

# Planning and Orders Committee

## Minutes of the meeting held on 6 July 2016

- PRESENT:** Councillor Ann Griffith (Chair)  
Councillor Richard Owain Jones (Vice-Chair)
- Councillors Lewis Davies, W T Hughes, Vaughan Hughes, Victor Hughes and Nicola Roberts
- IN ATTENDANCE:** Planning Development Manager (DFJ),  
Planning Assistants,  
Highways Officer (JAR),  
Legal Services Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** Councillors John Griffith, K P Hughes and Raymond Jones.
- ALSO PRESENT:** Local Members : Councillors Jim Evans, R. Meirion Jones & Alun Mummery (application 7.3); Ieuan Williams (application 7.2); R.A. Dew (application 12.3).
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### 1 APOLOGIES

As noted above.

### 2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillors Lewis Davies, Ann Griffith, Vaughan Hughes and Nicola Roberts declared a personal interest with regard to application 6.1 on the basis of the reference made to wind turbines in the Plaid Cymru Manifesto.

Councillor W.T. Hughes declared a prejudicial interest with regard to application 6.1 and left the meeting during discussion and voting thereon.

Councillor R.O. Jones declared a prejudicial interest with regard to application 6.1 and left the meeting during discussion and voting thereon. Councillor Jones also declared a personal interest with regard to application 13.1.

Councillor Lewis Davies declared a prejudicial interest with regard to application 12.5 and left the meeting during discussion and voting thereon.

Councillor Ieuan Williams declared a personal interest with regard to application 7.2.

### 3 MINUTES

The minutes of the meeting of the Planning and Orders Committee held on 1 June, 2016 were confirmed as correct.

#### **4 SITE VISITS**

The minutes of the Planning Site Visits held on 15 June, 2016 were confirmed as correct.

#### **5 PUBLIC SPEAKING**

The Chair announced that there would be Public Speakers in relation to applications 7.2, 8.1 and 12.1.

#### **6 APPLICATIONS THAT WILL BE DEFERRED**

**6.1 20C102L/EIA/RE – Full application for the erection of 11 wind turbines comprising of 6, up to 900kW wind turbines with a maximum hub height of up to 55m, rotor diameter of up to 52m, and a maximum upright vertical tip height of up to 79m, and 3, up to 900kW wind turbines with a maximum hub height of up to 45m, rotor diameter of up to 52m, and a maximum upright vertical tip height of up to 70m, and 2, up to 900kW wind turbines with a maximum hub height of up to 45m, rotor diameter of up to 52m, and a maximum upright vertical tip height of up to 66m above ground together with the creation of crane pads, foundations, underground electricity cables, improvements to parts of the existing track, works to the highway, the creation of new access tracks, an extension to the existing 33kV substation, the erection of a new 11kV substation, the erection of an anemometer and temporary construction and storage compounds and batching plant (which would also entail the de-commissioning of the existing wind farm) at Rhyd y Groes Wind Farm, Rhosgoch**

*Having declared a prejudicial interest in this application, Councillors W.T. Hughes and Richard O. Jones withdrew from the meeting for the consideration and determination thereof.*

It was reported that the site visit scheduled for the 16 March, 2016 was deferred at the request of the applicant as discussions regarding the scheme were continuing with Natural Resources Wales with a view to agreeing possible measures aimed at mitigating impacts on the nearby Area of Outstanding Natural Beauty. These discussions have taken place and an amended scheme has now been received.

**It was AGREED to visit the site as recommended by the Planning and Orders Committee held on 16 March, 2016.**

**6.2 39C561/FR/TR – Full application for the erection of a Zorb Centre together with the construction of a vehicular access and car park on land at The Lodge, Holyhead Road, Menai Bridge**

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

#### **7 APPLICATIONS ARISING**

**7.1 11C567A – Full application for the erection of two semi-detached dwellings together with the construction of a vehicular access on land adjacent to 24 Awelfryn, Amlwch**

The application is reported to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 1 June, 2016, the Committee resolved to undertake a site visit to the site. The site was visited on the 15 June, 2016.

The Planning Development Manager reported that the applicant has lodged an appeal against the failure to determine this application and therefore the Local Planning Authority is now precluded from issuing a decision. Members are now confined as to whether they wish to challenge the appeal and if so on what grounds.

Councillor W.T. Hughes, one of the Local Members stated that he did have concerns with parking issues on the Awelfryn Estate. He accepted that planning permission for one dwelling exists on the site but he considered that two dwellings would equate to overdevelopment. He referred to a public footpath near the site. The Planning Development Manager responded that the proposed structure of the two semi-detached dwellings will have the same carbon footprint as the one dwelling which has been previously approved. He noted that it was evident that parking spaces on the Awelfryn Estate is not been used and parking facilities will be allocated on the site of this application which conforms to Highway regulations. He further reported that discussions have taken place with the Public Rights of Way Officer with regard to the public footpath near the site. The Officer has requested that a condition be attached to the approval of the application that the public footpath is not closed for public use.

Councillor W.T. Hughes was of the opinion that overdevelopment will occur on the site and was also concerned regarding parking issues and especially regarding possible obstruction by parked cars when the emergency services have to attend an emergency on the Awelfryn Estate. He proposed that these issues need to be raised at the appeal hearing. There was no seconder to the proposal. Councillor Hughes proposed that a recorded vote in respect of this application be minuted. Councillor Nicola Roberts seconded the proposal for a recorded vote.

The voting was as follows :-

**Not to contest the appeal on the basis of the Officer's recommendation of approval :-**

**Councillors Lewis Davies, T. Victor Hughes, Vaughan Hughes, Richard O. Jones, Nicola Roberts - Total 5**

**It was RESOLVED not to contest the appeal with regard to the Officer's recommendation of approval.**

## **7.2 30C302M – Full application for demolition of the existing building together with the erection of a block of flats (35 flats) in its place at Plas Glanrafon Hotel, Benllech**

*Councillor Ieuan Williams declared a personal interest with regard to this application. He stated that following legal advice he was able to speak as a Local Member in respect of this application but withdrew after deliberations and voting thereafter.*

The application is reported to the Planning and Orders Committee as it is a major application. The Committee was also requested to deal with the application at the request of a Local Member. At the meeting held on 1 June, 2016, the Committee resolved to undertake a site visit prior to determining the application. The site was visited on the 15 June, 2016.

Mr. Euryrn Morris, a Public Speaker addressed the Committee in opposition to the application and stated that he considered that the development at Plas Glanrafon Hotel is out of place and emphasised that Benllech is a village and not a town or city. The village of Benllech is mainly a village of bungalows and not a village with four storey buildings. He disagreed with the statement within the Officer's report that there is a need for such a development in Benllech; there are a number of dwellings for sale in the village which are not selling. These proposed flats are not Extra Care facilities for the elderly, they are flats on the open market; he was given to understand that people from outside the area have expressed interest in purchasing these flats. If this development is approved it will have increased pressure on social care and social services on the Island. Mr. Morris stated that traffic issues are the main concerns in respect of this development. Tourism to the village of Benllech has been encouraged and having increased traffic from these 35 flats will cause increased traffic problems in the village. Six junctions will be fifty yards from the access to this development together with two bus stops. The largest carpark in Benllech has been taken for the development of the new doctor's surgery which has increased the pressure on parking spaces in the village. This development at Plas Glanrafon Hotel does not afford parking spaces for all the 35 flats. He further stated that Plas Glanrafon Hotel has experienced flooding over the years and this development is at a lower level; he was unsure how the developer would resolve the flooding issues.

Mr. Chris Butt, a Public Speaker addressed the Committee as a supporter of the application. He stated that the developer considers that this site is an excellent location for such a development for older person's accommodation. The site is near local shops and amenity services for the residents to use. The developer has identified a local need for such a development on Anglesey. The development has been identified as a Category 2 accommodation which will be marked as retirement living facility. The facility will have a managed form of accommodation with a range of facilities available with a 24 hours careline. The developer considers that the facility will release family homes in the area when older people decide to move into such a facility. During a consultation process by the developer there was considerable support within the local area for such a development.

Councillor Ieuan Williams, a Local Member said that the developer has conducted two public consultations within the village of Benllech together with a consultation process with the Community Council. He stated that neighbouring properties have expressed their objection to the proposed development as noted within the Officer's report to the Committee. He further stated that some constituents have expressed orally their support for the development as they are concerned with the disrepair of the Plas Glanrafon Hotel building at present. The main support for the development seems to be that Benllech is a tourist area and local business do benefit from visitors to the area. Councillor Ieuan Williams left the meeting thereafter.

Councillor Vaughan Hughes, as a Local Member said that as he is a Member of the Planning and Orders Committee he has been referring supporters and objectors to the application to the other two Local Members following legal advice by the Legal Department. He stated that large hotels similar to the Plas Glanrafon Hotel have outgrown their use and attractiveness for tourist. Councillor Hughes said that the issues relating the traffic and flooding issues raised by the objectors needs to be addressed by Officers.

The Planning Development Manager said that the proposed development is for 35 flats and not 36 as noted in the report. He stated that 4 additional letters of support has been received since the publishing of the Agenda for the Committee. The total of 52 letters has been received in support of the application and 5 letters of objection. Due

to the number of units proposed there is a requirement that an element of affordable housing or a financial contribution to the Housing fund is made. It has been accepted that a financial contribution of £150,000 should be secured through a legal agreement. Amenity issues have been address and this part of Benllech exhibits a wide range of styles and designs and that there is sufficient distance between the development and neighbouring dwellings to make sure that it does not affect privacy and overlooking issues. The Officer said that it has been accepted that part of the site is within flood zone; a Flood Consequence Assessment has been submitted as part of the application and has been assessed by Natural Resources Wales and they are in agreement that the developing of this site would not cause flooding in the area. The Highways Authority has raised no objection to the development.

Members of the Committee questioned if there was adequate parking on the site for such a large development. The Highways Officer responded that due to the size of the previous Plas Glanrafon Hotel it was considered that adequate parking facilities are available on the site and that the access as sufficient.

Councillor Nicola Roberts said that no reference is made within the report to consultation with the Social Services with regard to this proposed application. The Planning Development Officer responded that informal discussions have taken place with the appropriate department within the Council.

Councillor T.V. Hughes 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 within the written report.**

### **7.3 31C170D – Full application for the erection of 17 dwellings (12 with 2 bedrooms, 4 with 3 bedrooms and 1 bungalow with 3 bedrooms) together with the construction of a new vehicular and pedestrian access on land adjacent to Hen Lon Dyfnia, Llanfairpwll**

The application is reported to the Planning and Orders Committee as the application site is located outside, albeit adjoining the Local Plan development boundary for Llanfairpwll and the application has been advertised as a departure from the Local Plan. Two of the Local Members have also requested that the application be determined by the Committee. At its meeting held on 11 May, 2016 the Committee resolved to visit the site ahead of determining the application and the site visit took place on 18 May, 2016.

The Planning Development Manager said that the applicant has appealed against non-determination of the application by the Authority and a public inquiry procedure has now commenced. The Committee at its meeting held on 1 June, 2016 resolved to refuse the application contrary to the recommendation of the Officer's. The reasons given for refusal were overdevelopment, drainage and risk of flooding.

The Committee was asked to confirm if they wished to defend all three reasons at appeal.

Councillor Lewis Davies proposed that the three reasons for refusal of the application be defended at appeal and Councillor T.V. Hughes seconded the proposal.

**It was RESOLVED to contest the appeal for refusal of the application contrary to the Officer's recommendation.**

## 8 ECONOMIC APPLICATIONS

### 8.1 24C300A/ECON – Formation of lakes for fishing and recreation use, erection of an ancillary shop/café and a storage building together with associated access roads and parking areas and the installation of a new septic tank on land forming part of Tyn Rhos Fawr, Dulas

The application is reported to the Planning and Orders Committee due to the context and scale of the application. It was noted that the site was visited in July 2015.

Mr. James Dodd addressed the Committee as a supporter of the application. Mr. Dodd gave a background of the experience of the Company he represents to the Committee. The application is for a series of amenity lakes to enhance the tourism of the Island with sailing, fishing, canoeing, café, boat storage and teaching facility. The proposed development comprises of 6 lakes. In lakes 1, 2 and 3 the water is stored below natural ground level and each lake has a volume of less than 10,000 cubic metres. Lake 4 and 5 also has capacity of less than 10,000 cubic metres but they are located within the earthworks for retaining structures of Lake 6. Lake 6 is the impoundment lakes with a volume of over 100,000 cubic metres. The construction of lakes and reservoirs in Wales is controlled by the Reservoirs Act 1975. This Act was amended in Wales on 1 April, 2016 and now all reservoirs with a raised structure and is capable of holding more than 10,000 cubic metres, which is above the natural level, on any part of the surrounding land fall under these regulations. The regulations are operated, monitored and policed by Natural Resources Wales. The highest safety standards is paramount in the design of the Lakes and annual inspections must be undertaken by a Panel Engineer and reports submitted to Natural Resources Wales.

The Committee asked questions of Mr. Dodd regarding historical flooding of the A5025 near the site. Mr. Dodd responded that following consultation with the Highways Officers the matter has been alleviated by the construction of a culvert at the low point of the highway. The construction of the lakes will slow the water flow into the river and alleviate flooding problems on the A5025. Members further raised questions regarding the retaining of Welsh names on the proposed lakes. Mr. Dodd agreed that the Welsh names need to be protected. The Planning Development Manager stated that a Welsh Language Impact Assessment had been accepted by the Council's Welsh Language Impact Officer.

The Planning Development Manager informed the Committee that since the report was written a screening opinion has been made by the Council which confirms that full environmental assessment is not required with the application. He further stated that an additional planning condition will need to be imposed on any approval of the application with regard to the opening hours of the facility i.e. 8 a.m., to 8.00 p.m. The Officer reported that substantial landscaping works around the site and a new access will be constructed into the highway. The development of the site will take up to 3 years to complete. The Committee report confirmed that the principle of the development is acceptable in this countryside location. The impacts of the construction and operation of the development on the residential amenities of adjacent properties have been assessed. A visualisation plan was shown to the Committee as had been requested at the site visit to the site. He noted that the recommendation of the Officer's was of approval.

Councillor T.V. Hughes said that he welcomed that such a developer wished to develop the site and to attract tourist and local residents to make use of such a facility. Councillor T.V. Hughes proposed that the application be approved and Councillor Vaughan Hughes seconded the proposal.

Councillor W.T. Hughes proposed that the application be refused as he wished to keep the character of the area. He also raised concerns regarding the impact on the Welsh language and the need to safeguard the historical Welsh names in the Dulas area. There was no seconder to the proposal.

Councillor Lewis Davies abstained from voting.

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

**8.2 34C326D/VAR/ECON – Application under Section 73 for the variation of condition (01) from planning permission reference 34C326C/ECON (erection of a resource centre) so as to allow a further 5 years to commence work at Former Cross Keys Site, Bulkeley Square, Llangefni**

The application is presented to the Planning and Orders Committee as part of the site is within Council ownership.

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

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

**9 AFFORDABLE HOUSING APPLICATIONS**

None were considered by this meeting.

**10 DEPARTURE APPLICATIONS**

None were considered by this meeting.

**11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS**

**11.1 34C313A – Full application for alterations and extensions at Croeso, Rhosmeirch**

The application is reported to the Planning and Orders Committee as the applicant is a relevant Officer under paragraph 4.6.10.2 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.3 of the Constitution.

Councillor Lewis Davies 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 REMAINDER OF APPLICATIONS**

**12.1 15C218 – Full application for change of use of the public house into two residential units at Royal Oak, Malltraeth**

The application is reported to the Planning and Orders Committee at the request of a Local Member.

Councillor Ann Griffith, stood down as Chair of the Committee to speak in her capacity as a Local Member regarding the application. Councillor R.O. Jones, Vice-Chair took the Chair for the discussion and determination of the application.

Mr. David Vaughan, public speaker said that he was speaking on behalf of most of the residents of the village of Malltraeth in objection to this application. Mr. Vaughan said that the Royal Oak did not close due to economic issues and it did not make sense for the removal of a viable premises which is a loss of a vital community asset. The Royal Oak has been in existence for many years with a consent for the building to be used as a public house. There has always been a need for such a facility and that need still exists due to vital amenity for local and tourist to the Malltraeth area. The Royal Oak is also on the coastal path route which is been used by birdwatchers and walkers. Tourists have all been able to take advantage of the facility at the Royal Oak over the years as a village pub.

The Committee asked questions of Mr. Vaughan with regard as to why nobody in the village had an interest in running the public house in Malltraeth. It was further stated that there is another public house in the village. Mr. Vaughan responded that there was interest locally in running the Royal Oak but they were outbid in the auction of the facility. He further stated that there was a rumour that the other public house in the village was closing aswell.

Mr. Dafydd Jones, a Public Speaker spoke in favour of the proposal and stated that the applicant bought the facility at auction in December 2015 following the closure of the Royal Oak in August 2014 due to the lack of business at the premises. Policy 55 of the Ynys Môn Local Plan enables the converting of such facilities into residential dwellings providing that policies are met. The proposal will include the demolition of flat roof extensions and will be replaced with slate roof smaller extension. He further stated that the change of use of the public house into residential dwellings will have a positive impact on the neighbouring properties with the reduction of noise disturbance, improving parking facilities for local residents and make use of an empty building since 2014. Mr. Jones further stated that another public house exists in the village of Malltraeth.

The Committee asked questions of Mr. Jones with regard to the statement made by the objectors that there was no business reasons why the Royal Oak ceased to remain open. Mr. Jones said that the owner was made bankrupt due to the lack of business at the Royal Oak and that is why the premises was put to auction.

Councillor Ann Griffith, a Local Member said that she was speaking on behalf of some residents of the village of Malltraeth and also on behalf of the Bodorgan Community Council. She stated that she had requested that the Planning and Orders Committee determine this application due to the volume of objections to the proposal. Councillor Griffith referred to the two main concerns of the residents of the village with regard to the loss of a popular village public house which is a local community hub for the area. The residents are concerned for the future of the other public house; there a rumours that the Joiners Arms in the village is to close shortly. Concerns have been also been expressed that the inside of the Royal Oak has been cleared of fixtures and fittings without permission. Due to the concerns of the local residents a petition of near 200 names was collected with regard to the importance of the Royal Oak as a public house; Malltraeth is an area for sporting activities and the



pub was a facility for the competitors attending the Anglesey Racing Track near Aberffraw together with birdwatchers and artists who visit the area.

Councillor Griffith stated that the concerns of the Community Council is that the proposed dwellings should be affordable housing for local residents and not for holiday accommodation. She noted that following discussions with the relevant department of the Council, 45 dwellings in the Malltraeth area are currently empty, however the statistics do not specify if these houses are empty or holiday homes. 20 people are currently on the social housing list and one person has registered on the affordable housing list for a dwelling in Malltraeth. The 2011 census has shown that there are 90 holiday homes out of 807 dwellings in the Malltraeth area. House prices in 2014 recorded an average of £171,000 and the average household income is £24,568. The affordability of houses ratio is 6.9 times more than the average income in 2014 in the Malltraeth area.

The Planning Development Manager reported that the building is located within the confines of the village and the design of the proposed extension is considered acceptable. He appreciated that the Royal Oak public house was a community resource but he does understand that there is another public house in the village of Malltraeth and that it is only a rumour that it is to close in the future. As regards to the matter of internal works carried out, investigations confirmed that no planning permission had been required.

Councillor Vaughan Hughes 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 19C1174/FR – Full application for change of use of land to place 103 containers for storage purposes at Enterprise Park, Holyhead**

The application is reported to the Planning and Orders Committee as the land that forms the application site is owned by the Local Authority.

The Chair reported that one of the Local Members has requested that the site be visited due to possible flooding and traffic issues.

Councillor Lewis Davies proposed that the site be visited and Councillor Nicola Roberts seconded the proposal.

**It was RESOLVED that a site visit be undertaken in accordance with the request of a Local Member for the reason given.**

#### **12.3 28C257A – Outline application for the erection of a dwelling together with full details of the vehicular access on land adjacent to Bryn Maelog, Llanfaelog**

The application is reported to the Planning and Orders Committee at the request of a Local Member.

The Planning Development Manager reported that the application site is currently occupied as a builder's yard and has an existing road access and some buildings and hardstandings. The Officer's accepted that there are dwellings in the vicinity of this application but it is not considered that the site forms an infill site as there is a distinct cap between this site and the village of Llanfaelog and is not a reasonable extension

to the existing developed part of the settlement. The development of a dwelling on this site would lead to pressure to develop the remaining part of the site to the east of the plot as well as to infill development back towards the St. Maelog Church.

Councillor R.A. Dew, a Local Member stated that this application is for a dwelling on a brownfield site on the outskirts of the village of Llanfaelog which is currently being used as a builder's yard. This proposed dwelling would be for the owner of the builder's yard to retire and would not be sold on the open market. Councillor Dew referred to the reference within the report with regard to the development of brownfield sites and gives priority to land that has been developed previously. He considered that a dwelling on this site would enhance the area and that it does conform with Policy 50 as an infill site.

Councillor Lewis Davies proposed that the application be approved contrary to the Officer's recommendation as he considered that a dwelling on this site would improve the area. Councillor T.V. Hughes seconded the proposal. The reasons given for approval were that the proposed dwelling does conform with Policy 50, it is an infill site as the site has been previously developed and that it does not harm the amenities of the area.

**It was RESOLVED to approve the application contrary to the Officer's recommendation for the reasons given.**

*(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 in respect of the reasons given for approving the application).*

**12.4 39LPA1026/TPO/CC – Application for works to fell trees which are protected by a Tree Preservation Order at Old Reservoir, Pentraeth Road, Menai Bridge**

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

Councillor Lewis Davies proposed that the application be approved and Councillor Vaughan 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.**

**12.5 41C8G/DEL – Application under Section 73 for the removal of condition (10) (details of a passing bay) from planning permission reference 41C8C (full application for the change of use of land for the siting of 33 touring caravans) and the creation of a one-way access system in lieu at Garnedd Ddu, Star**

*Having declared a prejudicial interest in this application, Councillor Lewis Davies withdrew from the meeting for the consideration and determination thereof.*

The application is presented to the Planning and Orders Committee as the application is made for the deletion of condition 10 of planning permission 41C8C (full application for the change of use of land for the siting of 33 touring caravans). It was reported that Condition 10 required the creation of a passing bay on the approach road to the site. In lieu of providing a passing bay, a one way access system at the site entrance is proposed with a new access onto the public highway.

Councillor Jim Evans, a Local Member read out correspondence he received by Dr. Edwards, Castellfryn, Gaerwen to the Committee. The correspondence challenged the amendment of Condition 10.

Councillor R. Meirion Jones, a Local Member emphasised that the applicants were advised by Officers that a passing bay was required when they first submitted their planning application reference 41C8C. However, he appreciated the objections with regard to the removal of condition (10) but stated that a one-way system is an amendment to the condition regarding a passing bay. Only one condition of all those previously imposed on planning application 41C8C has been requested to be removed. Councillor Jones said that the Highways Authority is willing to accept the removal of condition 10 but that a one-way system must be undertaken at the site.

The Planning Development Manager informed the Committee that since the report was written 8 letters and a petition of 19 names of objections and has been received with regard to this application. Despite suggested conditions by the Highways Authority, the Planning and Orders Committee took a view that an additional condition requiring the formation of a passing bay was required to deal with traffic arising from the proposed development. Discussions have taken place with the applicants and Officers from the Highways Authority with regard to a traffic management plan which was agreed and a one-way system is proposed.

The Highways Officer said that there were concerns with regard to a narrow access to the site; traffic would have to enter and depart the site from this access and that is why a passing bay was previously suggested with regard to this application. The road to this site is a public highway and it was considered that a one-way system was a safer option.

Councillor T.V. Hughes 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.**

## **13 OTHER MATTERS**

### **13.1 11LPA101M/1/LB/CC – Listed Building Consent for works at Ysgol Syr Thomas Jones, Amlwch**

The Committee was advised that the application will be forwarded to the Welsh Assembly of Wales for determination in accordance with Regulation 13 of Planning (Listed Building and Conservation Areas) Act 1990.

**It was RESOLVED to note the information.**

**COUNCILLOR ANN GRIFFITH  
CHAIR**