

Planning and Orders Committee

Minutes of the meeting held on 7 February 2018

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE,
K P Hughes, Vaughan Hughes, Eric Wyn Jones,
Shaun James Redmond and Dafydd Roberts.
- Councillor Richard A Dew – Portfolio Holder for Planning
- IN ATTENDANCE:** Planning Development Manager (NJ),
Planning Assistants,
Legal Service Manager (RJ),
Senior Engineer (Highways Development Control) (EDJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor Robin Williams.
- Leader of the Council – Councillor Llinos M Huws.
- ALSO PRESENT:** Local Members : Councillors R LI Jones (application 7.1); Peter
Rogers (application 12.9).
- Councillor Bryan Owen.

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders held on 10 January, 2018 were confirmed as correct.

4 SITE VISITS

The minutes of the planning site visit held on 17 January, 2018 were confirmed as correct.

5 PUBLIC SPEAKING

There were public speakers as regard to application 7.1.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 39C285D – Full application for the erection of 17 dwellings on land at Lôn Gamfa, Menai Bridge

The Planning Development Manager reported that the Officer recommends that consideration of the application be deferred pending receipt of a report following a recent flooding incident.

It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation for the reason given.

7 APPLICATIONS ARISING

7.1 19LPA1038/CC – Full application for demolition of the existing garages together with the erection of 4 single person dwellings with associated parking at Maes yr Ysgol, Holyhead

The application was presented to the Planning and Orders Committee as the application is made by the Council. At its meeting held on 10 January, 2018 the Committee resolved to visit the site. The site was subsequently visited on the 17 January, 2018.

Mr Mike Jones (**objector to the application**) said that he has been a resident of the Morawelon for 68 years. The development of housing in the Morawelon area commenced in the 1950's which had green areas and open spaces. He said that there were very few people living in the Morawelon estates with cars but during the years more and more people have cars and the removal of garages and parking areas increase cars having to park on pavements and on the highway. He referred to the application at Maes yr Ysgol to demolish existing garages which he considered would increase traffic in the area with the erection of 4 dwellings. The loss of the parking area near the garages will displace vehicles who park there already and they will therefore park in other locations. Mr Jones said that the Morawelon area is in dire need of parking facilities.

The Committee questioned Mr Jones on issues relating to the nearby primary school in the vicinity of the application site and asked whether street parking is worse when children arrive and leave the school. Mr Jones agreed that a high volume of traffic occurs during peak time when children are arriving and leaving the primary school; the road in the area is narrow and lorries travelling to the nearby factory are having to mount the kerb to pass parking vehicles.

Mr Ned Michael (**for the proposal**) said that the County Council has established a housing development plan to develop social housing on the Island. He said that this scheme at Maes yr Ysgol, Holyhead is the first scheme

the County Council has submitted since the last 40 years. The priority of Welsh Government is to build 20,000 affordable housing and to alleviate the number of homeless young people in Wales. The County Council was successful in obtaining a grant from Welsh Government towards its social housing scheme. He referred to the application before the Committee and said that there are 24 garages at the application site with 12 of the garages being used. 7 of these garages are rented by residents of the Morawelon Estate. The application before the Committee is to demolish the garages and to build 4 single storey/single person occupancy dwellings. Mr Michael said that 43 people are currently on the housing register for single person occupancy dwellings in Holyhead. He further said that parking areas of up to 10/11 spaces will be afforded on site.

Councillor R LI Jones, a Local Member said that he fully supported the need for social housing and especially single occupancy dwellings but necessary consultation needs to be undertaken as to the location of such housing. He expressed that the Morawelon area is in dire need of parking facilities as there are local concerns about cars parking on the highway and also having to park on the pavements.

The Planning Development Manager reported that the application is for the demolition of the existing garages and the erection of 4 single person's dwellings with 10 parking spaces. The application was amended from the 7 parking spaces afforded due to local concerns for parking facilities in the area. The originally submitted scheme has also been amended as regards the impact on the neighbouring properties and the units have now been located along the boundary of the site with the adjoining primary school. She said that the site visit to the site was conducted when the children were leaving the school in the afternoon and the Highways Authority have raised no objection to the scheme.

Councillor Glyn Haynes said that the site visit took place at 3.00 p.m., when only the youngest children left the school but the main time for children leaving the school is after 3.30 p.m. The Planning Development Manager responded that parking issues during peak periods is a problem at most schools.

Councillor Shaun Redmond said that the Morawelon area is a highly populated area with a considerable amount of small streets which is experiencing traffic problems. He considered that there are numerous empty houses in the Morawelon area which could be adapted into single occupancy dwellings. He said that he considered that this was an overdevelopment and there are already traffic issues in the area and that the application should be refused.

The Senior Engineer (Highways Development Control) said that the application has been evaluated as regards to highway safety as is the case in each planning application. The Highways Authority have raised no objection to the scheme subject to the inclusion of a standard highway condition in regards to car parking facilities.

Councillor T LI Hughes MBE said that he considered that the authority should consider development of social housing on land that is available due to the

recent closure of three schools in Holyhead as part of the Modernisation Programme.

Councillor Kenneth P Hughes said that he supported the programme of building social housing as there is a dire need for such housing on the Island for young people. Whilst he sympathised with the local members as regard to this application he considered that most areas are affected by parking issues near schools. He said that as the proposed development does not have an impact on neighbouring properties he proposed that the application be approved in accordance with the Officer's recommendation. Councillor Eric W Jones seconded the proposal.

Councillor Shaun Redmond said that he also supported the scheme to build social housing but believed that this application site would equate to overdevelopment in the area and would cause traffic issues. Councillor Redmond proposed that the application be refused and Councillor Glyn Haynes seconded the proposal.

Following the vote **it was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report and an additional condition in relation to excavation.**

8 ECONOMIC APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

9 AFFORDABLE HOUSING APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

10 DEPARTURE APPLICATIONS

10.1 15C29M/VAR - Application under Section 73 for the variation of condition (02) (submission of details of the boundary treatments, means of enclosure and demarcation prior to occupation rather than prior to development taking place together with allowing work to be completed within 12 months of occupation) of appeal decision reference APP/L6805/A/12/2194277 (outbuilding conversion into a dwelling) at Hen Feudy, Fferam Bailey, Trefdraeth

The application was presented to the Planning and Orders Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

The Planning Development Manager reported that the application is for the variation of condition (02) as regard to submission of boundary treatments prior the commencement of the works of conversion at Hen Feudy, Fferam Bailey, Trefdraeth. She noted that conversion has already taken place and completed and the dwelling is currently occupied. The required details as set

out in the conditions attached to the original approval of the application were not submitted and this application addresses these matters i.e. stone walling and fencing. The application is contrary to policy TAI 7 of the Joint Local Development Plan but as the conversion is for residential use the Local Planning Authority is minded to approve the application.

Councillor John Griffith proposed that the application be approved in accordance with the Officer's recommendation and Councillor Dafydd Roberts seconded the proposal.

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

10.2 21C38G/VAR – Application under Section 73 and Section 73A for the variation of condition (16) (approved plans) of planning permission reference 21C38D (erection of 4 dwellings and new vehicular access) so as to amend the design of the 4 dwellings on land of the former Daniel Business Centre, Llanddaniel

The application was presented to the Planning and Orders Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

The Planning Development Manager reported that the application is for the variation of condition (16) of previously approved planning application as regard amendment to the design of the 4 dwellings at the former Daniel Business Centre, Llanddaniel. The amendments requested are for the change to the windows, doors and sunroom at the dwellings. The approved application was at a height of 7.7 meters, however, the height has now been reduced to 7.3 meters together with the ridge height. She noted that a small area of the estate road is outside the development boundary and hence the reason for reporting the application to the Planning and Orders Committee. However, as works has commenced on site the Local Planning Authority is minded to approve the application.

Councillor Vaughan Hughes proposed that the application be approved in accordance with the Officer's recommendation 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 contained within the written report.

10.3 43C195F/VAR – Application under Section 73A for the variation of conditions (02) (photographic record), (03) (disposal of surface water) and (04) (proposed boundary treatment) of planning permission reference 43C195D (change of use of outbuilding into dwelling) so as to allow the submission of details after works has commenced at Y Granar, Rhoscolyn

The application was presented to the Planning and Orders Committee as the application is a departure from the development plan which the Local Planning Authority is minded to approve.

The Planning Development Manager reported that the application is for the variation of conditions (02), (03) and (04) of the previously approved planning application. She noted that under the former development plan the conversion of existing buildings in the countryside into residential use was permitted subject to the listed criteria. The Joint Local Development Plan has superseded the former development plan and under the provisions of policy TAI 7 the conversion of existing buildings to residential purposes is only permitted where evidence is provided that an employment use of the building is not viable. The Officer further noted that the relevant consultees have now responded but an additional condition needed to be attached to any approval of the application as regard to the completion of boundary works on site.

Councillor Vaughan Hughes expressed concerns that this was another retrospective application and asked the Officers to approach Welsh Government as regard to the need to review retrospective planning policies.

Councillor John Griffith proposed that the application be approved in accordance with the Officer's recommendation 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 contained within the written report and an additional condition on the implementation of boundary works.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12 REMAINDER OF APPLICATIONS

12.1 11LPA1039/CC/TPO – Application for works to Lime, Ash and Sycamore trees protected by a Tree Preservation Order at Maesllwyn, Amlwch

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

The Planning Development Manager reported that during substantial storm damage in 2017 a number of trees at Maesllwyn, Amlwch were damaged and safety works will need to be undertaken and 2 trees will also need to be felled. The trees are in a close group with inadequate light to allow new planting between and consequently no replanting is proposed or made subject to a condition.

Councillor Richard O Jones asked whether the path near the application site could also be cleared as the growth from the application site has caused damage to the path. The Planning Development Manager responded that she would forward the request to the applicant.

Councillor Richard O Jones proposed that the application be approved in accordance with the Officer's recommendation and Councillor Eric W Jones seconded the proposal.

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

12.2 14C83D – Full application for the erection of two dwellings together with the construction of a vehicular access on land adjacent to Cae'r Delyn, Bodffordd

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

The Planning Development Manager reported that the application was originally submitted in 2015 under Policy 50 of the Local Development Plan. The Planning Authority has been awaiting details regarding drainage issue and ownership of land from the applicant but no response had been received. She noted that subsequently the Joint Local Development Plan has now been adopted since July 2017 and this application now does not conform with policy TAI 15 in terms of the provision of affordable housing provision. She further said that there are local concerns as regard to parking provision on the site together with concerns as to how the water overflow from the land is to be addressed.

Councillor Nicola Roberts proposed that the application be refused in accordance with the Officer's recommendation and Councillor Richard O Jones seconded the proposal.

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

12.3 19LPA434E/CC – Full application for the erection of a fence at Jessie Hughes Centre, Holyhead

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

Councillor T LI Hughes MBE proposed that the application be approved in accordance with the Officer's recommendation and Councillor Kenneth P Hughes seconded the proposal.

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

12.4 20LPA1040/CC – Full application for the siting of two maritime buoys together with associated works to include stone plinths and seating at Traeth Mawr, Cemaes Bay

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

The Planning Development Manager reported that the public consultation does not come to an end until the 8th February, 2018 and requested that the Officer's be afforded power to act following the public consultation period if no representations have been received by the department.

Councillor Kenneth P Hughes proposed that the application be approved in accordance with the Officer's recommendation and Councillor Vaughan Hughes seconded the proposal.

It was RESOLVED to approve the application and to grant the Officer's power to act following the statutory public consultation period coming to an end.

12.5 28LPA1035A/CC – Full application for 21 pay and display car parking spaces on land near Ffordd Llechi, Rhosneigr

It was noted that the application had been withdrawn.

12.6 34LPA1013C/CC – Full application for the creation of a vehicular access off Section 3 of the link road on land to the south of Llangefni Industrial Estate, Llangefni

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

The Planning Development Manager reported that the application is for an additional access off the approved link road into an agricultural field. She said that an additional condition needs to be attached to any approval of the application as to ecology.

Councillor Nicola Roberts proposed that the application be approved in accordance with the Officer's recommendation and Councillor Richard O Jones seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report and additional condition relating to ecology.

12.7 39LPA589Q/CC – Full application for change of use of the tennis court into a car park together with associated lighting at Ysgol David Hughes, Menai Bridge

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

The Planning Development Manager reported that the application is for the change of use of the tennis courts at Ysgol David Hughes, Menai Bridge into parking facilities. She said that the Drainage Section and Dŵr Cymru have now responded with the usual standards requirements. The Highway Department have also responded that they have no objection to the application. The Officer further reported that consultation is taking place with Sports Council for Wales as regard to the loss of a sporting facility on the site. The consultation does not come to an end until the 14th February, 2018 and she requested that the Officer's be afforded power to act following the consultation period if no representations have been received by the department.

Councillor Vaughan Hughes proposed that the application be approved in accordance with the Officer's recommendation and Councillor Eric W Jones seconded the proposal.

It was RESOLVED to approve the application and to grant the Officer's power to act following the consultation period with Sports Council for Wales coming to an end as regard to the loss of sporting facility at the application site.

12.8 39C592 – Outline application for the erection of a dwelling with all matters reserved on land adjacent to 2 Glanrafon, Beach Road, Menai Bridge

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

The Chair said that a Local Member, Councillor Robin Williams was unable to attend the meeting as he was attending a training course on behalf of the Council. She read out a statement received by Councillor Williams which asked the Planning and Orders Committee to visit the site due to overdevelopment and traffic issues; the Menai Bridge Town Council are also in opposition to the application due to overdevelopment.

Councillor Nicola Roberts proposed that the application site be visited and Councillor T LI Hughes MBE seconded the proposal.

It was RESOLVED to visit the site in accordance with the Local Member's request for the reason given.

12.9 45C313E – Full application for the erection of 6 affordable dwellings on land at Ty Gwyn Estate, Newborough

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

The Planning Development Manager reported that a Local Member, Councillor Peter Rogers called in the application for the Committee as Phase 1 of the development as regard to lighting and road into the estate has not been completed. She said that it is given to understand that the developer has not been able to complete the Phase 1 of the development due to being unable to proceed to the second phase of the site. The principle of residential development of 6 units has already been established on the site. This application is for 6 affordable dwellings and it is given to understand that the housing association, Pennaf Group, will be responsible for the site. She noted that it will be part of the Housing Department's grant scheme for the building of rented accommodation available and it is supportive of this development. She updated the Officer's report to the Committee as the Rhosyr Community Council has submitted no objection to the application.

The Planning Development Manager reported that negotiations are taking place with the Highways Authority and the developer as regard to drainage and parking arrangements on site. A Section 38 agreement is in place under the Highway Act as regard to Phase 1 of the Ty Gwyn Estate. A further condition will need to be attached to any approval of the application as regard to surface water and parking arrangements. The Officer said that the recommendation is approval of the application subject to granting delegated powers to the Officers to negotiate issues with the developer as regard to surface water and parking arrangements on site on both phases of the development.

Councillor Peter Rogers speaking as a Local Member said that he had serious concerns as to this development at Ty Gwyn Estate, Newborough. Phase 1 of the development with people living in those houses, have no adequate street lighting and the road of the estate is incomplete. He said that a 'construction bond' is paid by developers to address such deficiencies on development sites. Councillor Rogers referred to the comments of the Highways Authority within the report and said that the developers must adhere to legislative conditions attached to the approval of the estate at Ty Gwyn. He further said that he was wholly supportive of construction of affordable homes but play areas should also be a condition attached when approval of such developments. Councillor Rogers asked the Committee to refuse this application until Phase 1 of the development at Ty Gwyn Estate has been completed.

The Planning Development Manager said that the application presented to this meeting needs to be dealt on its own merit and not attached to the first phase of the Ty Gwyn Estate. She reiterated that negotiations have taken place at the end of last year as regard to drainage and highways issues and details of these negotiations are awaited. She said that both phases of the development are linked and drainage and highways need to be addressed. The Officer referred to the comment by the Local Member in relation to a

provision of a play area condition attached to developments and that there needs to be 10 or more dwellings to require a condition for play areas.

Councillor Shaun Redmond questioned if it was appropriate to defer the application to allow Officers to express the concerns of the Committee to the developer that Phase 1 of the scheme at Ty Gwyn Estate has not been completed and that the necessary works needs to be completed before commencing on Phase 2 of the scheme. The Planning Development Manager responded that the Committee has been asked to delegate powers to the Officers to negotiate issues with the developer before releasing planning approval of the application.

Councillor Dafydd Roberts expressed his concerns that if the approval was granted the road and lighting of the estate would still not be complete. The Planning Development Manager responded that enforcement procedures under Planning and Highways Regulations would be implemented if this matter arose.

Councillor John Griffiths said that he would proposed approval of the application but there needs to be assurance from the developer that the road and lighting of the estate be completed. Councillor Vaughan Hughes seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report and to grant delegated powers to the Officer's to negotiate issues with the developer as regard to adequate surface water and parking arrangements before release of the planning approval.

13 OTHER MATTERS

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

**COUNCILLOR NICOLA ROBERTS
CHAIR**