

PLANNING SITE VISIT

Report of the meeting held on 16th May 2012

PRESENT: Councillor W.T.Hughes (Vice-Chair) (In the Chair)

Councillors E.G.Davies, Lewis Davies, Jim Evans,
K.P.Hughes, T.H.Jones, C.McGregor, R.L.Owen,
Eric Roberts, Hefin Thomas.

Local Member : Councillor D.R.Hughes;

IN ATTENDANCE: Planning Development Manager (DFJ)
Committee Officer (ATH)

APOLOGIES: Councillors J.Arwel Roberts, J.Penri Williams.

1 40C204G – Erection of a new holiday unit at Bryn Awelon, Llanallgo.

The Planning and Orders Committee at its meeting on 2 May, 2012, resolved that the site be visited in accordance with the request of the Local Member in order to assess the site's location in relation to the nearby village of Moelfre.

The Planning Development Manager reported that the site comprises of the main dwelling (run separately as a Bed and Breakfast business), a separate holiday unit and static caravan, located within large grounds. The application is for the erection of a new holiday unit within the grounds on the site where the static caravan is currently situated. The Officer showed Members a copy of the plans and he explained that the proposal entailed removing the static caravan and erecting in its place a purpose built, single storey, rectangular building comprising a kitchen/diner, sitting room, bathroom and two bedrooms. The unit's design would be traditional consisting of stone with a slate roof in keeping with the existing holiday unit on site and would be lower in height than the ridge height of the holiday unit immediately alongside. The Officer confirmed that whilst there were no issues arising from a design perspective, there were issues in terms of policy considerations.

The Local Member indicated to Members of the Committee the intended building line of the new unit which would be positioned exactly on the site of the static caravan running in line with the existing holiday unit. He said that it was important for the Committee's Members to view the proposal's site given that it is situated within a designated Area of Outstanding Natural Beauty, and he pointed out that the proposed new unit would not in any way be visible from the road. In relation to the site's position relative to the village, he said that the village is reached via the road leading off from the roundabout which is also served by a pedestrian pavement on either side.

**COUNCILLOR W.T.HUGHES
VICE-CHAIR**

