

Planning and Orders Committee

Minutes of the meeting held on 3 October 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, Bryan Owen,
Dafydd Roberts and Robin Williams.
- Councillor R A Dew – Portfolio Holder – Planning.
- IN ATTENDANCE:** Chief Planning Officer (DFJ),
Planning Development Manager (NJ),
Planning Officer (CR),
Administrative Assistant (EW),
Senior Engineer (Development Control) (EDJ),
Development Control Engineer (JAR),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members : Councillors R Meirion Jones & Alun Mummery
(for application 7.2); Alun Roberts (for application 7.1); Margaret M
Roberts (for application 7.3); Ieuan Williams (for application 7.4).
- Councillor Llinos M Huws.

1 APOLOGIES

None received.

2 DECLARATION OF INTEREST

Declarations of interest received as follows :-

Mrs Nia Jones, Planning Development Manager with regard to application 7.2.

Mr John A Rowlands, Development Control Engineer with regard to applications 7.1
and 11.1.

3 MINUTES OF THE PREVIOUS MEETINGS

The minutes of the following meetings were confirmed as correct :-

- Minutes of the special meeting held on 5 September, 2018 (a.m.);
- Minutes of the meeting held on 5 September, 2018 (p.m.)

4 SITE VISITS

The minutes of the Planning Site Visits held on 19 September, 2018 were confirmed as correct.

5 PUBLIC SPEAKING

There were Public Speakers in respect of applications 7.1, 7.3 and 7.4.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

7.1 17C181C – Full application for the erection of a livestock shed, erection of a silage clamp, laying of hardstanding, creation of an access together with associated landscaping to include formation of a landscaping bund at Fferam Uchaf, Llansadwrn

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

Having declared an interest in the application, the Development Control Engineer left the meeting during consideration and determination thereof.

Public Speakers

Mrs Bethan Roberts (**against the proposal**) said the applicants live and carry out their business from Plas Llandegfan where there are no neighbouring dwellings. She noted that in the past numerous livestock sheds have been built at Plas Llandegfan and the owners carry out their daily agricultural business from this farm. She expressed that nobody lives at the application site at Fferam Uchaf and there is a risk of potential vandalism and fire hazards with the storage of 200 cattle within the livestock shed. Mrs Roberts said that she was disappointed that during the site visit to the site, Members of the Committee did not view the access to the village of Llansadwrn which is a dangerous road. A children's playing field is located on one side of the road leading to Llansadwrn and a blind bend on the other side; a risk assessment of the access road has not taken place as part of the application; parents and children walk on the side of the road to the playing field. The highway does not have a pavement and to build an immense livestock shed on the application site is of deep concerns as heavy traffic will be using this narrow road during construction of the shed and thereafter carrying feeding and agricultural equipment to and from the farm.

Mrs Roberts further said that the proposed livestock shed is certain to cause pollution and foul odour together with potential vermin infestation and flies; there has been no soil porosity test attached to the application. She noted that the neighbouring properties will have to suffer heavy machinery transporting slurry from the farm and can cause mess on the roads. She further referred to BS5502 which states that such agricultural sheds of this proportion should not be erected within 400m of residential dwellings.

Ms Sioned Edwards (**in support of the application**) said that the applicants wish to enhance their beef enterprise within the farming business. At present the applicants own 700 cattle at five locations and it is an intention to rearrange their agricultural business with three farming units housing beef cattle and thereafter releasing the other two locations for the storage of agricultural machinery and produce. The planning application is for the erection of an agricultural shed to house 200 beef cattle over the winter months. The applicants wish to ensure their business venture works in a more efficient manner. Ms Edwards further said that the applicants have worked closely with the Officers of the Planning Authority to mitigate possible effects on neighbouring properties with amended plans being submitted as regards to the relocation of the agricultural shed. Consultations have taken place with the local residents and the Community Council together with statutory consultees before submitting the final application to the Planning Authority. She said that comments have been made by objectors to the application as regards to the highway access to Fferam Uchaf; she noted that a condition has been attached to any approval of the application that a Traffic Management Plan needs to be submitted before any development takes place on the site and during construction of the shed.

The Committee sought clarification as regards to arrangements for the disposal of slurry as to the amount of cattle to be housed within the agricultural shed. Ms Edwards responded that there will be no slurry at Fferam Uchaf as the cattle will be housed on straw and the current slurry pit on site will be removed. An internal dry farmyard manure storage will be located within the proposed shed and thereafter will be spread on the farmland. A condition is attached to any approval of the application as regards to the need to submit a manure management plan to the Planning Authority. She noted that Natural Resources Wales (NRW) are satisfied as to the need for a manure management plan as it gives security as to the amount of manure storage on the farm and the control of spreading the manure on the land.

Further clarification was sought by the Committee as to the arrangements as regards to surface water drainage from the site and potential of water pollution from the site. Ms Edwards responded that the surface water will flow into the ditch as was shown on the plans to the Committee and clean water will flow into this ditch. A silage effluent tank will be located on the site to ensure that any water that sweeps from the silage tank will flow into the effluent tank on the farm; NRW are satisfied with the arrangements being proposed and an Odour Management Plan already exists on the farm which the applicants must adhere

to. Questions were further raised as to whether guidance has been received by the Highways Authority as regards to the Traffic Management Plan to the application site. Ms Edwards responded that discussions have been undertaken with the Highways Authority and a new access to the site is proposed. However, further discussions will take place with Highways Officers if the application is approved as regards to conditions as to the hours allowed for the delivery of construction materials during construction of the agricultural shed and to any compensation agreed if damage occurs to the highway.

Councillor Alun Roberts, a Local Member said that there are concerns within the village of Llansadwrn as regards to the highway access to this proposed development at Fferam Isaf, Llansadwrn. He noted that accidents have occurred on this narrow road to Llansadwrn and a playing area is near the junction of Fferam Isaf farm and there are no parking facilities near the playing area. Traffic in the area is heavy during morning and evenings when people are travelling to and from work and taking children to school. Councillor Roberts said that whilst he accepted that conditions will be imposed as regards to Traffic Management Plan if the application was approved but he considered that this needs to be enhanced as heavy machinery will be travelling on this road and the road leading towards Fferam Isaf; clear and specific highway conditions should be stipulated on any approval. He further said that flooding issues have occurred to the local authority housing in Llansadwrn and a condition needs also to be attached to any approval of the application as regards to improve the drainage from the site.

The Planning Development Manager reported that the application is for the erection of a livestock shed for the housing of 200 cattle, silage clamp, laying of hardstanding, creation of an access together with associated landscaping to include formation of a landscaping bund at Fferam Uchaf, Llansadwrn. She further said that there is an intention to lower the level of the floor of the livestock shed by 1m so as to reduce the visual impact of the shed on landscape together with the planting of trees as a bund on the site. As a result of the consultation process concerns have been raised in respect of highway safety and increased traffic as a result of the proposed development. The Local Highways Authority have assessed the application and do not object to the proposal subject to conditions been imposed that a satisfactory Construction and Operational Phase Traffic Management Plan be submitted prior to commencement of the proposed development. It is anticipated that the traffic to the site will decrease as the cattle will be housed within the livestock shed between October and April, depending on the weather, and will be feed on site rather than the carrying the feeding to the farm as at present. The Planning Development Manager further referred to the drainage system and the impact the proposal may have upon nearby residential properties in terms of flooding issues at the Maes Hafoty housing estate. Surface water drainage from both the agricultural shed and hardstanding area will be disposed to a nearby watercourse, located to the north west of the proposed silage clamp. The Drainage Department have assessed the application and have conclude that the surface water run-off from the development site drains to a separate

catchment than Maes Hafoty estate and therefore will not add any additional loading onto the land drainage networks in the vicinity of Maes Hafoty. The Officer further referred to the comments made by the objector to the application as regards to the distance required of 400m from such an agricultural shed to dwellings. She noted that the planning guidance stipulates that consideration needs to be given through the planning process as regards to distances from neighbouring dwellings in respect of the erection of agricultural sheds. She concluded that there has been no objection from the statutory consultees as regards to noise levels and odour from the proposed development.

The Committee sought clarification as to the mitigation measures as regards to the increase in traffic on the narrow lane to the application site during construction of the agricultural shed. The Senior Engineer (Development Control) responded that discussion will be undertaken with the applicant if the application is approved as regards to the submission of a Construction Traffic Management Plan which will need to be agreed by the Local Planning Authority.

Councillor K P Hughes proposed that the application be approved in accordance with the Officer's recommendation. Councillor Eric W Jones seconded the proposal.

Councillor Bryan Owen abstained from voting.

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

7.2 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 application was reported to the Planning and Orders Committee as it is made by the Council. The Local Members have requested that it be heard and determined by the Committee and also because of the number of third party representations citing objections to the proposed development.

Having declared an interest in the application, the Planning Development Manager was not present during the consideration and determination thereof.

Councillors Alun Mummery and R Meirion Jones said that the proposed site is unsuitable and the local residents also expressed that the site is totally inadequate for people to live on the site. The proximity to the A55 and A5 highways would bring potential for accidents, noise and air quality effects which could potentially be detrimental to the health and well-being of the people. The need for a 3m high acoustic barrier around the site is evidence that the site is

inappropriate and would visually be similar to a prison site. The reason for refusing the application at the previous meeting was due to Policy TAI 19, criterion 4 in respect of noise levels is not the only factor that this application should be refused; there is a need for a footpath from the site to the nearby bus stop and towards Llanfairpwll. Reference was that the noise levels in respect of the application will be above the World Health Organisation noise levels even after the erection of a 3m high acoustic barrier and it is stated within their Children and Noise document it is stated that the effect of noise levels on children is much higher than on adults and can cause hearing impairment.

Further reference was made that a letter from CAPITA dated 18 September, 2018 received by the Planning Officer's which stated ' *the issue of noise has been fully addressed in the noise impact assessment that has been prepared by a technical team experts in the field of building acoustic and environmental noise. The findings of the NIA has been accepted by all statutory consultees and the Planning Officer, it is accepted that the external noise levels fall outside the World Health Organisation guidelines for external amenity*'. The Local Members expressed that the World Health Organisations guidelines should not be ignored.

Councillor Alun Mummery said that he had received an email from a recognised group 'Bangor Back-Lane Residence Association' as regard to this application. The Bangor Back-Lane Residence Association have been campaigning for a suitable site for a number of years on the Island. He read out an extract from the email to the Committee which stated that they opposed the proposed site in Star. Councillor Mummery further said that whilst the travellers who visit Anglesey, and who have been using an unauthorised site at Mona, have welcomed the proposal of a gypsy and travellers site at Star but they did not use the temporary facility offered by the Local Authority in Llangefni in July. The Local Members expressed strongly that this application site is totally unsuitable for a gypsy and travellers site and that another location needs to be sought for such a site.

The Chief Planning Officer reported that he wished to update the report before the Committee, letters of objection to the application have been received by the residents of Star and the Bangor Back-Lane Residence Association and letters of support have also been received by the applicant and the applicant's agent. These letters have been included within the documentation to the Committee. The Officer further referred that an amendment needs to be made to the Officer's report at Page 43 as follows :-

'The NIA finds that without noise measurements taken at the site were between 64 – 66 dB during the daytime and 55 – 56 dB at night time.'

He expressed that these amendments do not change the substance of the assessment as the figures have been reported correctly within the remainder of the report.

The Chief Planning Officer said that when an application is refused contrary to the Officer's recommendation the Council's Constitution, paragraph 4.6.12.1 requires that the application is deferred until the following meeting so as to allow the Officers to report further on the matter. He referred that based on the views expressed by members during the previous meeting of this Committee, the reasons for the refusal of the application was that the proposal would give rise to noise levels which exceeded World Health Organisation (WHO) guidance and that this, in itself, would constitute an environmental factor which was a level inappropriate for residential development. Furthermore that the proposed mitigation, namely acoustic barriers, did not provide sufficient or proportionate mitigation. In considering the recommendation, it is noted that the impact of noise on the development, from the perspective of amenity for its users, is a material planning consideration which is of relevance to the assessment of this application. Furthermore, it is also noted that Criterion 4 of Policy TAI 19, whilst not specifically referencing to noise within its text, is appropriate as a relevant consideration in determining the acceptability, or otherwise of noise impact(s). Given this, in considering the impact of noise on the site, the following key issues must be reviewed :-

1. The potential impact of noise and any suitable mitigation measures proposed which may be proportionate to the development;
2. The weight attributed to Policy TAI 19 within the context of the wider planning assessment;
3. The weight attributed to WHO guidance in the assessment of noise impacts;
4. Any other material considerations.

In respect of 1 above, the applicant has submitted a Noise Impact Assessment (NIA) in support of the application and this assessment was provided in advance of the recommendation made to the Committee and was subject to review by the consultees. Contained also within the NIA, the principal sources of noise affecting the site are deemed to be : road traffic from the A55 and the A5, and occasional train noise. The methodology of the NIA is considered to follow the requirements of TAN 11 'Noise' and also further considers the WHO guidance. The NIA finds that without noise measurements taken at the site the levels were between 64 – 66 dB during the daytime and 55 – 56 dB at night time. These level therefore fall between noise exposure category C in the day time and category B at night time with requirements of TAN 11. With mitigation (i.e. a 3m high acoustic fence to the north, east and western site boundaries) noise levels will fall in its entirety to noise exposure category B. With regard to the discussions of this application at the previous meeting of this Committee, reference was made that noise levels had been recorded of 76 Dba which would fall within Noise Exposure Category D of TAN 11, the Officer expressed that the figure of 76 Db has been misquoted within this discussion and in terms of the NIA it is quoted as an L_{Amax} (maximum recorded) noise level.

The Chief Planning Officer expressed the view that in respect of 2 above, policy TAI 19 is a central policy in the assessment of a development of this nature. In respect of 3 above, it is considered that the Joint Local Development Plan

(JLDP) represents the primary material consideration in determination of this application and that other considerations, whilst relevant, are of lesser weight and therefore would not outweigh the provisions of the adopted plan. In respect of the WHO guidance, it is suggested that this should be considered within the context of supporting the policies of the adopted plan and alongside TAN 11 must be considered within the context of its non-statutory status as a guidance document only. In respect of 4 above, other material considerations relevant to this application against the wider national policy context and considerations of the responses from statutory and non-statutory consultees in respect of noise and comments and objections from third parties in respect of noise.

The Chief Planning Officer said that it is fundamental to the conclusions that noise is only one of multiple factors which require to be considered in respect of such a development with all other environmental factors considered satisfactorily addressed. The adopted national guidance contained within TAN 11 should therefore be considered as the recognised and established primary guidance available to planning authorities in the assessment of potential noise impacts. He expressed that it is recognised that the WHO guidance provided relates to aspirational noise limits and does not set statutory targets which must be adhered to. It is considered that the predicted external only noise impact which may exceed (at their upper limits) the aspirational thresholds set by the non-statutory WHO guidance does not outweigh the merits of the proposal or present a significant impact which would support the refusal of the application on these grounds. He expressed that it would be difficult to justify refusal of the application as regards to noise impacts within an appeal process.

Councillor Robin Williams, a Local Member referred that the LAEQ noise level should have been referred to at the last meeting and he said that four measured noise levels at position A, table 6, 8 December, 2016 67dB; 9 December, 2016 67dB; 10 December, 2016 66dB and 11 December, 2016 66dB. The figures quoted by the Officer are not similar; he questioned whether the Officers were using a different methodology to measure noise levels. The Chief Planning Officer referred to table 9 within LAEQ document and noted that these are the noise levels that have been reported upon. He noted that he has been in discussion with Officers within the Environmental Health Section of the Council who have confirmed that these are the relevant noise levels at the site. Councillor Robin Williams said that the noise levels are still above the WHO guidelines.

Councillor Bryan Owen said that the Gypsy and Travellers deserve a safe site when visiting the Island and he considered that the proposed site in Star is unsafe for the travellers and especially for children.

Councillor John Griffith referred to letters received by the Travellers who have been staying on the unauthorised site at Mona; they visit the Island on a regular basis and are in support the planning process of the temporary stopping place at Star.

Councillor Dafydd Roberts said that the mitigation effect to reduced noise levels is of concern; the site needs to be appealing the travellers to use without having to be enclosed by a 3m high barrier.

Councillor Robin Williams proposed to reaffirm the recommendation of the previous meeting to refuse the application contrary to the Officer's recommendation as he considered that the proposal to be contrary to Policy TAI 19 (point 4) and that the noise level are above the WHO guidelines. Councillor Eric W Jones seconded the proposal of refusal.

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

In the ensuing vote, Councillors John Griffith, Glyn Haynes, K P Hughes, R O Jones and Nicola Roberts (Total 5) voted in favour of the application whilst Councillors Vaughan Hughes, T LI Hughes MBE, Eric W Jones, Bryan Owen and Robin Williams (Total 5) voted against. Due to the equality of the vote, in accordance with the Council's Constitution, Paragraph 4.1.18.2 the Chair exercised her casting vote in favour 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.

7.3 42C6N – Full application for the siting of 15 holiday chalets, construction of a new vehicular and pedestrian access together with associated works at Tan y Graig, Pentraeth

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 5 September, 2018 the Committee resolved to undertake a site visit and this subsequently took place on 19 September, 2018.

Mr Rhys Davies (**in support of the application**) said that the proposed application is for 15 high quality holiday units which is within walking distance of the centre of the village of Pentraeth. The site is located outside the AONB area and Special Landscape Area. The site conforms to national planning policies and to policy TWR3 within the Joint Local Development Plan. He further said that the site is landscaped by existing trees and hedges and provides access to the highway network. He noted that market research has shown that such a development leads to significant expenditure in the shops and restaurants within the community and the wider area. Mr Davies further said that the applicant has made amendments to the application to address local concerns and objections.

Councillor Margaret M Roberts, a Local Member said that 13 holiday units are already on the site at Tan y Graig, Pentraeth; 70% of these units are permanent dwellings for local residents. She noted that the applicant has expressed that the proposed application would integrate with the existing dwellings but she totally disagreed as wooden chalets would not conform with traditionally built cottages. Councillor Roberts further said that there is a lot of incorrect information within the applicants statement; reference made to affordable dwellings which is misleading. She said that the screening of the site is insufficient for not only the development at Tan y Graig but also for neighbouring properties. The access to the site is opposite the Hendre Hywel estate and a bus stop is also located near the access. Traffic travel at considerable speed along the highway near this site which is downhill from the village of Talwrn. Councillor Roberts said that such a development would have a detrimental effect on the Welsh language and there are strong objection to the proposal locally. She said that an SPG in respect of Tourism is due to be published as regards to such developments and considered that the Committee needs to await the publication of the document.

The Planning Development Manager reported that the initial application was for 21 holiday chalets but subsequently the application was amended and the number of units was reduced to 15 units together with a new access to the site and landscaping. She noted that objections have been received as regards to highway safety, effects on the environment and the amenities of local residents, concerns due to additional drainage and sewage generated from the proposal and no need for such a development in the area. The application can be supported by local and national planning policies, particular TWR3 of the Joint Local Development Plan. The Officer noted that a highways assessment has been made as regards to the application and a footpath will be extended to allow for pedestrian safety not only from this site but also from neighbouring properties. A substantial screening plan has also been included within the proposed application. She said that the Drainage Section of the Authority is satisfied with the proposal and Natural Resources Wales have submitted no objection to the application. The Officer further said that the effect on the Welsh language has been raised; this proposal is for a tourism development and there is no requirement to assess such a development against Welsh language considerations within current policies. The recommendation is of approval of the application.

The Committee sought clarification that 70% of the current cottages on site are residential dwellings and questions were asked whether a condition can be placed on any approval of this application that these chalets will be for holiday use only. The Planning Development Manager responded that originally the adjoining units were for holiday use but a Certificate of Lawfulness had been granted as some are now in residential use. These chalets will be for holiday use only and a condition will be attached to any approval of this application. Clarification was sought as to local concerns as regards to pedestrian safety and highways issues in the area. The Development Control Engineer (Highways) responded that a detailed assessment has occurred as regards to

this proposed application and the access to the site has been designed to the maximum splay which can be enforced. The new footpath will link into the current footpath to the village which includes an improvement for the safety of pedestrians walking to and from the village of Pentraeth. The Committee questioned if street lighting could be required of the developer along the footpath. The Development Control Engineer (Highways) responded that it was considered that it was unreasonable to enforce street lighting on the developer in addition to the extension to the footpath.

Councillor Bryan Owen 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.

7.4 42C188E/ENF – Retrospective application for the erection of a new build holiday letting unit at 4 Tai Hirion, Rhoscefnhir

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 5 September, 2018 the Committee resolved to undertake a site visit and this subsequently took place on 19 September, 2018.

Mrs Menai Jones (**in support of the application**) said that they are the owners of Rhyd y Delyn, Rhoscefnir and in 2005 they bought the Tai Hirion farm which is opposite Rhyd y Delyn. A planning application was approved in 2006 to convert outbuildings into 5 dwellings and every effort has been made to keep the character of these dwellings. The last unit, 4 Tai Hirion, was a former pigsty which was to be a holiday letting unit and in 2011 planning approval was given to extend the unit with an extension to the rear. She noted that as other farming families they are having to diversify to enable them to support their family and to continue the business. In 2008 a cheese business was established at Rhyd y Delyn and the outbuildings at Tai Hirion were let as holiday cottages through a local holiday letting agency. Mrs Jones said that a caravan and camping business was established at Tai Hirion and a bed and breakfast accommodation at Rhyd y Delyn. The family also established a cheese making business at Rhyd y Delyn and courses are afforded on the farm. The caravan and camping business is highly regarded within the tourism business on the Island and the cheese making courses are fully booked. It was noted that Rhyd y Delyn is the only milking farm in North Wales that produces cheese and is the only farm in Wales that affords cheese making courses. She noted that she has recently retired and wishes to extend the cheese making business from a one day course to a three day course with people staying within the holiday units on the farm which is very popular during the summer and winter months. At present the people who have been attending the cheese making courses have been staying at the caravan and camping site but they would be unable to stay at the site as it would be closed during winter. Mrs

Jones said that planning policy PS14 promotes year round local tourism industry and policy 4.5.1 states that such planning proposal needs to be connected to current business.

Clarification was sought by the Committee that this proposed application is a retrospective application and sought the reason as to why this was such. Mrs Jones responded that permission was given in 2014 to convert the unit into a holiday let but the old retaining wall in the former pigsty collapsed during stormy weather. She noted that she considered that she was misled by the Building Regulations Section of the Authority and was told to carry on with the building work. The stones from the collapsed wall were used as part of the building works. It became apparent thereafter that a new planning application needed to be submitted. Councillor John Griffith referred that the footprint of the holiday dwelling is substantial compared to the other holiday units on the farm. Mrs Jones responded that the holiday let will be for up to 8 – 10 people; people who attend the cheese making courses tend to wish to stay within the same unit. She noted that the Economic Development Section of the Local Authority has expressed that there is a gap in the market for holiday units of this size.

Councillor Ieuan Williams, a Local Member said that the principle of holiday letting units on the farm already exist on the Tai Hirion site. He noted that the applicant has said that due to a retaining wall having collapsed they have had to submit a new planning application under new planning policies. Councillor Williams referred in detail to planning policy TAN 6 which refers to conversion of rural buildings; he considered that this proposed application conforms with policies contained within TAN 6. He further said that the Local Authority has a 2007 Holiday Lettings Policy which is at present been consulted upon; he expressed that this application conforms with the current Holiday Letting Policy. The Local Member expressed that this family have diversified by offering cheese making course on the farm and their son has established a caravan and camping business at Tai Hirion. He considered that the business at Tai Hirion and Rhyd y Delyn is a family business and disagreed with the Officer's report which states that the business are two separate units. Councillor Williams considered that this application conforms with Policy TWR2 of the Joint Local Development Plan and such businesses needs to be supported.

The Planning Development Manager said that the building is located on a complex of former outbuildings that have been converted into residential units which was approved in 2006. She noted that the conversion of 4 Tai Hirion was given approval under the previous Local Development Plan but the building collapsed and this is now a new build under the new Joint Local Development Plan. She noted that the stones from the collapsed wall have been used as cladding only on the building. The Officer further said that the proposal is contrary to criteria (i) of Policy TWR2 as the site is located in an open countryside location and does not make use of previously developed site and does not form part of an existing holiday accommodation. The Planning Development Manager said that reference has been made that both businesses at Tai Hirion and Rhyd y Delyn are one unit but the applicant's son owns Tai

Hirion. Reference has also been made within the application that the site is within a 'Brownfield' site but the Officers do not agree with this statement. The proposal is of refusal of this application.

Councillor Eric Jones said that during the site visit to the site in September it was shown that the units are of high quality and this farming family wish to extend their business. He noted that a Business Plan has been submitted with the application and proposed that the application be approved contrary to the Officer's recommendation. Councillor K P Hughes seconded the proposal.

Councillor Dafydd Roberts proposed that the application be deferred and that an amended business plan be submitted that conforms to planning policies. There was no seconder to the proposal.

Councillor R O Jones proposed that the application be approved subject to a S106 agreement being signed to incorporate both the businesses at Tai Hirion and Rhyd y Delyn as a single unit. Councillor Nicola Roberts seconded the proposal.

In the ensuing vote **it was RESOLVED to approve the application contrary to the Officer's recommendation on the grounds that it complies with policy TWR2 and without a section 106 agreement.**

(Councillor John Griffith abstained from voting).

(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 on the reason given for approving the application).

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 13C183G/RUR – Full application for the erection of an agricultural dwelling at Bodlas, Bodedern

(Having declared an interest in the application, the Development Control Engineer left the meeting during consideration and determination thereof.)

The application was presented to the Planning and Orders Committee as the applicant is a relevant Officer. 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 application is a full application for the erection of an agricultural dwelling for a rural enterprise business.

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 in accordance with the Officer's recommendation subject to the conditions contained within the written report.

12 REMAINDER OF APPLICATIONS

12.1 19LPA1043A/CC – Full application for the erection of 6 affordable dwellings, construction of a pedestrian access, creation of 8 parking spaces together with demolition and relocation of gate posts on land adjacent to Vulcan Street, Holyhead

The application was presented to the Planning and Orders Committee as the Council is the applicant and landowner. The application was also presented to the Committee at the request of a Local Member.

The Planning Development Manager reported that the site is located on the intersection of Seiriol Street and Vulcan Street. To the west of the application site is Ysgol Cybi Primary School, which has a service road which dissects the application site. The planning application is for 6 affordable dwellings in two proposed blocks.

Councillor T LI Hughes MBE, a Local Member said that there are concerns locally as to the highway safety near the proposed site. He noted that there are two schools, Holyhead High School and the new Ysgol Cybi Primary School which in total has over a 1,000 pupils. Councillor Hughes had also concerns as to the need to close the current footpath.

Councillor John Griffith proposed that the site be visited due to local concerns as regards to traffic issues. Councillor Bryan Owen seconded the proposal.

It was RESOLVED that the application site be visited due to local concerns as regards to traffic issues.

**ADDITIONAL ITEM – APPROVED FOR DISCUSSION BY THE
CHAIR**

12.2 34LPA791F/CC – Full application for landscaping works together with the creation of 4 additional parking spaces at Anglesey Business Centre, Llangefni

The application was presented to the Planning and Orders Committee as the Council is the applicant and is the landowner. As a late item, the Chair agreed that the item be added to the Agenda on the grounds of urgency in that funding for the development was only available for a remaining short period.

The Planning Development Manager reported that the application is for the creation of 4 additional parking spaces together with landscaping works and general rearrangement of the site. She noted that the Llangefni Town Council is supportive of the application.

Councillor Nicola Roberts 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.

13 OTHER MATTERS

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

**COUNCILLOR NICOLA ROBERTS
CHAIR**