

PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 7 May 2014

PRESENT: Councillor William Thomas Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)

Councillors Lewis Davies, Jeff M. Evans, John Griffith, K P Hughes, Vaughan Hughes, Victor Hughes, Richard Owain Jones, Nicola Roberts and Alwyn Rowlands

IN ATTENDANCE: Planning Development Manager (DFJ),
Planning Assistants,
Chief Engineer (HP),
Technician (Highways) (JAR),
Legal Services Manager (RJ),
Committee Officer (MEH).

APOLOGIES: None

ALSO PRESENT: Councillor J. Arwel Roberts (Portfolio Holder) (Planning),
Local Members : Councillors T.LI. Hughes (a Local Member for applications 12.9, 12.10, 12.11, 12.12); Councillor Peter Rogers (a Local Member for application 7.1); Councillor A.M. Jones (a Local Member for application 7.4).

Councillors R.A. Dew, Carwyn Jones.

1 APOLOGIES

None received.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Mr. John A. Rowlands, Technician (Highways Department) in respect of application 7.2 (personal interest);
Councillor K.P. Hughes in respect of application 7.3 (personal and prejudicial);
Councillor Jeff M. Evans in respect of application 12.2 (personal and prejudicial);
Councillor W.T. Hughes in respect of application 12.6 (personal and prejudicial);
Mr. Huw Percy, Chief Engineer in respect of application 12.8 (personal interest);
Councillor Alwyn Rowlands in respect of application 13.2 (personal and prejudicial).

Councillors Lewis Davies, Ann Griffith, John Griffith, Vaughan Hughes and Nicola Roberts declared personal interests on account of the reference to wind turbines within the Plaid Cymru Manifesto but stated that they would consider each application on its own merits.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 2 April, 2014 were presented and confirmed as correct.

4 **SITE VISITS**

The minutes of the site visits undertaken on 16 April, 2014 were presented and confirmed as correct.

5 **PUBLIC SPEAKING**

There were Public Speakers in respect of applications 7.3, 12.9, 12.11, 12.12.

6 **APPLICATIONS THAT WILL BE DEFERRED**

6.1 41C125B/EIA/RE – Full application for the erection of three 800kW – 900kW wind turbines with a maximum hub height of up to 55m, rotor diameter of up to 52m and a maximum upright vertical tip height of up to 81m, the improvements to the existing access to the A5025 road together with the erection of 3 equipment housing cabinets on land at Bryn Eryr Uchaf, Menai Bridge

It was resolved to defer consideration of the application in accordance with the Officer's recommendation for the reasons outlined in the written report.

7 **APPLICATIONS ARISING**

7.1 15C116E – Full application for alterations and extensions at 5 Bythynnod Gwenllyr, Malltraeth

The application was presented to the Planning and Orders Committee at the request of a Local Member. The Planning and Orders Committee held on 2nd April, 2014 resolved to visit the site. The site was visited on 16 April, 2014.

The Planning Development Manager reported that the proposal is a large extension to the rear of the property as well as creating a first floor to the existing outbuilding. The property will be three times larger than the present dwelling and it was considered that due to the scale of this extension the recommendation was of refusal.

Councillor Ann Griffith addressing the Committee only as Local Member stated that the family wishes to accommodate their grandchildren who will be staying with them 3 times a week. 2 of the children are autistic and require extensive care from family members and separate arrangements are required to provide bedrooms for the two boys to meet their behavioural needs. She also stated that an elderly aunt will be moving to live with the family in the near future. The proposal does not have any impact on amenities and no objections have been raised only letters of support from neighbours.

Councillor P.S. Rogers a Local Member reiterated the comments by Councillor Griffith and stated that there is a genuine need for the applicants to have a larger accommodation as they have a role of grandparents to children with special needs.

Councillor Jeff Evans stated that he sympathised with the applicants in their dire need for a larger property to accommodate their grandchildren and aunt. He proposed that the application be approved. Councillor Nicola Roberts seconded the proposal of approval.

Councillor K.P. Hughes also sympathised with the applicants but stated that the application did not conform with planning policies. Councillor Hughes therefore proposed that the application be refused. Councillor Alwyn Rowland seconded the proposal of refusal.

It was RESOLVED to refuse the application in accordance with the Officer's recommendation.

7.2 22C40A – Full application for the demolition of existing dwelling and garage, together with the erection of a replacement dwelling and garage, stables, installation of a package treatment plant and alterations to the vehicular access at Cae Maes Mawr, Llanddona

Having declared an interest in the application, Mr.J.A Rowlands, Technician (Highways) withdrew from the meeting during discussion thereon.

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

Councillor Lewis Davies a Local Member stated that the Llanddona Community Council have asked that the Planning and Orders Committee should visit the site to evaluate the effect on the AONB and Coastal Path.

Councillor K.P. Hughes proposed that the site be visited and Councillor R.O. Jones seconded the proposal.

It was RESOLVED that the site be visited in accordance with the request made by one of the Local Members.

7.3 38C237B – Outline application for the erection of a dwelling together with the construction of a vehicular access on land adjoining Careg y Daren, Llanfechell

The application was presented to the Planning and Orders Committee at the request of a Local Member. The Planning and Orders Committee held on 2nd April, 2014 resolved to visit the site. The site was visited on 16 April, 2014.

The Chair invited Miss Sioned Edwards to address the meeting to support the application.

Miss Edwards stated that the site directly borders on the developed part of the village and therefore can be considered under Policy 50 of the Local Plan. Policy 50 of the Local Plan allows for individual properties within or on the outskirts of villages on condition that the proposal would not adversely affect the social or physical characteristics of the area. There are houses near the application site. She stated that the Joint Planning Policy Unit has said that only 6 dwellings have been completed in Llanfechell in the last 10 years. Miss Edwards was of the opinion that the site is not in the open countryside and should be approved.

Councillor J. Griffith a Local Member stated that this dwelling was for a local person who wishes to live within his community and start a family in the future. He considered that local young people need to be supported. Councillor Griffith also stated that he agreed that the application site is not in the open countryside and should be supported.

Questions were raised regarding the possible need for passing bay on the road which passes this site. The Chief Engineer stated that as a Highway Authority they did not consider the requirements for passing bays.

Councillor Jeff M. Evans proposed that the application be approved and Councillor Nicola Roberts seconded the proposal.

It was RESOLVED to approve the application contrary to the Officer's recommendation on the basis that the application is deemed to be an acceptable extension to the village.

In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officer's to respond to the reasons given for approving the application.

7.4 44C294B – Full application for the erection of a 20kW wind turbine with a maximum hub height of 20.5m, a rotor diameter of 13.1m and a maximum vertical upright height of 27.1m on land at Plas Newydd, Rhosybol

The application was presented to the Planning and Orders Committee as it has been decided that delegated powers will not be used in connection with wind turbine developments.

The Planning Development Manager stated that the application was deferred at the last meeting so as to allow Officers to present the Committee with additional information regarding the number of other wind turbines in the area. The Trysglwyn development comprises 14 wind turbines with a tip height of approximately 45 meters. The proposed turbine would be located closest to a group of 10 turbines to the north of the Trysglwyn site. It was noted that a cumulative landscape effect on Mynydd Parys with more turbines occupying the southern setting.

A site plan was afforded to the Committee showing the location of turbines within the area. The plan also identified the position of the application site in relation to the AONB and SSSI.

It was further stated that the application is now for 1 wind turbine and not 2 as originally submitted by the applicant. It was understood that the original concerns raised by CADW had been resolved as a result of comments made by the Gwynedd Archaeological Planning Service.

Councillor A.M. Jones a Local Member questioned how more wind turbines this part of the Island can sustain. He stated that each wind turbine application should accompany details of other wind turbines in the area before the Planning and Orders Committee can decide on the applications.

Councillor R.O. Jones reiterated Councillor Jones' comments and proposed that the application be refused. Councillor Jeff Evans seconded the proposal.

It was RESOLVED to refuse the application contrary to the Officer's recommendation on the basis that the application is deemed to have a cumulative negative affect both on the landscape, views from Mynydd Parys and proximity to the AONB.

In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officer's to respond to the reasons given for refusing the application.

8 ECONOMIC APPLICATIONS

None considered at this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None considered at this meeting.

10 DEPARTURE APPLICATIONS

10.1 31C134D – Outline application with all matters reserved for the erection of 5 dwellings together with the construction of a new vehicular access on land adjacent to Cae Cyd, Llanfairpwll

The application was presented to the Planning and Orders Committee as the application is contrary to the adopted Ynys Môn Local Plan but that can be supported under the Stopped Unitary Development Plan.

The Planning Development Manager stated that approval for three dwellings existing on the land at present. It was noted that an amendment needed to be made to the report to the Committee that the distance of approximately 4 meters and not 6 metres, at its shortest distance between the gable of the nearest proposed dwelling and the existing property known as Cae Cyd.

Councillor K.P. Hughes proposed that the application be approved and Councillor R.O. Jones seconded the proposal.

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 30C728A/DA – Reserved matters application for the erection of 1 dwelling on land at Meusydd, Llanbedrgoch

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

Councillor T.V. 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 in the written report.

12 REMAINDER OF APPLICATIONS

12.1 11C554B – Full application for alterations and extensions to The Sail Loft, Amlwch Port

The application was presented to the Planning and Orders Committee as the application is made on Council owned land.

Councillor R.O. Jones proposed that the application be approved and Councillor Lewis Davies seconded the proposal.

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

12.2 19C1136 – Full application for the siting of a mobile building to provide a nursery at Kingsland Primary School, Kingsland, Holyhead

Having declared an interest in the application, Councillor Jeff M. Evans withdrew from the meeting during the discussion thereon.

The application was presented to the Planning and Orders Committee as the application is made on Council owned land.

The Planning Development Manager stated that the application should be deferred due to parking and highways issues.

Councillor K.P. Hughes proposed that the application be deferred and Councillor Nicola Roberts seconded the proposal.

It was RESOLVED to defer consideration of the application to allow negotiations in respect of highways issues.

12.3 19C5R – Amended full application for the construction of a physical memorial on land to the west of the commemorative monument to the Royal Visit in 1958 at Beach Road, Holyhead

The application was presented to the Planning and Orders Committee as the application is made on Council owned land.

The Planning Development Manager stated that the latest date for the receipt of representations is the 12th May, 2014. The recommendation is one of approval subject to no new issues arising before the expiry of the consultation period.

Councillor R.O. 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 the expiry of the consultation period and that no new issues arising which have not already been considered in the determination of the application.

12.4 19C792G – Full application for the construction of a bin store at the Park Café, Breakwater Park, Holyhead

The application was presented to the Planning and Orders Committee as the application is made on Council owned land.

The Planning Development Manager stated that the latest date for the receipt of representations is the 9th May, 2014. The recommendation is one of approval subject to no new issues arising before the expiry of the consultation period.

Councillor Nicola Roberts proposed that the application be approved and Councillor R.O. Jones seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the expiry of the consultation period and that no new issues arising which have not already been considered in the determination of the application.

12.5 19LPA997/CC – Full application for the replacement of four of the existing windows on the first and second floor of the front elevation with traditional timber sash windows at 5 Stanley Street, Holyhead

The application was presented to the Planning and Orders Committee as the application is made by the Council.

Councillor Nicola Roberts proposed that the application be approved and Councillor Jim Evans seconded the proposal.

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

12.6 20C277G/VAR – Application to vary condition (13) (lighting) on planning permission 20C277 at Tai Hen, Rhosgoch

Having declared an interest in the application, Councillor W.T. Hughes withdrew from the meeting during the discussion thereon.

The Vice-Chair was in the Chair during consideration of this application.

The application was presented to the Planning and Orders Committee as the Head of Planning Services had decided not to use delegated power in connection with Onshore Wind Energy Developments.

Councillor T.V. Hughes proposed that the application be approved and Councillor Jeff M. Evans seconded the proposal.

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

12.7 34LPA998/CC – Full application for the creation of a new vehicular access and hardstanding at 1 Isgraig, Llangefni

The application was presented to the Planning and Orders Committee as the application site is owned by the Council.

Councillor Nicola Roberts 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 the conditions listed in the written report.

12.8 39C72E – Full application for the erection of an equipment store and fitness room and shelter at Menai Bridge Rugby Club, Menai Bridge

Having declared an interest in the application, Mr. Huw M. Percy, Chief Engineer withdrew from the meeting during the discussion thereon.

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

Councillor Lewis Davies 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 in the written report.

12.9 43C32D/DA – Application for the approval of appearance of the building(s) as a reserved matter together with the approval of amended layout and scale reserved matters for the erection of a dwelling and a private garage on land adjacent to To Gwyrdd, Four Mile Bridge

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

The Chair invited Dr. W. Roberts to address the meeting as an objector to the application.

Dr. Roberts stated that he is a member of the Rhoscolyn Community Council and has not been in attendance during discussion of this application at the Community Council meetings. He stated that the residents of the properties opposite the site and the Community Council has been against this application from the beginning. It has been considered that Officers of the Council have ignored the representations of the community and the Community Council. The main concerns have been that the new plans are very different to the outline permission granted particularly in terms of the scale of the buildings. Secondly there have been concerns regarding the access as the road in front of it is narrow and heavy traffic use of the road to Rhoscolyn.

Councillor T.LI. Hughes a Local Member referred to the concerns of the local residents to the size of the proposed dwelling together with heavy traffic passing the access to the site. He stated that numerous accidents have occurred on the road from Four Mile Bridge to Rhoscolyn. He further stated that the outline application was for a 2 bedroomed dwelling but now this application is for a substantial family home.

The Planning Development Manager stated that outline planning permission was granted in 2011 and acknowledged that amended plans are different and that the floor area of the proposed dwelling and garage have increased. However, the proposal complies with the guidance contained within Guidance Note 8: Proximity of Development of the Council's Supplementary Planning Guidance and therefore is considered to be acceptable. He further stated that no objection has been received by the Highways Authority in respect of this application.

Councillor K.P. Hughes proposed that the application be approved and Councillor T.V. Hughes seconded the proposal.

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

12.10 46C38S/ECON – Full application for the erection of a restaurant on land adjacent to Sea Shanty House, Lôn St. Ffraid, Trearddur Bay

The application was presented to the Planning and Orders Committee as part of the application site is located on land in the ownership of the Council. The application was also called in by one of the Local Members.

Councillor T.LI. Hughes as one of the Local Members, requested that the site be visited to assess the implications of possible flooding in the area.

Councillor Nicola Roberts proposed that the site be visited and Councillor John Griffith seconded the proposal.

It was RESOLVED that the site be visited in accordance with the request made by one of the Local Members.

12.11 46C397D – Full application for the erection of a dwelling on land at Bryniau, Lon Penrhyn Garw, Trearddur Bay

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

The Chair invited Mr. Paul O'Loughlin to address the meeting as a supporter of the application.

Mr. O'Loughlin stated that the dimensions of the previously approved dwelling on this site have slightly increased. The height of the dwelling will be 1 metre lower than the adjoining dwelling. The applicant has discussed the application with his neighbours during the Easter holidays and was satisfied that they seemed to be happy with the proposed dwelling.

Councillor T.LI. Hughes a Local Member stated that the size of the dwelling is the main concerns within the locality.

The Planning Development Manager stated that there is sufficient space within the site to accommodate the proposal without intruding on neighbouring dwellings.

Councillor K.P. Hughes proposed that the application be approved and Councillor R.O. Jones seconded the proposal.

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

12.12 46C66J/FR – Full application for the erection of a block of six apartments and six garages with solar PV panels on their roof together with improved access and parking on the site of the former Progress Garage, Lôn St. Ffraid, Trearddur Bay

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

The Chair invited Mr. Elfed Williams to address the meeting as a supporter of the application.

Mr. Williams stated that the application is for a block of six apartments on a brownfield site in the middle of the village of Trearddur Bay. He stated that planning approval has been granted on the site. The application before the Planning and Orders Committee is to improve design of the apartments together with raising the floor level to 4.25 metres to protect the development due to any potential flooding risks in the future.

Councillor T.LI. Hughes a Local Members was satisfied that the developer intends to raise the floor level of the development. However he stressed that Trearddur Bay has sustained major flooding over the winter months. He considered that the relevant agencies should meet as a matter of urgency to discuss flooding issues in the Trearddur Bay area.

Councillor R.O. Jones proposed that the application be approved and Councillor Nicola Roberts seconded the proposal.

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

13 OTHER MATTERS

13.1 11C554C/LB – Listed building application for alterations and extensions to The Sail Loft, Amlwch Port

The Planning Development Manager reported that the above application will be forwarded to the Welsh Government for determination in accordance with Regulation 13 of Planning (Listed Building and Conservation Areas) Act 1990.

It was RESOLVED to note the report.

13.2 12C266K – Retrospective planning application for alterations to the roof design and general amendments to units 2 to 5 at A.B.C. Power Marine, Gallows Point, Beaumaris

The Planning Development Manager reported that the application was presented to the Planning and Orders Committee as the Council is the land owner. The Planning and Orders Committee approved the application in June 2013.

The application related to units 2-5 only and did not include unit 1 as stated in the report to the Committee in June 2013. A minor amendment to the design of unit 1 was approved by the local authority in 2011. A new legal agreement will be required as opposed to a variation of the existing legal agreement completed in relation to planning permission 12C266C. The wording of the proposed obligation has also been amended that any goods for sale or provision of services shall be mainly related to boating, maritime or angling purposes.

Councillor K.P. Hughes proposed that the amendment to the application be approved and Councillor R.O. Jones seconded the proposal.

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

13.3 39C285D – Full application for the erection of 17 dwellings on land at Lon Gamfa, Menai Bridge

The Planning Development Manager reported that the Planning and Orders Committee held in April, 2014 resolved to refuse the amendment to the resolution previously made in respect of the affordable dwellings contrary to the Officer's recommendation. In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officer's to respond to the reasons given for approving the application.

The Planning and Orders Committee at its meeting in November, 2013 approved the application subject to a requirement that 6 of the units be affordable at 85%. The planning application is made for 17 dwellings and 30% affordable units would equate to 5.1. Following discussion with Officers it was agreed that the number of affordable housing units required in connection with the development was reduced to 3. The Council's Affordable Housing Advisor was consulted following Members recent decision and has advised given the estimated sales value of the completed dwelling at £116,000 and the estimated profit securing 3 affordable dwellings at 85% market value is considered a successful outcome.

The Planning Development Manager further stated that the applicant has stated that he will appeal the decision of the Committee to refuse the application. It was stated that the Planning Officer and the Affordable Housing Advisor were unable to represent the Council in such an appeal.

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

**COUNCILLOR W.T. HUGHES
CHAIR**

**COUNCILLOR ANN GRIFFITH
VICE-CHAIR IN THE CHAIR FOR ITEM 12.6**