

Planning and Orders Committee

Minutes of the virtual meeting held on 7 April 2021

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Robin Williams (Vice-Chair) (*for this meeting*)
- Councillors Glyn Haynes, Trefor Lloyd Hughes MBE, Kenneth Hughes, Vaughan Hughes, Eric Wyn Jones, Dafydd Roberts, Ieuan Williams.
- Local Members: Councillor Llinos Medi (application 12.1), Councillors Alun Roberts and Carwyn Jones (application 12.2), Councillor Bryan Owen (application 12.4)
- IN ATTENDANCE:** Development Management Manager (NJ)
Planning Officer (JR)
Senior Engineer (Traffic and Parking) (AR)
Legal Services Manager (RJ)
Committee Officer (ATH)
- APOLOGIES:** Councillor Richard Owain Jones
- ALSO PRESENT:** Councillor Richard Dew (Portfolio Member for Planning and Public Protection), Development Management Engineer (Highways) (WIH), Mr Gareth Wyn Williams (Local Democracy Reporter)
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In the absence of the Vice-Chair, Councillor Robin Williams was elected to serve as Vice-Chair for this meeting of the Committee only.

1 APOLOGIES

The apology for absence by Councillor Richard Owain Jones, the Committee's Vice-Chair was noted.

2 DECLARATION OF INTEREST

Councillor John Griffith declared an interest with regard to applications 7.1, 7.3 and 12.2 on the agenda.

Councillor Kenneth Hughes declared an interest with regard to application 12.2 on the agenda.

3 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 3 March, 2021 were presented and were confirmed as correct.

4 SITE VISITS

The minutes of the virtual site visits held on 17 March, 2021 were presented and were confirmed as correct subject to amending the list of attendees to include Councillor Eric Jones.

5 PUBLIC SPEAKING

There were two Public Speakers registered to speak in connection with application 12.1.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

7.1 FPL/2021/7 – Full application for the retention and completion of the agricultural shed together with the installation of a soakaway on land at Prysan Fawr, Bodedern

The application was presented to the Planning and Orders Committee as the applicant is related to a “relevant officer” as defined within paragraph 4.6.10.2 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. At its meeting held on 3 March, 2021, the Committee resolved to carry out a site visit prior to determining the application. A virtual site inspection was subsequently conducted on 17 March, 2021.

Having declared an interest in this application, Councillor John Griffith was not present for the discussion or voting thereon.

The Development Management Manager reported that the application is a retrospective application to retain and complete the agricultural shed that has been erected on the land together with the installation of a soakaway. At the time of writing the report, one letter of representation had been received which raises the issues documented in the report. The subject building has been partially constructed to the rear of the Grade II Listed Buildings which form part of a complete farmstead group with the property, and despite initial concerns about its impact on the setting of the listed buildings on account of the colour of the cladding in which the building was to be finished, the Council’s Heritage Advisor has since confirmed that the scheme is acceptable following amendments which will see the building finished in grey rather than green external cladding thereby reducing its impact against the listed building. The Landscape Advisor has offered no objections it being considered that the siting, scale and materials to be used in the final construction of the building will ensure a form of development which assimilates well within the landscape whilst also being sympathetic to the listed buildings which lie opposite the application site. Subject to the use of the external cladding material as recommended by the Heritage Advisor, the recommendation is therefore one of approval.

Councillor Kenneth Hughes said that he had been contacted with regard to concerns about the proximity of the agricultural shed to the listed buildings and was grateful to the Committee for acceding to the request for a virtual site visit as he believed it appropriate - this being a retrospective application and the shed having been partially erected - that Members should gain a view of the application site themselves. Having seen the site and proposal virtually, he agreed with the Officer’s assessment, and although the shed is closer to the listed buildings than it might have been had the correct planning process been followed, he did not believe its effects are such as to warrant refusal and he was therefore

happy to propose that the application be approved. The proposal was seconded by Councillor Eric Jones.

It was resolved to approve the application in accordance with the Officer's report and recommendation subject to the planning conditions listed therein.

7.2 FPL/2020/164 – Full application for conversion of the outbuilding into a holiday unit together with alterations and extensions thereto at Lleiniog Cottage, Penmon, Beaumaris

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the Committee's 3 March, 2021 meeting, it was resolved that a site visit was required. A virtual site visit was undertaken on 17 March, 2021.

Councillor Alun Roberts, a Local Member said that the proposal has been the source of great concern locally for a number of reasons including its location within a designated Area of Outstanding Natural Beauty and the effects thereon; the poor condition of the road which runs past the site and the further impact which increased traffic to the development is likely to have, and the erosion of the land between the application site and the coast near which it is situated which suggests that the development may be at risk in future. Referring to the fact that two other applications on this site are currently the subject of enforcement investigations, Councillor Roberts queried whether it is appropriate for the Committee to be determining this application at this time or whether consideration should be deferred pending the outcome of those investigations which may have implications for the proposal.

Councillor Carwyn Jones, also a Local Member echoed the sentiments above and highlighted that as the virtual site visit showed, there is a lot of activity on site and with three planning applications in process it is becoming a sizeable development; there is a feeling locally that development is being introduced piecemeal on a step by step basis instead of one composite application being submitted which would better allow the impact on the AONB to be assessed. Highway safety issues are also a concern as the visibility to the left of the site access is poor, and local feelings have been further inflamed by the closure of a well-used public footpath. There has been very little engagement with the local community and local people think that the developer is generally riding roughshod over them.

The Planning Development Manager reported that although no representations have been made following the publicity process, there are concerns locally regarding the proposal as conveyed by the Local Members. The application site is located in open countryside in a designated Area of Outstanding Natural Beauty. The subject outbuilding is listed by virtue of being a curtilage building located to the rear of the principal Listed Building, Lleiniog Manor. The local community's concerns regarding activities on the application site including work on structures which may require listed building consent are acknowledged and these are being investigated. Accepting that there are other applications relative to the site currently in process, each application must be considered individually and on its own merits and whilst there may be matters that might require enforcement actions there is no indication of ongoing works on the subject building. Where there is unauthorised activity, enforcement investigations can take many weeks meaning that deferring the application until that process has been completed could lead to an unacceptable delay in determining the application. Policy TWR 2 which deals with holiday accommodation states that proposals will be permitted provided that they are of a high quality in terms of design, layout and appearance and conform to the relevant policy criteria. It is considered that the proposal accords with the provisions of Policy TWR 2 and that it is in a sustainable location; neither is it considered that the development will give rise to an unacceptable impact upon the character and appearance of the listed building and designated AONB.

The Highways Authority has raised no objections and no issues were raised when the access and road were inspected as part of the virtual site visit. Listed building consent for this development has been granted and the recommendation is therefore to approve the application.

In response to questions about how the proposal would benefit the local community and support the local economy in line with the expectation of Policy PS14, the Development Management Manager clarified that the creation of high quality tourism accommodation is accepted as a bonus to the local economy in bringing in extra revenue to the local area; in response to a further query about the concentration of such accommodation in the area, the Officer confirmed that a business plan has been submitted with the application to assess the scheme's viability and provides sufficient detail to satisfy the requirements of criterion (v) of Policy TWR 2 .

In considering the application, several members referred to the issue of highway safety specifically whether the left hand visibility splay from the access conforms to highway standards.

The Highways Officer in saying that the plan shows the left turn to be 60 to 70m distance from the access said that he would require some idea of traffic speed on this part of the highway as confirmed by a speed survey in order to be able to provide advice about the sufficiency of the visibility splay and that this information was not available to him at this time and had not been raised in previous documentation.

The Development Management Manager advised that the application site already comprises holiday units and that the application involves the conversion of one outbuilding into a holiday unit which will utilise the existing access; no objections have been raised by the Highways Authority in dealing with the application. In response to a question about the Local Member's reference to land erosion, the Officer confirmed that the report makes no mention of land erosion or flooding and no such issues have emerged as part of the consultations.

In the absence of definite information regarding the adequacy of the visibility splays from the site access and the implications for highway safety, the Committee was minded to defer coming to a determination regarding the application pending the receipt of this information. Councillor Kenneth Hughes proposed that the application be deferred to this end and the proposal was seconded by Councillor Robin Williams.

It was resolved to defer determining the application in order for the Committee to be provided with information about the visibility splays from the application site access. (Councillor Eric Jones abstained from voting)

7.3 FPL/2020/247 – Full application for the erection of 9 dwellings together with associated works on land adjacent to Y Bryn Estate, Llanfaethlu

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 3 March, 2021, the Committee determined that a site visit should take place. A virtual site inspection subsequently took place on 17 March, 2021.

Having declared an interest in this application, Councillor John Griffith was not present for the discussion or voting thereon.

The Development Management Manager reported that the application is for 9 dwellings two of which are affordable on land adjoining and accessed via Y Bryn residential estate. There

is extant planning permission for the development of 6 residential units on this site and the current application which seeks to increase the number of units by 3 to 9 units is considered acceptable in terms of design, appearance and impact on nearby residential amenities. The proposed development site also lies adjacent to three listed buildings at Ebenezer Chapel; however, it is not considered that the proposal would harm the significance of these buildings nor affect the setting of the AONB which is located in proximity to the north where it encompasses part of the settlement. A number of objections have been received which are dealt with in the report and these include concerns about access and drainage. The Highways Authority is satisfied with the layout from a highways perspective subject to the planning conditions as proposed. Although concerns have been raised about the adequacy of the foul drainage system the application only adds 3 residential units to the six that have already been approved and Dwr Cymru has no objections on this basis. There are further concerns regarding the surface water drainage arrangements – a drainage strategy has been submitted with the application and the Council's Drainage Advisor has confirmed that the proposal is acceptable in principle provided that the discharge point for the surface water system is appropriate, and does not differ from the current surface water run-off destination and that the existing greenfield run-off rate has been applied to the proposed development. Additionally, the development is subject to SAB (Sustainable Drainage Approval Body) consent which is separate to the planning approval process. The recommendation is to approve the application subject to the completion of a legal agreement for the provision of two affordable housing units.

Councillor Robin William proposed that the application be approved in accordance with the Officer's recommendation; the proposal was seconded by Councillor Kenneth Hughes on the basis that the Officers are satisfied with the drainage arrangements which were the main concerns locally.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning contains listed therein and subject also to the completion of a legal agreement requiring the provision of two affordable housing units.

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 VAR/2020/57 – Application under Section 73A for the variation of condition (06) (Drainage Details), condition (09) (Structural Alterations) and condition (10) (Development to be carried out in strict conformity to plans/ documents received) of planning permission reference 28C202C (Full application for the conversion of a stable into a dwelling, creation of a new vehicular access together with the installation of a septic tank) so as to provide drainage information after commencement of works, and amendments to plans previously approved at Ty Newydd Bach, Llanfaelog, Ty Croes

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

The Development Management Manager reported that the application is to amend the conditions of a consent already granted to convert a stable into a dwelling to allow the submission of drainage details after the commencement of works, further structural alterations and amendments to the extension. Additional re-building work has been undertaken around some of the window openings which was not previously identified for re-building in the original structural survey; the structural survey has been updated to reflect the building as it is currently. The extension that has been built is also different to that approved as the report details. However, the changes are considered acceptable having no greater impact on adjacent residential properties than the approved scheme. Although the application is contrary to Policy TAI 7 of the Local Joint Development Plan the fall-back position is that a material start has commenced on the prior approval thereby safeguarding the permission and, taken with the acceptability of the amendments to the scheme, the recommendation is to approve the application.

Councillor Eric Jones proposed, seconded by Councillor Kenneth Hughes, that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions listed therein.

10.2 VAR/2021/8 – Application under Section 73A for the variation of condition (16) (Approved Plans) of planning permission reference 45C133B (erection of 3 dwellings together with the construction of a vehicular access) so as to allow amended plans on land at Bryn Felin, Newborough.

The application was presented to the Planning and Orders Committee as it is a departure from the Joint Local Development Plan which the Local Planning Authority is minded to approve.

The Development Management Manager reported that the application is to vary the planning conditions so as to amend the plans for plot 3 in order to change the ground floor garage into a bedroom and to install 2 additional windows to a ground floor study and a first floor bedroom. The majority of the application site is located outside the settlement boundary of Newborough and as such the proposal is contrary to the provisions of Policy PCYFF 1 of the Joint Local Development Plan. However, because of the fall-back position provided by the extant planning permission which is in the process of being implemented and because the proposed changes to the scheme are considered minor in nature and are acceptable, the recommendation is to approve the application.

Councillor Robin Williams proposed, seconded by Councillor Trefor Lloyd Hughes, MBE, that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions listed therein and subject also to the receipt of outstanding information as described in the report and responses from outstanding consultees.

10.3 VAR/2021/11 – Application under Section 73 for the variation of condition (02) of planning permission reference 36C320A and MAO/2018/3 (erection of a dwelling) so as to amend the design at Ty Uchaf, Llangristiolus

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

The Development Management Manager reported that since the adoption of the Joint Local Development Plan, Llangristiolus is identified as a Local Village under the provisions of Policy TAI 4. The application site is not within the development boundary of Llangristiolus and is therefore classed as being in the open countryside. However, a material start has commenced on the previous permission thereby safeguarding the permission and a lawful use certificate has been granted. The proposed amended design of the dwelling is of a higher quality than the approved scheme and in matching the form of development in the immediate area it will better fit in with the adjacent properties. On the basis of the fall-back position and the improved design details the recommendation is to approve the application.

Councillor Dafydd Roberts proposed, seconded by Councillor Kenneth Hughes, that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the recommendation in accordance with the Officer's recommendation and report, subject to the planning conditions listed therein.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 HHP/2021/12 – Full application for alterations and extensions at Llan Farged, Ffordd Eleth, Moelfre

The application was presented to the Planning and Orders Committee as it is made by a relevant officer who works within the Local Authority. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Council's Constitution.

The Planning Development Manager reported that the application is for the erection of a single storey extension to the rear of the property to provide space for a sun room along with the erection of a two storey side extension. The site is located in the open countryside and as it is relatively isolated in nature it is not considered the proposal will have any impact on residential amenities nor on the wider area. As part of the site's development the alignment of a public footpath is being diverted and although a petition of objection with 5 signatures has been received opposing the scheme on this basis, the diversion of the footpath does not form part of the planning application and has been separately consented to by the Highways Authority. As no objections have been raised to the proposed extensions, the recommendation is to approve the application.

Councillor Robin Williams proposed, seconded by Councillor Vaughan Hughes that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions listed therein.

12 REMAINDER OF APPLICATIONS

12.1 FPL/2021/10 – Retrospective application for the erection of a garage on land adjacent to Bron Castell, Llanfairynghornwy

The application was presented to the Planning and Orders Committee having been called in by a Local Member due to concerns within the local community about the scale, location and design of the garage.

Councillor Llinos Medi, a Local Member requested that the Committee carry out a virtual inspection of the application site to gain a better appreciation of the development within its context.

Councillor Kenneth Hughes proposed, seconded by Councillor Robin Williams that a virtual site visit be carried out.

It was resolved to conduct a virtual site visit in accordance with the Local Member's request.

12.2 MAO/2021/1 – Minor amendments to scheme previously approved under planning permission 34C304K/1/EIA/ECON so as to allow development to commence on separate plots within Site B on land at Coleg Menai, Llangefni

The application was presented to the Planning and Orders Committee as application 35C304K/1/EIA/ECON was subject to an Environmental Impact Assessment and was determined by the Committee.

Having declared an interest in the application, Councillors John Griffith and Kenneth Hughes were not present for the discussion or voting thereon.

The Planning Development Manager reported that outline permission was granted in 2017 for 153 dwellings, a hotel and food and beverage facility and associated parking and works, and full permission for a new engineering centre, car parking, and children's play area and associated works as part of a hybrid application. That part of the site which was granted outline permission was identified as Site B and included five separate plots as part of the masterplan. The new engineering centre has since been completed and two reserved matters applications relating to the residential element of the outline consent have been submitted and are currently being considered. The wording of the conditions attached to the original consent links all the plots within Site B thereby restricting the ability of certain plots to progress in advance of or at a different time to other plots. Since the granting of permission plots are now separately owned and developers want to commence works at different times. The application seeks to amend the wording of some of the conditions to the outline consent in order to relate conditions to relevant plots and allow certain plots to progress at separate times to other plots. The amendments do not entail any changes to either the substance of the conditions or to the details which are required to be submitted and are therefore considered to be non-material amendments.

The Officer highlighted that a further minor change to the wording of condition (37) is proposed namely to replace the reference to "each plot" with "relevant plot." With this additional change, the recommendation is to approve the application.

Councillor Robin Williams proposed, seconded by Councillor Vaughan Hughes that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report with the additional change to the wording of condition (37) as outlined.

12.3 MAH/2021/2 – Minor amendments to the scheme previously approved under planning permission FPL/2019/300 so as to amend the design at 15 Coedwig Terrace, Penmon

The application was reported to the Planning and Orders Committee as it is made by the Isle of Anglesey County Council's Housing Service and is on Council owned land.

The Development Management Manager reported that the application is made to change the window arrangement to the rear of the property which will result in a wider opening for the patio doors. As they are not viewable from public viewpoints, it is not considered that the proposed amendments will have any impact on the appearance and character of the dwellings or the terrace nor or the amenities of any surrounding properties. The recommendation is therefore to approve the application.

Councillor Robin Williams proposed, seconded by Councillor Trefor Lloyd Hughes, MBE, that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report.

12.4 FPL/2020/191 – Full application for the erection of a dwelling together with the construction of a vehicular access on land at Rallt Gwta, Newborough

The application was presented to the Planning and Orders Committee having been called in by a Local Member and because the application site encompasses Council owned land.

Councillor Bryan Owen, a Local Member commented that having read the Officer's report he was satisfied that the proposal is policy compliant and that issues that might have arisen have been dealt with; he could therefore see no grounds on which to refuse the application and was supportive of it.

The Development Management Manager reported that the application is to erect a dwelling to the rear of Rallt Gwta with access via Tan Rof estate. Objections to the proposal on the basis of design, appearance and its impact on nearby residential amenities have been received and are addressed within the body of the report. The proposal is for a two storey 3 bedroom house the appearance and design of which despite the objections, is considered to be in character with its context, and also with the wider area. No objections have been raised by the Highways Service subject to the conditions recommended which include a requirement for a 1.8m wide pedestrian footway along the frontage of the application site within the public highway. An amended plan to reflect this requirement is being publicised at the time of writing. Subject to no new matters being raised before the expiry of the latest publicity period for the amended plan on 15 April, 2021, the recommendation is to approve the application.

In response to a query about the proposal relative to the Council owned land, the Officer clarified that the recommended pedestrian footway encompasses council owned land comprising a highway verge which the Highways Service has confirmed it is happy to see developed as a public footpath.

Councillor Eric Jones proposed, seconded by Councillor John Griffith, that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein and subject also to no new matters being raised before the expiry of the latest publicity period on 15 April, 2021.

13 OTHER MATTERS

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

**Councillor Nicola Roberts
Chair**