

PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 7 March, 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 Officer (MD) Legal Services Manager (RJ) Committee Officer (ATH)
APOLOGIES:	None
ALSO PRESENT:	None

1. APOLOGIES

There were no apologies for absence.

2. DECLARATION OF INTEREST

Declarations of interest were received as follows –

Councillors Glyn Haynes and Shaun Redmond both declared a personal but not prejudicial interest in application 12.2

Councillor Robin Williams declared a personal but not prejudicial interest in application 12.5

3. MINUTES OF THE 7TH FEBRUARY, 2018 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 7th February, 2018 were presented and were confirmed as correct.

4. SITE VISITS

The minutes of the planning site visit held on 21th February, 2018 were presented and were confirmed as correct.

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 19C452F – Full application for the erection of 15 2 bedroom houses together with 10 1 bedroom flats on land at Canada Gardens, Holyhead

The Planning Development Manager reported that it is the Officer's view that it is necessary for the Committee's Members to view the proposal and its context prior to determining the application; it is therefore recommended that a site visit be undertaken.

It was resolved that the application site be visited in accordance with the Officer's recommendation for the reason given.

6.2 39C285D – Full application for the erection of 17 dwellings on land at Lôn Gamfa, Menai Bridge

The Planning Development Manager reported that it is recommended that consideration of the application be deferred pending the receipt of a report that is awaited 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 39C592 – Outline application for the erection of a dwelling with all matters reserved on land adjacent to 2 Glanrafon, Beach Road, Menai Bridge

The application was reported to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 7th February 2018, the Committee resolved to carry out a site visit prior to determining the application. The site was subsequently visited on the 21st February, 2018.

The Planning Development Manager reported that the proposal is an outline application for the erection of a dwelling within a designated conservation area. However, details regarding the scale of the development have been submitted with the current application. Under an amended plan the dimensions of the proposed dwelling are reduced with the upper limit of the length now 8 metres instead of 10 metres and the upper limit of the width 7.5 metres instead of 10 metres. The ridge height is reduced from 14 metres to 10 metres. The application is accompanied by a site layout plan which shows the position of the proposal relative to the properties on either side. The proposed dwelling will now be served by an access at the North West part of the site onto an unclassified highway rather than at the south east part of the site from Beach Road as initially proposed. The Officer said that three additional letters of objection have been received as well as one additional letter of support from the developer. Following the receipt of the amended scheme which relocates the access, both the Built Environment Section and the Highways Authority have confirmed that they are satisfied with the proposal. As it is not considered the proposed development will harm the amenities of the area or neighbouring properties to such a degree as to warrant refusal of the application, the recommendation is one of approval.

Councillor Robin Williams said that he had called in the application because he wished to highlight the Town Council's concerns regarding overdevelopment with the local view being that the area is now at capacity level in terms of residential development, and also its concerns with regard to the access to the application site being narrow and restricted making manoeuvring difficult, and possibly affecting the passage of emergency services vehicles.

Councillor Kenneth Hughes said that whilst he sympathised with the community with regard to the traffic situation which is not ideal, he agreed with the Officer's view that the

proposal as a whole is acceptable and he therefore proposed that the application be approved. Councillor Vaughan Hughes seconded the proposal.

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 46C14Y/1/VAR – Application under Section 73 for the variation of condition (01) (implemented in accordance with approved plans) of permission reference 46C14S/1/MIN (amendments to previously approved plans) so as to amend the design at Plots 20-22 Cliff Holiday Centre, Trearddur Bay

The application was presented to the Planning and Orders Committee as it conflicts with Policy TAI 5 Local Market Housing of the Joint Local Development Plan and constitutes a departure application which the Local Planning Authority is minded to approve.

The Planning Development Manager reported that the application is for internal and external amendments to plots 20 to 22 on an estate of 33 units. The development was granted planning consent in 2011 and this is now in the course of being implemented. The application for amendments was received in February, 2017 and was determined under delegated powers as being acceptable under policies prevailing at the time but subject to a Deed of Variation in relation to an existing Section 106 agreement providing affordable housing. The Deed of Variation has not yet been completed, but because of the material change in the policy context, the application has been reviewed. Policy TAI 5 of the JLDP requires housing in Trearddur to be supplied as wholly local market housing in accordance with the criteria set within the policy. The housing units on this site already built and under construction are a mix of open market and affordable housing under the Ynys Môn Local Plan policies in effect at the time. However given the fall-back position and advanced stage of implementation it is not considered reasonable to require compliance. Therefore although the proposal is contrary to the provisions of Policy TAI 5, taking account of the relatively minor nature of the proposed amendments, their limited impact as well as the fall-back position, the recommendation is to approve the application.

Councillor Trefor Lloyd Hughes commented with regard to this and the following proposal that applications to vary conditions after consent has been granted seem to occur with some frequency, particularly in this area.

Councillor Vaughan Hughes proposed that the application be approved; the proposal was seconded by Councillor Robin Williams

It was resolved to approve the application in accordance with the Officer's recommendation subject to a Deed of Variation in relation to affordable housing and to the conditions contained within the written report.

10.2 46C14Z/1/VAR – Application under Section 73 for the variation of condition (01) of permission reference 46C14S/1/MIN so as to amend the design of the approved dwellings of planning permission 46C14H/1 Plot 8-13, Cliff Holiday Centre Lôn Isallt, Trearddur Bay

The application was presented to the Planning and Orders Committee as it conflicts with Policy TAI 5 Local Market Housing of the Joint Local Development Plan and constitutes a departure which the Local Planning Authority is minded to approve.

The Planning Development Manager reported that the application is for internal and external amendments to plots 8-13 inclusive on the same site as that for the previous application in 10.1 above. Similar planning considerations apply in that the application is technically contrary to Policy TAI 5 of the JLDP in being for a mix of open market and affordable housing units as opposed to wholly local market housing as required by Policy TAI 5 for housing development in Trearddur. As with the previous application the proposed amendments to the plot are relatively minor and are acceptable in their impacts. In light of this, and having regard to the fall-back position and the advanced stage of site development, the recommendation is one of approval.

Councillor Vaughan 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 a Deed of Variation in relation to affordable housing and to the conditions contained with the written report.

11. DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 49C219A – Full application for alterations and extensions at 44 Newlands Park, Valley

The application was presented to the Planning and Orders Committee as the applicant is related to a relevant officer as defined in paragraph 4.6.10 of the Council's Constitution.

The Planning Development Manager reported that the application is for alterations and an extension to the rear of the property known as 44 Newlands Park. The extension will form a new sunroom which will overlook the applicant's garden and the vacant field to the rear of the dwelling. As such it is not considered that the proposed scheme will impact any neighbouring properties to such an extent as to warrant refusal. Neither is it considered that the proposal in terms of scale and design will have an effect on the character of the current dwelling, the surrounding area nor the Area of Outstanding Natural Beauty. The recommendation is therefore to approve the application.

Councillor Robin Williams proposed that the application be approved in accordance with the Officer's recommendation; 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 condition contained within the written report.

12. REMAINDER OF APPLICATIONS

12.1 12LPA1042C/CC – Full application for re-roofing together with changing the windows and re-rendering at 1, 1A 1B and 2 Greenedge, Beaumaris

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

The Planning Development Manager reported that the application is for re-roofing works along with works to the chimney breasting and rainwater goods. As the subject building is Grade II* Listed and is situated within a designated Conservation Area, the Heritage Advisor has been consulted and confirms that there are no issues with the details of the scheme and that it is acceptable. The Officer said that the scheme seeks to improve the long-term sustainability of the properties by improving roof health/safety and increasing efficiency by installing insulation. It is considered that the works will improve the character of the building while remaining in keeping with the character of the terrace and the wider setting of Beaumaris and its heritage assets. The Officer further highlighted that as the period for the receipt of representations does not expire until 14th March, any consent will be conditional upon no new issues being raised before the expiry of the consultation period.

Councillor Vaughan Hughes proposed that the application be approved; 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 and subject also to no representations being received before the expiry of the consultation period raising issues not already addressed within the Officer's report.

12.2 19LPA89Q/CC – Full application for the erection of a fence and gate on land at Holyhead Secondary School, South Stack Road, Holyhead

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

The Planning Development Manager reported that the proposed fence will vary from a 4 meter high fence between the school and properties on New Park Road – this is to stop footballs going over the existing wall into the gardens of New Park Road, and a 2.4 metre high fence between the school and South Stack Road – this is to stop footballs going over onto the road and hitting pedestrians and cars. The proposed fence will match existing fencing at Holyhead Secondary School. It is the Officer's view that the fence complies with all relevant policies and that it will not have a negative impact upon the immediate area, heritage assets or neighbouring properties. The recommendation is to approve the application.

Councillor Robin Williams proposed that the application be approved; the proposal was seconded by Councillor Trefor Lloyd Hughes.

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

12.3 34LPA791D/VAR/CC – Application under Section 73 for the variation of condition(s) (02) (the car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes) and (04) (the development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 18/12/2014, under planning reference 34LPA791C/CC/ECON) of planning permission reference 34LPA791C/CC/ECON (alterations and extension, creation of a bike storage area and creation of a car park) so as to amend the approved scheme at Anglesey Business Centre, Llangefni

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

The Planning Development Manager reported that the application is for modest changes to an approved scheme which allowed for the extension of the Business Centre along with additional car parking. The proposed amendments include changes to the design and materials of the extension as well as a reduction in the overall floor area. The proposed car parking scheme will also be amended resulting in a reduction of 1 in the overall number of spaces; a reduction of 13 spaces in the northern car park extension and an additional 13 spaces by way of extension to the car park to the southeast. It is not considered that the changes will alter the overall character and nature of the proposed works. The Highways Authority has now confirmed that it is satisfied with the scheme and Welsh Water has proposed a condition that is already incorporated within the recommendation of approval.

Councillor Robin William proposed that the application be approved; the proposal was seconded by Councillor Dafydd Roberts.

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

12.4 34LPA1015C/MIN/CC – Minor amendments to the scheme previously approved under planning permission 34LPA1015B/CC so as to amend elevations, roof, car park layout, materials and landscaping at former Môn Training Site, Llangefni

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

The Planning Development Manager reported that the application involves minor changes to an approved scheme that seeks to amend the finish and appearance of the building/site. It is not considered that the amendments constitute a material change nor that they will have an effect on the change of the area to such a degree as to warrant refusal. It is considered that the amendments will improve the site function and appearance as the site will consequently match the finish of the neighbouring businesses. The recommendation is therefore to approve the application.

Councillor Eric Jones proposed that the application be approved; the proposal was seconded by Councillor Robin Williams

It was resolved to approve the application in accordance with the Officer's recommendation and written report.

12.5 39LPA589R/CC - Full application for an extension containing a platform lift at Ysgol David Hughes, Pentraeth Road, Menai Bridge

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

The Planning Development Manager reported that the application is for the erection of an extension which includes a platform lift. The scheme as originally submitted has been amended in response to safety concerns with the lift door now turned to face the yard but the lift itself remaining in its proposed position. The extension will not affect the amenities of the neighbouring properties and will improve the function of the school. The design will be reflective of the existing school buildings and will not harm the character of the area. The Officer's recommendation is one of approval subject to no representations being received before the expiry of the consultation period on 9th March, 2018 that raise new issues not addressed by the Officer's report.

Councillor Kenneth Hughes proposed that the application be approved; 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 and subject also to no representations being received before the expiry of the consultation period raising issues not already addressed within the Officer's report.

12.6 42C268 – Full application for the change of use of land to form extensions to curtilages of all three properties on land at the rear of Arfryn, Mwyn Awel and Groeslon, Rhoscefnhir

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

The Planning Development Manager reported that the application is to extend the curtilage of all three properties which are situated on the approach to Rhoscefnhir beside the A5025 in order to include the Council owned land as garden space. As Groeslon is a Grade II Listed property the Heritage Advisor has been consulted and confirms that there are no objections to the proposal from a heritage perspective. Should planning consent be granted a further statutory process will have to be followed to apply for a Stopping Up Order. The Officer updated the Committee by saying that the Community Council has also now confirmed that it has no objections to the proposal and the Landscape Advisor has offered comments; consequently, it is recommended that an additional condition is attached to the planning consent to require that details of boundary treatments be submitted in order to ensure that implementation of the scheme will not result in any impacts on the landscape. It is the Officer's view that the scheme is acceptable as it is deemed its implementation will not have any adverse effects on the area or its residents. The main issues in relation to the development – none of which warrant a refusal – have been sufficiently addressed. The recommendation is to approve the application.

Councillor Shaun Redmond proposed that the application be approved in accordance with the Officer's recommendation; 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 contained within the written report and an additional condition in relation to boundary treatments.

13. OTHER MATTERS

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

**Councillor Nicola Roberts
Chair**