

PLANNING SITE VISITS

Minutes of the meeting held on 20th November, 2013

- PRESENT:** Councillor W T Hughes (Chair)
- Councillors Lewis Davies, Jeff Evans, Ann Griffith, John Griffith, Ken Hughes, Vaughan Hughes, Victor Hughes, Richard O. Jones, Nicola Roberts
- IN ATTENDANCE:** Development Management Team Leader (NJ)
Cyfieithydd (JT)
Administrative Assistant/Committee Officer (SC)
- ALSO PRESENT:** Local Member: Councillor Richard Dew (Item 2 only)
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1. 10C118A/RE - Full application for the siting of a 15MW solar array farm on land adjacent to Bryn yr Odyn, Soar

The site was visited upon the recommendation of the Planning and Orders Committee held on 6thnd November, 2013.

Prior to visiting the proposed site, Members viewed the location from a lay-by on the A55 to see the potential visual impact the development would have from the expressway.

Members visited the proposed site of the development. The Officer gave a detailed report on the application and showed Members a scale plan of the proposal.

The Officer explained that an archaeological assessment had been conducted in the area and an agreement had been reached with the developers to preserve the archaeological site nearby.

The Officer further explained that a transformer building would be constructed on the site surrounded by a 2 m security fence. A 2 m high fence would also surround the whole of the application site. Management of hedgerows is proposed.

The proposed site was viewed from several locations on a circular route from Gwalchmai ie the fly-over in Gwalchmai, a public footpath close to the boundary of the development; Dothan crossroads and an elevated viewpoint on the B4422 in the Capel Mawr area.

2. 28C483 – Full application for the siting of a log cabin at Sea Forth, Warren Road, Rhosneigr

The Planning and Orders Committee at its meeting held on 6th November, 2013, resolved to carry out a site visit to view the potential effects of the proposal on the surrounding landscape and neighbouring properties.

The Planning Officer explained that the proposal was for a summer house comprising of a 2 bedroom log cabin with sitting room only. Electricity would potentially be its only facility, as no mains water would be connected.

Members questioned the height and location of the site on lower ground level.

The Planning Officer responded that the proposed summer house would be 9 m (length) x 3.5 m (width) x 2.43 m (height).

A local Member for the area, Councillor Richard Dew stated that the proposal was for a large log cabin with no conveniences. All occupants would have to visit the main house, Sea Forth for washing and toilet facilities. He referred to halogen lights would potentially be switched on and off throughout the night.

The Planning Officer pointed out to Members that windows from neighbouring houses would be looking out directly onto the proposed site.

Councillors viewed parking facilities at the entrance to the proposed site.

Councillor Richard Dew pointed to the limited area within the curtilage and the road outside for overspill parking.

**COUNCILLOR W T HUGHES
CHAIR**