

# Planning and Orders Committee

## Minutes of the meeting held on 2 May 2018

- PRESENT:** Councillor Nicola Roberts (Chair)  
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, T LI Hughes MBE, K P Hughes, Vaughan Hughes, Eric Wyn Jones, Shaun James Redmond, Dafydd Roberts and Robin Williams.
- Councillor Richard A Dew – Portfolio Holder for Planning.
- IN ATTENDANCE:** Planning Development Manager (NJ),  
Planning Built and Natural Environment Manager (JIW),  
Senior Planning Officer (CR),  
Planning Assistants,  
Legal Services Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** Councillor Glyn Haynes
- ALSO PRESENT:** Local Members : Councillor Dylan Rees (application 7.1); Dafydd R Thomas (applications 7.2, 7.3 & 12.5).
- Councillors Gwilym O Jones, R Meirion Jones, Alun Mummery, Bryan Owen.
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### 1 APOLOGIES

As noted above.

### 2 DECLARATION OF INTEREST

The Planning Development Manager declared an interest in respect of Item 6.2 – 41LPA1041/FR/TR/CC and left the meeting during discussion of the item.

### 3 MINUTES OF THE PREVIOUS MEETING - 4 APRIL, 2018

The minutes of the Planning and Orders Committee held on 4<sup>th</sup> April, 2018 were confirmed as correct.

#### **4 SITE VISITS - 18TH APRIL, 2018**

The minutes of the Planning Site Visits held on 18<sup>th</sup> April, 2018 were confirmed as correct.

#### **5 PUBLIC SPEAKING**

There were Public Speakers with regard to applications 7.2, 7.3 and 12.1.

#### **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.**

##### **6.2 41LPA1041/FR/TR/CC – Full application for the change of use of agricultural land for use as a temporary stopping place (10 spaces) for Gypsies and Travellers, formation of a new vehicular access, the formation of a new pedestrian access and pavement together with associated development on land east of Star Crossroads, Star**

*(The Planning Development Manager declared an interest in this matter and withdrew from the meeting for the duration of the item).*

The Planning Built and Natural Environment Manager reported that it was considered necessary for members to view the proposal and its context prior to considering the application. He noted that a flooding impact report is awaited in respect of the application site.

Councillor Robin Williams expressed that he considered that the Committee needs to view the contents of the flooding impact report together with all the information as regard to this application before considering visiting the site. Councillor Robin Williams proposed that the application be deferred. Councillor Vaughan Hughes seconded the proposal.

**It was RESOLVED that the application be deferred and that no decision be taken on a site visit until a full report was before the Committee.**

#### **7 APPLICATIONS ARISING**

##### **7.1 14C47R/ENF – Retrospective application for the erection of a carport at 19 Cae Bach Aur, Bodffordd**

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 4<sup>th</sup> April, 2018 it was resolved to visit the site. The site was subsequently visited on the 18<sup>th</sup> April, 2018.

Councillor Dylan Rees, a Local Member, said that complaints as regards to the carport construction at 19 Cae Bach Aur had been received in respect of the structure being excessive and not in keeping with the surrounding dwellings by virtue of its height and appearance together with the fact that the structure is impairing on the natural light to its neighbouring property. He further questioned as to whether a precedent would entail for other properties within this estate if this application was to be approved. Councillor Rees referred to the Officer's report which states 'although it may be the case that the structure neither complements nor enhances the character and appearance of the area, on balance, neither is it considered that its impact gives rise to such significant detriment that refusal of the application can be warranted' but Councillor Rees disagreed and that this carport structure does cause significant detriment to its neighbouring properties. He asked the Committee to refuse the application as the carport structure is totally out of character within the Cae Bach Aur estate.

The Planning Development Manager reported that the application is for retrospective planning permission for the erection of a car port construction at the front of the bungalow at 19 Cae Bach Aur and it must be considered as regard to its planning merit. She said that objections to the structure of the carport has been received but an assessment of the application has concluded that the application is acceptable as it has been confined to the Cae Bach Aur estate. The recommendation is of approval of the application.

Councillor Vaughan Hughes said that this construction of a carport at this dwelling is totally out of character within the estate. He referred that this application is again a retrospective application and it seems that people consider that they may erect any extension to their property without planning permission. Councillor Hughes proposed that the application be refused. Councillor Robin Williams seconded the proposal of refusal.

Councillor K P Hughes proposed that the application be approved in accordance with the Officer's recommendation. Councillor John Griffith seconded the proposal of approval.

Following the vote it was **RESOLVED to refuse the application contrary to the Officer's recommendation due to the effects on the neighbouring properties and the amenities of the area contrary to Policy PCYFF3.**

***(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 refusing the application).***

## **7.2 46C88K/AD – Application for the siting of two non-illuminated signs together with the installation of two car parking meters at RSPB Visitor Centre, South Stack Road, Holyhead**

The application was presented to the Planning and Orders Committee at the request of two Local Members. At its meeting held on 4<sup>th</sup> April, 2018 it was resolved to visit the site. The site was subsequently visited on the 18<sup>th</sup> April, 2018.

Mr Jeff Evans (**against the proposal**) said that this application is a major detriment to local residents and visitors. He considered that people will start parking on the road leading to South Stack which will see people walking on a narrow dangerous highway with an incline of poor quality with potholes as a result of parking costs to visit this iconic site. He said that 80% of people who visit South Stack do so to view and visit the Lighthouse only and will be forced to pay RSPB car parking fees or having to park on yellow lines or to walk up to one mile up a narrow hill. Traffic Management accept that car parking meters will result in serious effects on the highway with cars parking everywhere when yellow lines are eventually implemented. Flooding, ditches, mud, lack of light, no parking for the disabled and blue badge holders are all reasons to refuse this application and to allow everyone to continue to be safe and enjoy the spectacular area of South Stack as generations before. Mr Evans further said that the Planning and Orders Committee visited the site and will have seen the serious and dangerous implications that imposing installation of car parking meters will have. Approving this application will also have negative effects on the neighbouring properties at South Stack. He noted that people need to be able to visit these natural and historic sites on the Island of Anglesey and to encourage healthy and active lifestyle the outdoor affords and to be available to everybody and not to those who can afford to visit such areas. He noted that over 6,000 people have signed an online petition objecting to the application. He asked the Committee to refuse the application due to the strong objections locally to the siting of parking meters at the South Stack site.

Councillor John Griffith questioned whether the parking fees will affect people only wishing to visit the site for less than an hour at a time. Mr Jeff Evans responded that he was aware that the Planning and Orders Committee does not have an influence on the charge for parking but the RSPB as the applicant has. He said that RSPB made a record amount of profit of over the last year and people will face paying a lot of money for visiting the area for a short period of time who merely want refreshments i.e. cup of tea or ice cream, and now will face having to pay £5 for parking on top of the cost of refreshments in the café on site. He noted that Holyhead is a deprived area with a lot of unemployed and people on benefits who will be unable to enjoy the area if this application is approved.

Ms Laura Kudelska (**in support of the application**) said that she supported the recommendation of the Officer's to allow the installation of two parking meters at the South Stack Visitor Centre car park together with the installation of associated signage. The number of car parking spaces will not reduce as a result of these parking meters. Future investments will look to increase parking

capacity by potentially marking out parking bays. The signage will be in keeping with existing signage at the site. She said that they are aware of concerns regarding the introduction of car parking charges at South Stack but this application is for the installation of meters, rather than the level of charges to be introduced. RSPB have listened to these concerns and agreed to trial a concessionary rate to the residents of Holy Island. She further said that the management of the nature reserve and visitor centre to the standard that people expect and nature needs costs money; currently the site runs at a deficit to the RSPB. Significant investment to the visitor facility is required at the site and the car parking charge is an essential aspect of the business case to support and secure the significant amount of funding required. RSPB is committed to reinvesting all the income from the car parking at South Stack. The site employs 20 people, purchases local goods for the café on site and hires local contractors to assist with the conservation management which is a legal requirement of the owner (Isle of Anglesey County Council) as part of the lease the RSPB manages.

Councillor T LI Hughes MBE questioned as to the number of visitors to South Stack. Ms Kudelska responded that approximately 120,000 visited the Visitor Centre and used RSPB's facilities site but the road meter data has recorded a greater number of visitors to the site. Councillor Hughes questioned as to the amount of money RSPB has spent to improve the South Stack area over the years. Ms Kudelska responded that running costs per annum for the South Stack site is £500,000 but a deficit of £95k has been reported as regard to this year. She noted that there are annual increases in the management costs of the Conservation Area. Part of the area is a Designated Site requires maintenance with the cutting of wild heather which contractors are employed to carry out the work; the work has costs up to £30k which does not include staffing costs. Ms Kudelska further said that the toilet facilities also need to be upgraded due to the volume of visitors who visit the site which again has costs implications. Councillor T LI Hughes MBE further questioned if this application was to be approved who would be monitoring and carrying out enforcement fines on the car park. Ms Kudelska responded that no plans are in place to enforce fines and monitoring the car parks at South Stack.

Councillor John Griffith questioned as to whether there is an intention by RSPB to tarmac the parking area on the site. Ms Kudelska responded that there are no plans to tarmac the whole car park as it is intended to fund such a project from the car parking charges but works will be undertaken to fill in the potholes which exist on the car park. Councillor Griffith further questioned as to parking for the disabled on site. Ms Kudelska responded that there are 3 parking spaces for the disabled as regard to this application. Councillor Griffiths asked whether RSPB charge for parking at other facilities in their ownership. Ms Kudelska responded that as an organisation RSPB has a policy as regard to generating an income to make visitor sites 'cost neutral' which relate to admittance charges; parking charges at various sites depends on the footfall of the site and costs to the RSPB.

Councillor Shaun Redmond questioned as to whether RSPB owned or lease the car park of this application and as to the money generated from the

conservation works done on site. Ms Kudelska responded that RSPB are the owners of the car park and no income is generated from the conservation work and RSPB fund the works undertaken on site.

Councillor Robin Williams said that he could not object to the application as regard to planning policies but he referred to the RSPB accounts online which showed that as an organisation RSPB generated a trading profit of £2.5m last year. He referred in detail to the accounts and profit of the organisation and questioned as to how much money does such an organisation really need. He said that RSPB had £140m within its account last year with £36m having been spent. Councillor Williams said that charging people to visit South Stack £5 for parking for potentially a short period of time is a disgrace. He further said that if the Local Authority started charging £5 for parking at their car parks he was sure that there would be an outcry.

Councillor Dafydd R Thomas, a Local Member said that the three applications before the Committee are different as the Visitor Centre car park is within the ownership of RSPB and the other two car park are on lease from the County Council. He said that the area of Holyhead is within a deprived area and the proposal to charge £5 for car parking at South Stack by RSPB is unacceptable. He referred to the Well-being Assessment document of the County Council which states that 58% of adults and 32% of children between the ages of 4 and 5 on Anglesey are overweight or obese. He further said that there are young people with Mental Health issues and being able to enjoy the open countryside and visiting natural open spaces is paramount. Councillor Thomas referred to the Joint Local Development Plan adopted in July 2017 and quoted from the document that 'within the coastal area which are protected as heritage coasts, an emphasis will be put in protecting natural beauty of the coast and facilitating access to the public'. He further said that the RSPB has expressed that they are struggling with their finances but it is evident that they are a comfortable charity. Allowing RSPB to charge for parking on the South Stack site will deprive local people the right to visit the area. Councillor Thomas referred to the parking issues on the road to South Stack already and to the dangerous health and safety issues to pedestrian and cyclists. He asked the Committee to refuse the application and there will be a 'cooling-off' period of one month for both the local authority and RSPB to assess the situation.

Councillor T LI Hughes MBE, a Local Member and Member of the Committee reiterated the comments made by his fellow Local Member. He said that the RSPB wish to place car parking meters at 5 car parks on the South Stack site in the first instance but it was reduced to 3 car parks. If the organisation had specified that the car for parking was to be £1, he was certain that the negative publicity the RSPB have received would not have occurred. He was concerned that the RSPB had not consulted with Trinity House, the owners of the Lighthouse, and the charging for car parking could have an effect on visitor numbers to the South Stack Lighthouse in due course. A petition of over 5,000 has occurred to the proposal to charge for parking at South Stack which shows that the RSPB seems to have a lack of understanding. Councillor Hughes referred to the problems that will occur with people parking on the highway and the potential accidents occurring on the site. He noted that problems could

entail with Emergency Services having to travel along the road to South Stack to an emergency situation and being unable to pass cars parked on the highway.

The Planning Development Manager reported that the application is for the siting of 2 non-illuminated signs and 2 car parking meters at the RSPB Visitor Centre, South Stack, Holyhead. She reminded the Committee that planning policies should be considered as regard to this application and the principle of charging for parking nor the exact sum should be an issue for discussion. The Planning Development Manager updated the report to the Committee that 7 letter of objection had been received, the local Community Council has strongly objected to the application. Natural Resources Wales has responded that there is no need for an assessment under the Habitat regulation. She noted that there is a clear recommendation that the application be approved.

Councillor K P Hughes said that he considered that the application was immoral to charge people to visit such an iconic site as South Stack. He said that RSPB'S argument that they wish to protect and conserve the area does not carry weight. The decision for the Committee is whether it conforms to planning polices which it does to a degree but the impact of charging for parking is also a relevant issue. He said that approving the application will have an effect on the area with cars parking on the side of the road which will make the road dangerous as there is no footway so that is a health and safety reason for refusing the application. Approving the application will deter people from visiting the site to enjoy the wildlife when they will be charged for parking at this site. Councillor K P Hughes proposed that the application be refused contrary to the Officer's recommendation as it will have a negative effect on the local amenities and prevent the public from enjoying the area. Councillor T LI Hughes MBE seconded the proposal.

Following the vote **it was RESOLVED to refuse the application contrary to the Officer's recommendation due to the effect on the local amenities of the residents and health and safety issues together with traffic issues and the impact of preventing the public from enjoying the wildlife of the area.**

**(In accordance with the requirement 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 refusing the application).**

Councillors John Griffith, R O Jones and Robin Williams abstained from voting as whilst they considered that the Committee should deal with planning policies as regard to the siting of signage and parking meters, it was considered that the charging of £5 for parking was excessive compared to the Local Authority's parking fees.

### **7.3 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**

The application was presented to the Planning and Orders Committee at the request of two Local Members. At its meeting held on 4<sup>th</sup> April, 2018 it was resolved to visit the site. The site was subsequently visited on the 18<sup>th</sup> April, 2018.

Mr Jeff Evans (**against the proposal**) said that the issues and concerns as regards to health and safety, highways issues and facilities for the disabled are similar to the previous application discussed by the Committee. He said that when RSPB related to the running cost associated with South Stack they failed to mention that they received £¼m from the Lottery Fund two years ago. They have also failed to mention that they receive European funding towards land usage, funding from Tesco towards the play areas at South Stack and grants from this Council towards the toilet facilities. He stated that the previous application before the Committee was in the ownership of RSPB but they lease the land from the Isle of Anglesey County Council in respect of this application. The lease was signed on 25 March, 1998 for a term of 21 years with a rent of £150 per annum; the tenancy will cease on 25 March, 2019. He referred to the conditions contained within the lease and read out the relevant conditions within the lease. He said that RSPB are in breach of the tenancy agreement, conditions 10 and 11, as they need to consult the Holyhead Mountain Joint Management Committee to make changes to the site; the Holyhead Mountain Joint Management Committee no longer exists. Mr Evans said that if the RSPB are to be given a further lease of South Stack then the Holyhead Mountain Joint Management Committee would need to be re-established so that the RSPB fulfil the required conditions within the lease as regard to parking, disabled facilities, toilets etc. He considered that the application should be refused.

Ms Laura Kudelska (**in support of the application**) said that she had no further comments to make with regard to this application as the previous application but she was happy to answer any questions.

Councillor Shaun Redmond referred to a press release dated 2003 by a Mr Alistair Moralee which states that there will be no charge for people to visit Ellin's Tower at South Stack and the people of Anglesey have a free and open access to the whole 778 acres. He questioned the representative from RSPB as to what has changed. Ms Kudelska responded that she was not aware of that statement made 15 years ago and into what context it was made. She said that Ellin's Tower is free to members of the RSPB. The Chair of the Committee said that the question needs to be referred to the Head Office of RSPB.

The Planning Development Manager reported that the application is for the installation of one parking meter and a non-illuminated sign at the car park at Ellin's Tower, South Stack. She said that issue regarding the lease and the ownership of the land needs to be addressed by other departments within the local authority. The Officer's emphasised that planning policies are for this Committee to discuss and the recommendation is of approval of the application.

Councillor Shaun Redmond raised the points within the lease between the County Council and RSPB as regard that the Holyhead Mountain Joint Management Committee and the Landlord (County Council) need to approve



any alterations/plans at the site. He reiterated the comments made by the objector to the application that the Holyhead Mountain Joint Management Committee came to an end during the reorganisation of local government. He specified that there is no mention within the lease that the Joint Management Committee had come to an end and that the planning application be deferred to look upon the matter legally. The Chair said that matter relating to the lease is not a matter for the Planning and Orders Committee to discuss. The Legal Services Manger agreed with the Chair and stated that any developer may require to obtain other consents before they had the right to proceed to implement any issued permission.

Councillor K P Hughes proposed that the application be refused contrary to the Officer's recommendation as it will have a negative effect on the local amenities and prevent the public from enjoying the area. Councillor Shaun Redmond seconded the proposal.

Following the vote **it was RESOLVED to refuse the application contrary to the Officer's recommendation due to the effect on the local amenities of the residents and health and safety issues together with traffic issues and the impact of preventing the public from enjoying the wildlife of the area.**

**(In accordance with the requirement 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 refusing the application).**

Councillors John Griffith, R O Jones and Robin Williams abstained from voting as whilst they considered that the Committee should deal with planning policies as regard to the siting of signage and parking meters, it was considered that the charging of £5 for parking was excessive compared to the Local Authority's parking fees.

## **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 30C755B/DEL – Application under Section 73 for the removal of conditions (09), (10) and (11) (Code of Sustainable Homes) and variation of condition (08) (materials) from planning permission reference 30C755 (Outline application for the erection of a dwelling) on land at Min y Ffrwd, Brynteg**

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

The Planning Development Manager reported that the current application entails the removal of conditions which relate to the Code for Sustainable Homes. Since matters relating to method of construction with respect to climate change are no longer governed by the planning regime but Part L of Building Regulations, it is considered that the conditions are no longer necessary. It is therefore reasonable that they are removed as stated within the Welsh Government letter 016/2014. The application also requests permission to vary condition (08) for trade description of proposed materials for external surfaces i.e. slate roof, cladding and rendering. As the application site has an extant planning permission the recommendation is of approval of the application.

Councillor Vaughan Hughes proposed that the application be approved and Councillor Eric Jones 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.**

**10.2 30C756B/DEL – Application under Section 73 for the removal of conditions (09), (10) and (11) (Code for Sustainable Homes) together with the variation of condition (08) (materials) from planning permission reference 30C756 (erection of a dwelling) on land at Min y Ffrwd, Brynteg**

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

The Planning Development Manager reported that the application site is next door to the previous application. The application entails the removal of conditions which relate to the Code for Sustainable Homes. The application also requests permission to vary condition (08) for trade description of proposed materials for external surfaces i.e. slate roof, cladding and rendering. As the application site has an extant planning permission the recommendation is of approval of the application. However, the local Community Council has expressed concerns as they do not consider that the materials used are in keeping with the area. She noted that the Planning Officer's consider that a slate roof, rendering and grey windows are acceptable due to a mix of dwellings in the vicinity and would not have a detrimental impact upon the area.

Councillor Vaughan Hughes proposed that the application be approved and Councillor Eric Jones 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 35C280F/VAR – Application under Section 73 for the variation of condition (03) (drainage scheme) of planning permission reference 35C280C so as to submit the information after work has commenced on land adjacent to Pen y Waen, Llangoed**

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

The Planning Development Manager reported that the application is to vary condition (03) drainage scheme. She said that the application for the erection of a dwelling has been previously approved on the site since 2017. A condition, at the time, was imposed at the request of Welsh Water, that no development shall commence until a drainage scheme for the site has been submitted and approved by the local planning authority. The applicant has forwarded alternative engineering solution to the design of the drainage system to a pumped system which is acceptable to Welsh Water and other agencies. The recommendation is of approval of the application.

Councillor Vaughan Hughes 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 contained within the written report.**

**10.4 43C54G/VAR – Application under Section 73 for the variation of condition (01) of planning permission reference 43C54F (erection of a dwelling) so as to allow a further 5 years to commence development at Gwynfryn Lodge, Rhoscolyn**

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 planning approval was granted in April, 2013 for a dormer bungalow on the site and a Certificate of Lawfulness has been submitted that shows a material start has been made on the planning permission. A variation of the planning approval was submitted following approval of the application and the application before the Committee is to vary condition (01) of planning permission so as to allow a further five year period in respect of that application. She further said that a Certificate of Ownership is awaited from the developer as regards access to the site. The recommendation is of approval of the application but an additional condition needs to be attached to the approval as regards to landscaping works to protect the Area of Outstanding Natural Beauty.

Councillor K P Hughes 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 together with an additional condition as regard to landscaping works to protect the Area of Outstanding Natural Beauty.**

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS**

### **11.1 21C76H/VAR – Application under Section 73 for the variation of condition (02) of planning permission reference 21C76G (alterations and extensions) so as to amend the approved plans at 4 Maes y Coed, Llanddaniel**

The application was presented to the Planning and Orders Committee as the applicant is related to 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 proposal entails the variation of condition (02) of planning permission 21C76G in order to amend the approved scheme for alterations and extension to the dwelling at 4 Maes y Coed, Llanddaniel. She noted that the increase in the length of 0.6 metres to the extension would not have an impact to the previously approved scheme and the recommendation was of approval of the application.

**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 19C1217 – Full application for change of use of Dwelling C3 to House of Multiple Occupancy C4 at 18 Maes Hyfryd Road, Holyhead**

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

Mr Craig Stalman (**against the proposal**) said that the residential street of Maeshyfyd, Holyhead has many elderly and families with various ages. He said that introducing a House of Multiple Occupancy (HMO) could potentially bring these people into contact with persons whom they would normally choose to avoid. With Maeshyfyd being utilised by children on route to and from school it has the potential to bring these children into direct contact with persons they nor their parents would want them to have contact with. Parking problems at Maeshyfyd already exist and during the evenings vehicles park

on both sides of the road which is a narrow one-way street. With the introduction of a HMO the potential is to introduce a greater number of vehicles per household and the impact on the residence would be significant. Due to the one-way system, Maeshyfyd is the main thoroughfare utilised for transport of both commercial and emergency services to Kings Road and Tara Street. This has already been witnessed by residence when buses have had to reverse down a one-way street. Mr Stalman further said that HMO's brings the potential for a larger number of people to be confined within one residence and therefore the associated noise nuisance. With such numbers of residence in one household it could increase the inherent antisocial behaviour associated with HMO's and the emotional and psychological impact on the surrounding households and families could be affected. He further said that the introduction of a HMO would have a negative financial impact on house prices within the area, not only prices falling but also the reluctance of others to purchase close to a HMO. The Maeshyfyd area already has environmental issues with bin collections and the lack of storage for the recycling bins and black/green bins. With the introduction of a HMO of potentially 6 rooms this could equate to 24 bins alone and this particular property does not have the rear or frontal capacity for such bins. Therefore the rear lane to the properties would inevitably be used for storage bringing potential vermin and other hygiene issues.

Councillor R O Jones questioned as to who would be living at this dwelling if the application was to be approved. Mr Stalman responded that he is given to understand from the neighbouring property who had spoken to the applicant that it is an intention to have professional people living within the individual bedsits. He said that he did not know as to where all these people were to park their cars as there is a potential of up to 12 cars having to park within the area.

The Planning Development Manager reported that the application is to change the use of a three floor dwelling into a house of multiple occupation. She noted that the application was for a 6 bedroomed HMO but the application has been amended to include 5 bedroomed accommodation for HMO's. The Housing Department has confirmed that there is a substantial need for this type of accommodation in the Holyhead area. She further said the dwelling at present has 4 bedrooms with a yard at the rear of the dwelling and the applicant has stated that the yard will be available for the keeping refuse and recycling bins. The Officer said that the proposal complies with the criteria of Policy TAI 9 and PCYFF2 of the Joint Local Development Plan and it is not considered that the proposal will harm the amenities of adjacent residential properties or the character of the area in relation to development plan policy and the objectives of maintaining sustainable and balanced communities. She noted that there are only 3 HMO's in the Maeshyfyd Ward amounting to 0.3%; therefore the proposal would not lead to the proportion of HMO's in the Ward exceeding the 10% level referred to in Policy TAI 9.

The Planning Development Manager further reported that there is no designated parking for the dwelling as it located on a one-way street. The objector to the application has stated that there are parking problems on the

street but the developer has stated that there are car parking areas in Holyhead and a map was shown to the Committee of the locations of the car parking facilities at the request of a Local Member. The recommendation is of approval of the application.

Councillor T LI Hughes MBE, a Local Member and a Member of the Committee, referred to the map of parking facilities which was distributed at the meeting. He said that the developer has stated that the nearest car parking available is at Hill Street. Councillor Hughes explained in detail the distance from the dwelling to the Hill Street Car Park and considered that the occupants of the proposed application would not walk such a distance to and from the property. He said that parking within Maeshyfyrd Road and Holyhead in general is problematic.

Councillor K P Hughes said that parking issues are experienced in every town and proposed that the application be approved and 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.**

#### **12.2 19LPA1043/CC – Full application for the erection of 6 affordable dwellings together with the creation of pedestrian access and 8 parking spaces on land adjacent to Vulcan Street, Holyhead**

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

The Planning Development Manager reported that the application had been withdrawn.

**It was noted that the application had been withdrawn.**

#### **12.3 20LPA1044/CC – Full application for the installation of a 3 meter high meteorological station on land at Teilia, Cemaes**

The application was presented to the Planning and Orders Committee as the application has been submitted by the County Council.

The Planning Development Manager reported that the proposed station will gather data which will assist in the monitoring of the bathing water quality of Cemaes Bay as the water quality was below the required standard in 2015 and 2016. She noted that whilst the location site is within an AONB area its size and location will ensure that it will not be seen from any nearby vantage points or dwellings.

Councillor Vaughan Hughes proposed that the application be approved and Councillor Eric Jones 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.**

**12.4 25C228A – Retrospective application for retention of the extended curtilage together with the erection of a garage at 41 High Street, Llannerchymedd**

The application was presented to the Planning and Orders Committee as part of the proposal would be on land owned by the Local Authority.

The Planning Development Manager reported that the proposal is a retrospective application for retention of the extended curtilage together with the erection of a garage at 41 High Street, Llannerchymedd. It is not considered that the development will have a detrimental impact on the surrounding area due to the topography of 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.**

**12.5 46C615/AD – Application for the siting of a non-illuminated sign together with the installation of car parking meter at the car park above the Visitor Centre, South Stack, Holyhead**

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

The Chair said that she had receive an email from one of the Local Members requesting that the site be visited as this particular application site was not visited during a site visit to the area last month. She said that she refused to visit this application site on the day of the site visit as it would be speculation of the decision of the Committee. The Chair said that the reasons given by the Local Member to visit the site is that the actual area of the application site is small and the Council's policies would not allow for the siting of a parking meter on an area of less than 20 car parking spaces and also would not enhance the Area of Natural Beauty.

The Planning Development Manager questioned as to the benefit of visiting the site as a site visit was undertaken at this site last month and decision on two other applications in the area have been refused on traffic and effect on the area matters.

Councillor T LI Hughes MBE said that this application site has been used over the year for vehicles to turn around and not used as a car park. He noted that when buses visit the site with visitors this area has always been used to turn around large vehicles.

Councillor T LI Hughes MBE proposed that the site be visited due to traffic issues. Councillor K P Hughes seconded the proposal.

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

**12.6 49C333A/FR – Full application for change of use of disused chapel into a dwelling together with alterations and the construction of a first floor balcony at Hermon Chapel, Field Street, Valley**

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

Councillor Richard A Dew, a Local Member requested that the site be visited to allow the members of the Committee to view the site in respect of the effects on neighbouring properties. He noted that the site opposite has recently been granted planning approval.

The Planning Development Manager reported that the Officer's report states that only one reason has been given to refuse the application and that is flooding issues and questioned the benefit of visiting the site as the application is contrary to TAN 15 (Development and Flood Risk).

Councillor K P Hughes proposed that the site be visited in accordance with the Local Member's request. 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.**

**13 OTHER MATTERS**

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

**COUNCILLOR NICOLA ROBERTS  
CHAIR**