

Planning and Orders Committee

Minutes of the meeting held on 1 July 2015

- PRESENT:** Councillor William Thomas Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, John Griffith, K P Hughes, Vaughan Hughes, Victor Hughes, Raymond Jones, Jeffrey M.Evans and Nicola Roberts
- IN ATTENDANCE:** Planning Development Manager (DFJ),
Planning Officer (CR) (In respect of application 6.3),
Planning Assistant,
Legal Services Manager (RJ),
Chief Engineer (HP) (In respect of item 14.1
Chief Engineer (Traffic & Transport) (DR) (In respect of itme 14.1),
Committee Officer (MEH).
- APOLOGIES:** Councillor Richard Owain Jones
- ALSO PRESENT:** Councillor Llinos M. Huws (application11.1)
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1 APOLOGIES

Apologies as noted above.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor Jeff Evans declared a personal and prejudicial interest in respect of application 12.1 and left the meeting during discussion and voting thereon.

The Planning Development Manager declared a personal interest in respect of application 6.3 and left the meeting during discussion and voting thereon.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 3 June, 2015 were presented and confirmed as correct.

4 SITE VISITS

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

5 PUBLIC SPEAKING

There were no public speakers at this meeting.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 19C1145 – Full application for the erection of an annexe at Harbour View Bungalow, Turkey Shore Road, Holyhead

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

6.2 25C28C – Full application for the demolition of existing public house and associated buildings at The Bull Inn, Llanerchymedd

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

6.3 36C338 – Outline application for the erection of a dwelling with all matters reserved on land opposite to Ysgol Henblas, Llangristiolus

It was RESOLVED 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 22C224 – Outline application for the erection of a dwelling together with full details of the access on land adjacent to Tan y Ffordd Isaf, Llanddona

The application is presented to the Planning and Orders Committee as the applicant is related to a member of staff within the Planning and Public Protection Department of the County Council. 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 application was deferred at the last meeting of the Planning and Orders Committee in light of Policy 50 implementation note. The recommendation now is of approval.

Councillor Lewis Davies as a Local Member, stated that he supported the application and proposed that the application be approved. Councillor K.P. Hughes seconded the proposal.

Councillor T. Victor Hughes proposed that the application be refused as Officers recommended refusal of the application at the last meeting. He stated that the local Community Council and local residents have objected to the application. Councillor Ann Griffith seconded the proposal of refusal.

In the subsequent vote, Councillors Lewis Davies, Jeff Evans, John Griffith, K.P. Hughes, Vaughan Hughes, W.T. Hughes and Nicola Roberts voted to approve the application in accordance with the Officer's recommendation. Councillors Ann Griffith, T.V. Hughes and Raymond Jones voted to refuse the application. The vote to approve the application was therefore carried.

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

8 ECONOMIC APPLICATIONS

None were considered at 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

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 13C183B/RUR – Full application for the erection of a rural enterprise dwelling, installation of a package treatment plant together with the construction of a vehicular access on land adjacent to Seren Las, Bodedern

The application was presented to the Planning and Orders Committee as the applicant is related to a 'relevant' Officer of the County Council. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Councillor Llinos M. Huws, a Local Member stated that the application for the erection of a dwelling was attached to a horticultural rural enterprise business. The proposed business is located on the outskirts of the village of Bodedern. The application is supported by a Business Plan together with a response document, both prepared by the applicant's consultant. She quoted from policy TAN 6 which supported such a horticultural business. The applicant has permission for and has purchased poly-tunnels already which shows the intention to develop this enterprise business. Councillor Huws further stated that 2 other enterprise businesses on the Island have been granted permission lately.

The Planning Development Manager reported that planning policies allow development within the countryside in support of rural enterprise only when they have met strict planning policy tests. Clear evidence that the enterprise has been established on a sound financial footing must also be shown. The Council has suggested to the applicant to apply for a three year temporary permission for accommodation on the site in order to allow a presence on the site in order to establish the business as a success. The applicant has confirmed that she does not wish to consider temporary accommodation and wishes the application to be considered for a permanent dwelling.

Councillor K.P. Hughes stated that it is important to support rural enterprise businesses but he considered that without knowing if the business will succeed he found it difficult to support the application for a permanent dwelling on the site. Councillor Hughes proposed that the application be refused and Councillor T.V. Hughes seconded the proposal of refusal.

Councillor Jeff Evans stated that he considered that the applicant has shown commitment in purchasing poly-tunnels for the venture and he considered that a temporary dwelling for 3 years would be unnecessary expense for the applicant. Councillor Evans proposed that the application be approved. Councillor John Griffith seconded the proposal.

It was RESOLVED to refuse the application in accordance with the Officer's recommendations within the written report.

12 REMAINDER OF APPLICATIONS

12.1 19LPA37B/CC – Full application for demolition of part of the existing building, alterations and extensions so as to create a new Primary School together with the formation of a car park at Cybi Site, Holyhead High School, Holyhead

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

The Planning Development Manager reported that the local members for the Holyhead Ward had been consulted and not the local members for the Ynys Cybi Ward; therefore the application will need to be deferred to the next meeting.

It was RESOLVED to defer consideration of the application to allow consultation with the Ynys Cybi local members.

13 OTHER MATTERS

13.1 34LPA1015A/CC/SCR – Screening opinion for the erection of 5 new business units at the former site of Môn Training, Llangefni

The application was presented to the Planning and Orders Committee as screening opinion was received for the erection of 5 new business units at the former site of Môn Training, Llangefni. It has been determined that an Environmental Impact Assessment is not required for the proposal.

It was RESOLVED to note the report.

14 ORDERS

14.1 Isle of Anglesey County Council (Traffic Regulation Order) (Various locations Menai Bridge) Order 2015

Submitted – the report of the Chief Engineer (Traffic & Transport) in relation to the above.

The Chief Engineer (Traffic & Transport) reported that the proposed Order was prepared in response to complaints received over many years regarding the parking and traffic congestion on the A545 Menai Bridge. The congestion is largely due to a combination of the existence of limited waiting parking bay/loading and unloading activities and illegal parking on existing restrictions near the pedestrian crossing. A petition of approximately 350 signatories has been received in support of the current proposal. Eight objections has been received which highlighted the possible adverse effect of the proposal on local trading and local businesses due to the reduction in on-street parking facility.

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

**COUNCILLOR W.T. HUGHES
CHAIR**