

PLANNING SITE VISITS

Minutes of the meeting held on 18th June, 2014

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

29LPA996/CC – Outline application for the erection of 5 dwellings on land at Maes Maethlu, Llanfaethlu.

The Planning and Orders Committee on 4th June 2014 recommended that a site visit be carried out at the above to allow Members to view the location prior to considering the application.

The Chair asked the Development Management Team Leader to present a summary of the application.

The Officer reported that the application submitted by Anglesey County Council is for Outline Planning Permission for 5 dwellings - 2 pairs of semi-detached dwellings and one detached, to be sited on Council owned land forming part of the housing estate at Maes Maethlu, Llanfaethlu. The land is presently undeveloped and fronts a highway.

Members were shown a scale plan of the proposal and the Officer reported that the design of the dwellings would be similar to other properties in the locality. The development would provide 2 affordable dwelling units.

The Officer reported that the location of the access road to the dwellings would be via the present entrance to the existing housing estate, and parking would be provided. The Officer further stated that the roadside boundary is defined by a stone wall which will be retained, and pointed to an informal footway on the perimeter of the site and a kissing gate which leads to a playing field.

The Officer made reference to planning considerations under Policy 50 of the Local Plan and UDP for residential development.

A Local Member, Llinos Medi Huws reported that there is a serious lack of parking spaces in the area, which escalates during the evening.

The Senior Engineer (Highways) noted that the proposed parking provision complies with the Council's Supplementary Planning Guidance on Parking Standards at 1.5 spaces per unit for communal parking. The Officer stated that the preferred option for parking should be within sight of owner's dwellings.

The Officer further explained that there is strong opposition to the proposal by local residents, who state that the design is unsuitable for the area, which is in an Area of Outstanding Natural Beauty.

The Officer showed Members an alternative scale plan for developing the site, which has been presented by local residents as part of their objection to the submitted scheme, and which showed their preferred alternative layout of 6 dwellings with access directly onto the Highway rather than taken through the existing estate.

The Development Team Leader stated that the Planning Department and Highways Department have no objection to the proposed development.