

PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 27 July, 2016

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| PRESENT: | Councillor Ann Griffith (Chair) Councillor Nicola Roberts (In the Vice-Chair) |
| | Councillors Jeff Evans, John Griffith, Kenneth Hughes, Vaughan Hughes, Victor Hughes, W.T.Hughes |
| IN ATTENDANCE: | Development Management Team Leader (NJ) Planning Assistant Highways Officer (JAR) Development Control Engineer (Major Projects) (GG) Environmental Health Operations Manager (HT) Legal Services Manager (RJ) Committee Officer (ATH) |
| APOLOGIES: | Councillors Lewis Davies, Raymond Jones, Richard Owain Jones |
| ALSO PRESENT: | Local Members: Councillor Richard Dew (applications 7.3, 12.1 and 12.2), Trefor Lloyd Hughes (application 7.1), Llinos Medi Huws (application 12.4) Peter Rogers (applications 12.1 and 12.2), Mr John Hall (Amec Foster Wheeler) (Planning Case Officer for application 7.2) |

1. APOLOGIES

As noted above.

Due to the absence of the Vice-Chair, Councillor Richard Owain Jones, the Committee resolved to elect a Vice-Chair for this meeting and Councillor Nicola Roberts was duly elected to that position.

2. DECLARATION OF INTEREST

The following declarations of interest were made:

Councillor W.T.Hughes declared a personal and prejudicial interest with regard to applications 6.1 and 7.2

Councillor T.Victor Hughes declared a personal but not prejudicial interest with regard to application 11.1

Councillors Ann Griffith, John Griffith, Vaughan Hughes and Nicola Roberts declared an interest with regard to application 7.2 on account of the reference to Wind Turbines in the Plaid Cymru Manifesto.

3. MINUTES OF THE 6TH JULY, 2016 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 6th July, 2016 were presented and were confirmed as correct.

4. SITE VISITS 20TH JULY, 2016

The minutes of the planning site visits held on 20th July, 2016 were presented and confirmed as correct.

5. PUBLIC SPEAKING

The Chair announced there would be Public Speakers in respect of applications 7.2, 12.1 and 12.2

6. APPLICATIONS THAT WILL BE DEFERRED

6.1 20C310B/EIA/RE – Full application for the construction of a 49.99MW solar array farm together with associated equipment, infrastructure and ancillary works on land adjacent to Rhyd y Groes, Rhosgoch

Having declared a prejudicial interest in this application, Councillor W.T.Hughes withdrew from the meeting during the consideration and determination thereof.

It was resolved to carry out a site visit in accordance with the Officer's recommendation for the reason given in the written report.

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 reason given in the written report.

7. APPLICATIONS ARISING

7.1 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.

At its meeting held on 6th July, 2016, the Committee resolved to visit the site prior to determining the application and the site visit took place on 20th July, 2016.

The Planning Development Team Leader informed the Committee that since the site visit took place Welsh Water have submitted comments in respect of the siting of the proposed containers in relation to the main water supply. Discussions are taking place with regard to the placement of the containers and taking account of the current scheme and the distances which Welsh Water require around its supply pipes, further consideration needs to be given to the scheme as proposed before a recommendation is made to the Committee. It is therefore recommended that consideration of the application be deferred pending the outcome of the discussions.

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

7.2 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 55 m, 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 part 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 de-commissioning of the existing wind farm) at Rhyd y Groes Wind Farm, Rhosgoch

The application is for the repowering of the existing Rhys y Groes wind farm. The application is an EIA application and as such must be referred to the Planning and Orders Committee for determination.

The application has been delayed in being presented to the Committee to allow the applicant to respond to objections and requests for further information from Natural Resources Wales, the Council, the Defence Infrastructure Organisation and the Welsh Government with regard to the issues outlined in the report. The applicant's response has resulted in the scheme being amended

and a scheme amendment statement was received in June, 2016 which removes turbines 12 and 13 at the eastern extent of the site and reduces the height of turbines 3, 4 and 11.

Mr Roger Dobson, a public speaker and an objector to the proposal said that he spoke for many of the residents of North Anglesey based on a public meeting held in Cemaes and the results of a survey which produced 9,000 responses favouring restrictions on new turbine to a maximum height of 50m. He cited four main reasons for opposing the development relating to the visual impact on the landscape, the effect of noise upon people over a larger area, safety, and the context of other energy developments and he elaborated thereon. He referred to the potential impact of the development on tourism which is a key industry for Anglesey as well as issues regarding the safety aspects of wind turbine technology and he gave examples of incidents involving wind turbines and the public. Mr Dobson said there are also concerns about the wind turbines impacting on human health due to exposure to noise and flicker effects. The whole of Cemaes is already affected by the existing wind farm and the effects would likely be greater as a result of the proposed development. Mr Dobson said that Anglesey has already done more than its fair share for the North Wales economy and Britain's low carbon electricity and that the creeping industrialisation of the landscape on top of Wylfa is unreasonable in a small community.

There were no questions by the Committee to Mr Dobson.

Ms Ffion Edwards, an employee of Natural Power addressed the Committee in favour of the proposal and she highlighted that following consultation the scheme has been amended by the removal of two turbines and by reducing the height of another three thereby ameliorating the effects on the AONB, the area's cultural and heritage assets and lessening the visual effects on Cemaes. Natural Resources Wales and other consultees as well as the community councils have since confirmed they do not object to the scheme. The Isle of Anglesey County Council is also satisfied as to the acceptability of the proposal. The proposal complies with renewable energy planning policy which advocates the repowering of wind turbines as long as there are no unacceptable effects on the landscape. The proposal brings with it numerous benefits including a renewable energy supply of 20.8m kilowatt per hour equating to over 4,000 homes, a commitment to the Heritage Management Plan and improvements to the coastal path; a boost to the local economy through investment and job creation, and the payment of a dividend of £4k per megawatt which for the proposed scheme is equivalent to 39k per annum to the local community. In summary the proposed scheme is better designed, is more productive and is time limited to a period of 25 years.

The Committee asked Ms Edwards a series of questions in clarification of the following issues:

- The nature and extent of the employment opportunities it is envisaged the proposal will create. The Committee was informed that it is anticipated that work opportunities might arise both at the construction stage of the proposed new wind farm as well as from the de-commissioning of the existing wind farm. Other ancillary opportunities could occur locally in production and supply and also in security during the construction phase.
- The benefit to the community. The Committee was informed that the scheme as proposed will produce £4k per megawatt or £39k per annum which is index linked giving around £1m over the lifetime of the development. There will be discussion with the local community as regards the criteria for the distribution and allocation of monies.
- The possible impact of the proposal on the landscape being situated at a distance of 900m from the coast and on the AONB, and by implication on tourism. The Committee was informed that there have been extensive discussions with the Local Planning Authority as regards the effects of the proposal particularly on the AONB and several assessments of the landscape impact have been carried out. NRW has no objection in connection with the AONB and it is not considered that it would have significant adverse effects on the AONB. No study has evidenced any significant impact on tourism from wind farm sites and the proposal is restricted to 25 years unlike the existing wind farm which is not subject to time limited consent.
- The Committee sought reassurance that the existing wind farm will be phased out as the new scheme comes into operation and that the two will not be in production simultaneously. The Committee was informed that the existing wind farm will not be operative at the same time as the repowered wind farm. The proposed scheme provides for the decommissioning of the existing turbines but because the site is in two parts - the eastern and western areas, the decommissioning process will involve a phased approach whereby one area will be

decommissioned in preparation for the new scheme whilst the existing scheme will still be operating in the other area.

- The rationale for repowering the existing wind farm in the context of the proposed Wylfa Newydd nuclear build. The Committee was informed that the proposal is a renewable energy project which is unrelated to nuclear energy.

The Development Team Leader updated the Committee as regards representations received and she confirmed receipt of correspondence by Llanbadrig Community Council withdrawing its objection to the proposal and a letter by Llanelian Community Council in support of the standpoint taken by Llanbadrig. Letters of objection have also been received including one from the Member of Parliament on behalf of some of the local residents. The Officer referred to the reason for reporting the application to the Committee as set out in the report and clarified that although there has been a more recent decision to revert to the position whereby wind turbine application are determined under delegated powers, because this is an EIA application and because it has been called in, it has to be presented to the Committee for determination.

Mr John Hall, Amec Foster Wheeler and Case Officer for the application clarified what the application as presented entailed and he outlined the context to the application. The Officer referred to the main planning considerations in relation to the principle of the development; the landscape and visual impact; the impact from a Cultural Heritage perspective; and residential amenity and he elaborated thereon giving details of the elements in mitigation of the scheme's effects including by the attachment of planning conditions. The Officer highlighted the fact that although current policies and guidance supporting wind farm repowering weigh against the treatment of wind farms as temporary, in this case the proposal's reversibility is given significant weight; in being restricted to a 25 year period the wind farm's life will be subject to planning control in contrast to the existing wind farm which as things stand could remain in perpetuity. Two conditions seek to reinforce this namely draft condition 4 which seeks to ensure the decommissioning of the existing wind farm in tandem with the construction of the repowered wind farm. The applicant has agreed the principle of a phasing scheme to ensure that demolition proceeds in a way that aggressively reduces the number of turbines in the site. Draft condition 5 seeks to ensure the removal of the proposed wind farm after 25 years of operation. The application is being recommended for approval because of the short-term benefits in the form of the generation of power, the control over environmental effects and the removal of the existing turbines but in a way that produces effects that are not so significant to outweigh the benefits. In the long term the scheme provides for the removal of all turbines on the site in a prominent location thereby securing an improvement to the setting of the AONB.

Councillor W.T.Hughes spoke as a Local Member. The Legal Services Manager clarified that notwithstanding Councillor Hughes had declared a prejudicial interest, the Members' Code of Conduct allows him to participate on the same basis and to the same extent as a member of the public and to withdraw from the meeting having made his representations. Councillor Hughes having addressed the Committee subsequently withdrew from the meeting.

Councillor John Griffith, a Member of the Committee gave his views also as a member for a neighbouring electoral area and he raised concerns regarding the proposal on account of its visual impact on the nature and character of the surrounding landscape and its proximity to the AONB. He cited a series of policies which he believed the proposal contravened particularly in terms of being unacceptable because of its detrimental effect on the landscape and he referred to the adverse cumulative effects of the current proposal along with other wind farm developments in the area.

The Committee considered the information presented and in the ensuing discussion it sought assurance regarding the arrangements for decommissioning the existing wind farm and their enforcement as well issues in relation to noise impact. The Planning Development Team Leader said that further work will be undertaken on the conditions relating to phasing out the existing wind farm. The Environmental Health Operations Manager explained the position with regard to managing noise effects.

The majority of the Committee's Members were on balance supportive of the application based on planning grounds; due to there being an existing wind farm on site and because of the

amendment to the scheme and the mitigation of effects which this provided. Councillor Jeff Evans proposed that the application be approved and the proposal was seconded by Councillor Kenneth Hughes, Councillor John Griffith proposed that the application be refused contrary to the Officer's recommendation; there was no seconder to the proposal.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report. (Councillor Victor Hughes abstained from voting)

7.3 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 has been called in for the Planning and Orders Committee's determination by Councillor Richard Dew. At its meeting held on 6th July, 2016, the Committee resolved to approve the application contrary to the Officer's recommendation because it deemed it to be compliant with Policy 50; because the proposal is an infill application on a brownfield site; because the proposal does not impact upon the amenities of adjoining occupiers and because the proposal will improve the appearance and amenities of the locality.

The Planning Development Team Leader reported that it is the Officers' view that the principle of residential development is unacceptable as the development conflicts with Policy 50 of the Ynys Môn Local Plan. The development of the site would likely set a precedent and lead to pressure for additional housing development in the vicinity. The brownfield nature of the site is not considered sufficient of itself to overcome the policy objection. The recommendation therefore remains one of refusal.

Councillor Richard Dew, a Local Member confirmed that he did not wish to add to the comments he had made at the previous meeting.

The Committee reiterated its previous support for the application. Councillor Victor Hughes said that his view regarding the suitability of the site for residential development and as likely to improve the appearance of the locality remained unchanged and he proposed that the Committee re-affirm its approval of the application. His proposal was seconded by Councillor Vaughan Hughes.

It was resolved to re-affirm the Committee's previous approval of the application subject to appropriate conditions to be determined by the Officers. (Councillor John Griffith did not vote on the matter as he had not been present at the previous meeting)

*The Legal Services Manager advised at this juncture that as the Committee had now been in session for three hours (Applications 12.1 and 12.2 having been considered under Item 5 – Public Speaking), under the provisions of paragraph 4.1.10 of the Council's Constitution, a resolution was required by the majority of those Members of the Committee present to agree to continue with the meeting. **It was resolved that the meeting should continue.***

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

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

11. DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 36C338A – Full application for the erection of a dwelling and detached garage on land opposite Ysgol Henblas, Llangristiolus

The application is reported to the Planning and Orders Committee as the applicant works within the County Council's planning function. 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 Team Leader reported that following receipt of an amended plan in relation to the siting of the detached garage, the publicity process was repeated with the latest date for the receipt of representations being the 2nd August, 2016. At the time of the writing of the report, two letters of objection and five letters of support had been received. The Officer confirmed that a further letter of objection had been received and that objectors to the proposal raise issues as regards the suitability of proposal within the village of Llangristiolus in terms of scale and affordability. It is the Officer's view that the construction of the proposed dwelling is considered acceptable in this location; the proposal is compliant with policy and will not have a detrimental impact on the amenities of adjoining properties. There is already outline consent on the application site. The recommendation is therefore to approve the application.

Councillor Victor Hughes referred to an issue of overlooking and sought clarification of the guidance with regard to separation distances and bedroom windows. Speaking as a Local Member Councillor, Victor Hughes referred to a letter of objection submitted by the occupant of the adjacent property in which concerns regarding the access and visibility splay and the water retention of the plot particularly at times of heavy rainfall are highlighted. Llangristiolus is an area where underlying rock is very close to the ground surface. Councillor Victor Hughes referred to a porosity study commissioned by the applicant and said that the test was undertaken in dry conditions. It is also proposed that a soakaway pit is to be sited in the wettest area of the site at the boundary wall with the objector's property. Councillor Victor Hughes said that the landowner had opposed a previous application in 2009 by a neighbour on a site nearby because the site was historically susceptible to flooding and he quoted from the correspondence submitted at the time. He also referred to an e-mail dated May, 2015 by an Officer from the Council's Drainage Section requesting details of the arrangements to dispose of surface water. In light of this information, Councillor Hughes said that he believed the drainage issues have not been adequately addressed and he proposed that determination of the application be deferred until such time as these issues along with concerns regarding the access have been resolved. The proposal was seconded by Councillor Vaughan Hughes.

The Planning Development Team Leader confirmed that the applicant had commissioned a report by professional consultants in relation to porosity and that the porosity test was carried out on 2nd January following a period of wet weather. The report complies with BRE Digest 365 and, has been scrutinised and accepted by the Council's Officers as a valid assessment. Building regulations Part H do provide a hierarchy of options for addressing drainage matters so there are measures available for dealing with potential drainage issues on the site. It is also possible for the Committee to impose a Grampian condition as part of consent to request that the applicant submits full details of the drainage scheme prior to work commencing on site. There is already an access on site as well as outline consent for a dwelling; the application as presented does not add to the traffic situation and represents an amendment to a proposal to erect a single dwelling where there is already outline consent for a single dwelling. The Highways Authority recommends conditional approval.

The Highways Officer said that the Highways Department had considered the application at outline stage and he confirmed that the proposal is compliant with national standards and that it was acceptable from a Highways perspective. However, Highways Officers would be happy to discuss the matter with the Local Member if he was of the belief that further improvements could be made.

It was resolved to defer determining the application to allow further discussions to take place with the applicant with regard to highways and drainage issues.

12. REMAINDER OF APPLICATIONS

12.1 10C130 – Full application for the siting of a parking meter at Cable Bay Car Park, Aberffraw

The application is reported to the Planning and Orders Committee as it has been called in for the Committee's determination by a Local Member due to strong feelings within the local community.

Councillor Ann Griffith stood down as Chair of the Committee for this application in order to address the matter as a Local Member. The Vice-Chair chaired the item.

Ms Sioned Edwards, a Public Speaker addressed the Committee in favour of the application and she said that the application is to site a parking meter at Cable Bay car park the dimensions of

which are 1.9m in height by 0.4 meter in width. In order to mitigate the visual impact of the parking meter on the surrounding landscape which is an AONB, the meter will be located near other such structures such as a private land sign and refuse bins. The meter will be screened from the wider landscape by sand dunes and vegetation. The meter will be in the car park in the private ownership of Bodorgan Estate and will be managed by the Estate. The application does not involve change of land use and the current usage of the land as a car park will continue. Neither does it involve changing the car park's hours of use. The principle of charging for parking in car parks by beaches is accepted in several locations across Anglesey including Llanddwyn and Benllech. Bodorgan Estate has consulted on the intention to levy a parking charge in Summer 2015; the income generated will be used to improve the facilities available to visitors in the area including access to beaches and the coastal path. The Highways Authority has indicated it will prohibit parking on the highway. Letters of objection raise a concern that the car park will be closed overnight. That does not form part of the application.

Councillor Peter Rogers spoke as a Local Member and he emphasised the credentials of Bodorgan Estate as a landowner in terms of the way it services its communities and that the wish to improve standards is the reason for the application. The Highways Department does not object to the proposal. One of the biggest problems is camping by caravans overnight and for extended periods and the resultant debris that produces; the Bodorgan Estate is seeking to control that issue and to make improvements for visitors. The consultation on the intention took place 12 months ago and was carried out with a number of interested parties.

Councillor Ann Griffith also speaking as a Local Member confirmed that she had called in the application due to numerous expressions of concern regarding the proposal both local and from further afield from public users of the beaches. She had also asked for opinions via Facebook which had generated 8 late responses; those had been forwarded to the Planning Department. Councillor Ann Griffith clarified that the area in question is Cable Bay and Tyn Towyn. She said that the main reason for objecting is parking on the highway and she read extracts from objectors' comments highlighting the prevailing concern that imposing a charge on parking in the car parks will lead to parking on the highway which is a busy road leading to adverse effects, potential road safety issues and may possibly deter the visiting public from using the beach and other facilities with consequent effects for the local economy.

Councillor Richard Dew, a Local Member of a neighbouring electoral area asked the Committee to refuse both this and application 12.2 on the agenda on the basis of the unsuitability of siting parking meters within an AONB; whether there is a need to charge at all and because it will lead to parking on the road.

The Planning Development Team Leader reported that the application is to site a parking meter in the car park and not to determine either the principle of use of the car park or the principle of levying a parking charge. 8 objections have been received which raise several issues including that the proposal will create a barrier to parking; that is not a part of the application. The car park is in private ownership and the car parking levy is a private matter for the landowner. It is considered that the placement of a parking meter would have a neutral effect on the surrounding landscape and it is sufficiently screened by surrounding dunes and vegetation. Neither is it considered that it will impact the surrounding amenities or any neighbouring properties to a degree that warrants refusal. The Highways Authority raises no objection but has indicated that it will seek to prevent parking on the A4080 using its power under the Highway Act.

The Highways Officer said that there are existing problems with cars parking on the highway and that the Traffic Section has confirmed an intention to improve the highway by imposing measures to prevent parking on the road most probably by the introduction of double yellow lines. That intention is confirmed regardless of the outcome of the application in question.

The Committee was divided by the application with some Members of the opinion that a broader view should be taken being mindful of the possible effects of the proposal not only on local residents but on tourism and consequently on the local economy and that making more car parks free of charge would be more advantageous to the Island and its economy than charging for parking. Other Members highlighted the existence already of a number of charging car parks along the coast many of which are in the Council's ownership. Placing a parking meter in the park and charging for parking will not affect parking on the highway as that happens already when the car park is full.

Councillor John Griffith proposed that the application be approved and the proposal was seconded by Councillor Vaughan Hughes. Councillor Kenneth Hughes proposed that the application be refused contrary to the Officer's recommendation and the proposal was seconded by Councillor W.T.Hughes. In the subsequent vote, the proposal to refuse the application contrary to the Officer's recommendation was carried by 3 votes to 2 with Councillors John Griffith and Vaughan Hughes voting for the application and Councillors Kenneth Hughes, Victor Hughes and W.T Hughes voting against. Councillor Jeff Evans abstained from voting because he felt he could not determine the application without first knowing what the parking charge was likely to be and the use the income would be put to which he believed were influencing factors.

It was resolved to refuse the application contrary to the Officer's recommendation because of its likely negative effect on local people and on tourism.

(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)

12.2 10C131 – Full application for the siting of a parking meter at Broad Beach Car Park, Rhosneigr

The application is reported to the Planning and Orders Committee as it has been called in for the Committee's determination by a Local Member due to strong feelings within the local community.

Councillor Ann Griffith stood down as Chair of the Committee for this application in order to address the matter as a Local Member. The Vice-Chair chaired the item.

Ms Sioned Edwards, a Public Speaker spoke for the application and said that this is an application to place a parking meter on private land and has nothing to do with the principle of parking on the site. As regards effects on tourism and the local economy, the principle of charging for parking is established in other areas including in car park in the Council's ownership. Bodorgan Estate does not have to offer the site in question as a car park and the public does not have any automatic rights in relation to the land. As regard local clubs which may wish to use the car park after 7 p.m. e.g. the Surfing Club, she was confident that Bodorgan Estate could accommodate that wish.

Councillor Peter Rogers speaking as a Local Member said that the car park in this instance includes toilet facilities which are maintained by Bodorgan Estate and which are a valuable asset. The placing of a meter will deter parking by caravans for longer periods and the clear up cost which this entails. The income will contribute to resurfacing the whole area in due course thus asking it more attractive to tourists.

Councillor Ann Griffith said that as a Local Member she did not have anything material to add as regards this application but would ask if the Committee is mindful to approve the application that it considers whether there is a way of asking Bodorgan Estate to offer a concession to local people.

The Planning Development Team Leader said that there was no objection to the application from the Officer's perspective but that the issue of a concession is a private matter and cannot be managed by a condition.

Councillor John Griffith proposed that the application be approved and the proposal was seconded by Councillor Vaughan Hughes.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report.

12.3 18C224A – Full application for conversion of outbuildings into two dwellings together with the installation of a package treatment plant at Fron Hendre, Llanfairynghornwy

The application is reported to the Planning and Orders Committee as it involves Council owned land at the access to the site.

The Planning Development Team Leader reported that amended drawings have been received in response to concerns raised by the Built Environment and Landscape Section and these are confirmed as being acceptable as regards design and impact on the buildings themselves and on the setting of the nearby listed buildings. One letter of objection was received on this basis,

otherwise the statutory consultees raise no concerns. It is not considered that the ecological impacts of the scheme are such that they cannot be mitigated and it is not considered that the scheme would impact the AONB to such an extent as to warrant refusal.

Councillor Kenneth Hughes proposed that the application be approved and the proposal was seconded by Councillor Vaughan Hughes.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report.

12.4 25C255A – Outline application for the erection of a dwelling with all matters reserved on land at Tan Rallt, Carmel

The application is reported to the Planning and Orders Committee as it has been referred to the Committee by a Local Member.

The Chair said that a Local Member, Councillor Llinos Medi Huws had requested a site visit be undertaken. Councillor John Griffith speaking on behalf of Councillor Llinos Medi Huws said that the request was being made so that Members can see the application site for themselves it being on the boundary of the village but within the 30 mph speed restriction area.

Councillor John Griffith proposed that Members visit the site and the proposal was seconded by Councillor Kenneth Hughes.

It was resolved that a site visit be undertaken in accordance with the Local Member's request for the reason given.

12.5 19LPA1028/CC – Full application for the siting of an external plaque at 5/5a Stanley Crescent, Holyhead

The application is presented to the Planning and Orders Committee as it is submitted by the County Council.

Councillor Kenneth Hughes proposed that the application be approved and the proposal was seconded by Councillor Vaughan Hughes.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report and subject also to no adverse representations being received before the expiry of the notification period.

13. OTHER MATTERS

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

**Councillor Ann Griffith
Chair**