

# Planning and Orders Committee

## Minutes of the meeting held on 2 July 2014

- PRESENT:** Councillor Ann Griffith (Vice-Chair, in the Chair)
- Councillors Lewis Davies, Jeffrey M Evans, John Griffith, Kenneth P Hughes, Vaughan Hughes, Victor Hughes, Raymond Jones and Richard Owain Jones
- IN ATTENDANCE:** Development Control Manager (DFJ)  
Legal Services Manager (RJ)  
Highways Technician (JAR)  
Planning Assistants  
Administrator/Committee Officer (SC)
- APOLOGIES:** Councillors W T Hughes and Nicola Roberts
- ALSO PRESENT:** Councillors Richard A Dew, Trefor Lloyd Hughes (Items 7.3 & 12.3), Llinos Medi Huws, Aled Morris Jones, Carwyn Jones (Item 7.1), R Meirion Jones (Item 10.3), Alun Wyn Mummery (Item 10.3) and Alwyn Rowlands (Item 12.1)
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### 1 APOLOGIES

Apologies for absence were presented as noted above.

### 2 DECLARATION OF INTEREST

Declarations of Interest were made as follows:-

Mr John Alun P Rowlands, Technician (Highways Department) declared an interest in Item 7.1 (personal interest);

Councillor Jeff Evans declared an interest in respect of Items 12.3 and 12.6.

Councillor R G Parry, OBE declared an interest in respect of Item 11.2.

### 3 MINUTES 4TH JUNE, 2014 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 4th June, 2014 were presented and confirmed as correct.

#### **4 SITE VISITS 18TH JUNE, 2014**

The minutes of the Planning Site Visit held on 18<sup>th</sup> June, 2014 were presented and confirmed as correct.

#### **5 PUBLIC SPEAKING**

The Chair informed the Committee that there were public speakers in respect of applications 12.7 and 12.8.

The Chair referred to the right to speak in relation to application 7.1, and informed the Committee of her decision not to allow further public speaking as the right to speak had been exercised at the last meeting.

#### **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 recommendations for the reasons outlined in the written report.**

#### **7 APPLICATIONS ARISING**

7.1 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 application was reported to the Planning and Orders Committee as it had been called in to the Committee by two of the Local Members. A site visit was held on 18th June, 2014.

*Having declared an interest in this application Mr John Alun Rowlands, Highways Technician withdrew from the meeting during the discussion thereon.*

The Planning Development Manager reported that the Committee were minded to refuse the application contrary to Officer's recommendation, and the application is now before Committee to be reconsidered. The Officer stated that the Planning Department have responded to reasons for the refusal, but continue to recommend approval of the application.

A Local Member, Councillor Carwyn Jones asked the Committee to adhere to the decision taken at the last meeting and refuse the application for the following reasons:-

- Llanddona Community Council is unanimously against erecting a large house with 5 en-suite bedrooms;
- The proposed development is within an AONB area;
- Planning Policy Wales states that the AONB should have the same status as the National Parks in terms of scenic landscapes;
- The site is visible from Traeth Coch looking towards Llanddona;
- The Welsh Government state that Local Members are under pressure to do everything within their powers to protect areas within the AONB;
- This application is 87% larger than the existing dwelling;
- The beach is a Blue Flag beach.

Councillor Jones re-affirmed that the Community Council were not against developing the site, but stated that any new dwelling should be in keeping with the area and within the AONB designation.

Councillor Lewis Davies, as a Local Member gave a summary of his proposal from the last meeting to support the decision as it stands and refuse to redevelop due to the scale, height and design of the development. He emphasised that he was not against developing the site, but suggested that the design and scale of the proposed development be amended and re-submitted. He stated that the views of Llanddona Community Council were important as they represented local people and the community.

Councillor Davies further stated that the Council's AONB Officer raised concerns about the visual effect from the beach and coastal path. The coastal path is very important to tourism and gives the impression that the door is open to any development in this conservation area. The developer stated that the proposal was 40% bigger than the original dwelling, but according to the Committee's estimation, it was more than 90%. Councillor Davies referred to the potential for further landslides due to erosion in the area, and stated that every application should be examined in detail. He further stated that the AONB, according to Welsh Government guidelines, should be afforded the same status as National Parks. Councillor Davies asked the Committee to adhere to the same decision they made at the previous meeting and refuse the proposal.

Councillor John Griffith stated that he was not against developing the site, but objected to the size of the new dwelling, which was dramatically larger.

Councillor Victor Hughes proposed that the application be accepted and Councillor Ken Hughes seconded by the proposal.

Councillor Lewis Davies proposed that the application be refused and Councillor Raymond Jones seconded the proposal.

**It was RESOLVED to reaffirm the decision to refuse the application contrary to the Officer's recommendation and for the same reasons as stated previously.**

7.2 29LPA996/CC – Outline application for the erection of 5 dwellings on land at Maes Maethlu, Llanfaethlu

The application was presented to the Committee as the County Council is the land owner. At its meeting held on 4th June, 2014, the Planning and Orders Committee resolved to visit the site prior to making a determination. The site visit was undertaken on 18 June, 2014.

Councillor Ken Hughes, a Local Member proposed to defer the application, to enable further discussion to take place between the Council and the local community, in respect of the access to the site.

As a Local Member, Councillor John Griffith seconded the proposal of deferment.

The Planning Development Manager referred to discussions that had taken place at the previous meeting. He cited that Members were clear from a planning policy perspective, and the application could be dealt with at the meeting. He stated that as far as the Officers were concerned, there was no reason why the application could not be approved.

Councillor Victor Hughes proposed that the Committee make a decision to approve or refuse the proposal, and stated that he was not against developing the site just the outline planning application. The proposal was not seconded.

**It was RESOLVED to defer the application in order to allow the applicant to discuss the proposal with the local community.**

7.3 Full application for the erection of a restaurant on land adjacent to Sea Shanty House, Lon St Ffraid, Trearddur Bay

At its meeting held on 4th June, 2014, the Planning and Orders Committee resolved to refuse planning permission, contrary to Officer recommendation, for the reasons set out below. A site visit was carried out on the 18th June.

A report has been submitted by the Head of Planning Service in response to the two main reasons for the refusal in accordance with the Council's protocol.

1. In response to the risk of flooding, the Planning Development Manager stated that National Planning Policy permits this sort of development in such areas. The development meets with justification criteria, and the statutory consultees on flood risk issues were happy with the proposal. The Officer explained that without contravening information it would be very difficult to appeal.
2. The Planning Development Manager referred to the loss of available parking spaces that would create highway problems in the vicinity. The Officer explained that the extensive part of the development would be on the sand dunes, and not the car park. He stated that it would be unlikely that overflow from the car park would happen very often; there is parking control in the area; there are other car parks available.

The Planning Development Manager expressed his concerns that if an appeal for non-determination or refusal of permission was lodged, the Planning Officers were not confident they could defend a decision on appeal.

The Planning Development Manager referred to a letter from the applicant, which had not been received in time to be included on the agenda. The Officer read out the letter to the Committee.

A Local Member, Councillor Jeff Evans referred to the report from the previous meeting and raised the following issues:-

- The proposed site is on a flood plain;
- The area outside and adjacent to the Sea Shanty is problematic with car parking availability already causing dangers on the road;
- Increased usage of the main road is already causing major difficulties with the amount of traffic that utilise the area;
- There are no, or very infrequent traffic wardens in the vicinity.

He stated that he believed the situation has not changed since the original proposal was submitted, and the problem of cars parking on the main road will increase further should the application be granted. He proposed to adhere to the previous decision taken to refuse the application.

Councillor Trevor Lloyd Hughes addressing the Committee as a Local Member stated that he was not in attendance at the last meeting, but agreed with the reasons for refusing the application. Councillor Hughes questioned whether the site was suitable for building and stated that Natural Resources Wales were satisfied with the proposal.

Councillor Hughes referred to a report by an independent consultant, Brian Killngworth Ltd dated March, 2008. Mr Killngworth was responsible for carrying out the consultation on the field opposite the car park and quoted 'there is no evidence that the existing and proposed coastal defence works are designed to withstand a 1 in 1000 year storm event and it is clear that the application site would remain vulnerable from flooding even from a 1 in 50 year storm as experienced in February, 2002'. The Council's Highways Department agrees that the car park does experience surface water problems.

Councillor Hughes stated that the Council's Highways Department agrees that the car park does hold water. Should this fail, then the water would flow into the road. He referred to the removal of sand dunes, which would create further flooding problems. Councillor Hughes stated that he was in agreement with the decision taken at the last meeting.

Councillor Ken Hughes proposed that the application be approved and Councillor Richard O Jones seconded the proposal of approval.

Councillor Jeff Evans proposed that the application be refused and Councillor Raymond Jones seconded the proposal of refusal.

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

## **8 ECONOMIC APPLICATIONS**

None were considered at this meeting.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None were considered at this meeting.

## **10 DEPARTURE APPLICATIONS**

10.1 13C141B – Full application for the erection of 3 pairs of semi-detached dwellings on land at Llain y Delyn, Bodedern

The application has been presented to Committee as the site is allocated under Policy 14 and 38 of the Ynys Môn Local Plan. The application constitutes a departure from this allocation.

The Planning Development Manager reported that the proposal was within the development boundary of Bodedern, and had been earmarked for a bowling green in 1996. Over the years, half of the field has disappeared and been used for development, and the remaining land is suitable for building. The Council's Rural Housing Officer has confirmed there is a need for this type of housing in the Bodedern area.

Councillor Ken Hughes as a Local Member supported the application subject to a Section 106 agreement with provision attached to the application for affordable housing.

Councillor John Griffith, as a Local Member raised the issue of sewerage problems in Bron y Graig.

Councillor Ken Hughes proposed that the application be approved and Councillor John Griffith 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.**

10.2 30C759 - Full application for the erection of a new dwelling on land adjacent to Fairacre, Benllech

The application has been presented to the Planning and Orders Committee because it is a departure from the Unitary Development Plan.

Councillor Richard Owain 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.**

10.3 31C134E – Full application for the erection of 5 dwellings together with the construction of a vehicular access on land adjacent to Cae Cyd, Llanfairpwll

The application was presented to the Committee as an application 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 a similar application for outline planning permission was brought before the Committee in May and permission was granted. He stated that this proposal was for a full application, whereas previously it was a departure application, and was outside the development boundary of the Local Development Plan, but within the boundary of the Unitary Development Plan. He went on to explain that as a full application, it is treated as a new application, and therefore has to be dealt with as such. He referred to the Planning Committee in May, when the application was for approving 5 houses. The only difference now was the appearance of the houses and how they fit in to the application site.

Councillor Meirion Jones, as a Local Member stated that some of these new dwellings overlook the houses within the vicinity.

The Planning Development Manager referred to the assessment in the outline application and again in this application. The nearest property at Cae Cyd is close, and the Planning Officer has noted and dealt with the matter: there were no windows overlooking the house next door, and the proposal will not harm the amenities currently enjoyed by the occupants. No objections have been received from the neighbours.

The Local Member, Councillor Alun Mummery reported that the Community Council had raised the issue of a roundabout at the access into the site, which would require further discussion by Highways Officers.

Councillor Ken Hughes proposed that the application be approved and Councillor Victor 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.**

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS**

11.1 14C232B/VAR - Application under Section 73 for the variation of condition (03) of planning permission reference 14C232 (demolition of the existing dwelling together with the erection of a new dwelling) so as to allow the submission of the Interim Certificate before the dwelling is occupied at Rhyd Ysbardyn Uchaf, Llangefni.

The application was presented to the Planning and Orders Committee as the applicant is a 'relevant officer' as defined with the Constitution. The application has been scrutinised by the Monitoring Officer as required under Paragraph 4.6.10.4 of the Constitution.

Councillor John Griffith 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.**

11.2 16C199 - Full application for the change of use of the Post Office (use class 1A) to a dwelling (use class C3) at Post Office, 38 High Street, Bryngwran

*Councillor Bob Parry declared an interest in this application, but was not present at the meeting.*

This application has been brought before Committee as the applicant is related to a Councillor. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Councillor Lewis Davies proposed that the application be approved and Councillor John Griffith 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.**

11.3 37C174D - Full application for proposed farm tracks at Tre-Ifan, Brynsiencyn

The application has been brought before the Planning and Orders Committee as the applicant is the son of a Local Member and has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10 of the Constitution.

The Planning Development Manager reported that the main issue is the effect of the track on the landscape. The Planning Authority is happy that the application will not have a detrimental effect on the area. Discussions have taken place with CADW to safeguard and protect ancient monuments on the site.

Councillor Ken Hughes 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 REMAINDER OF APPLICATIONS**

12.1 12C431C/LB - Listed Building consent to replace the existing window with French doors at Gwynfa, Beaumaris



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

Councillor Alwyn Rowlands, as a Local Member reported that the application was submitted last year. Part of this application was to modify a room to the front and side of the building to allow for disabled access. The present exit is via the front door and the proposal is for a French door to be fitted where a window is now sited. The door is the exact pattern as that agreed for the front of the house in the previous application on 7th February this year. The bottom of the window is only 1 foot from the ground. The Beaumaris Town Council support the application.

The Planning Development Manager stated that the application was to remove the present window and replace it with a door. He explained that this was not a planning application, but a listed building consent application on which CADW would make a decision.

Councillor Richard Owen Jones proposed to approve the application subject to a condition that door panes be changed to small glazed units that would blend in with the area. Councillor Raymond Jones seconded this proposal.

**It was RESOLVED to recommend to CADW that the application be approved contrary to the Officer's recommendation in accordance with the condition agreed by Members.**

12.2 19C792H - Full application for the change of use of the garage and storage building into bunkhouse accommodation at Breakwater Country Park, Holyhead

The application was presented to the Planning and Orders Committee as the Council owns the land.

Councillor Ken Hughes proposed that the application be approved and Councillor Richard Owain 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.**

12.3 19LPA434B/FR/CC - Full application for the refurbishment of the existing buildings, demolition of the link extension together with the erection of a new two storey extension at Jesse Hughes Community Centre, Holyhead

*Councillor Jeff Evans declared an interest in this application; he remained at the meeting but did not vote or participate in the matter. He took no part in the discussion of voting on the application.*

The application was presented to the Planning Committee as the Council owns the land.

A Local Member, Councillor Trefor Lloyd Hughes requested that the Committee defer the application as there had been an initial failure to consult with the relevant

Local Members and he was awaiting a response to a request for information that was relevant to the application.

Councillor Lewis Davies proposed that the application be deferred and Councillor Richard Owain Jones seconded the proposal.

**It was RESOLVED to defer the application to await a response to a request for information by Councillor Trefor Lloyd Hughes, as a Local Member.**

12.4 19LPA999/CC - Full application for the erection of a plaque at 1 Market Hill, Holyhead.

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

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

12.5 19LPA1000/CC - Full application for the erection of a plaque at 42-44 Market Street, Holyhead

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

**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 19LPA1001/CC - Full application for the erection of a plaque at Empire Cinema, 39 Stanley Street, Holyhead

*Councillor Jeff Evans declared an interest in this application; he remained at the meeting but did not vote or participate in the matter. He took no part in the discussion of voting on the application.*

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

Councillor Ken Hughes proposed the application be approved and Richard Owain Jones seconded the application.

**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 31C14V/1 - Full application for alterations and extensions at 34 Cil y Graig, Llanfairpwll

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

Mrs Jenny Evans, a local objector, gave a verbal report in support of her objection to the development at Cil y Graig, Llanfairpwll:-

She reported that the development would restrict privacy as most of the dwellings have windows facing each other. When planning and designing the bungalows, it was Butterworth's intention to safeguard privacy.

Mrs Evans read out a letter of objection by Mr Peter Ogen and Chris Frazer, which referred to the views of the majority of local residents:-

- Bungalows in Cil y Graig have an iconic design, dating back to the late 70s, which have not been modified;
- Each bungalow sited in a staggered approach for privacy and to allow scenic views.
- Bungalows have been built in an unusual shape, and building extensions on the front of the bungalows would spoil the unique architecture;
- The extension would reach the road and look out of place, as the bungalows are in a cul-de-sac;
- The fronts of the bungalows have not been modified to date, and the original plans by the Butterfield Group who built the bungalows state:-

*“that any extension requires the vendor's approval in addition to the normal planning approval. If you intend to build any extension, we would be pleased to receive a copy of the plan. Our objective is to maintain a good standard of appearance for the benefit of everyone.”*

Councillor Lewis Davies proposed that the site be visited, so that Members could view the application site and evaluate the effect of the proposal on the estate and other houses on the estate. Councillor John Griffith seconded the proposal.

**It was RESOLVED that the site be visited in accordance with the request made by Councillor Davies.**

12.8 36C328A – Outline application with some matters reserved for the erection of a dwelling and the creation of a new vehicular access together with demolition of the existing garage on land adjacent to Bodafon, Llangristiolus

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

Councillor Victor Hughes proposed that the site be visited because the site is outside the development boundary. He referred to a previous application that was refused some months back and the proposed access was a matter of concern.

Miss Sioned Edwards, a public speaker in support of the application, decided not to speak due to technical issues, but stated she would return after the site visit to present her case. Members voted in favour of allowing Miss Edwards to speak publicly at the next Planning Committee.

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

12.9 46C168A/FR – Outline application with all matters reserved for the erection of a dwelling on land at Trearddur House, Lôn St Ffraid, Trearddur Bay

The application was presented to the Planning and Orders Committee as part of the site includes Council owned land and notice has been served on the Council.

Councillor Ken Hughes proposed the application be approved and Councillor Lewis Davies seconded the application.

**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**

None were considered at this meeting.

The meeting concluded at 3.20 pm.

**COUNCILLOR ANN GRIFFITH  
VICE-CHAIR IN THE CHAIR**