

Planning and Orders Committee

Minutes of the meeting held on 4 March 2015

- PRESENT:** Councillor William Thomas Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, John Griffith, K P Hughes,
Vaughan Hughes, Victor Hughes, Richard Owain Jones,
Jeffrey M.Evans and Nicola Roberts
- IN ATTENDANCE:** Development Control Manager (DFJ),
Planning Assistants,
Highways Officer (JAR),
Legal Service Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members : Councillors R. Meirion Jones, Alun Mummery (in respect of 7.2); T.Ll. Hughes (in respect of 13.2)
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1 APOLOGIES

There were no apologies for absence.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor R.O. Jones declared an interest with regard to applications 7.1 and 10.1.

Councillor T.V. Hughes and W.T. Hughes declared an interest with regard to application 12.3.

Councillors Lewis Davies, Ann Griffith, John Griffith, Vaughan Hughes and Nicola Roberts declared an interest with regard to application 7.4 on account of the reference to Wind Turbines within the Plaid Cymru Manifesto but stated that they would be keeping an open mind in relation to the application.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 4 March, 2015 were submitted and confirmed as correct.

4 SITE VISITS

The minutes of the site visits held on 18 February, 2015 were submitted and confirmed as correct.

5 PUBLIC SPEAKING

The Chair announced that there were public speakers with regard to applications 7.2 and 7.4.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 33C304B/ECON – Outline application with some matters reserved for the demolition of the existing farm, erection of a science park, creation of a car park together with the creation of a new vehicular access at Junction 7 of the A55 near Cefn Du, Gaerwen

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

7 APPLICATIONS ARISING

7.1 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

Councillor R.O. Jones had declared an interest in this application; he withdrew from the meeting during consideration and voting thereon.

The application is presented to the Planning and Orders Committee at the request of Councillor Lewis Davies as a Local Member. At the meeting of the Planning and Orders Committee held on 4 February, 2015 it was resolved to visit the site. The site visit took place on 18 February, 2015.

The Development Control Manager reported that the proposal is an application under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to scheme previously approved under planning permission reference 17C44J for the erection of a dwelling.

Councillor Lewis Davies stated that he believed that it was important that the Committee viewed the site to evaluate the effects of the proposal on the amenities of the neighbouring properties. He stated that he would not be voting in respect of this application as he considered that the dwelling was substantial in size and was having an effect on neighbouring dwellings.

Councillor K.P. Hughes 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 listed in the written report.

7.2 31C419A – Outline application with all matters reserved for the erection of 2 dwellings on land at Hafod y Bryn, Llanfairpwll

The application is presented to the Planning and Orders Committee at the request of Councillor A.M. Mummery as a Local Member. At the meeting of the Planning and Orders Committee held on 4 February, 2015 it was resolved to visit the site. The site visit took place on 18 February, 2015.

The Chair invited Mr. Gerallt Parry to address the meeting as an objector to the application. Mr. Parry made the following points:

- A similar application for the erection of 2 dwellings was refused in October 2014 due to highway issues;
- The cul-de-sac at Trem Eryri is narrow and erecting 2 further dwellings would generate further traffic problems. Refuse lorries already having to mount the kerb to pass parked vehicles;
- 2 disabled parking bays are located at Trem Eryri and the increase in traffic would cause traffic issues at the estate;
- The development would be at a higher level and out of scale with existing dwellings;
- The dwelling at Hafod y Bryn is already served by an access and the development should utilise this access rather than through Trem Eryri estate;

The Committee's Members were given the opportunity to question Mr. Parry. Councillor Lewis Davies questioned if emergency vehicles would have difficulties accessing the site. Mr. Parry responded that some vehicles already have to mount the kerb to pass parked vehicles.

The Chair invited Mr. Owen Evans to address the meeting as a supporter of the application. Mr. Evans made the following points :-

- During the site visit it seemed that there was an increase in the parked cars within the cul-de-sac and therefore a survey over a period of a fortnight was undertaken. The result of the survey was reported to the Committee; it suggested that there was fewer cars parked there at other times;
- It was considered that an extra 2 dwellings would not have a detrimental effect on neighbouring properties. The properties opposite the site are on a higher level than the proposed dwellings;
- Residents have raised issues of overlooking, change to the character of the area, growth and privacy issues. The Planning and Highways Officers are supportive of the application.

Councillor Alun M. Mummery as a Local Member stated that an application for the erection of 2 dwellings on the site had been refused in October 2014 but

following a Traffic Management Study by the developer the Officers now consider that the application should be approved. The concerns of the local residents are the traffic issues which already exist at this site. The Ynys Môn Local Plan states that there is a need to ensure that vehicular access, the roads leading to the site and parking provisions are safe and adequate.

Councillor R. Meirion Jones as a Local Member stated that there are strong views by the residents in respect of the traffic issues in this area as the road is narrow. He considered that a better access to the site is available which would alleviate the traffic issues within this particular area.

The Development Control Manager reported it seems that highways issues are of concern to the local residents in respect of this location. The location of the site is in the middle of a Llanfairpwll and in a residential area. The Officers are in agreement that the site can accommodate the 2 proposed dwellings. He further stated that a condition can be added on the planning approval in respect of Traffic Management during construction of the dwellings.

Councillor Lewis Davies expressed his concern that during the site visit to the site there were a considerable amount of parked cars within the areas of the proposed development. He was also concerned in respect of emergency and refuse vehicles having to mount the kerb to be able to pass parked cars in the area. Councillor Davies proposed that the application be refused and Councillor T.V. Hughes seconded the proposal.

The Highways Officer considered that parking in the proposed development would not cause undue problems. The development of 2 additional dwelling would not equate to problems with emergency and refuse vehicles having to mount the kerb as this issue already exists.

Councillor Jeff Evans proposed that the application be approved and Councillor K.P. 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.

7.3 34C553A – Outline application for residential development including extra care facility, highway and associated infrastructure at Ty'n Coed, Llangefni

The application is presented to the Planning and Orders Committee as it has been advertised as a departure from the development plan and is being recommended for approval. Members of the Planning and Orders Committee visited the site on the 21st August, 2013.

Councillor Nicola Roberts as a Local Member requested that the application be deferred as the local residents were not given sufficient notice that the application was to be discussed at this meeting. The proposal was seconded by Councillor Lewis Davies.

It was RESOLVED to defer consideration of the application at the request of the Local Member due to local residents not having sufficient notification that the application was to be discussed at this meeting.

7.4 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, Penmynydd

The application is presented to the Planning and Orders Committee as it has been decided that delegated powers will not be used in connection with wind turbine developments. At the meeting of the Planning and Orders Committee held on 4 February, 2015 it was resolved to visit the site prior to determining the application. The site was visited on 18 February, 2015.

The Chair invited Mr. Owen Evans to address the meeting as an objector to the application. Mr. Evans made the following points :-

- The Penmynydd area is a natural area of beauty within Landscape Area 12. A wind turbine would spoil the view of Snowdonia.
- 3 similar applications for wind turbines in the area have been refused through planning appeals i.e. Ty Gwyn, Penmynydd, Yr Orsedd, Llanddona and Tre Ifan, Brynsiencyn.
- The Menai Strait is only 3 miles away from the application site. If the application was approved the wind turbine would be visible from Britannia Bridge. Neither tourists nor local residents want to view a wind turbine when they enter the Island.
- It is known that Noctule bats are within the area of Penmynydd. He was surprised that the Ecological Officer has not raised the issue of bats as was similar in other planning applications for wind turbines in the area.
- 95% of the local residents are against the erection of wind turbines in the area of Penmynydd.

Councillor John Griffith ascertained if the objectors to the application are local to the area? Mr. Evans stated that the objectors are from the Penmynydd, Star and Rhoscefnhir area.

The Development Control Manager reported that 277 letters of objections had been received in respect of this application. The Ecological Officer has considered the issue of bats in the area but has not objected to the application.

Councillor Lewis Davies proposed that the application be refused and Councillor Nicola Roberts seconded the proposal.

It was RESOLVED to refuse the application in accordance with the Officer's recommendation for the reasons set out in the written report.

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 24C288B – Full application for the re-siting of dwelling previously approved under planning permission reference 24C288A together with alterations to the appearance on land adjacent to Hafod y Grug, Penysarn

The application was presented to the Planning and Orders Committee as the application is contrary to the adopted Ynys Môn Local Plan but can be supported under the Stopped Unitary Development Plan.

The Planning Development Manager reported that the dwelling has been erected to slab level at the time of the department's investigation into anomalies with respect to its positioning. The floor level has been reduced from previously approved dwelling by approximately 1 meter from Hafod y Grug.

Councillor Lewis Davies proposed that the application be approved and Councillor T.V. 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

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

12 REMAINDER OF APPLICATIONS

12.1 25C247 – Full application for the creation of a footpath around the existing football pitch at Cae Tan Parc, Coedwig Street, Llannerchymedd

The application is presented to the Planning and Order Committee as the site is on Council owned land.

Councillor T. Victor Hughes proposed that the application be approved and Councillor Nicola Roberts 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.

12.2 33C295B – Full application for the erection of a dwelling together with alterations to the existing access on land adjacent to 4 Nant-y-Gors, Pentre Berw

The application is presented to the Planning and Order Committee at the request of the Chair of the Planning and Orders Committee.

Councillor T.V. Hughes as a Local Member proposed that the application site be visited to allow the Committee to view the access to the site. Councillor R.O. Jones seconded the proposal.

It was RESOLVED to visit the application site in accordance with the request by a Local Member.

12.3 33C306 – Full application for the erection of a nursery/circle/club school building on land at Ysgol Esceifiog, Gaerwen, Lon Groes, Gaerwen

(Councillors T. Victor Hughes and W.T. Hughes declared an interest and left the meeting during discussion and voting thereon.) The Vice-Chair took the Chair for this item.

The application is presented to the Planning and Order Committee as the site is on Council owned land.

The Planning Development Manager reported there is no objection to the land use in respect of this application but since the preparation of the report the Highways Authority has requested further information in respect of the increase in the level of traffic to the site. He suggested that the Committee could afford power to act to the Officer's to discuss the concerns of the Highways Authority.

Councillor Lewis Davies proposed that the application be approved with power to act to the Officers to discuss further with the Highways Authority. Councillor Nicola Roberts seconded the proposal.

It was RESOLVED to delegate approval of the application to the Head of Planning Services following consultation with the Highways Authority in respect of the level of traffic entering the site.

12.4 34LPA1006A/CC – Full application for alterations and extensions, demolition of existing garage, erection of a new garage together with landscaping work at Glan Cefni Flats, Llangefni

The application is presented to the Planning and Order Committee as the site is on Council owned land.

The Planning Development Manager reported that the Highways Authority has requested that a Traffic Management Plan be attached to the application.

Councillor Nicola Roberts 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 listed in the written report.

12.5 45C452 – Outline application for the erection of a dwelling together with full details of access on land adjacent to Stad Berllan, Llangaffo

The application is presented to the Planning and Order Committee at the request of Councillor Ann Griffith a Local Member.

Councillor Ann Griffith requested that the site be visited to allow the Committee to view how the site complied with Policy 50 and how little affect it had on the village.

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

13 OTHER MATTERS

13.1 37LPA857A/CC – Application to determine whether prior approval is required for the erection of an agricultural shed for the storage of animal feed, straw and machinery on land at Fodol, Llanedwen

The Planning Development Officer reported that it was determined that prior approval of the Local Planning Authority was not required for the above development and that it constituted permitted development.

It was RESOLVED to note the report for information.

13.2 Repairs Notice and Compulsory Purchase of the former Market Hall, Stanley Street, Holyhead

Submitted – a report by the Project Manager (Holyhead THI) in relation to the above.

The Project Manager (Holyhead THI) reported that the Market Hall building has deteriorated since 2001, as monitored by CADW's building at risk nationwide survey. The building was partially vacant since 1999 and fully vacant since 2005, the deterioration is ongoing and without action there is a likelihood of localised collapse leading to a loss in the building's significance and character. It was noted that the costs associated with the repairs notice and compulsory purchase order will be met through the Townscape Heritage Initiative/VVP funding.

Councillor Jeff Evans stated the Market Hall is a key building in Holyhead which has been allowed to deteriorate and is now in a dangerous condition. He fully supported the Officers in respect of repairs notice and subsequent compulsory purchase notice on the owners.

Councillor Nicola Roberts questioned who will be faced with the maintenance of the Market Hall in the future as the Council is selling assets at present? The Project Manager responded it will be a matter for the Executive to decide but a 25 year maintenance plan has been included within the business proposals of the scheme which has been fully costed.

Councillor T.LI. Hughes a Local Member stated that Holyhead has received a VDP grant of £7m to regenerate the town. If the Market Hall is left to deteriorate further it is likely that the place will become dangerous to the general public. This issue has arisen within the town already as the old Crown Restaurant has been taken over the Holyhead Town Heritage Initiative due to its dilapidated state.

Councillor Nicola Roberts stated that she would abstain from voting in respect of this item.

It was RESOLVED :-

- **To authorise, under 3.4.3.8 of the Constitution, the Head of Environment and Technical Services on the instructions of the Head of Planning and Public Protection to acquire the former Market Hall (subject to the Council's Asset Management Procedures) from the current owner through negotiation, as a listed building in need of repair under Section 52 of the Planning (Listed Buildings & Conservation Areas) Act 1990.**
- **To authorise, under 3.4.3.8 of the Constitution, the Legal Services Manager on the instructions of the Head of Planning and Public Protection, to serve a Repairs Notice, under Section 48 of the Planning (Listed Buildings & Conservation Areas) Act 1990, for the proper preservation of the former Market Hall, Holyhead, a Grade II Listed Building.**
- **If reasonable steps to address the works in the Repairs Notice are not undertaken within the statutory minimum period of 2 months, under 3.4.3.9 of the Constitution, to authorise the Legal Services Manager on the instructions of the Head of Planning and Public Protection to undertake the necessary actions for Compulsory Purchase Order (CPO) proceedings, under Section 47 of the Planning (Listed Buildings & Conservation Areas) Act 1990, to secure the freehold of the former Market Hall.**
- **To note that no further action will be taken regarding any ongoing interest by the Council in the building without the consent of the Executive.**

13.3 Cyngor Sir Ynys Môn/Isle of Anglesey County Council (Traffic Regulation Order) (Various Locations Llangefni) Order 2015

Submitted – report by the Chief Engineer in relation to the above.

The Highways Technician reported that the proposed Order was prepared in response to representations received for parking restrictions in the interest of road safety and to address other traffic management issues in Llangefni.

It was RESOLVED to approve the proposal in accordance with the advertised Order and plans.

**COUNCILLOR W.T. HUGHES
CHAIR**