

Planning and Orders Committee

Minutes of the Adjourned hybrid meeting held on 15 December 2022

- PRESENT:** Councillor Neville Evans (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff M Evans, T LI Hughes MBE,
John Ifan Jones, R LI Jones, Dafydd Roberts, Ken Taylor and
Robin Williams
- Councillor Nicola Roberts – Portfolio Member for Planning &
Climate Change
- IN ATTENDANCE:** Planning Management Manager (RJ),
Group Engineer (Development Control & Traffic
Management)(Highways) (AR),
Planning Officers,
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor Jackie Lewis and Liz Wood
- ALSO PRESENT:** None
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1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor John I Jones declared a personal interest in respect of application 12.1 – Newborough School, Pen Dref Street, Newborough.

3 PUBLIC SPEAKING

There were no public speakers.

4 APPLICATIONS ARISING

7.7 FPL/2022/189 - Retrospective application to retain the use of a flat at Bilash, Dew Street, Menai Bridge

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 2 November, 2022, the Committee resolved to visit the site and a virtual site visit was conducted on 16 November, 2022.

The Planning Development Manager outlined the main planning considerations as detailed in the Case Officer's report with regard to the retrospective application for the conversion and retention of unauthorised works carried out to create a residential unit; no new extensions are proposed as part of the current proposal. The internal floor area of the building measures 32.3 square metres; the flat consist of a living room with a kitchen area and a separate bedroom which includes an en-suite. Following public representations received in relation to the scale of the flat/building, consultations were carried out with Officers from the Public Protection Department to ensure that the scale of the building is sufficient to be used as a living accommodation which in turn confirmed that as per the Section 326 of the Housing Act 1985, the property would be suitable for up to 2 persons (providing the 2 person are living together as a married couple or civil partners). He further said that the site is within the development boundary of Menai Bridge as noted in the Joint Local Development Plan. Details have been submitted to demonstrate the need for the development in the area and the policy section has confirmed that the information is acceptable to meet the needs of the Local Service Centre. The site is located within the Menai Bridge Conservation Area, therefore, the proposal has been considered against Policy AT1 of the Joint Local Development Plan. The Heritage Officer has confirmed that the proposal appears to be for internal alterations and change of use with no external alterations that would impact upon the character of the conservation area. The Planning Development Manager referred that whilst mindful of the comments received from members of the public as regards to highways issues the Highways Authority has raised no objections to the proposed development. In addition, given the low number of vehicles expected to visit the site the Highways Authority is satisfied that there would be adequate parking provision. The site lies in a sustainable location within walking distance of all local amenities and public transport routes. The recommendation was one of approval of the application as it complies with the relevant planning policies.

Councillor Robin Williams, and a Local Member said that he requested that the application be considered by the Planning and Orders Committee following a request by objectors to the proposal, which would have allowed them to be able to address the meeting as public speakers. He noted that it is evident that the objectors do not wish to speak on the application as they had not attend the previous meeting nor this meeting. He further said that he had concerns as to the renovation of old buildings into flats within this part of Menai Bridge and considered that they are no fit for purpose for people to be living in them. However, he said that this is a retrospective application and people have been living in the flat for a number of years. He would abstain from voting

Councillor Ken Taylor proposed that the application be approved as it conformed with planning policies. Councillor Jeff Evans seconded the proposal of approval.

Councillor Robin Williams 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.

5 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 HHP/2022/239 – Retrospective application for alterations and extensions at 10 Lon y Wylan, Llanfairpwll

The application was presented to the Planning and Orders Committee as the applicant is a relative of a councillor as defined within paragraph 4.6.10 of the 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 outlined the main consideration of the application as detailed within the Case Officer's report which refers that the application is a retrospective application for alterations and extensions to the dwelling. The work completed thus far is the concrete footings to the foundation, and the substructure block work. The proposal is for a single storey side extension to accommodate an open-plan kitchen/dining area, an utility and bathroom. It will extend approximately 3.3m beyond the side elevation of the property, and will measure 8.3m in length, equally set off both the front and rear elevations by around 0.7m. It will have a flat roof at 3m in height, which is lower than the main pitch of the dwelling ensuring that this is a subservient extension. Given its siting in relation to neighbouring properties, and the existing boundary treatments, it is not considered to give rise to any greater harm upon the privacy and amenities of any neighbouring properties. The recommendation was of approval of the application.

Councillor Robin Williams proposed that the application be approved.
Councillor John I Jones seconded the proposal of approval.

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

6 REMAINDER OF APPLICATIONS

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

Having declared a personal interest in the application, Councillor John I Jones took no part during discussion of the application.

The application was presented to the Planning and Orders Committee as the application is on council owned land.

The Planning Management Manager reported that following the publication of the Agenda of the last meeting the Highways Authority has responded with comments as regard to pedestrian safety. The Planning Authority has made inquiries with the Housing Services (the applicant) whether they will consider widening footpaths, provide pedestrian crossings and railing. The recommendation is to defer the application until the applicant has considered the changes proposed and whilst the Planning Authority has conducted a public consultation process as regards to these changes.

Councillor Robin Williams proposed that the application be defer for the reasons given. Councillor Ken Taylor seconded the proposal of deferment.

It was RESOLVED to defer the application for the reasons given.

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

The application was presented to the Planning and Orders Committee as the application is on council owned land.

The Planning Development Manager outlined the main consideration of the application as detailed within the Case Officer's report in respect of the variation of condition (02) (Approved Plans) and (08) (Surface Water Drainage) of planning application FPL/2019/7 for the erection of a new primary school so as to allow surface water to drain into one connection point of the public sewer instead of two connection points as previously approved.

Councillor Geraint Bebb proposed that the application be approved. Councillor Dafydd Roberts seconded the proposal of approval.

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

**COUNCILLOR NEVILLE EVANS
CHAIR**