

# Planning and Orders Committee

## Minutes of the meeting held on 7 September 2016

- PRESENT:** Councillor Ann Griffith (Chair)  
Councillor Richard Owain Jones (Vice-Chair)
- Councillors Lewis Davies, K P Hughes, W T Hughes,  
Vaughan Hughes, Victor Hughes and Nicola Roberts
- IN ATTENDANCE:** Planning Development Manager,  
Planning Officer,  
Planning Assistants,  
Highways Officer (JAR),  
Legal Services Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** Councillors Jeff M .Evans, John Griffith and Raymond Jones.
- ALSO PRESENT:** Local Members : Councillor R.A. Dew (application 7.1); Councillor  
T.LI. Hughes (application 7.2); Councillor Llinos M. Huws  
(application 7.3); Councillor P.S. Rogers (application 7.1)
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### 1 APOLOGIES

As noted above.

### 2 DECLARATION OF INTEREST

The following declarations of interest were made :-

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

Councillor R.O. Jones declared a personal and prejudicial interest with regard to application 6.1.

Councillor T.V. Hughes declared a personal interest with regard to application 6.2 but noted that he had sought legal advice and advice from the Ombudsman for Wales with regard to the application and was allowed to take part in discussions and voting thereon.

The Planning Development Manager declared a personal and prejudicial interest with regard to applications 6.2 and 7.3.

### **3 MINUTES**

The minutes of the previous meeting of the Planning and Orders Committee held on 27<sup>th</sup> July, 2016 were presented and confirmed as correct.

### **4 SITE VISITS**

The minutes of the planning site visits held on 17<sup>th</sup> August, 2016 were presented and confirmed as correct.

### **5 PUBLIC SPEAKING**

There were no public speakers.

### **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 and Councillor R.O. Jones withdrew from the meeting during the consideration and determination thereof).*

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

*(Having declared an interest in the application, the Planning Development Manager left the meeting during discussion and voting thereon).*

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

#### **6.3 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, Holyhead**

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

*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.*

The application is reported to the Planning and Orders Committee at the request of a Local Member due to strong feelings within the local community.

The Planning Development Manager stated that an additional letter of support in respect of this application had been received since the last meeting. He noted that the Committee at its meeting held on 27<sup>th</sup> July, 2016 resolved to refuse the application contrary to the Officer's recommendation due to concerns of the negative effect on local people and tourism of Anglesey. He reiterated that the application is for the siting of 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. It is considered that the placement of a parking meter would have a neutral effect on the surrounding landscape and it is sufficiently screened. The recommendation therefore remains one of refusal.

Councillor Ann Griffith spoke as a Local Member and appreciated the opinion of the Planning Officers and the need for sufficient planning reasons in respect of the application. However, she stated that the charging of local people to park at the site is unacceptable. She urged the applicant to consider special arrangements for local people similar to which Natural Resources Wales have at Llanddwyn Beach. Councillor Griffith stated that her concerns are parking issues on the highway and the potential road safety issues during the summer months.

Councillor Peter Rogers spoke as a Local Member and he stated that this application is only for the siting of a meter. He noted that the applicant wishes to improve the visitor experience to the area and he accepted the Officer's recommendation.

Councillor R.A. Dew, a Local Member of a neighbouring electoral area stated that he had not changed his view or opinion with regard to this application and questioned the suitability of siting parking meters within an AONB area; there are no facilities available on the car park. Local people and visitors to the area have enjoyed leisure activities in the area for a number of years and people visiting the Ancient Monument in the area have parked in the car park. The Llanfaelog Community Council object to this application. Councillor Dew referred to parking issues on the local highway that already exist near the site when the car park is full; he was of the opinion that the parking issues might escalate when charging for parking was approved. The A4080 is a busy road and is the main route to the Ty Croes Racing Track. He questioned why the applicant does not consider affording the local residents free parking on the site as a community benefit.

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 on tourism and the local residents. Councillor Vaughan

Hughes considered that the Committee should be mindful that this is for the siting of a parking meter and supported the recommendation of the Planning Officer's to approve the application. There was no seconder to the proposal.

Councillor Lewis Davies proposed to reaffirm the Committee's refusal of the application due to the effect of local residents which have been able to park free at the site for a number of years, the effect on the AONB and potential effect on visitor's numbers visiting the Ancient Monument near the site. Councillor W.T. Hughes seconded the proposal. Officers warned that the reasons proposed for refusal were not planning reasons as the planning issue was only the consequences of the siting of the parking meter structure itself.

Councillors K.P. Hughes, T.V. Hughes and Nicola Roberts abstained from voting.

**It was RESOLVED to reaffirm the Committee's previous refusal of the application for the reasons given as noted above.**

## **7.2 19C1174/FR – Full application for change for 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 27<sup>th</sup> July, 2016 the Members resolved to defer the application in order that additional information with regard to Welsh Water's concerns was addressed. An amended site layout has now been received and the details have been forwarded to Welsh Water for consideration.

Councillor T.LI. Hughes, speaking as a Local Member stated that he had concerns regarding the application due to possible flooding issues and local children travelling to and from schools in the area; the site is near two large local authority social housing. He noted that the area is near the A55 and the Fire Station and had concerns regarding highways issues in the area. The siting of the proposed 103 containers would entail the removal of trees near the site. He noted that concerns have also been raised regarding the use of the site 24 hours a day and the restriction on the hours of operation should be considered.

The Planning Development Manager stated that the area has been designated as a Local Action Area for such a development. He accepted that children might be using the site but noted that the site is for development and is not a play area. The Officer stated that a fence will be erected around the proposed site.

The Highways Officer stated that the highway network to the area is excellent for such a development. He stated that the road serving the site is not a local authority adopted road. The scheme is acceptable as there is no obstruction to the public highway. The Officer further stated that there is no official path for children and local residents to use through the site.

Councillor Lewis Davies stated that he attended the site visit and this green site would be an opportunity to create a play area for children from a deprived area. He referred the comments by the Local Members during the site visit with regard to children using the site to walk to school. He referred to the new school being built in Holyhead and the potential of more children having to walk to school from this area. Councillor Lewis Davies proposed that the application be refused.

Councillor Nicola Roberts questioned if a Traffic Management Plan had been afforded as part of the application especially during the construction of the development and if a condition could be attached to restrict the hours of operation of the site with regard to safety issues. The Highways Officer responded that a Traffic Management Plan could be implemented during the construction of the site.

Councillor Vaughan Hughes questioned as to how many people would be employed at the site. The Planning Development Manager responded that employment of 5 full-time and 2 part-time persons would be employed following construction of the site.

Councillor K.P. 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 set out in the written report and that a construction-traffic management plan be attached to the approval of the application.**

### **7.3 25C255A – Outline application for the erection of a dwelling with all matters reserved on land at Tan Rallt, Carmel**

*(Having declared an interest in the application, the Planning Development Manager left the meeting during discussion and voting thereon).*

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

At its meeting held on 27<sup>th</sup> July, 2016 the Members resolved to undertake a site visit prior to determining the application. The site was visited on the 17<sup>th</sup> August, 2016 and members will now be familiar with the site and its settings.

The Planning Officer highlighted amendments to the report submitted to the Committee with regard to the Community Council now support the application, 3 letters have been received with additional comments noting that the access will be opposite a dwelling and lorries might reverse to that access and drainage issues raised. He stated that it is the opinion of the Planning Officer that the proposed dwelling would be located in a position which would be poorly related to the existing form of development which would intrude into a rural landscape and detrimental to the amenities thereof.

Councillor Lewis Davies stated that he was aware that conditions had been imposed on the application site following approval of an erection of an adjoining property. The Planning Officer responded that the area of land was identified for landscaping when the adjoining property was granted planning approval. Councillor Davies stated that no landscaping had been undertaken and proposed that this application be deferred to allow the Officer's to investigate why enforcement of the condition had not been adhered to. There was no seconder to the proposal.

Councillor Llinos M. Huws, spoke as a Local Member and stated that Carmel is designated for cluster development under Policy 50 and this application is on the boundary of the identified cluster. The site lies within the boundary speed limit of the village and there is no objection to the application by the Highways Authority.

Councillor T.V. Hughes stated that he was concerned that the conditions imposed on a neighbouring property had not been adhered to.

Councillor K.P. Hughes stated that he has given due consideration to this application and considered that the application be approved and Councillor W.T. Hughes seconded the proposal.

Councillor Lewis Davies proposed that the application be refused in accordance with the Officer's recommendation and Councillor T.V. Hughes seconded the proposal.

In the subsequent vote, the proposal to approve the application was carried by 5 votes to 2 with Councillors K.P. Hughes, Vaughan Hughes, W.T. Hughes, R.O. Jones and Nicola Roberts voting for the application and Councillors Lewis Davies and T.V. Hughes voting against.

**It was RESOLVED to approve the application contrary to the Officer's recommendation as it was considered that the application conforms with Policy 50.**

***(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).***

## **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

### 10.1 24C261B – Full application for the erection of a dwelling together with the construction of a vehicular access on land at Dafarn Drip, Penysarn

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

Councillor R.O. Jones proposed that the application be approved and Councillor Lewis Davies seconded the proposal of approval.

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

### 10.2 45C467 – Outline application with all matters reserved for the erection of a dwelling on land adjacent to Penparc, Newborough

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

The Planning Development Manager stated that the area is identified as a Countryside Hamlet and Cluster under policy HP5 of the Stopped Unitary Development Plan and can be supported as an infill site which is immediately adjacent to the developed part of the rural hamlet.

Councillor T.V. Hughes expressed his concerns that this area is identified as an Area of Outstanding Natural Beauty and the approval of dwellings over the years has equated to the area of Penlon turning into a village on its own and changing the character of the area. He referred to flooding issues in the vicinity of the application. Councillor Hughes objected to the application.

Councillor Lewis Davies proposed that the application be approved in accordance with the Officer's recommendation. Councillor K.P. Hughes seconded the proposal of approval.

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

## 11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

## **12 REMAINDER OF APPLICATIONS**

### **12.1 17C226G – Full application for alterations and extensions at Ger y Nant, Llandegfan**

The application was presented to the Planning and Orders Committee at the request of two Local Members.

Councillor Lewis Davies, a Local Member requested that a site visit be undertaken to allow Members to view the scale of the proposed alterations and extensions and the effect on the amenities of the neighbouring properties. Councillor Nicola Roberts seconded the proposal.

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

### **12.2 44C102A – Outline application for the erection of a dwelling with all matters reserved on land to the rear of Hazelbank, Rhosybol**

The application was presented to the Planning and Orders Committee at the request of a Local Member.

Councillor W.T. Hughes, a Local Member requested that a site visit be undertaken to allow Members to view the context of the application site compared to neighbouring properties. Councillor K.P. Hughes seconded the proposal.

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

## **13 OTHER MATTERS**

The Planning Development Manager reported that an application for demolition of the existing buildings was received but he noted that planning approval was not required.

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

**COUNCILLOR ANN GRIFFITH  
CHAIR**