

PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 10 January, 2018

PRESENT:	Councillor Nicola Roberts (Chair) Councillor Richard Owain Jones (Vice-Chair) Councillors John Griffith, Glyn Haynes Trefor Lloyd Hughes MBE, Kenneth Hughes, Vaughan Hughes, Eric Wyn Jones, Shaun Redmond, Dafydd Roberts, Robin Williams
IN ATTENDANCE:	Planning Development Manager (NJ) Planning Assistant Legal Services Manager (RJ) Committee Officer (ATH)
APOLOGIES:	Councillor Richard Dew (Portfolio Member for Planning)
ALSO PRESENT:	Councillor R.G.Parry, OBE, FRAgS

1. APOLOGIES

The apology for absence was presented and noted.

2. DECLARATION OF INTEREST

No declaration of interest was made.

3. MINUTES OF THE 6TH DECEMBER 2017 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 6th December, 2017 were presented and were confirmed as correct.

4. SITE VISITS

The minutes of the planning site visit held on 20th December, 2017 were presented and were confirmed as correct subject to noting that Councillor John Griffith had submitted an apology for absence due to his being away on other Council business at the time.

5. PUBLIC SPEAKING

There were no Public Speakers at this meeting of the Planning and Orders Committee.

6. APPLICATIONS THAT WILL BE DEFERRED

6.1 39C285D – Full application for the erection of 17 dwellings on land at Lôn Gamfa, Menai Bridge

The Planning Development Manager reported that the Officer recommends that consideration of the application be deferred pending the receipt of a report following a recent flooding incident.

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

7. APPLICATIONS ARISING

7.1 28C472E – Full application for the erection of 2 dwellings (one which will include a balcony) on land adjacent to Cartref, Station Road, Rhosneigr

The application was reported to the Planning and Orders Committee as the proposal is contrary to Joint Local Development Plan (JLDP) policies but is one which the Local Planning Authority is minded to approve.

The Planning Development Manager reported that consideration of the application was deferred at the Committee's previous meeting in December, 2017 to allow the applicant to serve notice of the proposal on the owner of the land on which the access road to the application site lies. The relevant ownership certificates have now been submitted. The proposal as presented is for an amended design to a scheme involving the erection of two dwellings on the site previously approved in September, 2015 under planning reference 28C472B; this is the fall-back position. There are objections to the proposal the substance of which is summarised in the written report. Also, an additional letter has been received from the occupants of the dwelling known as Cartref which reiterates objections previously expressed as well as highlighting concerns regarding the proximity of the gas storage tank serving Cartref to the development. The Officer drew the Committee's attention to the fact that planning consent is conditional on providing screening along the boundary of the development site with the adjoining properties including Cartref. Officers expect that the screening as proposed will take due account of relevant Health and Safety regulations.

The Officer said that in terms of policy, the application does not comply with current JLDP policies specifically Policy TAI 5 which provides that only local market housing can be supported in areas identified as a Local Service Centre with Rhosneigr having been identified as such a centre. Also, where a development is for the erection of two or more houses, there must be provision of affordable housing as part of the scheme. However, having regard to the fall-back position of there being extant planning permission on site for a dwelling and the likelihood that this will be implemented as well as the fact that the proposed amendments are considered an improvement on the scheme originally approved, the Officer's recommendation is to approve the application.

In response to assurance sought by the Committee that the matter of land ownership had now been clarified, the Officer confirmed that as part of the process of validating an application appropriate notices have to be served on the relevant landowners; that has now been done with regard to the application in question. In response to the Committee's seeking clarification of the affordable housing position, the Officer said having regard to the existing planning permission for the erection of two dwellings on the application site which could have been implemented, the Planning Authority will not be asking the developer to meet the affordable housing stipulation which current policy otherwise requires.

On the basis of the fall-back position and the betterment which the amended scheme offers over and above the fall-back position, Councillor Kenneth Hughes proposed that the application be approved in accordance with the Officer's recommendation. The proposal was seconded by Councillor Robin Williams.

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

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 17C503B/VAR – Application under Section 73 for the variation of condition (04) (development to be carried out strictly in accordance with the plan(s) submitted on the 01/12/2015 and 19/01/2016 and the protected species survey dated 21/06/2015) of planning permission reference 17C503 (conversions, alterations and extensions of redundant farmhouse) so as to allow submission of amended plans at Rhos Bella, Llansadwrn

The application was presented to the Planning and Orders Committee as the proposal is contrary to Joint Local Development Plan (JLDP) policies but is one which the Local Planning Authority is minded to approve.

The Planning Development Manager reported that the application is to vary condition (04) on a planning permission previously granted in 2016 for the conversion of a redundant farmhouse into a dwelling so as to allow the submission of amended plans. The amendments as proposed are in connection with materials and design and are not considered significant being an improvement on that originally approved. The Officer said that the expiry date for the receipt of representations was the 9th January, 2018; no comments either way have been received. The Planning Service is awaiting a current protected species survey as part of the application; it will also be necessary to ensure that mitigating measures are implemented prior to any conversion work being carried out. These are proposed as additional conditions in accordance with Natural Resources Wales Licensing arrangements. The Officer said that although the application is contrary to Policy TAI7 of the JLDP in being a conversion of a traditional building for residential rather than employment use, having considered that there is existing planning permission for the conversion and extension of an outbuilding into a dwelling and that the amended scheme is an improvement on that originally approved, the Officer's recommendation is one of approval.

The Committee noted that the consultation period had only come to an end the previous day which it deemed did not realistically allow for the consideration of any representations that might have been made at that time with the written report having been prepared ahead of the deadline. The Committee queried whether this conveys a disregard for the consultation process.

The Planning Development Manager said that due to the nature of the planning system and the timescales involved, this happens from time to time. The Planning Service endeavours to bring applications to Committee promptly in accordance with the tight timescale for dealing with applications. In the event that objections to the application had been received or representations made then the Committee would be updated verbally at this meeting. Should any issue have arisen that had not been dealt with in the Officer's report then the application would have been recommended for deferral to allow a further report to be brought to next month's meeting to ensure that all matters are dealt with properly.

On the basis of the fall-back position and the improvement on the original scheme which the proposed amendments offer, Councillor Robin Williams proposed that the application be approved in accordance with the Officer's recommendation. The proposal was seconded by Councillor Eric Jones.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report and following the receipt of a current and acceptable protected species survey and mitigation measures, and additional conditions requiring those mitigating

measures to be completed prior to any conversion works being carried out in accordance with Natural Resources Wales licensing requirements.

10.2 25C259B/VAR – Application under Section 73 for the variation of condition (11) of planning permission reference 25C259 (conversion of outbuilding into a dwelling) so as to amend the design of the dwelling on land opposite Bryn Gollen Newydd, Llanerchymedd

The application was presented to the Planning and Orders Committee as the proposal is contrary to Joint Local Development Plan (JLDP) policies but is one which the Local Planning Authority is minded to approve.

The Planning Development Manager reported that the application is for the variation of a condition on a previous planning permission to convert an outbuilding into a dwelling in order to amend the design of the proposed dwelling. The amendments involve the installation of 4 additional windows and are considered minimal having no negative impact upon neighbouring properties and maintaining the architectural characteristics of the original outbuilding. No objections have been received, the expiry date for representations having ended on 29 December, 2017. The Community Council has also confirmed that it does not object to the proposal. Although the application is contrary to Policy TAI 17 of the JDLP, given the fall-back position of there being existing planning permission for the conversion of an outbuilding into a dwelling and the improvement which the amendments offer, the Officer's recommendation is to approve the application. If approved, a condition will be placed on the permission to preclude the implementation of the previous permission.

Councillor Robin Williams proposed that the application be approved in accordance with the Officer's recommendation and the proposal was seconded by Councillor Shaun Redmond.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions contained within 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 11LPA657/CC – Full application for alterations and extensions at Wardens House, Amlwch

The application was reported to the Planning and Orders Committee as it is made by the Authority on Council land.

The Planning Development Manager reported that the application is for a relatively small sunroom extension to a community room within the Wardens House building. The roofing and window material will match that of the current building. The scheme is considered acceptable and its implementation will not bring any adverse impact to the area or its residents.

Councillor Kenneth Hughes proposed that the application be approved in accordance with the Officer's recommendation and the proposal was seconded by Councillor John Griffith.

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

12.2 19LPA1038/CC – Full application for demolition of the existing garages together with the erection of 4 single person dwellings with associated parking at Maes yr Ysgol, Holyhead

The application was reported to the Planning and Orders Committee as it is made by the Council.

Councillor Shaun Redmond speaking as a Local Member proposed that the application site be visited by the Committee to allow Members to assess potential highway safety issues arising from the proposed development as the site is situated adjacent to an existing primary school.

Councillor Kenneth Hughes seconded the proposal for a site visit.

It was resolved that the application site be visited in accordance with the Local Member's request for the reason given.

13. OTHER MATTERS

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

**Councillor Nicola Roberts
Chair**