

Planning and Orders Committee

Minutes of the meeting held on 5 February 2020

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, Glyn Haynes, K P Hughes,
Vaughan Hughes, Eric Wyn Jones, Bryan Owen, Dafydd Roberts
and Robin Williams.
- Councillor R A Dew – Portfolio Holder - Planning
- IN ATTENDANCE:** Development Management Manager (NJ),
Senior Planning Officer (GJ),
Senior Engineer (Traffic & Parking) (AR),
Legal Service Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor T LI Hughes MBE
- ALSO PRESENT:** None
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1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

No declaration of interest received.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 8 January, 2020 were presented and confirmed as correct.

4 SITE VISITS

The minutes of the planning site visit held on 22 January, 2020 were confirmed.

5 PUBLIC SPEAKING

There was no public speaker at this meeting.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 19C1231 – Outline application for the erection of 32 market dwellings and 4 affordable dwellings, construction of new vehicular and pedestrian access, provision of play area and open spaces together with full details of access and layout on land adjacent to Cae Rhos Estate, Porthdafarch Road, Holyhead

The application was reported to the Planning and Orders Committee as it had been referred to Committee by Local Members. At its meeting on 8 January, 2020 the Committee resolved to visit the application site before determining the application. The site was visited on 22 January, 2020.

The Development Management Manager reported that the site has been identified for residential purposes but the Highways Authority has significant concerns with regards to the existing substandard situation on the public highway leading up to the site.

The Senior Engineer (Traffic & Parking) reported that a Transport Assessment has been commissioned by the Highways Authority as regards to this application site which will be undertaken over a period of 24 hours to gauge the congestion of traffic in the area; results of the Transport Assessment is still awaited. A Transport Assessment was submitted as part of the application by the applicant but it was undertaken during traffic movement early morning and late afternoon.

The recommendation to the Committee was to defer determination of the application.

It was RESOLVED to defer consideration of the application for the reasons given and in accordance with the Officer's recommendation.

7 APPLICATIONS ARISING

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

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/2019/84 – Application under Section 73a for variation of condition (02) (No work to be done during nesting season), condition (03) (No development until mitigation measures have been submitted and approved by the Local Planning Authority), condition (04) (No

development shall take place until Method Statement is delivered) and condition (07) (No development shall commence until full photographic record of the building has been submitted) of planning permission 21C169 at Rhos Bothan, Llanddaniel

The application was reported to the Planning and Orders Committee as the application is a departure from the development plan which the Local Planning Authority are minded to approve.

The Development Management Manager reported that the application has extant approval to convert an existing building into a single dwelling but the conditions of the approval of the application have not been adhered to and this application is to seek approval under the relevant conditions listed within the report. She said that the developer has submitted mitigation details to meet ecology protected species measures and photographic record of the building has been submitted to meet archaeological requirements. However, the Ecology Officer has requested further details as regards to the protection of species on site. The Officer further reported that the access to the site appears to have been constructed in accordance with the previous approval of the application but observations by the Highways Authority are awaited as regards to the access details. The recommendation was one of approval of the application subject to receipt of satisfactory details.

Councillor Dafydd Roberts 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.

10.2 VAR/2019/87 – Application under Section 73 for the variation of condition (12) (Approved plans) of planning permission reference 35C237D/VAR (Erection of a dwelling) so as to allow amended design at Isfryn, Glanrafon

The application was reported to the Planning and Orders Committee as the recommendation is one of approval which is contrary to Policy TAI 6 of the Joint Local Development Plan.

The Development Management Manager reported that the Glanrafon area is now identified as a Cluster area under the provision of Policy TAI 6 within the Joint Local Development Plan which does not support the provision of open market housing. However, the site has an extant planning permission and the application before this Committee is to change the design of the dwelling and the proposal has been reduced in size. The application is considered acceptable in its context and within the AONB area. A screening application has been submitted for assessment. The Officer further said that an additional condition needs to be attached to the application which precludes the implementation of the previous permission.

Councillor Robin Williams 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 an additional condition be imposed which precludes the implementation of the previous permission and adoption of a screening opinion.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 HHP/2019/295 – Full application for alterations and extensions at Kirkland, Gorad Road, Valley

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

The Development Management Manager reported that the application is for a single storey extension along the side of the property with a lean-to roof and a porch on the front elevation. Only the porch shown on the plans requires planning permission as the side elevation is permitted development which does not require planning permission. She noted that the local Community Council has now submitted no objection to the application. The Development Management Manager further said that the public consultation period does not come to an end until the 5th February, 2020 and requested that the Officer's be afforded power to act following the public consultation period if no representations have been received.

Councillor Bryan Owen proposed that the application be approved and Councillor John Griffith 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 LBC/2019/45 – Listed Building Consent for works to church gate at St Cybi's Lower Churchyard, Victoria Road, Holyhead

The application was reported to the Planning and Orders Committee as the application has been submitted by the Council on privately owned land.

The Development Management Manager reported that the application is for listed building consent for the temporary removal of the wrought iron gate to specialist workshop for corrosion treatment and the repair and reinstatement of features.

Councillor Robin Williams proposed that the application be approved and 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.

12.2 OP/2019/16 – Outline planning application for the demolition of the existing dwelling together with the erection of 4 dwellings in lieu (one affordable) which includes full details of the access and layout at Beecroft, Station Road, Valley

It was reported that the application had been withdrawn.

12.3 FPL/2019/253 – Full application for the conversion of outbuildings into two holiday units which includes alterations and extensions together with the installation of a package treatment plant at Penfor, Church Bay

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

Councillor K P Hughes said that as he had referred the application to the Committee he proposed a site visit be undertaken so as to allow Members to view the site due to local concerns in respect of overlooking and the condition of the road to the application site. Councillor John Griffith seconded the proposal.

It was RESOLVED to visit the site at the request of a Local Member in accordance with the reasons given.

12.4 FPL/2019/275 – Full application for the erection of 4 new dwellings together with the construction of a vehicular access on land adjacent to 14 Maes William Williams, Amlwch

The application was reported to the Planning and Orders Committee as the application is submitted by the Local Authority on Council owned land.

The Development Management Manager reported that the proposed development comprises of single storey dwellings consisting of two blocks of two dwellings. All dwellings are provided with designated parking spaces and private amenity spaces and the access to the site is from the existing estate road. She reported that whilst it is accepted that as the application is submitted by the Local Authority for affordable accommodation additional conditions will need to be imposed for the provision of affordable housing together with a condition as to the future maintenance of the estate road.

Councillor R O Jones 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 within the written report and additional conditions in relation to future maintenance of the estate road and the provision of affordable housing.

12.5 FPL/2019/278 – Full application for the demolition of existing primary school buildings in addition to the erection of 8 dwellings together with the construction of a vehicular access on land at Llanfachraeth Primary School, Llanfachraeth

The application was reported to the Planning and Orders Committee as the application is submitted by the Local Authority on Council owned land.

The Development Management Manager reported that the application is for the demolition of the existing school building and the development of four bungalows (2, 1 bedroom and 2, 2 bedroom) at the frontage of the development four 2 bedroom houses at the rear of the development site. She noted that the mix of development dwellings is considered acceptable and is affording affordable provision in the village of Llanfachraeth. Local concerns have been expressed as to the design of the proposed dwellings and regards to the AONB opposite the site but amended plans have been submitted and the Conservation Officer is satisfied with the amended design plans as they take into account the local context and the use of stone works and slate roofing. A further letter of objections was received opposing the demolition of the building but the Conservation Officer does not consider that the building should be registered as a Listed Building. The Development Management Manager further said that the Gwynedd Archaeological Service proposed that a condition be imposed that a photographic survey be secured of the building before demolition and the Environmental Health Section has proposed a contaminated land condition is attached to any approval of the application. She said that the Highways Authority has said that the access to the site will be a substantial improvement to the current access the site. The Development Management Manager further said that the public consultation period does not come to an end until 13th February, 2020 and she requested that the Officer's be afforded power to act following the public consultation period comes to an end if no representations have been received.

Councillor K P Hughes said that a public consultation was held within the village of Llanfachraeth in 2018 to ascertain the housing needs of the area. It was affirmed that there was a lack of affordable dwellings and dwellings for the elderly in the village and as a Local Member he was pleased that the local authority has listened to the local residents in submitting this application. He noted that he was not aware that there was any objections to the demolition of the school and proposed that the application be approved. Councillor John Griffith seconded the proposal of approval of the application.

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;**

- **that additional conditions be attached to the approval of the application in respect that photographic survey be secured of the building and a contaminated land condition.**

12.6 FPL/2019/337 – Retrospective application for the creation of an access road at Mona Industrial Estate, Gwalchmai

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

The Development Management Manager reported that the retrospective application comprises the construction of a permanent access road and pedestrian path from an existing spur from an adjacent roundabout with the Mona Industrial Estate to former runways adjacent to the Mona Airfield. The access track would facilitate the use of the runways as hard standings so that they can be used for parking during local events such as the Anglesey Show and by Heavy Goods Vehicles in severe weather conditions affecting their ability to cross the Britannia Bridge. It was also stated that in the event of a 'No Deal' Brexit, HGV parking facility would be provided on the hard standings to alleviate traffic on the A55. The Development Management Manager said that in response to the Ecological and Environmental Advisor advice it is proposed that the ground of the site be allowed to regrow naturally and not to impose the planting of trees on the site to mitigate any effects on the airfield as regards to attracting birds to the site. She further noted that the public consultation period does not come to an end until the 5th February, 2020 and she requested that the Officers be afforded power to act following the public consultation period coming to an end if no representations have been received.

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.

13 OTHER MATTERS

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

**COUNCILLOR NICOLA ROBERTS
CHAIR**