

# Planning and Orders Committee

## Minutes of the meeting held on 13 May 2015

- PRESENT:** Councillor William Thomas Hughes (Chair)  
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, John Griffith, K P Hughes, Vaughan Hughes, Richard Owain Jones, Raymond Jones, Jeffrey M.Evans and Nicola Roberts
- IN ATTENDANCE:** Planning Development Manager,  
Planning Assistants,  
Senior Engineer (Highways),  
Highways Officer (JAR),  
Legal Services Manager (RJ),  
Committee Officer (MEH),  
Administrative Assistant/Committee Officer (SC) (for item 12.5 only).
- APOLOGIES:** Councillor Victor Hughes
- ALSO PRESENT:** Councillors H.E. Jones (item 7.1); Dylan Rees (item 11.1).
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### 1 APOLOGIES

Apologies as noted above.

### 2 DECLARATION OF INTEREST

Declaration of interests received as follows :-

Councillor Nicola Roberts declared an interest with regard to application 11.1 and left the meeting during discussion and voting thereon.

Planning Development Manager declared an interest with regard to applications 11.3 and 11.5 and left the meeting during discussion of the applications.

Committee Officer declared an interest with regard to application 12.5 and left the meeting during discussion of the application.

Councillor Bob Parry OBE declared an interest with regard to application 11.1 but noted that he is not a Member of the Planning and Orders Committee and left the meeting during discussion of the application.

### **3 MINUTES**

The minutes of the previous meeting of the Planning and Orders Committee held on 1 April, 2015 were presented and confirmed as correct, subject to an amendment to the wording at 7.2 and 12.2 that Councillor Ann Griffith was speaking as an advocate, rather than a supporter of both applications.

### **4 SITE VISITS**

There were no site visits following the last meeting of the Planning and Orders Committee.

### **5 PUBLIC SPEAKING**

The Chair announced that there were public speakers in respect of applications 7.1, 7.3, 11.4 and 12.7

### **6 APPLICATIONS THAT WILL BE DEFERRED**

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

### **7 APPLICATIONS ARISING**

#### **7.1 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**

The application is presented to the Planning and Orders Committee as the application is made on land in the ownership of the Council.

The Chair invited Mr. Einion Parry Williams, Vice-Chair of the Llanfihangel Esceifiog Community Council to address the meeting as an objector to the application. Mr. Williams drew attention to the following concerns of the local residents during a public meeting in the village in February 2015 :-

- Location – it will destroy the local heritage of village of Gaerwen;
- Sewerage – insufficient sewerage capacity available;
- Transport – would have detrimental impact on traffic in Gaerwen.

Members of the Committee asked several questions of Mr. Williams in clarification in respect of the location of the site and the reasons why local residents object to the proposal. Mr. Williams responded that the application entails the demolition of existing historical farm outbuildings which would be unacceptable. Questions were raised regarding sewerage and drainage issues by Members. Mr. Williams responded that the site is saturated with rain water

during wet weather and usually floods neighbouring highways. Further questions were raised by Members in respect of traffic issues raised by residents. Mr. Williams responded that heavy traffic still travels through the village of Gaerwen despite the construction of the A55. He noted that the Industrial Estate generates traffic continuously through the village.

The Chair invited Mr. Pryderi ap Rhisiart representing Bangor University to address the meeting in support of the application. He noted that Ms. Hayley Knight from Bilfinger GVA was available to answer any technical issues the Committee may wish to clarify. Mr. Pryderi ap Rhisiart drew attention to the following matters :-

- A Science Park is different to business parks and industrial estates. A Science park focuses on sharing facilities and often attracts small and medium size businesses i.e. research businesses;
- The Science Park will afford employment opportunities to local young people and quality jobs;
- Like most Science Parks this proposal would have strong links with Bangor University. The focus will be on environmental technology and low carbon institutions which reflects the strengths of the University together with obvious links with the Energy Island of the Council;
- The site has been chosen as this is the best location due to the land acreage available and closeness to the A55 and Bangor University. A number of other sites were considered within Anglesey and Gwynedd. The site will be the only designated site on Anglesey as note in the Local Development Plan;
- A number of technical matters have been assessed carefully which include highways, flood risk, visual effect, ecology and the economic impact. The technical reports have been accepted by the Council together with the statutory organisations;
- Although the proposal is in outline form at present, consultation has been undertaken over the last 10 months with the local Community Council together with local residents;
- A footpath has been relocated and the site has been reduced following comments received;

Members of the Committee asked several questions to the representatives of the Science Park. Questions pertained to the residents of Gaerwen concerns in respect of protection of the heritage of the farm buildings near the site; traffic issues and sewerage infrastructure.

The representatives responded that it is anticipated that the farmhouse will be retained with the interesting farming artefacts being displayed at the park. The traffic infrastructure will be addressed through traffic management and a specific transport plan. It is anticipated that not a lot of traffic will go through the village of Gaerwen. Upgrading work on the sewerage system will be discussed in detail with Welsh Water.

The Chair invited Councillor H.E. Jones a local member to address the meeting. Councillor Jones stated that his fellow local member Councillor T.V. Hughes

was unable to attend the meeting but had asked Councillor Jones to read out his observations to the Committee. This Science Park would allow employment opportunities for local young people in the future. However, residents are concerned about the chosen location of the Science Park. Questions have been asked why Gaerwen as it has history attached to it. The Head of Planning in April 2014 decided that he should not intervene and could not support a dental/doctors surgery on the site as it would cause a ribbon development and would be an obvious intrusion on the outskirts of the village. The proposal is outside the development boundary of Gaerwen and is contrary to Policy 51 and 17 of the Local Development Plan.

The University insists that this site is ideal as it is within easy reach to Bangor. It would only take a few minutes to travel to the junction connection to Llangefni. Llangefni would welcome such a development which could help small businesses in the town's high street. Councillor Hughes considers that no adequate consideration has been given to other sites. This application does not afford any improvements to the A55 and both slip roads would require roundabouts on them. Councillor Hughes has requested that Bangor University should reconsider the location of the site and requested the Committee to defer consideration of the application as there is a site in Llangefni with adequate road links and a Cycle Path near the site.

Councillor H.E. Jones stated that he agreed with most of the comments made by his fellow local member but it is clear that the Committee needs an explanation as to why the Planning Inspectors 10 years ago were against this site as an Industrial site. It now appears that the Officers are supporting the application. Councillor Jones thanked the Community Council for arranging public meetings to discuss this proposal. He also thanked the applicant for amending the original application following the concerns of the local community.

The Planning Development Manager reported that an application of this size is going to raise several issues. The main planning considerations have been highlighted within the report to the Committee. The Officer outlined the main planning considerations of the application as noted within the report available to the Committee. He referred to the paragraph within the report which deals with specific environmental or technical constraints i.e. drainage, ecology, highways, landscape and visual assessments, Welsh language, agricultural land, archaeology, residential amenity and the effect on local amenities of nearby properties.

The Planning Development Manager stated that it is considered that a framework is in place to approve the outline application of a Science Park at Gaerwen. It is considered that the development accords with a number of the Council's principle objectives and priorities and would help to diversify employment opportunities for local people and assist the economy of the Island. The proposal therefore is to approve the application and that a S106 agreement is attached to the approval for a financial contribution to facilitate bus stop improvements and monetary contribution towards the construction of a pedestrian and cycle link on the southern side of the A5. A number of conditions attached to the approval would need further discussion especially

Condition 10 within the report. He requested the Committee to afford the Planning Officers delegated powers to discuss these issues with the developer.

Councillor K.P. Hughes stated that everybody wishes to create local employment opportunities for local young people and help businesses to develop on the park. A beneficial link would be made with the University to take advantage of their expertise. Councillor K.P. Hughes proposed that the application be approved.

Councillor Lewis Davies stated that there are advantages and disadvantages to such a development. This Science Park will create a lot of employment opportunities for young people. The Island has lost too many graduates from Anglesey and maybe would be an opportunity for them to return. Councillor Davies seconded the proposal of approval.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation (as amended at the meeting) subject to the conditions listed in the written report.**

#### **7.2 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 Orders Committee at the request of the Chairperson of the Planning and Orders Committee.

The Planning Development Officer reported that the application was deferred at the last meeting due to further discussion required to take place between the applicant and the Highway Authority. The details of the measurements of the width of the road and footway was contained within the Officer's report. The Senior Engineer (Highways) stated that it is not possible to widen the road sufficiently to allow two way traffic without adversely reducing the width of the existing footway, which would be unacceptable.

Councillor K.P. 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.**

#### **7.3 34C553A – Outline application for residential development, 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. The site was visited on the 21<sup>st</sup> August, 2013.

The Chair invited Mrs. Moore to address the Committee as an objector to the application. Mrs. Moore drew attention to the following concerns :-

- During public meetings it was apparent that the long term impact on the infrastructure of the Town had received little thought, whilst possible adverse effects to adjacent properties had been completely ignored;
- The area is clay, prone to flooding and land slippage where exposed which even the developer admits makes it difficult and expensive to develop;
- Disruption of the ground's natural drainage will create a flood risk to properties lying below the site and further down the water course into which it drains;
- There are grave concerns regarding the ability of the Town's sewerage network being able to cope in light of the experiences of the residents of Bro Ednyfed; Concerns regarding increased traffic outside a school design for pedestrian access;
- A primary school which is already full, the contribution from the developer for its expansion is not enough to cover the long term costs;
- The increase in traffic which is already a concern even with the Coleg Menai relief road will entail more traffic through the Town Centre;
- Questions raised regarding whether the local GP surgeries would cope if this development was approved;
- It has been stated that the Council has already met its quota of housing land in Llangefni. Questions raised whether these houses are need in Llangefni;
- Would the cemeteries in Llangefni be able to cope with an increase of such a development and especially since this application is Phase 1 and a second development on the drawing board;
- Smaller developments of 1 and 2 bed homes spread across the Island is needed to help all communities to grow and maintain the diversity of the locality.

Councillor Nicola Roberts, a local Member was concerned that the residents were not aware until the beginning of the week that this application was to be discussed at this meeting. She requested that in future objectors/supporters of planning applications should be given adequate notice when applications are considered at the Planning and Orders Committee.

The Chair invited Mr. Berwyn Owen, a supporter of the application to address the meeting. Mr. Owen drew attention to the following matters :-

- A survey of businesses had been undertaken in the town of Llangefni and 96% of them welcome this development in Tyn Coed. These small businesses employ nearly 250 local people and are an important part of the economy of the town;
- Llangefni requires more houses for local people so as to attract the use of the Leisure Centres, help the increase trade of local shops, the market and other businesses in Llangefni;
- This development is important for Llangefni as the development of such size has not entailed since 10 years compared to other areas of Anglesey;
- A theme within a report submitted to the Executive Committee of the County Council reads as follows : *'Housing can be an instrument for delivering regeneration. New build homes can provide social, economic and*

*environmental benefits. The Local Development Plan will present new opportunities for local housing development. The housing market can create employment, help ensure that attractive homes and places are available to keep young people and skilled labour in the area.”:*

- A percentage of the development will be for affordable homes which will give young local people the opportunity to buy their own homes;
- The development complies with housing policies of the Council which have been adopted;
- The development site has been earmarked within the Local Development Plan;
- This proposed development is a huge opportunity for Llangefni to regenerate and increase the town which incorporate the County Council’s strategy for employment and housing projects.

Members of the Committee asked several questions of Mr. Owen in clarification in respect of employability, affordable housing and the survey undertaken with local businesses. Questions were further raised if a Welsh Language Assessment had been undertaken. In response Mr. Owen stated that the planning application is in outline form at present and details of specifically how many affordable housing will be available and a contribution by the developer towards local amenities has not been agreed. He further stated that National policies specify that similar development must have a provision for affordable housing. Housing Organisations may be interested in providing joint tenancy of the affordable housing provided so as to allow for young local people to afford a home.

The Planning Development Manager responded to the issue of whether a Welsh Language Assessment had been carried out and the Welsh Language Board were satisfied with its findings. The assessment was also carried out in accordance with the Council’s methodology.

Councillor Nicola Roberts as a local member questioned Mr. Owen if the developer had commissioned a survey of the drainage of the site. Mr. Owen responded that Welsh Water and local residents had raised their objections to the proposal in respect of drainage. Natural Resources Wales explored in detail the concerns in respect of drainage but have now come back with no objections to the proposed development.

The Planning Development Manager stated that there was a demonstrable need for housing in Llangefni and that evidence and policy showed this. Housing was required in sustainable locations. Statutory consultees do not object to the outline application. A planning obligation is proposed to provide for affordable housing at a 50% starting point under the policy; a contribution to education provision – as detailed in the report; and a contribution to improve and upgrade sewerage treatment facilities as agreed by Dŵr Cymru. The precise terms of the planning obligation would be a matter for further negotiations and a report back to this Committee with the conclusions of those negotiations.

Councillor Dylan Rees as a local member agreed that the town of Llangefni needs to be regenerated with having more people working and living in the area. He stated that he is in favour of development of sustainable communities which are small housing growth. This proposal is for 138 houses which is a huge development and he considered that the town's infrastructure would not be able to cope with such a development.

Councillor Jeff Evans proposed that the application be approved and Councillor R.O. Jones seconded the proposal.

Councillor Ann Griffith proposed that the application be refused and Councillor Lewis Davies seconded the proposal.

The voting was as follows :-

To approve the applications in accordance with the Officer's recommendation :-

Councillors Jeff Evans, K.P. Hughes, W.T. Hughes, R.O. Jones. **Total 4**

To refuse the application :-

Councillors Lewis Davies, Ann Griffith, John Griffith, Vaughan Hughes, Raymond Jones, Nicola Roberts. **Total 6**

**It was RESOLVED to refuse the application contrary to the Officer's recommendation due to overdevelopment, encroaching into a rural area, infrastructure of the town is unable to support such a development.**

**In accordance with the requirements of the Council's Constitution, the application will be automatically deferred to the next meeting to allow the Officers to respond to the reasons cited for refusal.**

## **8 ECONOMIC APPLICATIONS**

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

## **9 AFFORDABLE HOUSING APPLICATIONS**

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

## **10 DEPARTURE APPLICATIONS**

### **10.1 45C9G – Full application for the erection of a dwelling on land adjacent to Awel Menai, Penlon, Newborough**

The application is 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 following completion of the agenda for the meeting a letter of objection had been received by the Rhosyr Community Council in respect of the effect on the AONB and concerns regarding the narrow access to the site. He stated that the application site is an 'infill site' which is adjacent to the developed part of the rural hamlet as per the provision of Policy HP5.

Councillor Lewis Davies proposed that the application be approved and Councillor R.O. Jones seconded the proposal.

**It was RESOLVED to grant delegated powers to permit the application subject to the conditions listed and following the expiration of the neighbouring notification and the consideration of any other representations received at that time.**

#### **10.2 45C207H/VAR – Application under Section 73 for the variation of conditions (02) and (03) from planning permission reference 45C207G (outline application for the erection of a dwelling) so as to extend the time limit of the planning consent on land adjacent to Abernant, Penlon**

The application is 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 application site is an 'infill site' which is adjacent to the developed part of the rural hamlet as per the provision of Policy HP5. The local Community Council has not raised any objection to the application. He noted that there is planning approval already on this site and this application is to extend the period of the planning approval.

Councillor John Griffith proposed that the application be approved and Councillor Lewis Davies seconded the proposal.

**It was RESOLVED to grant delegated powers to permit the application subject to the conditions listed and following the expiration of the neighbouring notification and the consideration of any other representations received at that time.**

### **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS**

#### **11.1 16C197A – Full application for demolition of the existing shed together with the erection of a new dwelling and creation of a new vehicular access on land adjacent to Dridwen, Bryngwran**

The application is presented to the Planning and Orders Committee as the applicant is related to a Councillor as defined within paragraph 4.6.10.2 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Councillor Dylan Rees as a local Member addressed the meeting and requested that a site visited be undertaken as the neighbouring properties consider that the application would have a detrimental effect on the properties.

Councillor Lewis Davies proposed that the site be visited at the request of the local member and Councillor John Griffith seconded the proposal.

**It was RESOLVED that the site be visited at the request of a local member.**

**11.2 19C1140/CA/ENF – Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling at 4 and 5 Pentre Pella, Mountain, Holyhead**

The application is presented to the Planning and Orders Committee as the applicant is related to a Councillor as defined within paragraph 4.6.10.2 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager reported that the site is a mid-terrace property located within the designated Conservation Area of Pentre Pella, Holyhead. The site is also within the Area of Outstanding Natural Beauty. The retrospective application is made for the part demolition of the existing dwelling together with the erection of a replacement dwelling.

Councillor K.P. Hughes proposed that the application be approved and Councillor R.O. Jones 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.**

**11.3 23C323 – Full application for alterations and extensions at 1 Penbonc, Talwrn**

The application is presented to the Planning and Orders Committee as the applicant is a close friend of an employee of the Planning Department. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Councillor Lewis Davies 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.**

**11.4 33C258C/RUR – Full application for the erection of an agricultural dwelling, construction of a vehicular access together with the installation of a septic tank on land at Cefn Poeth, Llangefni**

The application is presented to the Planning and Orders Committee as the application is related to a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Chair invited Miss Alaw Griffith to address the meeting as a supporter of the application.

Miss Griffith stated that an outline application was approved in October 2014 therefore the principle for the development has already been permitted. The full application in front of the Committee today is due to more details regarding the location of the access of the site and the size of the boundaries have changed. A previous application was approved in outline for a single dwelling measuring 9.5m x 10.5m on plan and a maximum of 7.5m to ridge.

Councillor K.P. Hughes proposed that the application be approved and Councillor Lewis Davies 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.**

**11.5 36C338 – Outline application for the erection of a dwelling with all matters reserved on land opposite to Ysgol Henblas, Llangristiolus**

The application is presented to the Planning and Orders Committee as the applicant is a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Chair stated a local member has requested that the site should be visited.

Councillor Lewis Davies proposed that the site be visited at the request of the local member and Councillor Nicola Roberts seconded the proposal.

**It was RESOLVED that the site be visited at the request of the local member.**

**11.6 48C182A/DA – Application for approval of reserved matters for the erection of a dwelling on land adjacent to 2 Bryn Twrog, Gwalchmai**

The application is presented to the Planning and Orders Committee as the applicant is a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Councillor Lewis Davies 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.**

## **12 REMAINDER OF APPLICATIONS**

### **12.1 12C266P/FR – Full application for the erection of a new substation at Gallows Point, Beaumaris**

The application is presented to the Planning and Orders Committee as the land is owned by the Council.

Councillor R.O. Jones 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.**

### **12.2 12C266Q/FR – Full application for alterations to the existing access, together with the construction of a new parking area at ABC Power Marine, Beaumaris**

The application is presented to the Planning and Orders Committee as the land is owned by the Council.

Councillor Vaughan Hughes 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.**

### **12.3 14LPA1010/CC – Outline application for the erection of a dwelling with all matters reserved on land Cefn Trefor, Trefor**

The application is presented to the Planning and Orders Committee as the application is submitted by the Local Authority and the land is owned by the Council.

The Planning Development Manager reported that additional information has been received by the applicant and proposed that the application be deferred until the next meeting.

**It was RESOLVED to defer the application until the next meeting of the Planning and Orders Committee.**

**12.4 17C476A – Full application for the re-location of windows at 13 Glyn Garth Court, Menai Bridge**

The application is presented to the Planning and Orders Committee at the request of a local member.

The Vice-Chair stated that she objected to the application due to the objection letter received in respect of this application and noted that she would be voting against the proposal.

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.**

**12.5 19C690C – Full application for alterations and extensions at 14 Cae Braenar, Holyhead**

The application is presented to the Planning and Orders Committee at the request of a local member.

The Planning Development Manager stated that the local member has requested that the site be visited due to overlooking issues, loss of privacy and variation of ground levels within the estate.

Councillor R.O. Jones proposed that the application site be visited in accordance with the request of the local member. Councillor Lewis Davies seconded the proposal.

**It was RESOLVED that the site be visited in accordance with the request of the local member.**

**12.6 19C1156 – Full application for extension of curtilage together with alterations and extensions at 74 Queens Park, Holyhead**

The application is presented to the Planning and Orders Committee as the land is owned by the Council.

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

**12.7 32C193 – Full application for the extension of the curtilage at 7 Tre Ifan Estate, Caergeiliog**

The application is presented to the Planning and Orders Committee as the land is owned by the Council.

The Chair invited Ms. Catrin Williams a supporter of the application to address the meeting. Ms. Williams wished to give assurance that the extension of the curtilage at 7 Tre Ifan, Caergeiliog would accommodate parking spaces for 2 cars.

Councillor R.O. Jones 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.**

**12.8 34LPA1009/CC – Outline application for the erection of a dwelling with all matters reserved on land near Saith Aelwyd, Rhosmeirch**

The application is presented to the Planning and Orders Committee as the land is owned by the Council.

Members of the Committee were concerned in respect of the overdevelopment of the village of Rhosmeirch and to the size of properties built in the area. Members considered that a development boundary was required in Rhosmeirch. Councillor Nicola Roberts considered that this application was an unacceptable encroachment into the rural area of Rhosmeirch and proposed that the application be deferred to allow further discussions with the applicant in respect of this development. Councillor Lewis Davies seconded the proposal.

**It was RESOLVED to defer consideration of the application to allow further discussions with the applicant.**

**13 OTHER MATTERS**

**13.1 20C265E/SCR – Screening opinion for the erection of an Alternative Emergency Control Centre (AECC) and District Survey Laboratory (DSL), the siting of an electricity sub-station and associated works on land at Wylfa Power Station, Tregele**

The report was presented to the Planning and Orders Committee in order that Members are kept conversant of all matters relating to the Wylfa Newydd development.

**It was RESOLVED to note the report for information.**

**COUNCILLOR W.T. HUGHES  
CHAIR**