

Planning and Orders Committee

Minutes of the meeting held on 6 September 2017

- PRESENT:** Councillor Nicola Roberts (Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE,
K P Hughes, Vaughan Hughes, Eric Wyn Jones,
Shaun James Redmond and Robin Williams.
- IN ATTENDANCE:** Planning Development Manager (NJ),
Planning Assistant,
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor Richard Owain Jones and Dafydd Roberts.
- ALSO PRESENT:** Local Members : Councillors Richard Griffiths (for application 7.1);
Dafydd R. Thomas (for application 7.2).
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1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor T.LI. Hughes declared a prejudicial interest as regard to application 12.3.

3 MINUTES OF THE 26TH JULY, 2017 MEETING

The minutes of the meeting held on 26 July, 2017 were confirmed.

4 SITE VISITS

There were no site visits following the 26th July, 2017 meeting of the Planning and Orders Committee.

5 PUBLIC SPEAKING

There were no public speakers at this meeting.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 13C195A – Full application for an agricultural shed and milking parlour together with the construction of a slurry pit and associated development at Gate Farm, Trefor

The Planning Development Manager informed the Committee that due to the scale, nature and location of the development it was considered that a site visit be undertaken to the site before considering the application.

It was RESOLVED to visit the site for reasons given within the Officer's report.

6.2 20C310B/EIA/RE – Full application for the construction of a 49.99MW solar array farm together with associated equipment, infrastructure and ancillary works on land adjacent to Rhyd y Groes, Rhosgoch

The Planning Development Manager informed the Committee that the appeal submitted on the basis of non-determination of the application has been withdrawn. At the meeting held on 5th July, 2017 the Planning and Orders Committee resolved to defer the application in order to consider the proposal against policies in the Joint Local Development Plan after receipt of the Inspectors' binding report on 30th June, 2017. The agent has provided a statement in support of the application with particular reference to Policy ADN1A (now Policy ADN2 of the JLDP) which deals specifically with solar developments over 5MW. She noted that an objection has been received with regard to potential noise nuisance from the site and the Environmental Health Section have reviewed the applicant's noise assessment which has resulted in the requirement for the applicant to submit noise mitigation measures. A period of public consultation will need be undertaken following receipt of these details from the applicant. The Planning Development Manager said that recommendation is to defer the application.

It was RESOLVED to defer consideration of the application for the reasons given.

7 APPLICATIONS ARISING

7.1 24C345 – Outline application for the erection of a dwelling with all matters reserved on land adjacent to Tregarth, Llanelian, Amlwch

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

Councillor Richard Griffiths, as a Local Member said that he considered that this application is an infill application and would not harm the amenities of the surrounding neighbours. The Community Council has not objected to the application. Councillor Griffiths requested that the Committee should consider visiting the site before determination of the application.

The Planning Development Manager reported that the site is located within a Special Landscape Area within the Joint Local Development Plan (JLDP) and is adjacent to the AONB. It is considered that the proposal would lead to a ribbon development which would result in an intrusive feature to the character and amenities of the surrounding area. It is considered that the development would be contrary to the provisions of the adopted JLDP as noted in Policy TAI 6

'Housing in Clusters' which does not identify Pengorffwysfa as a Cluster and therefore would be considered within the open countryside within the JLDP. She also stated that the application was deferred at the last meeting of the Planning and Orders Committee held on 26 July, 2017 in order to establish whether both Anglesey and Gwynedd Councils were to adopt the JLDP which would supersede the existing development plans. The application was lacking details of highways and drainage matters but the applicant has now submitted the required information and the Local Highways Authority and Drainage Section are satisfied with the proposal. An Ecological Report has also been received which highlights Policy AMG5 of the JLDP as regards to Biodiversity effects; there is a priority habitat effect on this site and this would also strengthen the refusal of the application.

Councillor John Griffith proposed that the application be refused and Councillor Robin Williams seconded the proposal.

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

7.2 46C578 – Full application for alterations and extensions to The Pavilion, Lôn Isallt, Trearddur Bay

The application was reported to the Planning and Orders Committee as it is made on land in the Council's ownership.

The Planning Development Manager reported that the application was deferred at the last meeting of the Planning and Orders Committee to allow the applicant to respond to the Natural Resources Wales (NRW) objection as regards the flood consequence assessment on the site. The applicant has responded to NRW concerns but it is insufficient for them to withdraw their objection as it fails to demonstrate that the consequences of flooding can be acceptably managed in accordance with TAN15. The statutory consultee recommends refusal of the application in line with national planning policies. However, she reported that the design of the extensions to the pavilion building are acceptable and the recommendation is of approval of the pavilion building.

Councillor Dafydd R. Thomas, speaking as a Local Member said that the Pavilion building involves recreational use and was disappointed that the parking area and new access attached to the application was recommended for refusal.

Councillor Shaun Redmond said that he was confused that the proposed car park is located on a previous tennis court and was unclear as to why there are issues raised as regards to flood risks. He said that an early flood warning system exists in Trearddur Bay and if the sea was to encroach over the road it would need rise considerably before reaching the site under consideration. He said that a flood gate exists already on the play area between the application site and the sea wall; he questioned whether a flood gate at the Pavillion car park could alleviate the concerns of Natural Resources Wales as regards to flooding issues.

The Planning Development Manager responded that at the last meeting of this Committee she read out the relevant extract from the applicant's report which confirms the flooding risk on the car park. TAN 15 sets out the criteria as regard to flood risks. She noted that there has been no planning development on the car park in question and therefore it must be considered as a new development. The Legal Services Manager stated it would be inadvisable to approve the car park element on the basis of the early warning system without hearing from NRW on the point first.

Councillor K.P. Hughes proposed that the application be approved as regards to the extension to the existing pavilion building and the creation of a new access and car park area. Councillor Shaun Redmond seconded the proposal of approval.

It was RESOLVED :-

- **To approve the extension of the existing pavilion building in accordance with the Officer's recommendation subject to the conditions set out in the written report;**
- **To approve the creation of a new access and car parking area of the application contrary to the Officer's recommendation as it was considered that the car park opposite the application site already exist.**

(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officer's the opportunity to prepare a report in respect of the reasons given for approving the application.

8 ECONOMIC APPLICATIONS

None considered at this meeting of the Planning and Orders Committee.

9 AFFORDABLE HOUSING APPLICATIONS

None considered at this meeting of the Planning and Orders Committee.

10 DEPARTURE APPLICATIONS

None considered at this meeting of the Planning and Orders Committee.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None considered at this meeting of the Planning and Orders Committee.

12 REMAINDER OF APPLICATIONS

12.1 15C224/AD – Application for the siting of a non-illuminated sign to the rear of the lay-by at Hermon

The Planning Development Manager reported that the application was approved by the Committee at its meeting held on 5 July, 2017. However prior to issuing a decision the Planning Authority was notified that the land on which the display board was to be situated belongs to a third party and not the Council as originally indicated. The display board has been relocated onto the land owned by the Council.

Councillor Robin Williams 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 set out in the written report.

12.2 15C225/AD – Application for the siting of a non-illuminated sign on land at Malltraeth Car Park, Malltraeth

The application was reported to the Planning and Orders Committee as the proposed community display board is on land which is owned by the Council.

The Planning Development Manager reported that whilst the display board is located within an AONB area it is not considered that it would have an adverse effect on the amenities of the area.

Councillor Robin Williams 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 set out in the written report.

12.3 46C572 – Full application for conversion of outbuildings into three dwellings, the installation of a package treatment plant together with improvements to the access at Glan Traeth, Trearddur Bay

The Planning Development Manager reported that the application was approved at the Planning and Orders Committee held on 2nd November, 2016 subject to resolution of drainage issues raised by Natural Resources Wales; the applicant has not acted on NRW requirements to date. She noted that due to the adoption of the Anglesey and Gwynedd Joint Local Development Plan on the 31st July, 2017 by both Councils, policies in relation to the conversion of outbuildings has changed and the recommendation now is of refusal of the application due to Policy TAI 7 of the Development Plan. The applicant has been given an opportunity to respond to the changes the policy requires and to provide evidence of compliance with TAI 7, but no response has been received.

Councillor Robin Williams proposed that the application be refused and Councillor Shaun Redmond seconded the proposal.

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

13 OTHER MATTERS

None considered at this meeting of the Planning and Orders Committee.

**COUNCILLOR NICOLA ROBERTS
CHAIR**