planning Development Manager reported that a retrospective application was received by the applicant following enforcement investigation. Two letters of objection have been received which suggest that the structure is not in keeping with the surrounding dwellings by virtue of its height and appearance.

Councillor Dylan Rees, a Local Member said that the neighbouring properties consider that the design and size of the carport is out of character with the rest of the estate and requested the Committee to visit the site.

Councillor Vaughan Hughes proposed that the site be visited and Councillor Robin Williams seconded the proposal.

It was RESOLVED to visit the site in accordance with the Local Member's request for the reasons given.

12.2 19LPA1023B/CC – Full application for the erection of 10 business units (Class B1, B2 and B8) on land at the former Heliport Site, Penrhos Industrial Estate, Holyhead

The application was presented to the Planning and Orders Committee as the County Council is the applicant.

The Planning Development Manager reported that the application site is bounded by existing retail properties. Approval for 10 units has already been approved in 2015 and the site has now been identified within the settlement boundary of Holyhead under the provisions of planning policies within the Joint Local Development Plan. The application site is also allocated as proposal C10 under the provisions of CYF 1 of the Joint Local Development Plan which safeguards land for employment industrial purposes; the development will create up to 44 employment opportunities. She further said that the site is adjacent to the AONB boundary and a condition is attached to any approval of the application to alleviate any effect on the AONB. A Welsh Language Statement has been afforded as part of the application which is considered accepted by the Welsh Language Officer of the Authority. Carbon Management and Energy Conservation Statement and a Water Conservation Reports are awaited.

Councillor Robin Williams proposed that the application be approved and Councillor Vaughan Hughes seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report subject to receipt of statements as detailed.

12.3 46C88K/AD – Application for the siting of two non-illuminated signs together with the installation of two car parking meters at the RSPB Visitor Centre, South Stack Road, Holyhead

The application was presented to the Planning and Orders Committee by two of the Local Members.

The Chair said that the Local Members have requested that a site visit be undertaken to the application site. Councillor T LI Hughes said that he considered that highway issues will occur as regard to this application which will affect local residents. He further said that parts of the site are not in the ownership of the applicants and therefore he proposed that the site be visited. Councillor Shaun Redmond seconded the proposal.

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

12.4 46C612A/AD – Application for the siting of a non-illuminated sign together with the installation of a car parking meter at car park Ellin's Tower, South Stack, Holyhead

The application was presented to the Planning and Orders Committee by two of the Local Members.

The Chair said that the Local Members have requested that a site visit be undertaken to the application site. Councillor T LI Hughes said that he considered that highway issues will occur as regard to this application which will affect local residents. He further said that parts of the site are not in the ownership of the applicants and therefore he proposed that the site be visited. Councillor Shaun Redmond seconded the proposal.

It was RESOLVED to visit the site in accordance with the Local Member's request for the reasons given.

13 OTHER MATTERS

13.1 12LPA1042D/LB/CC – Listed Building Consent for re-roofing together with changing the windows and re-rendering at 1 Green Edge, Beaumaris

The Planning Development Manager reported that the application for listed building consent for alterations including re-roofing, replacement windows and works to the chimney stack has been made by the Council on Council owned land. The application has been referred to the Planning Division of the Welsh Government for determination.

It was RESOLVED to note that the application will be forwarded to the Planning Division of the Welsh Government for determination.

13.2 12LPA1042E/LB/CC – Listed Building Consent for the re-roofing together with changing the windows and re-rendering at 2 Green Edge, Beaumaris

The Planning Development Manager reported that the application for listed building consent for alterations including re-roofing, replacement windows and works to the chimney stack has been made by the Council on Council owned land. The application has been referred to the Planning Division of the Welsh Government for determination.

It was RESOLVED to note that the application will be forwarded to the Planning Division of the Welsh Government for determination.

13.3 30C246K/VAR – Application under Section 72 for the variation of condition (12) of planning permission reference 30C246H (erection of three dwellings) so as to move the location of one dwelling (P1) on land opposite Tyn Pwll, Benllech

The Planning Development Manager reported that the application was presented to the Planning and Orders Committee on 4th October, 2017 where it was resolved to approve the application subject to a Section 106 agreement to prohibit implementation of the previous consent under reference 30C246H.

The Local Planning Authority has however been able to issue the permission subject to condition preventing the implementation of the previous consent, obviating the need for a Section 106 legal agreement.

It was RESOLVED to note the information.

**COUNCILLOR NICOLA ROBERTS
CHAIR**