

Planning and Orders Committee

Minutes of the meeting held on 4 December 2019

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors 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:** Chief Planning Officer (for application 11.1),
Development Management Manager (NJ),
Senior Planning Officer (GJ),
Planning Officer (DR),
Development Control Engineer (JAR),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor John Griffith
- ALSO PRESENT:** Local Member : Councillor Ieuan Williams (for application 12.18)
-

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows:-

Councillor Nicola Roberts declared a personal and prejudicial interest in relation to application 7.1 on the agenda.

Councillor Bryan Owen declared a personal and prejudicial interest in relation to application 12.16 on the agenda. Councillor Owen also declared a personal interest in relation to application 7.1 on the agenda.

The Development Management Manager had declared a personal and prejudicial interest in relation to application 11.1 on the agenda.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 6 November, 2019 were presented and confirmed.

4 SITE VISITS

There were no site visits held following the 6 November, 2019 meeting of the Planning and Orders Committee.

5 PUBLIC SPEAKING

There were public speaker in respect of applications 7.1 and 12.18.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

7.1 OP/2019/5 – Outline application for the demolition of the existing buildings together with the erection of 52 affordable dwellings with associated developments together with full details of the vehicular access on land adjacent to Huws Gray, Bridge Street, Llangefni

The Chair, Councillor Nicola Roberts had declared a personal and prejudicial in the application but spoke as Local Member. She left the meeting during discussion and voting thereon. The Vice-Chair took the Chair for this application.

The application was reported to the Planning and Orders Committee as the application site is located on Council owned land. At the meeting held on 2 October, 2019, it was resolved that a site visit be undertaken and subsequently the site was visited on 16 October, 2019.

Councillor Nicola Roberts, a Local Member said that the three local members have been in discussions with local residents and the developer as regards to this application. She said that it has been agreed that there is a need for affordable housing in the area and verbal agreement has been made (which written confirmation is awaited) that the access to the site will be from Bridge Street with no access is to be afforded through the Tan Capel Estate. Access to the rear of dwelling at the Tan Capel Estate is to be retained and when the full planning application is submitted to the Planning Authority assurances has been given that houses will be adjacent to the dwellings at Tan Capel Estate and not the flats.

Public Speaker

Mr Jamie Brandshaw (**for the application**) said that the application is for 52 affordable dwellings with 36 houses and 16 flats on redundant land within the

development boundary of Llangefni and is a highly accessible location. He noted that whilst the Planning Officers' are in support of the application there have been local concerns as regards to highways safety but he considered that there is adequate highway access to the site and improvements to the local highways network are proposed (detailed evidence has been submitted as part of the application); the Highways Authority are satisfied with the highway network proposed. Concerns have also been raised due to overlooking issues which could affect amenities of local residents but it is evident from the submitted plans that a good degree of separation which will mitigate harm to privacy and the activity on the site would not have a detrimental effect of neighbouring properties. The site has been subject to a detailed Ecology Study which has concluded that there would be no harmful impact on protected species and any effect on other species can be addressed through enhanced mitigation measures. He noted that the development of the site will be an improvement of redundant land; the careful design of tree planting will enhance the site. The Ecology Officer and NRW are satisfied with the scheme. He referred to the impact during construction of the development and noted that a condition has been stipulated within the Officer's report as to the permitted time period construction and site machinery can be on site. Mr Bradshaw further said that the developer has sought to engage with local residents before and after submission of the application which is considered to be effective and fair. The development is for affordable homes of which there is a shortfall in the area.

Councillor Dafydd Roberts questioned that the supporter has not addressed the concerns of residents that the access to the site should only be from Bridge Street and that the houses and not the flats should be adjacent to the dwellings at Tan Capel estate.

Mr Bradshaw confirmed that the access forms part of the application and access to the site will be from Bridge Street as was submitted and approved during the outline application to the Committee. The developer has no issues in providing access to the rear of the dwellings at Tan Capel estate. He also said that there are no plans to move the flats to be adjacent to the dwellings at Tan Capel.

The Development Management Manager outlined the application to the Committee and said that part of the site has been identified within the JLDP as a development site under policy T18 (land allocated as a housing site) in the Plan. It was also noted that part of the proposed site is located within C11 which is a Primary Safeguarded Employment Site on Anglesey. She referred to local concerns as regards to the application which has been noted within the Officer's report to this Committee. The consultation process has identified the need for the financial contribution towards education provision of £24,514 together with a contribution towards a pedestrian crossing near Hafan Cefni of £25k. An open space (play provision) is also afforded on site to comply with Policy ISA 5. The Development Management Manager said that whilst this is an outline application it is possible to design the proposed plans to protect the amenities of local residents. The statutory consultees are satisfied with the proposal. The Highways Authority has considered the highways network within

the area due to visibility from the site and are satisfied with the proposal. Details of the sustainable drainage system is acceptable, in principle, so that condition 24 within the Officer's report can be applied. She further said that noise assessment has been undertaken from neighbouring land and mitigation measures have been suggested to protect the amenities of neighbouring properties. Gwynedd Archaeological Planning Service has also assessed the application who have raised no objection to the development.

The Development Management Manager further referred to that part of the development site is located within the C11 Safeguarded Employment Site but Policy CYF5 allows other uses for denoted employment sites where criteria allows and it is unlikely that the remainder of the site would be used for employment purposes. It is therefore accepted that the site is acceptable for housing development. She further said as an amendment to the Officer's report the agent has offered to amend Condition 19 to ensure that parking provision is completed before occupation of the relevant individual units. Amendments to Condition 11 which refers to landscaping proposals – it is proposed that some of the trees are to be retained on site and the condition will be amended to comply with the tree report as submitted. Reference was made that the footway behind the dwellings at Tan Capel which is to be retained as there is no other access to the site.

The Development Management Manager highlighted that as the development land is in the ownership of the County Council and it is not possible for the Council to enter into a S106 legal agreement with itself. The Council will need another form of legal agreement when selling the land to the developer. The developer has offered a draft unilateral obligation agreement and discussion are undertaken to commit to meeting the contribution requirements which is to be made at the purchase date of the land. It was suggested that delegated authority be given to Officers the right to release the permission once they have a mechanism (legal agreement/payments/a combination of both) in place to ensure that payments required under a planning obligation can be secured before release of the planning permission.

Councillor Bryan Owen said that historical on this site there has been problems with blocked drains; he ascertained whether the developer can give assurances that drainage problems will not be a problem in the future within this area. The Development Management Manager responded that Welsh Water has recommended conditions to ensure that only foul water will be discharged into the public sewerage system. A Drainage Strategy has been prepared as part of the application and condition 24 within the Officer's report notes that no development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing to the local planning authority.

Councillor K P Hughes 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 and to delegate to Officers the right to release

the permission once they have a mechanism (legal agreement/payments/a combination of both) in place to ensure that payments required under a planning obligation can be secured before release of the planning permission.

7.2 FPL/2019/226 – Full application for the siting of three holiday chalets, formation of a new access track, amendments to an existing access together with the installation of a new treatment plant on land at Fronwen, Newborough

Councillor Bryan Owen had declared a personal in the application but spoke as Local Member.

The application was reported to the Planning and Orders Committee as it had been referred to Committee by a Local Member. At the meeting held on 2 October, 2019, it was resolved that a site visit be undertaken and subsequently the site was visited on 16 October, 2019. At the meeting held on 6 November, 2019 the Committee resolved to approve the application contrary to Officer's recommendation as it was considered that the development was of high quality development in a sustainable location.

The Development Management Manager outlined the application to the Committee and referred to the Officer's report which states that the proposed development is not well sited or a high quality development in planning terms. The site is sited in a linear form but fundamentally the site is in an isolated position in a countryside location which does not align with the definition of high quality development under the provision of Policy TWR3. The occupants of the proposed development would be reliant on private motor vehicles and this would not align with the planning policy provision. A previous application to site three holiday chalets and to form a new access track in this location was refused in June, 2019 on the grounds that the development did not comply with Policy TWR3 and Policy PS4 as the location was considered unsustainable being in an isolate position in open countryside and also because it was not considered to be well-sited or high quality development. The original proposal was further considered to have insufficient visibility splay for the proposed access contrary to the requirements of policy. The reasons for the previous refusal still exists and the recommendation was of refusal of this application.

Councillor Bryan Owen speaking as a Local Member said that the acceptability of the development under the provisions of policy depends on how those policies are interpreted. He said that the site is on the main bus route from Pentre Berw to Newborough and a cycle route is within a mile to the site. Councillor Owen further said that this development will promote tourism within the area as such a facility does not exist locally.

Councillor K P Hughes said that he considered that the application was reasonable as was stated at the previous meeting of this Committee and proposed to reaffirm the previous decision to approve the application contrary to the Officer's recommendation. Councillor Dafydd Roberts seconded the proposal.

Councillor R O Jones proposed that the application be refused in accordance with the Officer's recommendation. Councillor Nicola Roberts seconded the proposal of refusal.

Following the vote:-

It was RESOLVED to reaffirm the previous decision to approve the application contrary to the Officer's recommendation.

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 FPL/2019/250 – Full application for the removal of the existing office building together with the erection of a new office and welfare building at G D Jones Fuel Oil, Gaerwen Industrial Estate, Gaerwen

The Development Management Manager had declared a prejudicial and personal interest in the application and left the meeting during consideration and voting thereon.

The application was reported to the Planning and Orders Committee as the applicant is related to a relevant Officer in the Planning Service. In accordance with the Council's Constitution the application has been scrutinised by the Council's Monitoring Officer.

The Chief Planning Officer outlined the application to the Committee and stated that the local Community Council has now responded that they have no objection to the proposal. He reported that the application site is already located within the Gaerwen Industrial Estate and it was considered that the proposal will improve the quality of an office building and workers accommodation.

Councillor K P Hughes 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 REMAINDER OF APPLICATIONS

12.1 DEM/2019/2 – Application to determine whether prior approval is required for the demolition of garages on land at Bryn Glas Close, Holyhead

The application was reported to the Planning and Orders Committee as the application relates to Council owned land.

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning Authority to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on resident's local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species. She noted that a Local Member, Councillor R LI Jones has expressed that consultation with the tenants of the garages needs to be undertaken before all the garages are demolished.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages; a verbal discussion has undertaken with the tenants of the garages in Holyhead.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

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

12.2 DEM/2019/3 – Application to determine whether prior approval is required for the demolition of garages at Bryn Glas Close, Holyhead

The application was reported to the Planning and Orders Committee as the application relates to Council owned land.

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning Authority to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on resident's local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species. She noted that a Local Member, Councillor R LI Jones has expressed that consultation with the tenants of the garages needs to be undertaken before all the garages are demolished.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages; a verbal discussion has undertaken with the tenants of the garages in Holyhead.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also

said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

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

12.3 DEM/2019/4 – Application to determine whether prior approval is required for the demolition of garages (three separate blocks) at Ffordd Corn Hir and Pennant, Llangefni

The application was reported to the Planning and Orders Committee as the application relates to Council owned land.

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning Authority to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on resident's local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property

Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

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

12.4 DEM/2019/5 – Application to determine whether prior approval is required for the demolition of garages at Ffordd Lligwy, Moelfre

The application was reported to the Planning and Orders Committee as the application relates to Council owned land.

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning Authority to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on resident's local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice

on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

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

12.5 DEM/2019/6 – Application to determine whether prior approval is required for the demolition of garages at Craig y Don, Amlwch

The application was reported to the Planning and Orders Committee as the application relates to Council owned land.

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning Authority to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

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

12.6 DEM/2019/7 – Application to determine whether prior approval is required for the demolition of garages at Hampton Way, Llanfaes

The application was reported to the Planning and Orders Committee as the application relates to Council owned land.

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning Authority to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of

precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

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

12.7 DEM/2019/8 – Application to determine whether prior approval is required for the demolition of garages at Maes Llwyn, Amlwch

The application was reported to the Planning and Orders Committee as the application relates to Council owned land.

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning Authority to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities.

It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

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

12.8 DEM/2019/9 - Application to determine whether prior approval is required for the demolition of garages at Maes Hyfryd, Llangefni

The application was reported to the Planning and Orders Committee as the application relates to Council owned land.

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning Authority to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Following demolition of the garages the site will be cleared and

any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

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

12.9 DEM/2019/10 – Application to determine whether prior approval is required for the demolition of garages at New Street, Beaumaris

The application was reported to the Planning and Orders Committee as the application relates to Council owned land.

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer

first applying to the Local Planning Authority to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

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

12.10 DEM/2019/11 – Application to determine whether prior approval is required for the demolition of garages at Pencraig, Llangefni

The application was reported to the Planning and Orders Committee as the application relates to Council owned land.

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country

Planning (General Permitted Development) Order 1995 for the demolition of buildings. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning Authority to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

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

12.11 DEM/2019/12 – Application to determine whether prior approval is required for the demolition of garages at Tan yr Efail, Holyhead

The application was reported to the Planning and Orders Committee as the application relates to Council owned land.

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning Authority to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages; a verbal discussion has undertaken with the tenants of the garages in Holyhead.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

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

12.12 DEM/2019/13 – Application to determine whether prior approval is required for the demolition of garages at Thomas Close, Beaumaris

The application was reported to the Planning and Orders Committee as the application relates to Council owned land.

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning Authority to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

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

12.13 DEM/2019/15 – Application to determine whether prior approval is required for the demolition of garages at Maes yr Haf, Holyhead

The application was reported to the Planning and Orders Committee as the application relates to Council owned land.

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning Authority to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species. She noted that a Local Member, Councillor R Ll Jones has expressed that consultation with the tenants of the garages needs to be undertaken before all the garages are demolished.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages; a verbal discussion has undertaken with the tenants of the garages in Holyhead.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

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

12.14 DEM/2019/16 – Application to determine whether prior approval is required for the demolition of garages at Pencraig Mansion, Llangefni

The application was reported to the Planning and Orders Committee as the application relates to Council owned land.

The Development Management Manager outlined the application to the Committee and said that the application is made under the Town and Country Planning (General Permitted Development) Order 1995 for the demolition of buildings. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning Authority to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Following demolition of the garages the site will be cleared and any necessary boundary works will be undertaken. Demolition Environmental Management Plan and Demolition Traffic Management Plan needs to detail measures to minimise impacts of the demolition on residents local amenities. It was noted that an Ecological methodology statement is required which should identify the potential presence of non-native invasive species along with a programme for their removal if present together with details of precautionary measures that will be taken to account for the potential presence of protected species.

The Vice-Chair questioned whether the required Notice has been served on the tenants of the garages. The Development Management Manager responded that as part of such application the applicant must place a Notice on the site informing the intention to demolish the garages and a statutory notice as part of the planning process is afforded to allow for any representations as regards to the application. She noted that the Property Department has responded that no formal consultation has taken place with the tenants of the garages.

Councillor K P Hughes proposed that the application should be deferred as no consultation has been undertaken with the tenants of the garages. He also said that discussion needs to be undertaken as to why there is a requirement to demolish these garages as tenants pay rent which is an income for the Authority. The Development Management Manager responded that a structural report has been undertaken by the Property Department as part of this application and it is considered that the best option is to demolish these garages due to their poor condition.

The Chair seconded the proposal to defer the application so as to allow tenant and elected members to be formally consulted as regards to the demolition of the garages.

The Chair further said that the relevant Portfolio Holder and the Property Department needs to be informed that the Planning and Orders Committee requires further information as regards to the process undertaken as regards to the decision to demolish the proposed garages before they are able to decide on the application before the Committee.

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

12.15 FPL/2019/289 – Full application for the erection of a temporary 2.4 meter high fence at Llaingoch Primary School, South Stack Road, Holyhead

The application was reported to the Planning and Orders Committee as the land is owned by the Council. A Local Member, Councillor Shaun Redmond also requested that the Committee considered the impact on the erection of the temporary fence on the residential amenities of neighbouring properties.

The Development Management Manager reported that the location of the proposed temporary fence will be at the front and rear of the school premises where it faces a highway road. The proposed fence will be constructed as a timber hoarding. She further said that as permission has been granted for the demolition of the former primary school, the developer can erect these temporary security fences under permitted development rights whilst the current school is being demolished. A planning application for the demolition of the former primary school was approved at the last meeting of the Planning and Orders Committee. She noted that the applicant was engaging in a statutory pre-application consultation with the local community in advance of submitting a planning application to the Planning Authority to develop the site with the statutory consultation process coming to an end on the 11th December, 2019. The developer has requested that the fencing be permitted on the site for an extended period if he is given approval of the any future planning application to develop the site. The Officer said that the Committee must consider the application before the Committee and the recommendation was of approval of the application to erect a temporary fence for a period of 12 months.

The Development Management Manager referred to the comments received by a Local Member as regards to the effect on residential amenities due to the erection of a temporary fence and said that the Local Member has suggested that if the application was approved then consideration needs to be given for an open wooden fence structure rather than a solid wooden fence.

Councillor Robin Williams said that he believed that incidents of vandalism and breaking into the site has occurred and proposed that the application be approved in respect of Health and Safety. Councillor R O 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.

12.16 FPL/2019/234 – Full application for amendments to the existing vehicular access (previously approved under planning permission reference 15C48K/FR) together with the an extension to the curtilage (retrospective) at Cae Eithin, Malltraeth

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

The application was reported to the Planning and Orders Committee at the request of a Local Member. The Chair said that the Local Member, Councillor Peter Rogers had submitted his apologies as he was unable to attend the meeting due to undergone knee surgery recently. She expressed her best wishes for a speedy recovery.

The Development Management Manager outlined the application to the Committee and said that she wished to drawn attention that the map afforded with the application to the Committee was inaccurate as the red line around the site was marked incorrectly. She ascertained whether the Committee were willing for the amendment to the map to take place in the first instance before discussion on the application at this meeting. The Chair said that the Local Member, Councillor P Rogers has been informed of the anomaly on the site map but he has not been able to visit the Planning Department to view amended map. She further said that Councillor Rogers has expressed that he wished for the application to be deferred so as to allow for him and local residents to view the amended map. Councillor K P Hughes also said that Councillor Rogers has requested that the application be deferred as he has further information which he considered was appropriate for him to be able to address the meeting in the New Year. The Chair ascertained legal advice and the Legal Services Manager responded that it was a decision for the Committee to decide if they wish to defer the application or not. Councillor K P Hughes proposed that the application be deferred. There was no seconder to the proposal and therefore the Committee continued to deal with the application.

The Development Management Manager reported that is for amendments to the existing vehicular access (previously approved under planning permission 15C48K/FR) together with an extension to the curtilage, which is retrospective, at Cae Eithin, Malltraeth. She noted that a Local Member, Councillor P Rogers referred the application to the Planning and Orders Committee for determination on the grounds that he considered that the ownership certificate (Certificate A) submitted with the application was incorrect. As an amendment to the Officer's report to the Committee, an additional letter of objection had been received. The Development Management Manager said that the letters of objection refer to landownership and querying the accuracy of submitted plans in relation to the position of the boundaries and concerns as to the widening of the access which would lead

to further flooding already experienced due to the widening of the access. She expressed that landownership matters is outside the planning system; the application has not been able to occupy the dwelling neither use the access due to ongoing landowner issues. She noted that the application is accompanied by a Certificate A which complies with the details of Land Registry and the Planning Authority are satisfied with the ownership of the land by the applicant. It was noted that the Highways Authority have been consulted on the application and have no objection to the proposal subject to conditions. The Drainage Department have assessed the application and have concluded that the proposed access will not increase the risks of flooding. Natural Resources Wales have also been consulted and have responded that they have no objection to the proposal.

The Development Management Manager further reported that the extended curtilage is to the North and North East of the existing curtilage and it is intended to plant trees and shrubs to enhance the entrance of the access; improvements to the access will ensure that only one access can be brought into use at the site. She noted that as the original access may be used as a footway and additional condition is required to erect a fence to ensure that no use can be made of the existing access. The Officer said that as part of planning policies the application is acceptable, however if a decision was taken that the applicant is not in ownership of the relevant land to enable him to implement the planning approval then Condition 2 within the Officer's report will prohibit any use of the dwelling and the applicant would need to further submit plans through the planning process.

Councillor Robin Williams expressed that the site at Cae Eithin, Malltraeth has been before this Committee on numerous occasions and the issue of ongoing and unresolved landownership is continuing which he noted as a civil matter outside planning process. He 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 together with an additional condition to ensure only one access can be brought into use at the site and that a fence be erected to block the original access to ensure that no use can be made as a walkway.

12.17 TPO/2019/17 – Application for works to 1 tree and the felling of 5 trees protected by a Tree Preservation Order at Menai Bridge Reservoir

The application was reported to the Planning and Orders Committee as the site is owned by the Council.

The Development Management Manager outlined the application to the Committee and said that five trees are proposed for felling and a sycamore is proposed to be crown lifted away from the PRow. A number of trees with symptoms of dieback have been added to the proposal. The trees surrounding the reservoir are visible from the Pentraeth Road providing a

backdrop to the Ty Mawr Estate. They enclose a public footpath and the trees are managed by the Property Section who ensure the safety of pedestrians and A5 below. The application has been assessed by the Tree and Landscape Officer and has raised no objection to the proposal. The Menai Bridge Town Council has also raised no objection to the felling of the trees. The Officer reported that the public consultation period does not come to an end until the 9th December, 2019 and requested that the Officer's be afforded power to act following the public consultation period if no representations have been received.

Councillor Robin Williams proposed that the application be approved and Councillor Eric W Jones 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.

12.18 FPL/2019/204 – Full application for the erection of 27 affordable dwellings together with the creation of a new access and associated works at Ponc y Rhedyn, Benllech

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

Public Speaker

Mr David Evans (**against the application**) said that firstly he wished to refer to the preliminary Ecological Appraisal submitted with the application. He said that the cover of the ecological appraisal stipulates that the process has been through a desktop exercise with only one site visit to the site in November last year. It is apparent that they have failed to submit a full ecologic appraisal with their application and it is impossible to assess the ecological effect of the scheme. Mr Evans expressed that the applicant has failed to show that the application is sustainable. He said that ecology policies emphasise keeping islands of habitat but also connection corridors between them and there is one already along the northern side of the site between the pond and the stream which flows through his adjacent land. The ecology company again recommend that the habitat on the eastern side of the pond and stream can inhabit the site. Mr Evans expressed that he considered that the developer is overdeveloping the northern side of the site. Mr Evans referred to the drainage issue on the site and noted that the Flood Consequences Assessment submitted by the developer is inaccurate and misleading; he referred that a culvert near the site has overflowed on numerous occasions onto part of the development site. He considered that depending of the Flood Consequences Assessment submitted by the developer would be open to legal challenge.

Councillor Ieuan Williams, a Local Member said that the concerns of the local residents (as noted within the Officers report) are valid issues and the Committee should be taken into consideration whilst considering this

application. He considered that the Officer's recommendation of approval of this application is due to definition of an exception site; an application for 27 dwellings should be within the development boundary of a local service centre (which is a planning term for such a village as Benllech). He referred to Policy TAI 16 – Exception Sites and quoted *'where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form reasonable extension to the settlement will be granted. Proposals must be for a small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to suitable previously developed land'. Planning Policy Wales refers to affordable housing exception sites as small housing sites within or adjoin settlements for the provision of affordable housing to meet local needs'.*

Councillor Williams said that he considered that this development site is contrary to Planning Policy Wales as it is a large development site. He accepted that the village of Benllech has been identified as one of the large services centres on the Island and there is a need for affordable dwellings. He considered that when the JDLP is reviewed, a maximum number of dwellings within an exception site needs to be noted within the policy; he asked the Portfolio Holder for Planning and Public Protection and the Chair of the Planning and Orders Committee to write to the Joint Planning Policy Unit in regards to this matter.

The Local Member further referred to Policy ISA5 – Provision of open spaces in new housing development site and noted that an area of 825m² amenity space is proposed as part of the application but it falls below the required open space requirements. The Development Management Manager said that although the on-site open space falls short of the required area but the guidelines within the SPG stipulated that a commuted sum should be afforded for open space facilities within the area; it is considered that a commuted sum of £14,822.71 is required towards the provision of a Children's Informal Play Space together with a Children's equipped play space. The Joint Planning Policy Unit has a formula for FIT (Fields in Trust) Standard which is a standard assessment as to the play area provision within the local community.

The Development Management Manager outlined the application to the Committee and noted that an additional 5 letters of objection had been received but do not raised concerns that have not been addressed within the Officer's report. She referred to the concerns by the objector in respect of ecological issues and noted that Natural Resources Wales has received the Ecological Appraisal as part of this application and have recommended conditions as part of any approval of the application. It was noted that the Ecology Officer has not raised any objection to the application. The Development Management Manager referred that a Flood Consequences Assessment that has been submitted by the developer as part of the

application and statutory consultation has been undertaken on the assessment which resulted acceptable by the statutory consultees. She referred that Condition 15 within the Officers report states that a drainage scheme for the site is to be submitted and approved in writing by the local planning authority before any intention is to develop the site.

The Development Management Manager further said that affordable housing is required in the area and Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. The Housing Service have confirmed that the housing mix being proposed is acceptable. It is accepted that the site is outside the development boundary however JLDP policies allows for exception sites where criteria satisfies. A number of planning policies supports such a development as specifically Policy PS1 – Welsh Language and Culture and a Welsh Language Impact Assessment has been submitted with the application which concludes that the impact upon the Welsh language will be comparatively low. The Lifelong Learning Department have confirmed that no commuted sum is required. It was further said that the highway through Pant y Briallu Estate is a private road and appropriate notice and certification has been served as part of the application. The Local Highways Authority have assessed the site and concluded that a commuted sum of £10,000 is required as part of any planning permission towards the improvements routes and this would be sourced as part of a S106 legal agreement. The design of the development has been amended to protect the effect upon the amenities of neighbouring properties with greater distances between the dwellings as is reported within the Officer's report. She referred that Benllech has been identified as an important 'service centre' - this development site is considered small within the context of the relevant TAN 1 policy. The Development Management Manager said that the recommendation is of approval of the application with a S106 legal agreement to ensure that the site will be for 100% affordable dwellings and that a financial contribution towards open space provision is required.

Councillor R O Jones ascertained whether there is capacity for an additional 27 dwellings using the access road to the site. The Development Control Engineer responded that there is capacity within the current access from Lon Pant y Cydun.

Councillor Dafydd Roberts questioned whether NRW are satisfied with the initial Ecology Assessment submitted as part of the application. The Development Management Manager responded that NRW has said that they are satisfied that there will be no substantial impact arising from the development. NRW have accepted the initial Ecology Assessment due to the information contained within the report, subject to condition highlighted by the Planning Officer.

Councillor K P Hughes said that reference has been made by the objector that flooding has occurred on this site and on the nearby estate. He questioned whether the drainage culvert will be able to cope with the additional proposed

housing. The Development Management Manager responded that full drainage details will need to be accepted to make sure that the drainage system will be able to cope with additional housing.

Councillor Eric W Jones 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 contained within the written report together with a S106 legal agreement in respect of affordable housing and open space requirements.

12.19 FPL/2019/249 – Full application for demolition of former public house, erection of 14 dwellings of which 2 are affordable dwellings, alterations to existing accesses, creation of internal access road, associated car parking, installation of LPG tank together with soft and hard landscaping at Y Bedol, Tyn Rhos, Penysarn

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

The Vice-Chair, as a Local Member said that Councillor A M Jones had called in the application for determination by the Planning and Orders Committee but he was unable to attend today's meeting. He said that there are local concerns due to overdevelopment, highway and drainage issues and proposed that the site be visited. Councillor Bryan Owen seconded the proposal.

It was RESOLVED to visit the site at the request of a Local Member.

13 OTHER MATTERS

13.1 FPL/2018/42 – Full application for the erection of 8 market and 2 affordable dwellings, construction of a new vehicular access and road together with soft and hard landscaping on land adjacent to Llain Delyn Estate, Gwalchmai

The Development Management Manager reported that the application was approved in June 2019 but whilst preparing the S106 legal agreement it became apparent that the layout plan included land not in the ownership of the applicant and amended plans were submitted which excluded this area which resulted in reduction in the area of the proposed open space. She noted that the JLDP have confirmed that the total amount of open space required from the proposed development should be 429m² and that whilst the new layout results in a shortfall of 29m². Given the small area in question and that on site provision is being made as part of the development in accord with the provisions of Policy ISA 5, no objection is raised on this basis. The Development Management Manager said that an amendment needs to be made as regards to the education contribution as part of the proposal due to the recent further consultation of the application. She said that the Education

Authority thought that the dwellings were to be 2 and 3 bedroom houses but some of the dwellings are one bedroomed accommodation. Following reassessment the education contribution is now £12k. The recommendation is of approval of the application subject to the completion of the S106 legal agreement.

Councillor K P 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 together with a S106 legal agreement.

**COUNCILLOR NICOLA ROBERTS
CHAIR**