

PLANNING SITE VISITS

Minutes of the meeting held on 21st May, 2014

PRESENT:	Councillors Lewis Davies, Jeff Evans, John Griffith, Kenneth P Hughes, Victor Hughes, Raymond Jones, Richard O. Jones, Nicola Roberts
IN ATTENDANCE:	Development Management Team Leader (NJ), Development Management Planning Assistant (GJ), Senior Engineer, Structures (Highways) (RT), Administrative Assistant (AWJ), Administrative Assistant/Committee Officer (SC).
APOLOGIES:	Councillors Ann Griffith, W T Hughes
LOCAL MEMBER:	Trevor Lloyd Hughes (Item 2)

1. 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.

The Planning and Orders Committee at its meeting held on 7th May, 2014 resolved that the site be visited.

The Planning Assistant explained that the proposal was to demolish the existing property and build a new dwelling, 1m lower than the present dwelling, 2m greater in height. The Officer showed Members a scale plan of the dwelling with a superimposed view of the present house and proposed development. She explained that the original house measured approximately 10.5m x 13.5m on plan, and that the new development would be approximately 10m longer, with a garage attached to the house.

A Local Member, Councillor Lewis Davies pointed to the entrance to the site and the location of a public footpath near the entrance and an existing garage. He drew attention to the location of the coastal path which has recently been subject to a landslip.

Councillor Davies also pointed out the site is located within the Area of Outstanding Natural Beauty.

The Development Management Team Leader explained that the proposal was for a 5 bedroom house with en suite facilities in each bedroom; 2 bedrooms on the ground floor and 3 bedrooms on the upper level. The frontage of the house would be of natural stone.

The site was viewed from a different perspective from the beach. Councillor Davies pointed out the property from this viewpoint. He also pointed out the location of the coastal path in relation to this viewpoint.

2. 46C38S/ECON - Full application for the erection of a restaurant on land adjacent to Sea Shanty House, Lôn St Ffraid, Trearddur Bay.

The site was visited upon the recommendation of the Planning and Orders Committee held on 7th May, 2014.

The Development Management Team Leader reported that the application was for a café and restaurant on land partially owned in trust by the Council. Members viewed the location of the proposed site on dunes, cordoned off from the adjoining car park.

The Team Leader explained that numerous objections and supporting letters had been received, the main issues raised in objection being :-

- the area is regularly subject to flooding.
- concern at loss of car parking spaces.

The Committee viewed the proposed site in relation to the availability of car parking spaces and also noted standing water within the car park as a result of recent heavy rain. The Development Management Team Leader explained that consultees identified the site as a suitable habitat for lizards, and that an ecology report had been presented with the application. The proposed mitigation entailed capturing lizards in the area and relocating them to the adjoining dune habitat.

The Team Leader confirmed that a Report on the consequences of flooding had been received and that amended plans had been submitted as a result raising the finished floor level of the building to meet Natural Resources Wales requirements.

A Local Member for the area, Councillor T.LI. Hughes pointed out areas prone to flooding, together with the site for 80 houses nearby.

The Senior Engineer (Highways) confirmed that the car park was prone to flooding and that it was designed as a flood retention area. He showed Members photographs of recent floods on the road and car park.