

Planning and Orders Committee

Minutes of the meeting held on 24 July 2019

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE,
K P Hughes, Vaughan Hughes, Eric Wyn Jones, Bryan Owen,
Dafydd Roberts and Robin Williams.
- Councillor R A Dew – Portfolio Holder (Planning and Public
Protection).
- IN ATTENDANCE:** Development Management Manager (NJ),
Senior Planning Officer (JR),
Planning Support Officer (SP),
Development Control Engineer (JAR),
Legal Services Manager (RJ),
Senior Project Manager (Major Projects) (EC) – for item 13,
Committee Officer (MEH).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members : Councillors Aled M Jones (Item 13; Peter S
Rogers (application 7.2)
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1 APOLOGIES

None received.

2 DECLARATION OF INTEREST

Councillor Eric W Jones declared a personal and prejudicial interest with regard to application 11.1 on the agenda.

Councillor Bryan Owen declared a personal and prejudicial interest with regard to application 7.2 on the agenda.

3 MINUTES

The minutes of the meeting of the Planning and Orders Committee held on 3 July, 2019 were presented and confirmed.

4 SITE VISITS

The minutes of the planning site visits held on 17 July, 2019 were confirmed, however it was **RESOLVED to re-visit the 3 application sites due to the majority of the Members of the Planning and Orders Committee unable to be present at the site visits.**

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 HHP/2019/129 – Full application for the erection of a detached garage at Ty Arfon, Lôn Refail, Llanfairpwll

The application was presented to the Planning and Orders Committee as it has been called in by a Local Member. At the meeting held on 3 July, 2019 it was resolved that a site visit be undertaken and subsequently the site was visited on 17 July, 2019.

It was RESOLVED to re-visit the application site.

7 APPLICATIONS ARISING

7.1 FPL/2019/116 – Full application for the change of use of former church into two holiday units together with alterations and extensions at St. David's, Athol Street, Cemaes Bay

The application was presented to the Planning and Orders Committee as it has been called in by a Local Member. At the meeting held on 3 July, 2019 it was resolved that a site visit be undertaken and subsequently the site was visited on 17 July, 2019.

It was RESOLVED to re-visit the application site.

7.2 VAR/2019/14 – Application under Section 73A for the deletion of condition (08) (finished floor level) and the variation of condition (11) (plans approved under reserved matters application ref 15C48J/FR/DA) of outline planning permission reference 15C48H (outline application for the erection of a dwelling together with the construction of a vehicular access) so as to allow for amendments to the siting and design of the previously approved dwelling and detached garage together with the erection of a new perimeter flood defence wall at Cae Eithin, Malltraeth

The application was presented to the Planning and Orders Committee as it has been called in by Local Members. At the meeting held on 3 July, 2019 it was resolved that a site visit be undertaken and subsequently the site was visited on 17 July, 2019.

Councillor Bryan Owen had declared a personal and prejudicial interest in the application he left the meeting during discussion and voting thereon.

It was RESOLVED to re-visit the application site.

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 VAR/2019/34 – Application under Section 73 for the variation of conditions (13) (access) and (15) (car parking) of the outline planning permission 28C511 (outline application for demolition of the existing dwelling together with the erection of 4 flats) and conditions (02) (landscaping), (03) (access), (07) (car parking) and (08) (approved plans) from the associated reserved matters 28C511A/DA (application for reserved matters for the erection of 4 flats) so as to amend the approved plans enabling alterations to the site access, parking and landscaping at 8 Ger y Môr, Rhosneigr

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

The Development Management Manager reported that the principle of the application has already been established in this location under the previous Development Plan and the application is for the variation of conditions as noted above.

Councillor Robin Williams proposed that the application be approved and Councillor John Griffith 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.

10.2 VAR/2019/32 – Application under Section 73A for the variation of condition (02) (drainage details) of planning permission reference 17C126F/DA (application for reserved matters for the erection of a dwelling) so as to allow for the submission of drainage details following the commencement of works at Yr Erw, Llansadwrn

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

The Development Management Manager reported that the principle of the application has already been established in this location under the previous Development Plan. She noted that a Certificate of Lawfulness was issued on the basis that work undertaken on the access to the site. However, works were undertaken without first having discharged condition (02) of planning permission 17C126F/DA which required the submission of details to demonstrate how surface water run-off from the vehicular access and parking area is to be managed and contained within the curtilage of the site prior to commencement of the development. This application therefore seeks to regularise the situation by way of an application under Section 73A so as to vary the requirements of the condition. It was noted that the statutory consultees are in agreement to the discharge the condition.

Councillor Robin Williams proposed that the application be approved and Councillor Dafydd Roberts 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.

10.3 VAR/2019/42 – Application under Section 73A for the variation of condition (02) of planning permission reference 46C410F (Erection of 13 dwellings) so as to allow details of demarcation to be submitted after work has begun together with the deletion of condition (07) (ecology) at Garreg Fawr Farm, Trearddur Bay

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

The Development Management Manager reported that the principle of the application has already been established in this location under the previous Development Plan. She noted that since the adoption of the Joint Local Development Plan, Trearddur Bay is identified as a Coastal and Rural Village under the provision of Policy TAI 5 and therefore the policy does not support the provision of open market housing but a S106 legal agreement needs to be imposed for the provision of 4 affordable dwellings as part of the development.

Councillor Robin Williams proposed that the application be approved and Councillor Kenneth P 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 together with a S106 legal agreement that 4 affordable dwellings be provided as part of the development.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 OP/2019/8 – Outline application with all matters reserved for the erection of a dwelling on land at Tyn Pwll, Brynsiencyn

The application was presented to the Planning and Orders Committee as the applicant is related to an elected member of the Council. In accordance with the Council's Constitution, the application has been scrutinised by the Council's Monitoring Officer.

Councillor Eric W Jones had declared a personal and prejudicial interest in the application he left the meeting during discussion and voting thereon.

The Development Management Manager outlined the application to the Committee and further said that the public consultation period does not come to an end until 24 July, 2019 and requested that the Officer's be afforded power to act following the public consultation period if not representations have been received.

Councillor Bryan Owen proposed that the application be approved and Councillor Kenneth P Hughes seconded the proposal.

It was RESOLVED to approve the application and to grant the Officer's power to act following the statutory public consultation period coming to an end.

12 REMAINDER OF APPLICATIONS

12.1 FPL/2019/162 – Full application for change of use of agricultural land into playing field for school, erection of mobile classroom, erection of fencing and boundary walls together with soft and hard landscaping at Morswyn Primary School, Cyttir Road, Holyhead

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

The Development Management Manager outlined the application to the Committee and further said that the public consultation period does not come to an end until 24 July, 2019 and requested that the Officers be afforded power to act following the public consultation period if not representations have been received.

Councillor Kenneth P Hughes proposed that the application be approved and Councillor Robin Williams seconded the proposal.

It was RESOLVED to approve the application and to grant the Officers power to act following the statutory public consultation period coming to an end.

12.2 FPL/2019/161 – Full application for the erection of a mobile classroom at Pencarnisiog Primary School, Pencarnisiog

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

The Development Management Manager outlined the application to the Committee and further said that the Highways Authority has requested that an additional condition be imposed that a Traffic Management Plan be submitted during the construction period of the development.

Councillor Bryan Owen proposed that the application be approved and Councillor Eric W Jones 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 and that an additional condition be imposed that a Traffic Management Plan be submitted during the construction period.

12.3 FLP/2019/171 – Full application for the demolition of existing fence together with the erection of a new fence at Anglesey Airport, Minffordd Road, Caergeiliog

The application was presented to the Planning and Orders Committee as the application has been submitted by the Council.

The Development Management Manager outlined the application to the Committee and wished to amend the Officer's report as the height of the new security fence is 3.15 metre high. She noted that a similar application was approved recently at this application site but the Ministry of Defence (MOD) submitted an objection as the site lies within a restricted development area so as not to impede the aircraft; the height of the fence was unacceptable to the MOD. A slight reduction of the height of the proposed security fence has taken place together with the design of the fence which is now acceptable to the MOD.

Councillor Bryan Owen proposed that the application be approved and Councillor Robin Williams 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.

12.4 FPL/2019/50 – Full application for alterations and extensions together with the creation of heritage play area and associated landscaping at Breakwater Country Park, Holyhead

The application was presented to the Planning and Orders Committee as the application is submitted on behalf of the Council.

The Development Management Manager outlined the application to the Committee and noted that the proposed development will enhance the facilities within the Country Park. She said that the development site is not within the AONB area and will not affect the setting of the Country Park's AONB; therefore it is in compliance with relevant policies.

Councillor Kenneth P Hughes proposed that the application be approved and Councillor Bryan Owen 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.

12.5 OP/2019/6 – Outline application with all matters reserved for the demolition of the former chemical works together with the erection of 7 units for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) at the former Peboc, Llangefni

The application was presented to the Planning and Orders Committee as the application has been submitted by the Council.

The Development Management Manager outlined the application to the Committee and said that the application site is situated within the settlement boundary of Llangefni and is safeguarded for employment uses within the Joint Local Development Plan. She further said that the current building on site will be demolished and conditions have been imposed within the Officer's report that any contamination from the site needs to be addressed before any development commences on site.

Councillor T LI Hughes proposed that the application be approved and Councillor Eric W Jones 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.

13 OTHER MATTERS

Traffic Regulation Order – Amlwch

Submitted – a report by the Interim Head of Highways, Waste and Property in respect of a Traffic Regulation Order proposed in response to comments received by the Highways Authority regarding obstructive parking, traffic congestion and road safety issue in Amlwch. The various streets in Amlwch were included in the proposed Order were summarised within the report.

The Senior Project Manager (Major Projects) said that one objection was received to the proposed Order which related to the proposed introduction of double yellow lines along a section of Tan y Bryn Road, Amlwch. The objector conducts 2

business from his property and occasionally needs to park on the highway. She noted that the Highways Authority considers that the proposed Order was considered essential in the interest of road safety and to facilitate the safe and free flowing movement of traffic and pedestrians. Following the introduction of the double yellow lines Enforcement Officers will be surveying the parking at the various streets in Amlwch.

The Vice-Chair and a Local Member expressed that there are local concerns as regards to parking issues in Amlwch and especially in Tan y Bryn Road as cars are parking on both sides of the pavements. Councillor R O Jones proposed the recommendations within the report. Councillor Bryan Owen seconded the proposal.

It was RESOLVED to approve the proposal in accordance with the advertised Order and plans

**COUNCILLOR NICOLA ROBERTS
CHAIR**