

Planning and Orders Committee

Minutes of the meeting held on 6 January 2016

- PRESENT:** Councillor W.T. Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors John Griffith, K P Hughes, Vaughan Hughes, Victor Hughes, Raymond Jones, Jeffrey M. Evans and Nicola Roberts
- IN ATTENDANCE:** Planning Development Manager,
Planning Assistants,
Senior Engineer (Highways & Development Control) (EDJ),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillors Lewis Davies and Richard Owain Jones
- ALSO PRESENT:** Councillor R.A. Dew – Portfolio Holder (Planning and Public Protection)
- Local Members : Councillor T.LI. Hughes & D.R. Thomas (application 12.2); Councillors R. Meirion Jones & A.W. Mummery (application 12.5); Councillor Aled M. Jones (application 12.7).
- Councillors Jim Evans, G.O. Jones, Alwyn Rowlands.

1 APOLOGIES

Apologies as noted above.

2 DECLARATION OF INTEREST

Councillors Ann Griffith, John Griffith, Vaughan Hughes and Nicola Roberts declared personal interests in respect of application 12.3 on account of the reference to wind turbines within the Plaid Cymru manifesto but stated that they would consider the application on its own merits.

Councillor Ann Griffith declared a personal interest in respect of application 12.7 and left the meeting during discussion and voting thereon.

Councillor T.V. Hughes declared a personal and prejudicial interest in respect of application 10.2 and left the meeting during discussion and voting thereon.

Councillor Alun Mummery, whilst not a member of the Planning and Orders Committee, declared a personal interest in respect of application 12.5. He stated that following legal advice he was able to speak as a Local Member with regard to application 12.5 but left the meeting during discussion and voting thereon.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 2 December, 2015 were submitted and confirmed as correct.

4 SITE VISITS

The minutes of the planning site visits held on 16 December, 2015 were submitted and confirmed as correct, subject to the inclusion of Councillor K.P. Hughes' name being included to members present at the Site Visit together with the name of Councillor Alwyn Rowlands being included to the local members present at the site visit to 1 Hampton Way, Llanfaes, Beaumaris.

5 PUBLIC SPEAKING

The Chair announced there would be Public Speakers in respect of applications 10.1, 12.1 and 12.7.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 42C127B/RUR – Full application for the erection of an agricultural dwelling together with the installation of a private treatment plant on land at Ty Fry Farm, Rhoscefnhir

It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.

6.2 44C250A – Outline application for the erection of a dwelling together with full details for alterations to the existing agricultural access on land opposite Council Houses, Four Crosses, Rhosgoch

It was RESOLVED to defer consideration of the application as the matter will be discussed at the February meeting of the Planning and Orders Committee.

6.3 45LPA605A/CC – Outline application with all matters reserved for the erection of 17 new dwellings, demolition of the existing toilet block together with the creation of a new vehicular access on land adjacent to Dwryrd, Newborough

It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.

7 APPLICATIONS ARISING

7.1 12C463/ENF – Retrospective application for the retention of a stable/garden store together with extension to curtilage at 1 Hampton Way, Llanfaes, Beaumaris

The application is presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 2 December, 2015 the Committee resolved to undertake a site visit which was subsequently carried out on 16 December, 2015.

Councillor T.V. Hughes read out a statement by Councillor Lewis Davies, a local member who had submitted his apologies for the meeting.

Councillor K.P. Hughes proposed that the application be approved and Councillor Vaughan Hughes seconded the proposal.

Councillor Ann Griffith abstained from voting in respect of this application.

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

7.2 40C58L/RE – Full application for the siting of 100Kw ground mounted photovoltaic array on land at Tyddyn Isaf Caravan Park, Dulas

The application is presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 2 December, 2015 the Committee resolved to undertake a site visit which was subsequently carried out on 16 December, 2015.

The Planning Development Manager stated that questions were raised at the site visit regarding the traffic management during construction of the development. It was noted that if approval was granted a condition will be imposed that a Traffic Management Plan be implemented. The applicant has stated that construction vehicles will travel through the caravan park at Tyddyn Isaf. The Planning Development Manager further reported that the site is relatively isolated with no residential dwellings within close proximity of the development which should alleviate local concern with regard to harm to thamenity of the area.

Councillor T.V. 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 listed in the written report.

8 ECONOMIC APPLICATIONS

None were considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None considered by this meeting.

10 DEPARTURE APPLICATIONS

10.1 40C154A – Outline application for the erection of 5 dwellings and the creation of a new vehicular access together with full details of the access and layout on land adjoining Nant Bychan Estate, Moelfre

The application is presented to the Planning and Orders Committee as the development is contrary to the adopted Ynys Môn Local Plan but can be supported under the Stopped Unitary Development Plan.

The Chair invited Mr. Rhys Davies to address the meeting as a supporter of the application. Mr. Davies stated that the Community Council supports the application and welcomes that one of the dwellings is to be an affordable one. A local member also supports the application as the land is included within the Stopped UDP. Mr. Davies stated that not many houses have been built in Moelfre over recent years. He referred to the objector's comments regarding drainage problems in the area and noted that the applicant has spent a lot of money over the last few years in alleviating drainage issues in the area.

The Committee asked questions of Mr. Davies with regard to the affordability element of the proposed dwellings and design element of the houses. Mr. Davies responded that one dwelling has been offered as an affordable dwelling; 2 dwellings will be semi-detached which are two bedroomed, one dwelling will be 4 bedroomed and another with three bedrooms.

The Planning Development Manager updated the Committee that an additional letter of objection has been received which totals 15 letters of objection in respect of this application. He noted that there is a policy foundation to support this application as the Stopped Unitary Development Plan has identified the area for development. Due to the distances between the proposed dwellings and neighbouring properties it is not anticipated that the proposal will have an adverse impact on neighbouring properties. The Planning Development Manager further stated that if the application was approved, an additional condition would be attached regarding landscaping to certain boundaries of the site.

Councillor Jeff Evans 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 listed in the written report.

10.2 42C237D/VAR – Application under Section 73 to vary condition (07) (in accordance with approved plans) from planning permission 42C237 so as to amend the layout scheme at Plas Tirion, Helens Crescent, Pentraeth

The application is presented to the Planning and Orders Committee as the application is a departure application for which the recommendation is to permit.

Councillor John Griffith proposed that the application be approved and Councillor Jeff Evans seconded the proposal.

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None were considered by this meeting.

12 REMAINDER OF APPLICATIONS

12.1 10C118F/RE – Full application for the construction of a 2.5MW solar array farm on land adjacent to Tyn Dryfol, Soar

The application is presented to the Planning and Orders Committee at the request of the Vice-Chair of the Committee.

The Chair invited Mr. George Meyrick to address the meeting in support of the application. Mr. Meyrick made the following points :-

- Mr. Meyrick said that this application is a much smaller development to the previous solar array farm which has been approved in the area. He considered that will have less impact on the area;
- He acknowledged that transportation of materials to the previous two approved solar array farms had caused issues regarding damage to the highways;
- The delivery period of 2/3 weeks for the transportation of materials would entail with this development in contrast to the 2/3 months taken for the previous approved applications;

- Community Benefits will be offered to the surrounding communities in line with the Bodorgan Estate existing commitments. £45k has been committed with regard to the two previous approved solar array farms with £19k already been shared between the Gwalchmai Memorial Clock, Llangristiolus Playground facility and the Aberffraw Community Hall;
- The UK Government have now changed the rules with regard to social impact tax relief on such solar farms;

The Committee asked questions of Mr. Meyrick with regard to which roads the developer intended to use to deliver the materials to the site. Mr. Meyrick pointed out a track on the map shown to the Committee which will be used to deliver materials. Questions were raised as to the proportion of the Community Gain it is anticipated from this smaller proposed development to the local community. Mr. Meyrick responded that the Community Benefits will be calculated on a pro-rata basis in conjunction with the size of the proposed solar array farm at Tyn Dryfol, Soar and could be in the region of four to five thousand pounds. Questions were raised if it was possible to enforce the grazing rights of the land at Tyn Dryfol. Mr. Meyrick responded that he was unable to enforce grazing rights on the land but he reserved the rights to graze on behalf of the Bodorgan Estate as the landowner.

The Committee further asked questions of Mr Meyrick regarding the objector's comments that considerable damage had been incurred to the highways during construction of the previous development of solar array farms in the area together with the inconvenience and disruption to local residents during construction. Mr. Meyrick responded that Bodorgan Estate will endeavour to put pressure on the developer to minimize the damage to the highways infrastructure in the area. If there is continued damage to the highways following the previous two solar array farms in the area he will contact the Highways Authority to discuss the matter to rectify the problems.

The Vice-Chair, who is a local member, stated that she has not received any objections to this application at Tyn Dryfol, Soar but over the last 12 months she has received numerous complaints regarding the two previous approved solar array farms in the area. Complaints have been expressed regarding the damage to hedgerows, ditches and highways. She stated that she will welcome a robust highways plan with regard to this application. The Senior Engineer (Highways & Development Control) stated that the Traffic Management Plan would be assessed prior to being approved and that the highway authority has certain powers under the Highways Act 1980 to recover costs in connection with damage caused to the highways by extraordinary traffic.

The Planning Development Manager stated that he wished to amend the report to the Committee as this proposed application is for a 2.5MW solar farm and is therefore not categorised as 'Local Authority-wide' in Planning Policy Wales.

He stated that there is a presumption in favour of such development within national and local planning policies and therefore there is a policy basis to

support this application with regard to renewable energy projects provided that the impacts upon the locality are acceptable to the local planning authority. The proposal is acceptable in landscape and visual terms, does not harm biodiversity or cultural heritage and does not cause unacceptable detriment to amenity. Any adverse impacts such as traffic disruption, noise and dust will be confined to the construction. The Planning Development Manager stressed that 'Community Benefits' is voluntary in respect of any planning applications.

Councillor Jeff Evans proposed that the application be approved and Councillor Nicola Roberts seconded the proposal.

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

12.2 19C1038F – Full application for the erection of a dwelling together with the construction of a vehicular access on land at Ty'n Pwll Road, Holyhead

The application is presented to the Planning and Orders Committee at the request of a local member.

Councillors D.R. Thomas and T.LI. Hughes, as Local Members addressed the meeting and requested that a site visit be undertaken so that Members can view local concerns with regard to traffic and health and safety issues.

Councillor Jeff Evans proposed that a site visit be undertaken and Councillor John Griffith seconded the proposal.

It was RESOLVED to visit the site in accordance with the Local Members request for the reasons given.

12.3 25C227C/RE – Full application for the erection of two 15kW wind turbines with a maximum hub height of up to 15m, rotor diameter of up to 9.8m, and a maximum upright vertical tip height of up to 19.9m on land at Cwyr, Llanerchymedd

The application is presented to the Planning and Orders Committee as it has been decided that delegated powers will not be used in connection with wind turbine developments.

The Planning Development Manager reported that it is considered that the site can accommodate the proposed turbines without undue harm to visual or residential amenity. He further stated that there are national and local planning policies to support such developments of wind turbines.

Councillor K.P. Hughes proposed that the application be approved and Councillor T.V. Hughes seconded the proposal.

Councillor John Griffith proposed that a site visit be undertaken and Councillor Ann Griffith seconded the proposal.

In the subsequent vote :-

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

12.4 25C254 – Full application for the change of use of land from school field to allotments together with associated works on land to the rear of Llanerchymedd Primary School

The application is presented to the Planning and Orders Committee as it is on Council owned land.

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 listed in the written report.

12.5 31C431 – Full application for the change of use of existing building from residential dwelling into a nursery at Borthwen, Penmynydd Road, Llanfairpwll

The application is presented to the Planning and Orders Committee at the request of 2 local members.

Councillors R. Meirion Jones and A.W. Mummery, as Local Members addressed the meeting and requested that a site visit be undertaken so that Members can view local concerns with regard to traffic issues within the area.

Councillor Jeff Evans proposed that a site visit be undertaken and Councillor John Griffith seconded the proposal.

It was RESOLVED to visit the site in accordance with the Local Members request for the reasons given.

12.6 36C344 – Outline application for the erection of a dwelling, together with full details of the vehicular access together with the re-location of the access into the field on land adjacent to Henblas Primary School, Llangristiolus

The application is presented to the Planning and Orders Committee at the request of a local member.

Councillor T.V. Hughes, a local Member requested that a site visit be undertaken so that Members can view the site as details within the

application refers to direct access to the highway from the plot as well as a reconfigured field access between the proposal and the adjoining dwelling under construction.

Councillor T.V. Hughes proposed that a site visit be undertaken and Councillor John Griffith seconded the proposal.

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

12.7 44C320 – Outline application for the erection of a dwelling with all matters reserved on land near Gorslwyd Fawr, Rhosybol

The application is presented to the Planning and Orders Committee at the request of a local member.

The Chair invited Mrs. Ffion Gough to address the meeting in support of her application. Mrs. Gough made the following points :-

- The family wish to return to the village of Rhosybol to raise their two young daughters in the same manner as Mrs. Gough was able to attend the local primary school, Sunday School and Chapel, the Urdd and participating in the local Young Farmers Club. Four generations of the family live in the village of Rhosybol. Point 7 of the Ynys Môn Local Plan notes that '*the Welsh Language is important. A way of assisting is to give every opportunity to stay in the area which they were born and bred*'.
- Policy 42 of the Local Plan notes : '*The Council will favour proposals for development which promote a high quality of design.*' They are eager to conform to the guidance. They are also eager to build a home which will correspond with personal principles in safeguarding the environment and cut down as much as possible on artificial light emission.
- Policy 50 of the Local Plan notes that Rhosybol is identified as a listed village. Mrs. Gough believed that their application complies fully with the guidance that it will be a small reasonable extension with the existing village. There are two new dwelling near the application site already.

The Committee asked questions of Mrs. Gough with regard as to why the application site has been located further into the field at this location. The plan showed to the Committee showed buildings adjacent to the access of the site. Mrs. Gough responded that the dimensions of the space are an issue and that is why the proposed dwelling has been located further into the field. She stated that the plan shown to the Committee did not show that a new dwelling had been built near their application site. Further questions were asked as to who is the owner of the road that passes the application site and whether it is a private road. Mrs. Gough responded that a local farmer owns the land they intend to build upon and she believed that he was the owner of the road as well. They intend to buy the acreage of the field from the present owner as have the other two dwellings near the site.

Members questioned that if the application was to be approved, there would be a requirement to connect into the main sewer. Mrs. Gough responded that there application has been done through an agent and he is confident that the dwelling will be able to be connected to the main sewer.

Councillor Aled M. Jones, a local member stated that the Committee has heard the personal reasons why this young family wish to return to the village of Rhosybol. Four generations of the family have been raised and live in the village. The applicant has outlined planning policies that supports approval of this application; this is not a departure application.

The Planning Development Manager reported that the local Community Council, Dŵr Cymru and the Highways Authority have now responded with no objection to the development. A recommendation of refusal has been noted as the dwelling would extend into open countryside and not be a reasonable extension of the village and would have a detrimental effect on the landscape.

Councillor Jeff Evans said that he supported this application as he considered that local Welsh families need to be supported and to be able to return to their local communities. Councillor Evans proposed that the application be approved. Councillor K.P. Hughes also supported that application and seconded the proposal of approval.

Following the subsequent vote, Councillors John Griffith and T.V. Hughes abstained from voting.

It was RESOLVED to approve the application contrary to the Officer's recommendation as the Committee believed that the proposal did comply with the requirements of Policy 50. In accordance with 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 approving the application.

13 OTHER MATTERS

None considered at this meeting.

**COUNCILLOR W.T. HUGHES
CHAIR**