

# Planning and Orders Committee

## Minutes of the meeting held on 5 August 2020

- PRESENT:** Councillor Nicola Roberts (Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, K P Hughes, Vaughan Hughes, Eric Wyn Jones, Bryan Owen, Dafydd Roberts and Robin Williams.
- Councillor Richard A Dew – Portfolio Holder – Planning and Public Protection
- IN ATTENDANCE:** Chief Planning Officer (DFJ),  
Development Management Manager (NJ),  
Planning Built & Natural Environment Manager (JIW),  
Development Control Engineer (Highways) (JAR),  
Lead Case Officer, Major Projects (Environment)(AC) (for application 12.2),  
Senior Planning Officer (JR),  
Legal Services Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** Councillor Richard O Jones.
- ALSO PRESENT:** Local Members: Councillors Peter Rogers (application 7.2); Dafydd R Thomas (application 7.1).
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### 1 APOLOGIES

As noted above.

### 2 DECLARATION OF INTEREST

Declarations of interest were made as follows:-

The Development Management Manger declared a prejudicial interest in application 11.3 on the agenda.

Councillor Eric W Jones declared a prejudicial interest in application 11.1 on the agenda.

### 3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 1 July, 2020 were presented and were confirmed as correct.

#### **4 SITE VISITS**

No site visits convened since the previous meeting of the Planning and Orders Committee.

#### **5 PUBLIC SPEAKING**

There were representation forwarded by supporters and objectors to be read out at this meeting of the Planning and Orders Committee in respect of application 7.2 and 11.2.

#### **6 APPLICATIONS THAT WILL BE DEFERRED**

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

#### **7 APPLICATIONS ARISING**

##### **7.1 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 Development Management Manager reported that the applicant's agent has this morning offered a piece of land at Mountain View, Holyhead for parking for local residents and also to respond to highways concerns in the area. There has been an agreement between the applicant's and the Highways Authority that the application be deferred so as to allow further discussions as regards to the application.

Councillor Robin Williams proposed that the application be deferred and Councillor Eric W Jones seconded the proposal.

**It was RESOLVED to defer the application for the reasons given at the meeting.**

##### **7.2 FPL/2019/223 – Full application for change of use of agricultural land into a seasonal tent camping site on land adjacent to Pen-Wal Bach, Pen Lon, Newborough**

The application was presented to the Planning and Orders Committee at the request of Local Members.

It was reported that a letter was received by Mr Richard Wyn Owen on behalf of the Pen Lon community in opposition of the application. The letter was read out to the meeting as follows:-

'The Pen Lon community strongly object to the above planning application to change the use of the current agricultural field into a camp site. The Planning Department has received over 30 letters objecting to the proposal and a petition

with 46 names has also been received objecting to the planning application. Pen Lon is a quiet rural hamlet and is known for its tranquillity, the application site is located within an Area of Outstanding Natural Beauty.

Last year the owners of the land used the land for tents under the 28-day temporary planning rule. They failed to comply with the 28-day temporary rule and used the land in excess of 60 days. The noise generated from the site was tremendous and loud music, shouting and people drinking could be heard coming from the site between 2-3am in the morning. The amount of additional traffic generated on the single track, unclassified highway by the tent site last year was incredible. The planning application submitted states that cars will enter via the main road and exit on the unclassified road directly opposite an existing property known as 'Rushmead'. The location of this site means that people will be dependent on their private cars to travel around due to the lack of public transport in the area. This will have a negative impact upon the amenities of this property as there will be a constant flow of traffic leaving the site together with car headlights at night-time.

Hypothetically, as an example, should there be 30 Campers on site on any time, this will incur up to 90 no vehicle trips per day onto the single track unclassified highway due to numerous trips per day to the shops / beach / local attractions and evening trips for dinner / restaurants in the area. This is also assuming the vehicles will not start using the egress as an access route / entrance instead of that suggested on the A4080 main road. The proposal involves widening the existing vehicular access that exits the site and removing the existing hedges to a total of 68 metres to form a visibility splay. This will remove the existing hedge that provides a natural screening to the site. The campsite would then be highly visible and within approx. 30m of principal elevations of existing residential properties and the noise pollution would be even worse than it was previously under the temporary rule and I must stress that it was unbearable with the hedge in place. Planning Policy PCYFF2 states that any application that would have an adverse impact upon the amenities of adjacent residential properties should be refused.

The application site is within an Area of Outstanding Natural Beauty and it is known for its beauty and tranquillity. The proposed development would have a negative impact on the AONB and the noise generated from the site would affect the area's natural tranquillity. Removing 68m of existing hedging would open up the site and be detrimental to the AONB.

This site is not high-quality as there is no mention on how many tents will be placed on site and no layout has been provided with the planning application. Last year the site looked like something from Glastonbury with tents of all shape, size and colour dotted here, there, and everywhere. There has been no mention of any landscaping proposals and no form of boundary treatment to the application site. If this application was approved what would stop them from using the rest of the field for camping. I would like to point out that there are at least 6 caravan/tent site facilities within a mile radius of this application site. One caravan site is next door to this site and is known as the 'Marram Grass', why is there a need for a 7th tent site?

The application site was for sale some years ago; however, it did not sell as it did not achieve the value they desired. The applicant is deliberately seeking planning approval for financial gain in selling the property and land. The applicant's parent is known by two local occupants in Pen Lon to have said 'its worthless as agricultural land, once I get planning it will be worth a fortune'. We urge the planning committee to follow the recommendation of the officers and refuse the planning application. A tent site on this site would destroy the Pen-Lon community, it would have a negative impact on our well-being. The planning application is against several policies of the Joint Local Development Plan and will impact the AONB. We fear that by allowing / approving such a potential development will encourage a much larger future expansion / proposal for a "Haven style park" destroying the area entirely. This could also open doors to future applications locally and set a precedence going forward. We urge the committee to spend the time in reading all the local opposition letters and emails as its very important to the future of the area.'

A letter by the applicants, Mr Terry Usher and Mrs Jane Usher in support of their application. The letter was read out to the Committee as follows:-

'We moved to join our family in Newborough, after my mum was left here alone, following the death of my father. The house and land were simply too much for her to manage alone. The property has been in the family for very nearly 100 years, and as such, we would have been very sad to have to sell up. We did however need to ensure we could support ourselves financially, and the idea of running a small campsite to assist us to achieve this, was one that really excited us. We both have part-time employment as well. Myself as a Childcare Assistant at the Bangor University Nursery and my husband as a Grocery Home Delivery Driver.

Following some research, we have very much tried to ensure that we can adhere to the guidance set out in Policies TWR 3 and TWR 5; no excessive areas of hardstanding, utilisation of existing buildings, only for holiday use, etc. As a tent only development, we feel we fully meet all these requirements. We have had an ecological survey completed that concluded that the type of development we plan to undertake would have minimal negative impact on the environment.

We have, were at all possible, tried to reduce the impact the change of use could potentially have on surrounding properties, by moving the location of the camping field from where it was originally proposed, so it is no longer directly adjacent to Pen Lon, creating a kind of 'buffer' between the camping field and Pen Lon. We do wish to be good neighbours, and would act swiftly to address any issues with our neighbours, should any arise.

As the proposed development is for tents only, there are no plans to install any electrical hook-up points, which would clearly be more ecologically and environmentally friendly.

The feedback we had from last season, was that people really liked the fact that the site was for tents only. We are therefore really happy to have this as our USP, when so many other sites seem to be prioritising touring caravans and motorhomes. We are happy to continue with the arrangement with a local farmer to utilise the land for grazing during the closed season. The proposed development would have positive impact on local and wider economy. The proposed development would promote the area and support other tourist attractions.

We have gained support for the proposed development from a local Councillor and from some members of the Rhosyr Community Council. We have gained letters of support from a range of local businesses and a petition of support from scores of local people. These have all been forwarded to the local Councillor, but details of these can be passed to you if required.

We have concluded that in a small community such as ours, there is an inevitability that people's intentions can be misconstrued, and we have certainly had some very imaginative interpretations of what we intend to do filter back to us. We can assure you that we only intend to undertake that which is set out in our planning application; a basic, tent only, seasonal campsite, managed and owned by us. Overall, we feel that the proposed development would be an asset to Newborough and the surrounding area, presenting it in a very positive light and producing predominantly good outcomes for a wide range of people and the area.'

Councillor Peter Rogers, a Local Member said that he fully supported the application as the applicant's only wish is to have a tent only site and it would be an asset to the area and local businesses support the application. He referred to the comments within the letter of objection to the development as regards that people who use the camp site will have to use their cars to travel around the area. Councillor Rogers said that people enjoy walking and are not dependent on their cars. He further said that following the public consultation period coming to an end in February 2020 the applicant's changed the details of the plans following objections to the application. Following amended plans only 3 objections had been received and none of the statutory consultees objected to the development. Councillor Rogers expressed that the applicant's should be supported as the family members, over the years, have been hard working within the community of Newborough.

The Development Management Manager reported that the application relates to change of use of land to a campsite for the use of tents only between Easter and October in any calendar year. The amended plans submitted offered a one way system for traffic entering the site from an existing vehicular access for the A4080 through land within the applicant's control to the agricultural field and thereafter exiting the site through the road to the west. It was noted that the Highways Authority has submitted no objection to the proposal for a one way system subject to conditions. However, she reported that the proposal is considered to be unacceptable on the basis that it is not considered to be of high quality in terms expected under material planning policies, as it would have

an unacceptable impact in terms of the AONB, residential amenity and on sustainability grounds as noted within the report. The recommendation was of refusal of the application.

Councillor Bryan Owen said that he is a Local Member and has been approach by objectors to the application. Councillor Owen said that he would abstain from voting.

Councillor Robin Williams proposed that the application be refused as the application did not meet the required planning criteria. Councillor John Griffiths seconded the proposal as it would have an impact on the AONB and the amenities of neighbouring residents.

**It was RESOLVED to refuse the application in accordance with the Officer's recommendation for the reasons outlined in the written report.**

## **8 ECONOMIC APPLICATIONS**

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

## **9 AFFORDABLE HOUSING APPLICATIONS**

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

## **10 DEPARTURE APPLICATIONS**

### **10.1 VAR/2020/14 – Application under Section 73 for the variation of condition (02) (Approved Plans) of planning permission reference VAR/2019/19 (Conversion of outbuilding into a dwelling) so as to change the roofing material from metal panels to slate at Neuadd, Cemaes**

The application was presented 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 Development Management Manger reported that the application is made under Section 73 in relation to change to the approved roofing material from metal to natural slates. It is considered that such an amendment is acceptable and will result in an overall improvement to the approved scheme. However, since the adoption of the Joint Local Development Plan, conversion of traditional buildings into residential use will only be permitted where there is evidence that employment use of the building is not viable and that it provides an affordable unit for local need. The application is contrary to Policy TAI 7 of the Joint Local Development Plan, however a fall-back position exists as the site benefits from an extant permission for the conversion of the outbuilding into a dwelling.

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 listed within the written report.**

**10.2 18C223M/VAR – Application under Section 73 for the variation of conditions (02) (drainage details) and (06) (passing place details) of planning permission reference 18C223C (conversion of outbuildings into 8 holiday cottages) so as to allow the submission of information after works has commenced at Caerau, Llanfairynghornwy**

The application was presented 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 Development Management Manager reported is contrary to Policy TAI 7 of the Joint Local Development Plan, however fall-back position is that the permission has sufficient time to be implemented and submitted details are considered acceptable by relevant consultees.

Councillor K P Hughes 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 listed within the written report.**

**10.3 VAR/2020/15 – Application under Section 73 for the variation of condition (03) (the development permitted by this consent shall be carried out in strict accordance to the plans submitted) of planning permission reference 36C49H (Change of use of barn into a dwelling, alterations and extensions to the former derelict cottage into a garage together with the installation of a septic tank) so as to amend design at Tithe Barn, Henblas, Bodorgan**

The application was presented 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 Development Management Manager reported that the application is contrary to Policy TAI 7 of the Joint Local Development Plan, however the fall-back position is that the application site has an extant planning permission for the conversion of the barn into a dwelling and alterations to the derelict cottage and change the use to a garage. It is not considered that the amended plans are detrimental to those of the previous approved scheme.

Councillor Bryan Owen 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 listed within the written report.**

**10.4 VAR/2020/28 – Application under Section 73A for the variation of condition (05) (details of materials) (06) (details of fencing and walls) (07) (Construction Traffic Management Plan) of planning permission 46C410H on land adjacent to Garreg Fawr, Lôn Garreg Fawr, Trearddur Bay**

The application was presented 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 Development Management Manager reported that the application is contrary to Policy TAI 5 of the Joint Local Development Plan, however the fall-back position is that the application site has an extant planning permission for an open market dwelling. The details submitted with the planning application are acceptable and the conditions have been amended to reflect the submitted information.

Councillor Trefor Ll 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 listed within the written report.**

**11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS**

**11.1 HHP/2020/82 – Full application for alterations and extensions, erection of an annexe together with an extension to the curtilage at Erw Goch, Brynsiencyn**

The application was presented to the Planning and Orders Committee as the applicant is related to an Elected Member and is also an employee of the Local Authority. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

*Having declared a prejudicial interest in this application, Councillor Eric W Jones left the meeting during discussion and voting thereon.*

The Planning Built & Natural Environment Manager reported that the proposed extension of the property to provide an annexe which is to the north east of the existing dwelling and would necessitate the extension of the existing curtilage into the adjoining field which is in the ownership of the applicants. In order to mitigate the loss of hedgerow the developer will be required to submit a planting scheme and subsequent management of the replacement hedgerow which will provide screening to reduce any visual

impact and provide biodiversity benefits. A traffic management plan has been submitted with the application which confirms that delivery of materials to the site will be co-ordinated to arrive between 9.00 a.m. and 3.00 p.m., so as to avoid conflict with children arriving/leaving the nearby primary school. The intention is for the applicant's to move into the proposed annexe whilst their daughter and family would occupy the main dwelling. The applicant's granddaughter has special needs and the applicants assist in her daily care and provides support to the child's parents. The design and the location of the development is acceptable under planning policies and is comparable in size to neighbouring property.

Councillor Dafydd Roberts said that the local Community Council supports the application and he proposed that the application be approved subject to the conditions within the Officer's written report. Councillor Bryan Owen seconded the proposal.

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

#### **11.2 OP/2019/17 – Outline application for the erection of 30 dwellings together with full details of layout and access at Tre Angharad, Bodedern**

The application was presented to the Planning and Orders Committee as the applicant is a relevant officer. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

A letter by the applicant's agent in support of the application was read out as follows:-

'The application is an outline application for the building of 30 properties as well as details of access to the site which is located within the Bodedern development boundary and is part of the JLDP T33 housing allocation. Six of the proposed properties will be affordable dwellings and the Housing Service has confirmed that these satisfy the identified need. As well as the general requirement for affordable housing the Council's Rural Housing Facilitator arranged an event in Bodedern on the 29<sup>th</sup> January, 2020 as part of a survey of affordable housing need in the village. A number of local residents attended the event and confirmed that there was a significant demand for affordable housing as well as open market housing in the village. This development would contribute significantly towards satisfying the identified need.

The site has been carefully designed in order to provide new, quality homes with private gardens and sufficient space to plant additional trees and hedges and to have a play area on site. The proposals include good links for walkers including crossings to enable safe access to the village. The site is in a good location to be able to gain access to the main amenities of the village including primary and secondary schools, leisure parks, shops, post office, church, pub

and other local businesses. There is also bus stops within walking distance of the site. The site will be attractive for local people and many have already expressed an interest in the site as it is so convenient for local schools and other amenities. Local support for the development is highlighted by the fact that the number of people who have expressed any concern about the application is low. The local Community Council have not raised any objections to the application either.

The development will provide a mix of housing including family homes and bungalows. It is considered that the development satisfies the new Welsh Government guidelines on life after the pandemic which encourages us to provide local places and developments of high quality. The intention is to create places and homes where people want to live and work in their communities with a good quality of life. In this case, the nearby amenities ensure that residents can make the most of the facilities on their doorstep without having to travel by car every day for essential journeys such as going to school, local shops or for leisure purposes.'

The Development Management Manager reported that the application is an outline application for 30 dwellings which includes 6 affordable dwellings together with full details of layout and access. The application site is within the development boundary and forms part of the T33 housing allocation which is land allocated as a housing site within the Joint Local Development Plan. Amended plans were submitted to address local residents concerns which included amended site layout to ensure the dwellings comply with distances are required by planning policies. The Highways Authority has confirmed that they are satisfied with the proposal. She further reported the recommendation is of approval of the application subject to the Section 106 legal agreement that 6 of the dwellings on site be affordable, a piece of land is to be designed for a play area and that an education contribution of £12,557 be afforded.

Councillor John Griffiths said that local concerns have been made as regards to the safety of pupils attending the Secondary School which is opposite the proposed site. Councillor Griffiths questioned whether the Highways Authority has considered the issue of increased traffic through the village of Bodedern and the excess speed of vehicles near the site. He further referred that the local village shop is located a short distance from the site and is near a narrow bend which has traffic issues already. The Development Control Engineer (Highways) responded that a Traffic Management Plan has been submitted with the application and it states that there will be no adverse effect on the traffic through the village.

Councillor K P Hughes said that as there will be a Section 106 legal agreement attached to the proposed application he proposed that the application be approved. Councillor John Griffiths seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions and a Section 106 legal agreement as listed within the written report.**

### **11.3 FPL/2020/73 – Full application for alterations and extensions including annexe, extension to the curtilage together with the creation of a new agricultural access at Parciau, Llanddaniel**

The application was presented to the Planning and Orders Committee as the applicants work within the Planning Service. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the constitution.

*Having declared a prejudicial interest in this application, the Development Management Manager left the meeting during discussion and voting thereon.*

The Planning Built & Natural Environment Manager reported that at the meeting of the Planning and Orders Committee held on 4 March, 2020 it was resolved to approve an application to alter and extend the property to include an annex together with extending the curtilage. This application seeks to secure permission to amend the approved design and layout of the extension in addition to increasing the extended area of curtilage and providing a new agricultural access to the enclosure into which the curtilage is to be extended. The new access provides an appropriate design that will secure a safer means of access and egress to the enclosure than that already existing. The amended design includes the provision of a balcony to the extension's front elevation in addition to providing bi-fold doors in lieu of windows to both floors of the protruding part of the extension where the balcony is to be located.

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 listed within the written report.**

## **12 REMAINDER OF APPLICATIONS**

### **12.1 VAR/2020/37 – Application under Section 73 for the variation of condition (01) of planning permission reference 19C845J/VAR (siting of temporary club and shop) to renew the planning application for a further 5 years at Clubroom and Club Shop, Cae Annar Leisure Centre, Kingsland Road, Holyhead**

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

The Development Management Manager reported that application is for the extension of the siting of the existing porta cabin previously approved for a further 5 years. The existing porta cabin is located within the existing football club. Under the existing planning permission the existing porta cabin will have to be removed by 31 July, 2021. It is considered that the application complies with the requirement of Policy ISA2 of the Joint Local Development Plan where community facilities are encouraged. She further said that a correction

to the date of condition (01) within the written report should read 'the land reinstated to its former condition by the 30/9/2025'.

Councillor Robin Williams 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 outlined within the written report together with a correction to the date at condition (01) which should read 'the land reinstated to its former condition by the 30/9/2025).**

**12.2 VAR/2020/24 – Section 73 application to vary condition (01) of application 27C106E/FR/ECON (Full application for improvements to the existing highway (A5025) between A5 East of Valley Junction to the proposed Power Station Access Road Junction at eight separate locations together with reconstruction and localised widening of existing pavement and surface dressing, temporary construction compound including temporary pavement recycling facility, creation of 2 attenuation ponds and maintenance access, creation/temporary diversion of cycle routes, creation of alternative parking facilities to mitigate loss of lay by together with other associated works including drainage, boundary treatments, planting, new signage and road markings) so as to extend the implementation period of the development by a further three years (up to 13th July 2023) along the A5025 between A5 East of Valley Junction to Power Station Cemaes**

The application was presented to the Planning and Orders Committee as the application includes land in ownership of the Isle of Anglesey County Council.

The Chief Planning Officer reported that the proposal is for the variation of Condition (01) of planning application 7C106E/FR/ECON to extend the implementation period of the development by a further three years (up to 13 July, 2023). The Wylfa Newydd Project was suspended on the 17<sup>th</sup> January, 2019 and consequently the applicant has not been able to implement the consent prior to its expiration on the 13<sup>th</sup> July, 2020. A decision on the Wylfa Newydd Development Consent Order (DCO) is expected by the Secretary of State for Business, Energy and Industrial Strategy on the 30<sup>th</sup> September, 2020. If the DCO is granted on the 30<sup>th</sup> September, 2020, the applicant will have 6 years to implement the consent. The DCO Phasing Strategy which forms part of the DCO's suite of Control Documents, confirms that the off-line highways improvements must be undertaken within the first 2 years of the implementation period. The Environmental Statement for the DCO is based on the on-line works being completed prior to the implementation of the off-line works. The highways improvements is essential on the A5025 to mitigate increase in the potential traffic associated with the Wylfa Newydd Project before and during construction. The proposed works will also bring about much needed improvements to the existing highway. The Chief Planning Officer confirmed that although the proposal is exactly the same as that which

was approved in 2018, extensive consultation has taken place with statutory consultees, local residents and the local communities.

Councillor John Griffiths referred to the Policy and Strategy Managers report which highlights concerns by the County Council as regards to the mitigation strategy with regards to the Welsh language; the wording has been revised and weakened from a commitment to consideration. The Chief Planning Officer responded that further work has taken place since the application was approved in 2018 and he expressed that the strategy refers to the Wylfa Newydd Project in its entirety rather than referring specifically to this application. Further work has been undertaken by the applicant in response to the Policy and Strategy Managers Report and confirmation has been received by the Joint Planning Unit that the additional work undertaken meets the requirements of the Supplementary Planning Guidance 'Maintaining and Creating Distinctive and Sustainable Communities'. The Lead Case Officer, Major Projects (Environment) said that the Joint Planning Policy Unit has also acknowledged the series of conditions associated with the permission and Horizon Nuclear Power will need to provide further information for approval with regard to measures to safeguard, promote and improve the Welsh language before any works can commence on site.

Councillor John Griffiths further said that there are local concerns that country lanes will be used to avoid any works on the A5025. The Chair said that the application has received planning approval already and this application is to extend the implementation period of the development by a further three years.

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 outlined with the written report.**

### **12.3 FPL/2020/29 – Full application for the change of use of open air amenity land to be a children's play area together with the installation of play equipment on land adjacent to 24 to 99 Maes Llwyn, Amlwch**

The application was presented to the Planning and Orders Committee as the land is in the ownership of the County Council.

The Development Management Manager reported that the application is made for the change of use of vacant parcel of council owned amenity land into a formal children's play area. Policy ISA 2 of the Joint Local Development Plan relates to Community Facilities and states that the plan will help sustain and enhance community facilities by granting the development new community facilities. The proposal is considered to be acceptable and accords with relevant local development plan policies and it is not considered that the proposal gives rise to a significant detrimental impact upon the amenities of neighbouring properties. It was noted that there has been no objections to the application locally.

Councillor Eric W Jones 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 outlined with the written report.**

**13 OTHER MATTERS**

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

**COUNCILLOR NICOLA ROBERTS  
CHAIR**