

PLANNING SITE VISITS

Minutes of the meeting held on 19th March, 2014

PRESENT:	Councillor W T Hughes (Chair) Councillors Jeff Evans, John Griffith, Ken Hughes, Victor Hughes, Richard O. Jones, Nicola Roberts, Alwyn Rowlands
IN ATTENDANCE:	Development Management Team Leader (NJ) Senior Engineer (Highways) (EJ) Development Control Officer (Highways) (RE) Administrative Assistant/Committee Officer (SC)
APOLOGIES:	Councillors Lewis Davies, Ann Griffith, Vaughan Hughes

1. 14C135A - Full application for the erection of a dwelling and private garage, creation of a new vehicular access together with the installation of a package treatment plant on land adjacent to Glasfryn, Tyn Lon.

The Planning and Orders Committee held on 5th March, 2014, recommended that a site visit be carried out at the above.

The Development Management Team Leader reported that the application was for an affordable dwelling under the Interim Policy, which was originally an open market dwelling. She explained that the site visit had been arranged because of concerns regarding the entrance to the proposed site. Members viewed the plans and location of the originally proposed access for the development which had prompted the site visit. The Members were informed that a revised proposal for vehicular access had just been received which has superseded the original plan, and will be subject to public consultation. The Officer commented that access to the site would be shared with Glasfryn, a neighbouring property. Members were shown the access and plan and the visibility splay requirements were shown on site.

The Development Control Officer (Highways) stated that the applicants had come to an arrangement with the neighbours to improve access to both properties. He explained that the road would be widened with one splay each side of the entrance, as visibility was presently substandard. He explained that pillars, walls and hedges that were causing obstruction would be removed.

19C1046C/LB - Application for listed building consent for demolition of part of the house at Soldier's Point, Holyhead.

Following the recommendation of the Planning and Orders Committee on 5th March, 2014, a site visit was conducted at the Grade II listed building.

The Development Management Team Leader explained that the proposal was to demolish the single storey, central part of the property which was not part of the original building. This inclusion had been added later to connect to the original castellated buildings. The Officer explained that following a substantial fire in 2011,

the interior of the building had been destroyed and the Welsh Government Arson Team have been contacted to find means of preventing further unauthorised entry, damage and deterioration to the building. She showed Members a scale plan of the proposed development and explained that the building would be part of the Waterfront Development Scheme in the future, with the intention of turning the building into a museum.

2. 33C302 - Full application for change of use from a dwelling (C3) into a part (A3) hot food takeaway and part (C3) dwelling together with creation of additional parking at Penffordd, Gaerwen.

The site was visited upon the recommendation of the Planning and Orders Committee held on 5th March, 2014.

The Development Management Team Leader explained that the proposal was for a change of use of a residential bungalow to a hot food takeaway with living accommodation. The Officer referred to the site being situated on a crossroads on the A5, with commercial premises behind, opposite and to the side. Members were shown a scale plan of the proposed development with parking within the site. The Officer explained that the agent indicates that 60-70% of the food sales would be for home deliveries, whilst 30-40% would be ordered on the premises.

The Team Leader pointed out that there are two bus stops within the vicinity of the premises, one with a lay-by on the A5 and the other on Chapel Street without a lay-by.

The Senior Engineer (Highways) explained that the proposed development complies with the Supplementary Planning Guidance with regard to parking provision and that the development proposed widening the access to the site.

**COUNCILLOR W T HUGHES
CHAIR**