

Planning and Orders Committee

Minutes of the meeting held on 5 April 2017

- PRESENT:** Councillor Ann Griffith (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors Lewis Davies, Jeffrey M. Evans John Griffith, K P Hughes, W T Hughes, Vaughan Hughes, Victor Hughes, Nicola Roberts.
- IN ATTENDANCE:** Chief Planning Officer,
Planning Officer (GJ),
Planning Assistants,
Highways Officer (JAR),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members : Councillors Llinos M. Huws (applications 7.8 & 7.9); H. Eifion Jones (application 7.3); Peter S. Rogers (application 7.7); Ieuan Williams (application 7.3).
- Councillor R.A. Dew – Portfolio Holder (Planning, Public Protection and Economic Development).
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1 APOLOGIES

None received.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor Ann Griffith declared a prejudicial interest with regard to application 11.2 on the agenda.

Councillor John Griffith declared a prejudicial interest with regard to application 7.4 on the agenda.

Councillor Richard O. Jones declared a prejudicial interest with regard to application 6.1 on the agenda.

Councillor W.T. Hughes declared a prejudicial interest with regard to application 6.1 on the agenda.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 1st March, 2017 were presented and confirmed as correct, subject to an amendment under item 7.4, Page 5 'The Chair said that she was not aware of the request for a site visit'. The

Chair apologised that Councillor R.O. Jones had requested a site visit to the site prior to the meeting on behalf of Councillor A.M. Jones a Local Member.

4 SITE VISITS

The minutes of the planning site visits held on 15th March, 2017 were presented and confirmed as correct.

5 PUBLIC SPEAKING

There were public speakers with regard to applications 7.2, 7.5, 7.7, 7.8 and 7.9.

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, Councillors W.T. Hughes and 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 34C304K/1/EIA/ECON – Hybrid application applying for full planning permission for the creation of a new engineering centre, car parking, children's play area and associated works and applying for outline planning permission with some matters reserved for a residential development of 157 dwellings, a hotel and food and beverage facility along with associated car parking and works on land at Coleg Menai, College Road, Llangefni

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 15C30H/FR – Full application for change of use of agricultural land to extend the existing caravan park to site a further 14 touring caravans together with the installation of a septic tank on land at Pen y Bont Farm Touring and Camping, Malltraeth

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

Councillor Ann Griffith stood down as Chair of the Committee for the consideration of this application in order to speak as a Local Member. Councillor Richard O. Jones, Vice-Chair took the Chair for the item.

At its meeting held on 2 November, 2016, the Committee determined that a site visit should take place. The site was subsequently visited on 16th November, 2016. At its meeting held on 7th December, 2016, the Committee resolved to approve the application contrary to the Officer's recommendation on the grounds that it did not consider there to be a flood risk of a level such that the proposal could not be

supported nor that the proposal would have a detrimental impact on the ecology of Malltraeth Marsh. At its meeting on 4th January, 2017, the Committee was advised that the Welsh Government had issued a holding direction on the application whilst Welsh Government Ministers considered whether or not they would call-in the application for determination. The Committee was informed at that meeting that it had two options, either to defer the application or to refuse it in accordance with the Officer's recommendation; the Committee resolved to defer the application until Welsh Government Ministers came to a decision on whether or not to call-in the application.

The Chief Planning Officer advised that that remains the position with it being open to the Committee at this meeting to defer the application or to refuse it in accordance with the Officer's recommendation.

Councillor K.P. Hughes proposed that the application be deferred and Councillor W.T. Hughes seconded the proposal.

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

7.2 18C225B – Full application for the erection of a dwelling, the creation of an access together with the installation of a package treatment plant on land adjacent to Bron Castell, Llanfairynghornwy

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 1st March, 2017 it was resolved that a site visit be undertaken and this took place on 15th March, 2017.

Mrs. Elen Pritchard, the applicant spoke in favour of her application. Mrs. Pritchard said that as young family they wish to return to Llanfairynghornwy where they were brought up and wished to raise their family in the rural culture of the countryside.

The Chair said that she wished to apologise to Councillor Llinos M. Huws, a Local Member that the site visit to this application took part an hour earlier than expected on the day of the site visits on 15th March, 2017. She afforded the Local Member the opportunity to explain in detail the application if she so wished.

Councillor Llinos M. Huws said that she considered that this application is an infill application to the village of Llanfairynghornwy. She referred to the dwellings and church near the development site and she considered that the Officer's report was misleading that the development was an unacceptable extension of the village. She noted that such an application can be approved under Policy 50 of the Ynys Môn Local Plan. The applicant has conformed fully with recommendations of the Planning Officers and has agreed to redesign the proposed dwelling on their request. Councillor Huws considered that the application should be supported.

The Chief Planning Officer said that the application site is located within a prominent and elevated position within the Area of Outstanding Natural Beauty. It is considered that the application is not an acceptable infill development or an acceptable extension to the village. The recommendation is of refusal.

Councillor K.P. Hughes said there is a distance of 30 metres between the proposed dwelling and neighbouring property and 13.5 metres between the side elevation of the proposed dwelling and the existing property known as Cae Gwynedd. The Community Council and Highways Officers are satisfied with the application and he wished to support a young family that wish to return to their local community.

Councillor Lewis Davies said that during the site visit to the proposed site it was evident that the proposal is an infill development; there are two dwellings next door to the site. Councillor Lewis Davie proposed that the application be approved and Councillor Jeff Evans seconded the proposal. There was no recommendation of refusal of the application.

It was RESOLVED to approve the application contrary to the Officer's recommendation on the basis that it is considered that the proposal will not harm the landscape and is an infill site.

(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow the Officers the opportunity to prepare a report in respect of the reasons given for approving the application).

The Legal Services Manager advised at this juncture that as the Committee had now been in session for three hours, (applications 7.5, 7.7, 7.8 and 7.9 on the agenda 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.

7.3 21C58H – Full application for the erection of 10 additional holiday units at Parc Eurach, Llanddaniel Fab

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 1st February, 2017 it was resolved that a site visit be undertaken and this took place on 15th February, 2017. The Planning and Orders Committee held on 1st March, 2017 resolved to refuse the application contrary to the Officer's recommendation for the reasons being that it was considered that the proposal constitutes overdevelopment in the countryside; lack of a suitable footpath from the site to the village; concerns over potential road safety issues and concerns regarding the capacity of the sewerage infrastructure to accommodate such a development.

Councillor H. Eifion Jones, a Local Member summarised the planning history of the application site. The scheme was originally for 20 units but has been reduced to 10 under the current application. The site visit provided Members with the opportunity to view the narrow road and the lack of a pavement and bus route from the site to the village. The Community Council have reiterated their objections to the proposal on the basis of inadequate infrastructure, additional traffic on the narrow road, lack of a footpath and pavement and because the site is unsustainable. They have also expressed concerns that the proposal will have an effect of creating a village within a village to the detriment of the community and will lead to use of the units as permanent homes. He noted that the applicant is now offering to construct a pavement near the site but the highway is too narrow and he is not the owner of the land in question.

The Chief Planning Officer reported that development plan policies support high quality holiday accommodation provided there is no conflict with other policies or advice. With the improvements proposed by way of extensive planting, the development will be incorporated within the landscape.

Councillor Lewis Davies said that approval of this application would constitute another hamlet of dwellings in the countryside. He reaffirmed his previous proposal of refusal of the application. Councillor T.V. Hughes seconded the proposal of refusal.

The Chief Planning Officer said that the reasons given for refusing the application at the previous meeting of this Committee would need clarification if the applicant decided to appeal against the decision of refusal. Some Members considered that the three reasons given at the last meeting were relevant in this case.

Councillor K.P. Hughes proposed approval of the application with conditions attached to such an approval. Councillor Jeffrey M. Evans seconded the proposal.

Following the subsequent vote **it was RESOLVED to reaffirm the Committee's previous decision of refusal of the application.**

Councillor John Griffith abstained from voting.

7.4 23C280F – Retrospective application for an agricultural shed and milking parlour together with the construction of a slurry pit, two silos and associated development at Plas Llanfihangel, Capel Coch

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

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

At the meeting held on the 1st March, 2017 the Committee resolved to refuse the application contrary to the Officer's recommendation for the reasons given as it would have a detrimental impact on local residents; pollution : artificial light and waste water; detrimental landscape impacts.

Councillor Ieuan Williams, a Local Member said that this application was refused at the previous meeting of the Committee due to the effect on the landscape and the environment. He expressed that the principle of landscape planning policies is to safeguard and enhance the landscape but he considered that screening options afforded by the applicant are not adequate in this instance. The Countryside Officer has stated that the location of this development has a moderately adverse effect on the landscape; there are more suitable and sensible sites on the farm on which the development could have been located. The landscape in this area is particularly sensitive as there are already electricity pylons and two turbines near the site; the National Grid is also proposing to erect another line of pylons in this area. Councillor Ieuan Williams considered that the Committee should reaffirm its decision and refuse the application.

The Chief Planning Officer said that the principle of the development for agricultural purposes is accepted within local and national planning policies. Although visible, it is the Officer's opinion that the development's visual effects will reduce over time and give the mitigation provided it will not create unacceptable changes to the landscape. The development is situated at sufficient distance from the nearest properties so as not to affect residential amenities and the arrangements for storing slurry meets the relevant requirements. The recommendation is still one of approval.

Members who were opposed to the development were concerned that the appropriate processes had been disregarded in this instance. They were of the view that the development does have a harmful effect on the landscape of the surrounding environment. The development could give rise to light pollution thereby affecting the amenities of neighbouring properties.

Members who supported the application indicated that the application must be considered on its merits and the needs of the animals on the farm had to be met in this instance which is why the applicant had acted as he did and especially as he was aware that Planning Officers were minded to recommend approval of the application.

Councillor T. Victor Hughes proposed to reaffirm the decision of the Committee at its previous meeting to refuse the application contrary to the Officer's recommendation and Councillor Lewis Davies seconded the proposal of refusal. Councillor W.T. Hughes proposed that the application be approved and Councillor K.P. Hughes seconded the proposal of approval.

In the ensuing vote the voting was as follows :-

To refuse the application contrary to the Officer's recommendation :-

Councillors Lewis Davies, Ann Griffith, T.V. Hughes, Vaughan Hughes **Total 4**

To approve the application in accordance with the Officer's recommendation :-

Councillors Jeffrey M. Evans, K.P. Hughes, W.T. Hughes, R.O. Jones **Total 4**

Abstained from voting : Councillor Nicola Roberts **Total 1**

The application was refused on the casting vote of the Chair.

It was RESOLVED to reaffirm the Committee's previous decision of refusal of the application.

7.5 25C242 – Retention of pond together with drainage works at Tyn Cae, Coedana, Llanerchymedd

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

At its meeting held on the 2nd November, 2016 the Committee resolved to undertake a site visit prior to determining the application. The site was visited on the 16th November, 2016.

Mr. H.E. Williams (**against the proposal**) spoke of his concerns regarding the application as to the retention of the pond at Tyn Cae which is approximately 46 metres in length and 24 metres wide. The pond is exceptionally large and takes water from the ditches and all the spoils of the farm yard. There are two cesspits, which have had planning permission some time ago which do not work to their potential during the winter months; there were no issues of surface water prior to the construction of the pond. Mr. Williams said that during the winter months his septic tank does not work properly. He noted that he and his neighbouring properties are in fear of the risk of flooding due to this pond.

Mr. Owain Evans (**a supporter of the proposal**) said that the Committee will have viewed on the site visited to the site in November, 2016 that this pond has blended in well into the landscape of the area. Natural Resources Wales have confirmed that they have no concerns with respect of the application. The Ecological Officer of the County Council is supportive of the application and sees an advantage of such a pond in the countryside. Mr. Evans said that the Environmental Health Department of the

County Council had expressed concerns with regard to this application but following a hydrogeological report being commissioned by an independent company the Department withdrew its concern as it became evident that there was no significant leakage through the base of the pond to the land. He further said that the applicant has planted trees and has erected a fence to try and alleviate the concerns of neighbouring properties.

The Chief Planning Officer reported that the application site is located within a countryside location where such development is considered acceptable. Drainage and flooding considerations have been assessed by Natural Resources for Wales together with the Drainage Department who have raised no objection to the scheme. Following assessing the hydrogeological report, the Environmental Health Department have subsequently raised no further concerns. He noted that following all material facts and planning considerations the recommendation is of approval of the application.

Councillor K.P. Hughes said as a Local Member he is concerned that the Officer's consider this application acceptable as they have noted within the report to the Committee that there is a possible effect on the amenities of neighbouring properties. He noted that the applicant has constructed 'Bunds' in order to re-direct the surface water into the existing watercourse. He appreciated the concerns of the neighbouring properties with regard to potential flooding of their properties as the land in this area is of soil and clay level and shale gravel below; water runs through shale gravel. Councillor Hughes proposed that the application be refused contrary to the recommendation of the Officer's. Councillor John Griffith as a Local Member also expressed his concerns with regard to potential flooding issues and seconded the proposal of refusal of the application.

Councillor Jeffrey M. Evans said that since Natural Resources Wales and the hydrogeological report have not raised any concerns with respect of flooding, he 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.

7.6 38C324 – Outline application for the erection of a dwelling with all matters reserved on land at Alma Hall, Carreglefn

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

At its meeting held on 1 March, 2017, the Committee determined that a site visit should take place. The site was subsequently visited on 15th March, 2017.

Councillor K.P. Hughes, as a Local Member said that this application is a dwelling for a local young family who wish to raise a family in the countryside. He said that single plot applications under Policy 50 of the Ynys Môn Local Plan can be supported. He considered that this proposal is acceptable and should be supported. Councillor K.P. Hughes proposed that the application be approved and Councillor W.T. Hughes seconded the proposal.

Councillor T.V. Hughes said that the development is on uneven rocky land and no other properties are located on either side of the proposed site. Councillor T.V. Hughes proposed that the application be refused and Councillor Nicola Roberts seconded the proposal.

It was RESOLVED to refuse the application in accordance with the Officer's recommendation as set out in the written report.

Councillors Lewis Davies and Jeffrey M. Evans abstained from voting.

7.7 45C84R/ECON – Full application for the erection of a fridge building, function building and seminar building together with the construction of a vehicular access with customer parking, community parking, recreational space and demolition of outbuilding on land at and adjacent to The Marram Grass Café, White Lodge, Newborough

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

At its meeting held on 1 March, 2017, the Committee determined that a site visit should take place. The site was subsequently visited on 15th March, 2017.

Councillor Ann Griffith stood down as Chair of the Committee for the consideration of this application in order to speak as a Local Member. Councillor Richard O. Jones, Vice-Chair took the Chair for the item.

Mr. Gwyndaf Rowlands (**against the proposal**) raised the following main concerns with regard to this application:-

- Detrimental effect on 13 acres of agricultural land;
- Concerns of the local residents needs to be considered and the local Community Council has expressed objection to the application;
- At December 2015 an application on this site was refused and the Planning Officer at the time within the report to the Committee quoted '*everybody is pleased to see a local business flourish but we can't allow these plans to proceed at the expense of the local environment*';
- The estimated employment opportunities that the development will create is ambitious;
- Out of character in the area and will have a detrimental visual impact on the AONB;
- Noise, health & safety and light pollution concerns due to parking area for 69 vehicles.

Members asked Mr. Rowland to explain the concerns of residents due to potential noise disturbance from the proposed development. Mr. Rowlands responded that previously at the Marram Grass Café there have been live bands with loud music being heard in the village of Newborough. He noted that tourism is important to the area and people come to walk and enjoy the peace and tranquillity of the area.

Mr. Liam Barrie, the applicant spoke in support of his application. Mr. Barrie said that the reason for submitting this application is due to the Council's intentions to prohibit parking on the A4080 with placing yellow lines near his business. Concerns of the local community have been considered and they have worked closely with the Planning Officers to present a sustainable project. The application involves land within the approved playing field and will provide additional parking for Marram Grass customers and members of the local community and visitors to the area. The site does not lie within a Flood Zone as hundreds of people walk across the land to enjoy the coastal path. The community needs employment opportunities and the Marram Grass Café can afford training for young people within the food industry.

Members questioned Mr. Barrie as to the accuracy of the projected employment opportunities the business was anticipating from this application. Mr. Barrie responded that it is anticipated that the development will increase the current team of staff at Marram Grass. He gave estimated figures of increase of full time, part time and seasonal staff within the business. He also gave projected income potential of the proposed development and how other local businesses will also gain from the expansion of Marram Grass; the cafe promotes the use of local produce from producers on the Island.

Members referred to the concerns of the local residents as to noise and nuisance of additional traffic to and from the cafe and questioned as to how the applicant will mitigate this matter. Mr. Barrie responded that over the last few years thousands of trees have been planted on their land and the protection of wildlife is very important to them. He said that as part of the application additional parking spaces on the site will ensure that no parking will take place on the public highway and they have chosen a drier part of the land to locate the parking spaces.

Councillor Peter Rogers, a Local Member said that he fully supported the application. He noted that the design of the development will ensure sound proofing and eliminate noise nuisance from the site. However he said that opening hours should be a condition attached to the application.

Councillor Ann Griffith, a Local Member said that there is deep concern locally as regard to this application. She noted that Marram Grass Cafe has received publicity as to the success of the business in newspapers and social media but the local residents do not have access to voice their concerns. She referred to the petition in support of the application but it seems that most of the signatures on the petition are from people who do not live on the Island. Councillor Griffith said that she opposed the application as follows :-

- Effect on the landscape - one side of the road to the cafe is within an AONB area and the other side of the road is within a Special Landscape Area. The land is well established habitat for great crested newts and endangered migrating birds are regularly returning to the area;
- She appreciated that thousands of trees have been planted by the applicant as a buffer zone but the trees which have been planted are trees that loose their leaves during the autumn; any screening will take 20 years to be effective as a buffer zone.
- Loss of amenities of the local residents – noise nuisance as the applicant intends to open the cafe from 8.00 a.m., until midnight from Monday to Saturday and 8.00 a.m. to 11.00 p.m., on Sundays and Bank Holidays. She raised whether applications for extension of the opening times will occur if the business has booking for parties or wedding receptions at the restaurant.
- Flooding issues occurred on Boxing Day last year with the area affected badly and she questioned if the sewerage infrastructure was able to cope with further development;
- Applicant has afforded the local residents parking on their land but the residents did not ask for such a facility; the area has adequate buildings to hold functions and meetings already i.e. Prichard Jones Institute, church and the new primary school to be built in the area in the future;

- The applicant's business plan seems to be ambitious for the creation of job opportunities and income from the development.

The Chief Planning Officer said that he appreciated that an application to develop the site was refused in December 2015 due to the effect on the AONB and parking issues; this application has been submitted to this Committee to address and respond to those reasons for refusal. The car park has been relocated to the west of the previous site which includes screening options of the planting of trees and the design of the building has also been reduced in scale. The access has been relocated through the playing fields and additional parking spaces have also been afforded. Planning policies support such a development which generate employment opportunities which do not create unacceptable changes to the environment and the Planning Officer's consider that the amended application submitted to this Committee will not have an adverse effect on the landscape to a degree that the application can be refused. He said that conditions will be attached to the application which will require further landscaping of the site. In addition, it is considered that the development can be accommodated within the site without affecting the nearby dwellings. The Highways Officers are satisfied with the highways and parking infrastructure on site. The recommendation is of approval of the application.

Some Members were concerned as to the highway infrastructure and with people crossing the road to and from the Marram Grass during all times of the day. It was expressed that tourist come to the area to be able to walk and enjoy the peaceful landscape. The amenities of the local residents were also a concern.

Some Members appreciated that the applicant had redesigned and addressed parking and highways issues raised from the previous refused application submitted in 2015. Whilst tourist and local residents enjoy the tranquillity of the area they also want to taste good locally produced food.

Councillor W.T. Hughes proposed that the application be refused and Councillor Lewis Davies seconded the proposal due to the harmful effect on the landscape and highways issues.

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

In the ensuing vote the voting was as follows :-

To refuse the application contrary to the Officer's recommendation :-

Councillors Lewis Davies, John Griffith, T.V. Hughes, W.T.Hughes **Total 4**

To approve the application in accordance with the Officer's recommendation :-

Councillors Jeffrey M. Evans, K.P. Hughes, Vaughan Hughes, **Total 5**
R.O. Jones, Nicola Roberts.

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

7.8 47C153 – Outline application for the erection of a dwelling with full details of the vehicular access together with the extension of the existing cemetery on land opposite Plas Newydd, Llanddeusant

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

At its meeting held on 1 March, 2017, the Committee determined that a site visit should take place. The site was subsequently visited on 15th March, 2017.

Mr. Owain S. Owen, the applicant spoke in support of his application. Mr. Owen gave a background to his family and their wish to return to where they were brought up. He said that he and his wife wish to bring up their children within a rural community as he himself was afforded as a child. He noted that as part of his application he was offering land to be used for the extension of the adjoining cemetery to the proposed development. Mr. Owen said that he wished to be near his widowed mother and be of assistance to his brother on the family farm at Plas Newydd.

The Chair said that she wished to apologise to Councillor Llinos M. Huws, a Local Member that the site visit to this application took part an hour earlier than expected on the day of the site visits on 15th March, 2017. She afforded the Local Member the opportunity to explain in detail the application if she so wished.

Councillor Llinos M. Huws, a Local Members said that this application is for a local young family who wish to return to Llanddeusant to be near their family home and to raise their family in the countryside. She noted that a previous application opposite this site has been approved. This application can be approved under Policy 50 of the Ynys Môn Local Plan.

The Chief Planning Officer said that the application does not comply with Policy 50 of the Ynys Môn Local Plan by virtue of the fact that it would extend the built form further into the countryside thus creating an undesirable intrusion into the landscape which would harm the character and amenities of the locality.

Councillor K.P. Hughes said that other dwellings are located across the road to the application site. He considered that the proposal would be a natural extension to the village and there is a need to support such local young people to return to their local communities. Councillor Hughes proposed that the application be approved and Councillor W.T. Hughes seconded the proposal.

It was RESOLVED to approve the application contrary to the Officer's recommendation on the basis that it is considered that the proposal is a reasonable extension of the village and will not harm the surrounding area.

(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow the Officers the opportunity to prepare a report in respect of the reasons given for approving the application).

7.9 47C154 – Outline application for the erection of a dwelling together with full details of the new vehicular access on land opposite Plas Newydd, Llanddeusant

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

At its meeting held on 1 March, 2017, the Committee determined that a site visit should take place. The site was subsequently visited on 15th March, 2017.

Ms. Llio S. Owen, the applicant spoke in support of her application. Ms. Owen gave a background to her family and her wish to return to Llanddeusant to be of support to her family. Ms. Owen said that she and her partner wishes is to be involved in the rural hamlet of the area and to be part of the Welsh culture of Llanddeusant. She noted that she has offered part of the development land to the Highways Authority to improve the highway network in the area; she referred to accidents that have occurred in the area.

The Chair said that she wished to apologise to Councillor Llinos M. Huws, a Local Member that the site visit to this application took part an hour earlier than expected on the day of the site visits on 15th March, 2017. She afforded the Local Member the opportunity to explain in detail the application if she so wished.

Councillor Llinos M. Huws, a Local Member said that the applicant wishes to return to Llanddeusant to support her widowed mother and family. This is a young local couple who wish to live in the area they were brought up as children. This application can be approved under Policy 50 of the Ynys Môn Local Plan.

The Chief Planning Officer said that the application does not comply with Policy 50 by virtue of the fact that it would extend the built form further into the countryside thus creating an undesirable intrusion into the landscape which would harm the character and amenities of the locality.

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 contrary to the Officer's recommendation on the basis that it is considered that the proposal is a reasonable extension of the village and will not harm the surrounding area.

(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow the 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

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 14C164F – Application for retention of an extension to the residential curtilage of the new dwellings on land adjacent to Tryfan, Trefor

The application is presented to the Planning and Orders Committee for determination as the applicant is a friend of a 'relevant officer'. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Chief Planning Officer said that the proposal is to retain the extension to the residential curtilage of the two properties and as the extended curtilage lies to the rear of the properties and extends out further into the field the proposal will not have a detrimental affect on the amenities of the neighbouring properties.

Councillor Lewis Davies 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.

11.2 15C108B – Full application for conversion of the outbuilding into a dwelling together with alterations and extensions and the construction of a new vehicular access at Dryll, Bodorgan

The application is presented to the Planning and Orders Committee for determination as the applicant is a friend of a 'serving Councillor'. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

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

Councillor K.P. Hughes proposed that the application be approved and Councillor Jeffrey M. Evans 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.

11.3 47C157 – Retrospective application for the creation of a vehicular access together with the closure of the existing access at Plas Newydd, Llanddeusant

The application is presented to the Planning and Orders Committee for determination as the applicant is related to a 'relevant officer'. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Councillor T.V. Hughes proposed that the application be approved and Councillor Lewis Davies 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.

12 REMAINDER OF APPLICATIONS

12.1 12C49P/DEL – Application under Section 73 for the removal of condition (09) (occupiers age restriction) from planning permission reference 12C49M/VAR (erection of 35 flats at Casita, Beaumaris

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

The Chief Planning Officer said that the proposal is to delete condition (09) of planning permission 12C49M/VAR which requires that the units be occupied by persons over the age of 55 only. The condition was originally imposed as the

applicants specialised in catering for the over 55's market. However due to changes in market conditions and uncertainty in whether the units would be purchased the removal of the condition will allow for a wider range of prospective purchasers and increase the likelihood of the development. In respect of affordable housing a contribution of £100,000 was agreed in the previous Section 106 condition attached to the approval of the application. The affordable housing requirement is presently being discussed with the applicant and shall be included in a new agreement. The Chief Planning Officer also said that as a previously ground stabilisation works is require to be completed prior to the commencement of any other works and this condition remains on the application.

Councillor Lewis Davies, as a Local Member said that the location of the application is within an AONB area and the ground stabilisation works is of concerns to the local residents and to the Beaumaris Town Council. He considered that the age restriction of occupancy of 55 years of age should be retained. Councillor Lewis Davies proposed to refuse the application and Councillor T.V. Hughes seconded the proposal.

Councillor Jeffrey M. Evans proposed that the application be deferred to allow the Officer's to ascertain from the developer as to the reasons for the deletion of the condition of age occupancy of the dwellings with regard to the development of the site. Councillor Nicola Roberts seconded the proposal to defer the application.

In the ensuing vote, Councillors Lewis Davies, Ann Griffith, John Griffith and T.V. Hughes voted to refuse the application contrary to the Officer's recommendation. Councillors Jeffrey M. Evans, K.P. Hughes, W.T. Hughes and Nicola Roberts voted to defer consideration of the application. **The application was refused on the casting vote of the Chair.**

It was RESOLVED to refuse the application contrary to the Officer's recommendation on the basis that it is considered that the proposal does not address the needs of the local area and such a development is required for people over 55 years of age.

(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 33C190Q/VAR – Application under Section 73 to vary condition (03) of planning permission reference 33C190 (Review of planning conditions in accordance with the Environment Act 1995) so as to allow the use of the original access at Bwlch Gwyn Quarry, Gaerwen

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

Councillor T.V. Hughes, as a Local Member proposed that the site be visited as the Llanfihangel Esceifiog Community Council has expressed objection to the application as the road which leads to the quarry entrance is unsuitable. They have also noted that the entrance that is the subject of this application should be closed as a result of a condition which is linked to the permission for the entrance currently used. Councillor K.P. Hughes seconded the proposal.

It was RESOLVED that the site be visited for the reasons given.

12.3 34LPA1033/CC – Full application for the installation of an external platform lift together with maintenance and re-modelling works at 6-29 Llawr y Dref, Llangefni

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

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 set out in the written report.

12.4 48C203 – 48C203 – Retrospective application for alterations and extensions at 31 Maes Meurig, Gwalchmai

The application is presented to the Planning and Orders Committee as the extensions footings adjoins land which is owned by the Council to which notice has been served.

Councillor K.P. 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 set out in the written report.

13 OTHER MATTERS

13.1 21LPA727A/CC – Full application for alterations and extensions to create additional facilities including a classroom; creation of a new car parking area and new vehicular access together with the reconfiguration of existing car parking arrangements to include a layby at Ysgol Parc y Bont, Llanddaniel

The Chief Planning Officer said that this application was previously approved in the January, 2017 meeting. The application was brought back to inform the Committee of amended plans that have been received. The plans show a consistent walkway of 1.8m wide, the inclusion of a pedestrian crossing and confirmation that a telegraph pole near the entrance will remain in its place, there are no changes to the approved extensions.

It was RESOLVED to note the information.

13.2 48C202 – Full application for the erection of a dwelling together with the construction of a vehicular access on land at Penrallt Bach, Gwalchmai

The Chief Planning Officer said that the above application has been subsequently withdrawn.

To note that the application has been withdrawn.

LATE APPLICATION APPROVED FOR DISCUSSION BY THE CHAIR

Remainder Applications

13.3 10LPA1031/CC – Full application for the installation of external wall insulation at 3,16,27,28,29,30,32,33,35,36,37,38,39,40,41 and 42 Maes Llewelyn, Aberffraw

The application is presented to the Planning and Orders Committee as the application is submitted by the Local Authority. The Chief Planning Officer stated that the item was submitted by the Chair for consideration as an urgent item. Part of the contracted works already done did not require planning permission but other works yet to be done for the external cladding of the dwellings did require permission and any delay would incur increased costs to the public purse.

The Chair agreed to the submitting of the report as a late and urgent item. The urgency being that a delay in the decision would incur additional costs to the public purse.

Councillor Lewis Davies 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 set out in the written report.

**COUNCILLOR ANN GRIFFITH
CHAIR**