

NOTICE of the Decisions of the Hybrid Meeting of the Planning and Orders Committee held at the Council Chamber, Council Offices, Llangefni on Wednesday, 7 December 2022.

[This document is for information purposes only and full minutes of the meeting will be before the next Planning and Orders Committee for approval.]

Documents for the above meeting are available on the Council website, together with a webcast of the proceedings].

Present Councillor Neville Evans (Chair)
Councillor Glyn Haynes (Vice-Chair)

Councillors Geraint Bebb, Jeff Evans, T LI Hughes MBE, John I Jones, R LI Jones, Jackie Lewis, Dafydd Roberts, Ken Taylor, Robin Williams and Liz Wood.

Councillor Nicola Roberts – Portfolio Member for Planning & Climate Chane

Apologies None

Also Present: Local Members: Councillors Margaret M Roberts & Ieuan Williams (application 7.3); Pip O'Neill (application 7.3); Carwyn Jones, Gary Pritchard & Alun Roberts (application 7.4); Dafydd R Thomas (application 7.5); Arfon Wyn (application 7.6); Llinos Medi (application 7.8); Aled M Jones & Derek Owen (application 12.6).

Councillors Paul Ellis, Llio A Owen

1.00 pm - 4.35 pm

ITEM NUMBER AND SUBJECT MATTER	3 MINUTES
DECISION	<p>The minutes of the meeting held on 2 November, 2022 were confirmed as correct, subject to the following amendments:-</p> <ul style="list-style-type: none"> • Application 7.3 – Awel y Bryn, Trigfa, Moelfre - The last paragraph of Mr Peter J Hogan statement should be deleted. • Councillor Jeff Evans referred that the matters he raised as regards to application 12.3 – Cae Braenar, Penrhos, Holyhead was not reflected within the minutes as regards to request for deferment, Planning Officer referring to the wording of the Executive meeting held on 24 January, 2022 being

	inappropriate, report at page 50 referred that the application was for 22 open market and 1 affordable dwellings and on page 51 the reports refers to 23 affordable dwellings.
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ITEM NUMBER AND SUBJECT MATTER	4 SITE VISITS
DECISION	The minutes of the following meeting were confirmed:- <ul style="list-style-type: none"> • The minutes of the virtual site visits held on 16 November, 2022. • The minutes of the site visits held on 30 November, 2022.

ITEM NUMBER AND SUBJECT MATTER	5 PUBLIC SPEAKING
DECISION	There were Public Speakers in respect of applications 7.3, 7.5, 7.6, 7.8, 12.3 and 12.4.

ITEM NUMBER AND SUBJECT MATTER	6 APPLICATIONS THAT WILL BE DEFERRED
DECISION	None were considered by the meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	7 APPLICATIONS ARISING
DECISION	<p>7.1 HHP/2022/171 – Full application for alterations and extensions with juliet balconies at Awel y Bryn, Trigfa, Moelfre</p> <p>It was RESOLVED to reaffirm the previous decision to refuse the application contrary to the Officer’s recommendation.</p> <p>7.2 DIS/2022/63 – Application to discharge condition (05) (landscaping) (08) (signage) (16) (mitigation risk assessment) of planning permission FPL/2021/337 (full application for the construction of an Inland Border Facility (IBF) at former Roadking Truckstop, Parc Cybi, Holyhead</p> <p>It was RESOLVED to defer the application for the reasons given.</p>

7.3 FPL/2022/53 – Full application for the erection of 22 open market dwellings and 1 affordable dwelling, alterations to the existing access, creation of an internal access road together with associated works on land adjacent to Cae Braenar, Holyhead

It was RESOLVED to approve the application in accordance with the Officer’s recommendations subject to the conditions contained within the written report, together with a Section 16 legal agreement that 1 affordable dwelling and a financial contribution of £110,313 towards Ysgol Llanfawr be afforded.

7.4 HHP/2022/46 – Full application for demolition, alterations and extensions at Tan yr Allt Bach, Llanddona

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

7.5 VAR/2022/41 – Application under Section 73 for the variation of conditions (09) (surface water drainage), (13) (approval of vehicle and car parking accommodation), and (14) (in accordance with plans to be approved) of planning permission reference 46C188G (the redevelopment of the site for up to 6 residential units) so as to allow the submission of the surface water drainage scheme, vehicle turning and car parking area together with the re-siting and amended design of the proposed dwellings at 1 Blue Water Close, Trearddur Bay

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

7.6 HHP/2022/230 – Full application for alterations and extensions at Dinas Bach, 5 Fron Estate, Aberffraw

It was RESOLVED to refuse the application contrary to the Officer’s recommendation as the proposal was deemed to be contrary to planning policy PCYFF 2.

In accordance with the requirements of the

	<p><i>Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reason given for refusing the application.</i></p> <p>7.7 FPL/2022/189 – Retrospective application to retain the use of a flat at Bilash, Dew Street, Menai Bridge</p> <p>The application was not considered due to the meeting being inquorate. The application will therefore be considered at the adjourned meeting to be arranged in due course.</p> <p>7.8 FPL/2022/172 – Full application for conversion, alteration and extension of an existing outbuilding into a rural enterprise workers dwelling together with the installation of a sewage treatment plant at Eirianallt Goch Farm, Carmel, Llannerchymedd</p> <p>It was RESOLVED to approve the application contrary to the Officer’s recommendation as it was considered compliant with policy as the loss of the agricultural dwelling resulted from divorce; the proposal supported a farming family; and the location of the dwelling near the farm was evidence of the genuineness of the proposal.</p> <p><i>In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reason given for refusing the application.</i></p>
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ITEM NUMBER AND SUBJECT MATTER	8 ECONOMIC APPLICATIONS
DECISION	None were considered by this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	9 AFFORDABLE HOUSING APPLICATIONS
DECISION	None were considered by this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	10 DEPARTURE APPLICATIONS
DECISION	None considered by this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS
DECISION	<p>11.1 HHP/2022/239 – Retrospective application for alterations and extensions at 10 Lon y Wylan, Llanfairpwll</p> <p>The application was not considered due to the meeting being inquorate. The application will therefore be considered at the adjourned meeting to be arranged in due course.</p>

ITEM NUMBER AND SUBJECT MATTER	12 REMAINDER OF APPLICATIONS
DECISION	<p>12.1 FPL/2022/60 – Full application for the erection of 14 dwellings together with the creation of an internal access road and associated works on the former site of Newborough School, Pen Dref Street, Newborough</p> <p>The application was not considered due to the meeting being inquorate. The application will therefore be considered at the adjourned meeting to be arranged in due course.</p> <p>12.2 VAR/2022/69 – Application under Section 73 for the variation of condition (02) (Approved Plans) and (08) (Surface water drainage) of planning permission reference FPL/2019/7 (Erection of a new primary school) so as to allow surface water to drain into one connection point of the public sewer at Bryn Meurig, Llangefni</p> <p>The application was not considered due to the meeting being inquorate. The application will therefore be considered at the adjourned meeting to be arranged in due course.</p> <p>12.3 VAR/2022/52 – Application under Section 73 for the variation of condition (02) (Approved plans), (03) (Operational hours), (04) (Delivery Hours) and (05) (Guest Check-In</p>

	<p>Hours) of planning permission reference FPL/2021/317 (Full application for the demolition of an existing three-storey building comprising two residential flats and ground floor ancillary residential storage and the construction of a replacement three-storey building comprising two residential flats and a 10 room hotel with associated ground floor restaurant and water sports facility for guests and associated car parking) so as to allow amended operation/opening times to be conditioned at Cumbria and High Wind, High Street, Rhosneigr</p> <p>It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.</p> <p>12.4 Full application for the construction of 10 accommodation units for wedding guests along with associated works at Henblas Country Park, Bethel, Bodorgan</p> <p>It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.</p> <p>12.5 FPL/2022/195 – Full application for the erection of an 13.5m high, 5kW wind turbine at Pendref, Llanfairynghornwy</p> <p>It was RESOLVED that a virtual site visit be undertaken in accordance with the Local Member's request for the reasons given.</p> <p>12.6 FPL/2022/215 – Full application for the erection of an agricultural shed for the storage of machinery together with retention of resurfacing works at Capel Bach, Rhosybol</p> <p>It was RESOLVED that a site visit be undertaken in accordance with the Local Member's request for the reasons given.</p>
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ITEM NUMBER AND SUBJECT MATTER	13 OTHER MATTERS
DECISION	None to be considered by this meeting of the Planning and Orders Committee.