

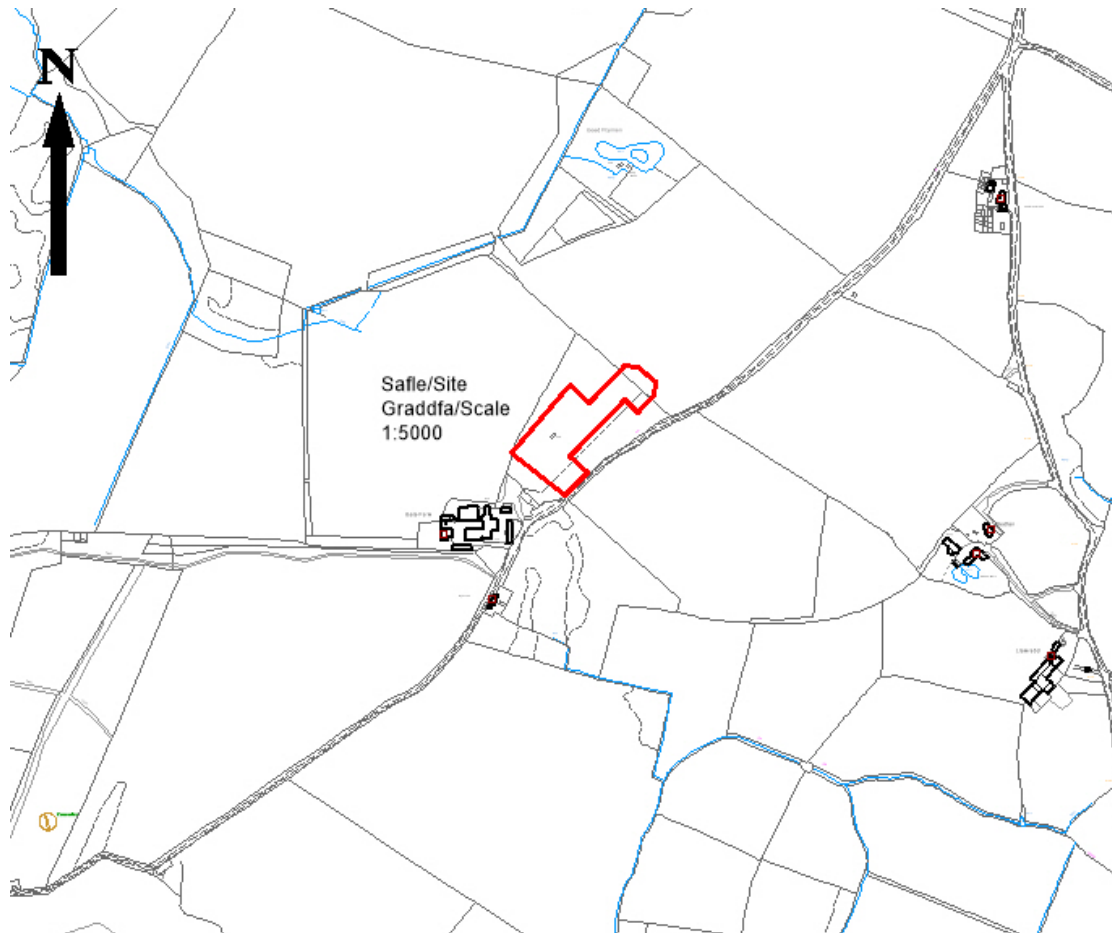
Rhif y Cais: **13C195A** Application Number

Ymgeisydd Applicant

Padog Enterprises Ltd

Cais llawn ar gyfer sied amaethyddol a pharlwr godro ynghyd a chreu pwll slyri a gwaith cysylltiedig yn / Full application for an agricultural shed and milking parlour together with the construction of a slurry pit and associated development at

Gate Farm, Trefor



Planning Committee: 06/09/2017

Report of Head of Regulation and Economic Development Service (DPJ)

Recommendation:

Site Visit

Reason for Reporting to Committee:

Given the scale, nature and location of the development it is recommended that members undertake a site visit before considering the planning application.

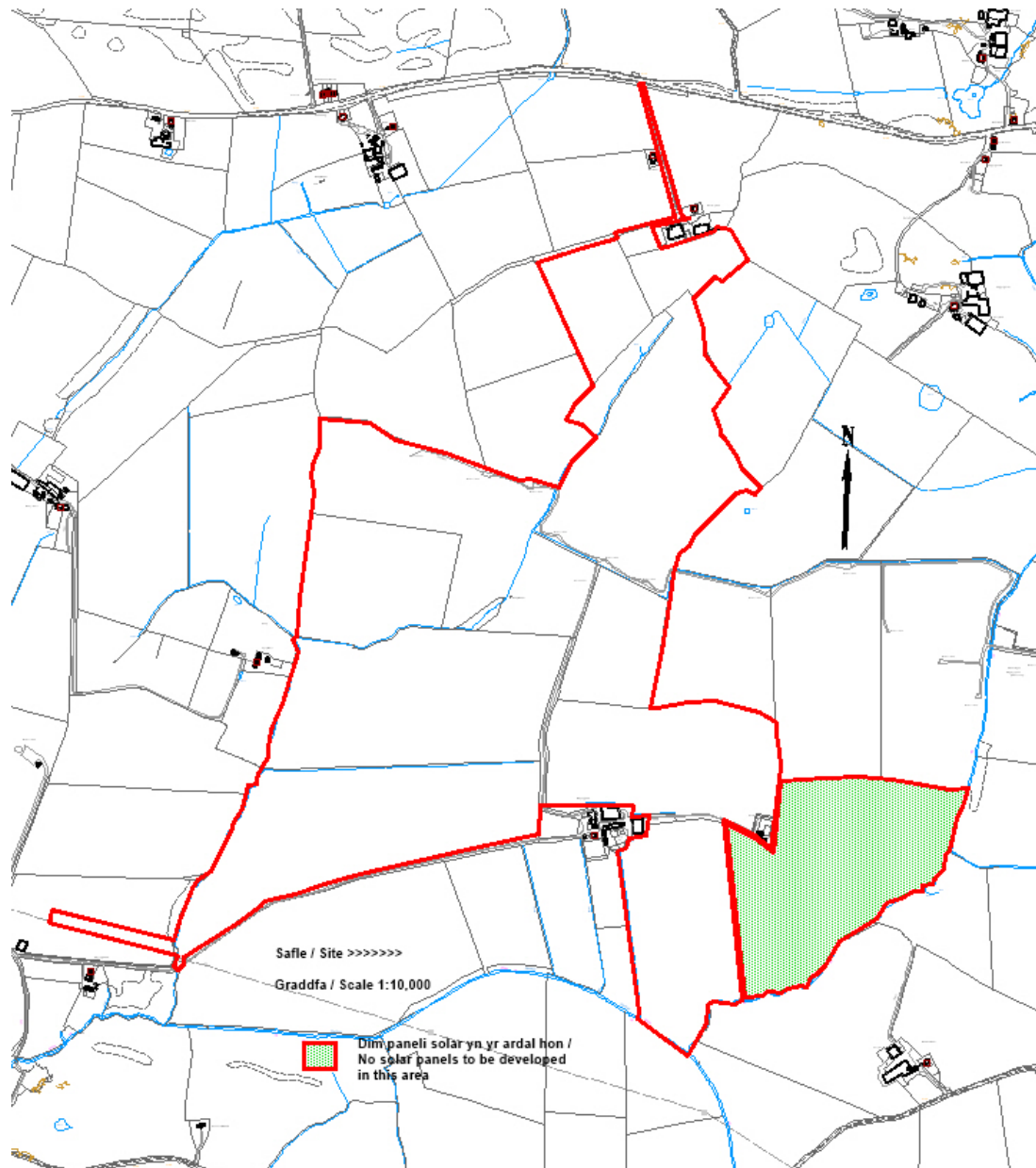
Rhif y Cais: **20C310B/EIA/RE** Application Number

Ymgeisydd Applicant

Countryside Renewables (North Anglesey) Ltd

Cais llawn ar gyfer adeiladu fferm arae solar 49.99MW ynghyd ag offer a isadeiledd cysylltiedig a gwaith ategol ar dir ger / 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



Planning Committee: 6/09/2017

Report of Head of Regulation and Economic Development Service (MTD)

Recommendation:

Defer

Reason for Reporting to Committee:

The application is accompanied by an Environmental Impact Assessment (EIA)

The application was first presented to the Planning and Orders Committee on 27th July 2016 with a recommendation that Members visit the site prior to making a determination. The site was visited on the 17th August 2016 but at the subsequent meeting of the Planning and Orders Committee the recommendation made was to defer determination whilst additional information was being considered.

This remained the case in subsequent meetings of the Committee until a report was presented to the Members at the 1st March 2017 Committee meeting with a recommendation that the application be approved. The application was however deferred at that meeting in order to allow a site visit specifically to see the site in relation to the property at Buarth y Foel. At the subsequent two meetings of the Planning and Orders Committee on the 5th and 26th April 2017 the application was deferred during the election period.

Due to local elections and a change in members of this Committee, the site and the property at Buarth y Foel were revisited on 9th June, 2017. The application was deferred at the meeting held on 14th June in exercise of the Chair's discretion in order to allow an additional public speaker to participate.

It should be noted that a request to call-in the application for determination by the Welsh Ministers was rejected in a letter from the Welsh Government dated 7th March 2017.

At its meeting held on 5th July the Planning and Orders Committee resolved to defer the application in order to consider the proposal against policies in the Joint Local Development Plan after receipt of the Inspectors' binding report on 30th June 2017. The agent has provided a statement in support of the application with particular reference to policy ADN 1A (now Policy ADN2 of the JLDP) which deals specifically with solar developments and directs proposals over 5mw to the potential search areas. It states that proposals of this scale will only be permitted in other locations in exceptional circumstances when the need for the scheme can be justified and there are specific locational circumstances.

A response from the Joint Planning Policy Unit to the applicant's statement was awaited at the time of writing.

As a consequence of adoption of the JLDP an addendum report to the Environmental Statement has been prepared and publicity has been undertaken with an expiry date for comments of 20th September.

In addition, a cumulative and in-combination impact assessment, taking into account the proposed solar development and existing and consented windfarm development at Rhyd y Groes, in relation to the Pen y Morwyd round barrow and Werthyr standing stone scheduled ancient monuments was awaited. Cadw has now confirmed that this is no longer necessary.

Concerns have also been expressed that the placing of solar panels underneath wind turbines has the potential to affect noise emissions from the site. An assessment has been undertaken and mitigation requirements have been identified. Discussion is ongoing with the agent in relation to those details.