

PLANNING SITE VISITS

Minutes of the meeting held on 22 August, 2018

- PRESENT:** Councillors Nicola Robert – Chair,
John Griffith, Glyn Haynes, Eric Wyn Jones, Bryan Owen, Robin Williams (applications 1, 2, 3 and 4 only).
- IN ATTENDANCE:** Planning Officer DFJ (application 1 & 2 only)
Planning Officer MD (application 3 only)
Planning Officer SWO (application 4 only)
Planning Officer GJ (application 5 only)
Planning Officers JBR & GJ (applications 6 and 7 only)
Highways Officer: JR
Highways Officer: GG (application 4 only).
- APOLOGIES:** Councillors T LI Hughes MBE, K P Hughes, Vaughan Hughes, Richard O Jones (Vice-Chair). Dafydd Roberts.
- ALSO PRESENT:** Local Members : Councillor R Meirion Jones (applications 1 and 2 only)

1.41LPA1041/FR/TR/CC – Full application for the change of use of agricultural land for use as a temporary stopping place (10 spaces) for Gypsies and Travellers, formation of a new vehicular access, the formation of a new pedestrian access and pavement together with associated development on land east of Star Crossroads, Star

The Planning Officer presented the application to the Planning and Orders Committee Members.
The application site was viewed from the adjoining highway.

2. 39LPA1046/CC – Full application for the formation of a Park and Ride facility together with the construction of a new vehicular access and associated development at Ty Tafarn Four Crosses Public House, Menai Bridge

The Planning Officer presented the application to the Planning and Orders Committee Members.
The application site was viewed from the adjoining highway.

3. 17C181C Full application for the erection of a livestock shed, erection of a silage clamp, laying of hardstanding together with associated landscaping to include formation of a landscaping bund at Fferam Uchaf, Llansadwrn

The Officer explained the proposals and pointed out to members where the buildings and access would be located. The method of feeding and manure storage was discussed along with the farming techniques/practices that would be employed. The main points of objection from interested parties were highlighted and Cllr N Roberts queried whether Gwynedd Council had been consulted. The officer explained that such matters would be dealt with in the officer's report.

4. 38C310F/EIA/ECON – Site preparation and clearance works for development of the Wylfa Newydd Power Station comprising the following activities: site clearance (including vegetation clearance and management, removal of fencing, walls, gates, field boundaries, existing structures (including buildings), scrub, trees, and other above ground features); site establishment works (including installation of a new crossing of the existing Magnox Power Station access road, formalisation of existing vehicular crossing points across Cemlyn Road,

formalisation of vehicular routing, installation of construction fencing around the perimeter of the site, establishment of laydown areas, material storage compounds, construction compounds and associated temporary office/welfare buildings, car parks, associated footpath link from between main site compound to the former Wylfa Sports and Social Club car park, fuel store, security fencing, drainage and security features); ground improvement works (including establishment of a remediation processing compound and associated fencing storage of treated/processed material, establishment of associated access tracks, drainage, excavation and treatment of soils likely to be contaminated, and treatment and removal of invasive non-native species); diversion and/or closure of Cemlyn Road with controlled access to Ty Croes (Fisherman's Car Park); other associated works; and a scheme of restoration to return the site to an acceptable condition in the event the Wylfa Newydd Power Station development does not proceed at Wylfa Newydd, Cemaes

1. Visit commenced at 11.30am and followed a pre-arranged route which attempted to point out some of the most notable features within and surrounding the site.
2. First stop was at **Tre'r Gof Uchaf** where the Members came off the bus to view the eastern section of the site overlooking Tre'r Gof SSSI towards Wylfa Head. The location of the proposed site campus was pointed out as it has been raised in several objections but only to clarify that it does not form a part of the SPC application.
3. Second vantage point was the **Fisherman's Car Park** which provided closer views of Tre'r Gof and the trees which would be retained as part of the SPC Works
4. The third site was the **Remediation Compound** next to the WSSC. An explanation was provided of the contaminants and INNS which would be handled on site and removed where necessary. One pertinent question raised by Cllr Nicola Roberts was whether or not any chemicals would be used for the treatment of INNS and how safe were they in light of a recent High Court case in the matter which involved 'Roundup'. I confirmed that I would discuss the matter further with Horizon and have since requested clarification from Wil Ryan who agreed to look into the matter. Response awaited.
5. The fourth stop was the **Main Site Compound** which was well screened from the public highway. Wylfa Lodge which is sited next to the compound was confirmed as being one of the 8 properties which would be demolished as part of the application.
6. The visit continued along Cemlyn Road towards the **Firs**. It was explained that there would be a marshalled crossing point here which connected the site to one of the **Satellite Material Processing and Material Storage Compounds**. It was also explained that Cemlyn Road would be closed temporarily as a result of the SPC Works.
7. The sixth site was **Cestyll Gardens**. It was explained that that the SPC site did not extend to cover Cestyll Garden itself which was a Registered Garden of Special Historic Interest.
8. Sites 7 & 8 were pointed out along the route as the **Ecological Receptor Areas** for the Section 7 Species which were confirmed as Brown Hare, Polecat and Hedgehogs and the Afon Cefn which acts as a physical boundary for the AONB. Cemlyn Bay was also pointed out to the Members as was its relationship with the Terns SPA.
9. Site 9 was **Swn Y Mor**. One of the 8 residential properties to be demolished. The members were aware however of a significant number of properties which had been demolished in advance of the SPC application.
10. Site 10 went past **Mynydd Ithel** which is the **Reptile Receptor Area** as well as the Cae Gwyn SSSI which lies outside the application site.

5. 19C232E/FR – Full application for demolition of the existing shop together with the erection of a hotel and a commercial unit (Class A3) in its place at 55 Market Street, Holyhead

The application site was viewed from Market Street and Victoria Street. The officer presented the application to the committee members.

6. 36C193P/ENF – Full application for the retention of two storage containers together with the siting of 10 additional storage containers on land at Cefn Uchaf, Rhostrehwfa

Proposals outlined to Members. Cllr J Griffith queried whether any objections had been received. Confirmed that some objections had been received and which are detailed within the officer's report.

Members also queried whether any additional fencing was proposed around the site. Confirmed that the proposal includes additional planting.

7. 23C301C -Full application for conversion of outbuilding into an annexe as carers' accommodation at Pen y Garreg, Talwrn

Members viewed the site of the proposal and were shown the proposed plans in order to better understand the scale of the proposal and the extent of additional new build which would be required

**COUNCILLOR NICOLA ROBERTS
CHAIR**