

PLANNING SITE VISITS

Minutes of the meeting held on 18 February, 2015

PRESENT:	Councillor W.T. Hughes (Chair) Councillors Lewis Davies, John Griffith, K.P. Hughes, T.Victor Hughes, Raymond Jones, Richard O. Jones,
IN ATTENDANCE:	Development Management – Team Leader (NJ), Planning Officer (JBR).
APOLOGIES:	Councillor Ann Griffith
ALSO PRESENT:	Councillors R. Meirion Jones (Items 1 & 3), A.W. Mummery (Item 3)

- 1. 41C66G/RE – Full application for the erection of one wind turbine with a maximum hub height of up to 24.8m, rotor diameter of up to 19.2m and a maximum upright vertical tip height of up to 34.5m, the construction of an access track together with the erection of an equipment housing cabinet on land at Marchynys, Pennmynydd**

The Members viewed the site itself in relation to the local landscape and surrounding properties which were identified by the officer. In a circuit of the site the members then viewed the site from four separate viewpoints on the local road network featured in the landscape and visual impact assessment submitted by the agents and with reference to the visual images submitted therewith.

- 2. 17C44M/MIN – Minor amendments to scheme previously approved under planning permission 17C44J to vary condition (10) so as to allow for the submission of the details of the balcony screening prior to occupation of the dwelling at 6 Gerddi Hafod Lon, Llandegfan.**

The Officer explained that the dwelling and balcony had received planning permission with a condition that details of the balcony screen be submitted to and approved in writing with the Local Planning Authority prior to the commencement of works.

As works had commenced prior to the details being submitted and agreed, the current application was therefore for a minor amendment to vary the condition so as to allow the required details to be submitted prior to the occupation of the dwelling. As it is not anticipated that any issues would be likely to arise until the dwelling is occupied the officer confirmed that the Planning Department has no objection to the variation of condition.

Members viewed the rear of the dwelling, which at the time of the visit was substantially complete in terms of the structure, from the corner of the adjoining plot.

3. 31C419A Outline application with all matters reserved for the erection of 2 dwellings on land at Hafod y Bryn, Llanfairpwll

The members viewed the garden of Hafod y Bryn where it is proposed to erect the two dwellings, noting the location of adjoining properties as well as the existing access to the dwelling. The proposed new access was then viewed from the adjoining estate as well as the existing estate road and parking arrangements and the orientation and proximity of existing dwellings adjoining the site. The access junction was viewed on leaving the site.

**COUNCILLOR W.T. HUGHES
CHAIR**