

Planning and Orders Committee

Minutes of the meeting held on 4 March 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.
- IN ATTENDANCE:** Planning Enforcement Manager (SO),
Senior Planning Officer (GJ),
Development Control Engineer (Highways)(JAR),
Planning Assistants,
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members: Councillor Margaret M Roberts (application 12.1).
Councillor Llinos M Huws – Leader of the Council
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1 APOLOGIES

None received.

2 DECLARATION OF INTEREST

No declaration of interest received.

3 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 5 February, 2020 were presented and confirmed as correct.

4 SITE VISITS

The minutes of the planning site visit held on 19 February, 2020 were confirmed.

5 PUBLIC SPEAKING

There were public speakers in respect of applications 7.1 and 12.2

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 Planning Enforcement Manager reported that the response of the Highways Authority is still awaited as regards to traffic and parking survey. He further said that following reference by a member of the public, Natural Resources Wales has drawn the Authority's attention that a badger sett exists in close proximity of the application site and which has not been identified within the ecological survey submitted with the planning application. Additional ecological information will therefore be required. 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

7.1 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. At its meeting on 5 February, 2020 the Committee resolved to visit the application site before determining the application. The site was visited on 19 February, 2020.

Public Speaker

Mr Wharmby (applicant) said that the mill and granary on site is of poor condition and without investment it is likely that the buildings will subside. The conversion of these outbuildings and mill to self-serviced holiday use will preserve such buildings that may be lost if investments is not generated to convert them. He further said that there have been concerns as to overlooking on neighbouring properties and amended plans have been submitted to mitigate local concerns. Mr Wharmby referred to concerns as regards to the impact of increased traffic during construction and operation of the holiday unit but noted that he considered that the extra traffic will not be substantial.

Councillor John Griffith questioned as to the purpose of conversions of the outbuildings at Penfor, Church Bay and whether the application could give

assurance that he would not be living in the properties. Mr Wharmby responded that planning policies prohibits residential use of the properties and they must be holiday accommodation. Councillor Griffith further expressed the view that the single track road to the site is narrow and the visibility at the nearby junction is poor; he questioned if the applicant intended to upgrade the road and access due to increased use from the development. Mr Wharmby responded that a Traffic Study has shown that only one accident has occurred within a ten mile radius to the site during the last 20 years. He further said that he is not the owner of the hedgerows near the junction therefore he would be unable to cut them down to improve the visibility splay of the junction.

The Planning Enforcement Manager reported that Listed Building Consent has already been granted for the building on site and no objections have been received by the statutory consultees as regards to the proposed application. The recommendation is of approval of the application subject to the Highways Authority's response that conditional approval be afforded; that car parking provision be on site and the submission of a construction traffic management plan be submitted and approved before commencement of the development.

Councillor K P Hughes said that he was satisfied that the applicant had addressed the issue of overlooking on neighbouring properties. He referred to the local concerns as regards to the unclassified road to the proposed site which is a public footpath with no passing bays and the refuse lorry is unable to access. Councillor Hughes questioned if the visibility splay of the T-junction is sufficient. The Development Control Engineer (Highways) responded that following the submission of a Transport Assessment the Highways Authority are satisfied that the impact of the development on the surrounding road network will be minimal due to the low speed of traffic near the junction and there has been no incidents of accidents recorded. He further said that a Construction Traffic Management Plan has been requested as part of the proposed development.

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 additional conditions as regards to car parking provision on site and the submission and approval of a construction traffic management plan before commencement of the development.

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/2019/92 – Application under Section 73 for the variation of condition (08) of planning permission reference 33C265 (Conversion of outbuilding) so as to allow amended design at Glan Morfa, Gaerwen

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

The Senior Planning Officer reported that the principle of developing the site has already been established under the previous Local Development Plan and works commenced on the new access in August 2010; it is considered that the previous planning permission has been safeguarded. She further said that the application before the Committee is for the variation of condition (08) of the previous planning approval which entails amendments to the design with the removal of some windows and inserting new windows and changing some windows previously approved together with erection of a small extension.

Councillor Eric W Jones proposed that the application be approved and Councillor Dafydd Roberts seconded the proposal.

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 FPL/2020/3 – Full application for alterations and extensions including annex together with extension to curtilage at Parciau Llanddaniel

The application was reported to the Planning and Orders Committee as the applicants are relevant Officers working within the Planning Service. In accordance with the Council's Constitution the application has been scrutinised by the Council's Monitoring Officer.

The Planning Enforcement Manager reported that no objections have been submitted by the statutory consultees in respect of this application. The application conforms to planning policies with regard to design of the dwelling and no objections have been received during the statutory public consultation. The recommendation is of approval of the application subject to a condition restricting the use of the annexe for purposes ancillary to the residential use of the dwelling.

Councillor Eric W Jones proposed that the application be approved and Councillor K P Hughes seconded the proposal.

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

12 REMAINDER OF APPLICATIONS

12.1 HHP/2019/301 – Retrospective application for alterations and extensions including terraced area, swimming pool and games room together with erection of domestic shed at Tan y Fron, Pentraeth

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

Councillor Margaret M Roberts, a Local Member, said that she did not want to object to the recommendation of the Officer of approval of the application. She noted that the Clerk of the Pentraeth Community Council has written to the Welsh Government expressing anger to the way the applicant has disregarded the notice by the Planning Officers to cease the building works on the site until the planning application has been before the Planning and Orders Committee. She said that, in her opinion and the opinion of the Pentraeth Community Council such retrospective application undermines the planning process and is unfair to the majority of people who respect the process. Councillor Roberts asked the Committee to put pressure on the Welsh Government to prohibit retrospective applications as it undermines the Planning Authority and the Planning Committee.

The Planning Enforcement Manager reported that there is an element of the application which is retrospective however the principle of developing the site has already been established under the previous planning approval for the erection of a new dwelling. Discussions have been undertaken with the applicant, Planning Case Officer and the Landscape Officer to agree on the acceptable design and size of the dwelling at Tan y Fron, Pentraeth which has been submitted to this Committee. The amendments to the plans are considered acceptable by the Planning Authority.

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

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

12.2 FPL/2019/341 – Full application for the erection of 26 dwellings (3 affordable), alterations to existing vehicular access together with associated works at Llaingoch Primary School, South Stack Road, Holyhead

The application was reported to the Planning and Orders Committee as the application is made on land within the Council's ownership.

Public Speaker

A representative from Cadnant Planning (applicant's agent) said the proposed development is for the erection of 26 dwellings with one, two and four bedroom dwellings which conform with the need for social housing in the area. The proposed development also conforms to Policy TAI1 of the Joint Local Development Plan (JLDP). She said that if the proposed development was approved it is anticipated the completion of the development would be May 2021 and the units will be transferred to the local authority for a social housing scheme. The affordable housing units will be constructed using Welsh Government affordable housing grant funding which needs planning approval to allow the dwellings to remain as social housing. The site will be landscaped and a large area of communal open space will be afforded. She further said that there have been matters raised during the consultation period and on this basis the Planning Officers are seeking delegated powers to deal with the additional information which has recently been submitted by the developer which includes a detailed landscaping plan, ecology report and distances of the proposed dwellings to neighbouring properties. It is considered that the proposed development will be in-keeping with the character of the local area. The financial contribution sought towards sports pitches will be paid to the Town Council.

Councillor Glyn Haynes said that there has been no objection locally to the proposed development but he questioned as to the total amount of financial contribution will be afforded towards sporting pitches. The representative from Cadnant Planning responded that a financial contribution of £8,050 will be paid towards sporting pitches in Holyhead due to the lack of such facilities within the locality.

The Planning Enforcement Manager gave details of the application and updated the Committee that the Highways Authority seeks a conditional approval of the application and that a financial contribution be sought towards a Traffic Regulation Order. A financial contribution is also required towards affordable dwellings provision before discharge of the planning approval. Furthermore, delegated powers be afforded to the Officer's to amend planning conditions taking into account the amended plans/additional information and the comments of statutory consultees on these details.

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 together with:-

- **a financial contribution towards a Traffic Regulation Order and highway improvements before discharge of the planning approval;**
- **a financial contribution towards affordable dwellings provision before discharge of the planning approval;**

- that delegated powers be afforded to the Officer's to amend planning conditions taking into account the amended plans/additional information and the comments of statutory consultees on these details.

13 OTHER MATTERS

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

Additional item considered with the consent of the Chair.

RETROSPECTIVE APPLICATIONS

Discussions were undertaken as regards to retrospective applications and the Committee **AGREED** to ask the Portfolio Holder for Planning to write to the Welsh Government expressing strong dissatisfaction as regards to the retrospective planning applications process. The Committee also asked the Planning Officer to raise the issue at the next Wales Enforcement Conference.

**COUNCILLOR NICOLA ROBERTS
CHAIR**