

## PLANNING & ORDERS COMMITTEE

### Minutes of the meeting held on 2<sup>nd</sup> May 2012

- PRESENT:** Councillor J.Arwel Roberts (Chair)
- Councillors E.G.Davies; Lewis Davies;  
Jim Evans; W.T.Hughes; K.P.Hughes; T.H.Jones;  
Clive McGregor; R.L.Owen; Eric Roberts;  
H.W.Thomas; J.Penri Williams;
- IN ATTENDANCE:** Planning Development Manager (DFJ);  
Planning Assistant(ER);  
Planning Officer (Minerals & Waste) (RWW),  
Legal Services Manager (RJ);  
Senior Engineer (Development Control(EJ));  
Development Control Officer (RE);  
Committee Officers (MEH/JMA).
- APOLOGY :** Councillor W.J. Chorlton.
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#### 1 APOLOGIES

Apology as noted above.

#### 2 DECLARATION OF INTEREST

Declarations of interest were received and recorded under the respective items.

#### 3 MINUTES

Submitted and confirmed as a true record, the minutes of the meeting of the Planning and Orders Committee held on 4<sup>th</sup> April, 2012.

#### 4 SITE VISITS

Submitted and confirmed – the minutes of the Site Visits held on 18<sup>th</sup> April, 2012.

#### 5 PUBLIC SPEAKING

The Chair reported that there would be a public speaker in respect of applications 7.1, 7.4, 8.1, 12.8 and 12.10.

#### 6 DEFERRED APPLICATIONS

**6.1 –19C1046A/EIA/ECON – Outline application for a mixed-use development consisting of a new marina, residential properties, a hotel, commercial, leisure and retail uses together with associated land reclamation and service infrastructure at Holyhead Waterfront, Holyhead.**

The Planning Development Manager reported that the application was previously reported to the Committee on January 4<sup>th</sup> with a site visit taking place on 15<sup>th</sup> January 2012. Additional information was received on 21<sup>st</sup> February and, following an analysis of this additional information, further statutory consultation and publicity was carried out on the 13<sup>th</sup> and 15<sup>th</sup>

March. The statutory consultation period expired on the 3<sup>rd</sup> April and the statutory publicity period on the 13<sup>th</sup> April.

However, several key consultees were unable to respond within this time scale, most notably the Joint Planning Policy Unit, the Built Environment and Landscape Section and the Countryside Council for Wales. The applicants have agreed an extension of time in which the local planning authority have to determine the application until the 8<sup>th</sup> June 2012.

**RESOLVED to defer consideration of the application as recommended by the Officer and that the application be submitted to the 6<sup>th</sup> June meeting of the Planning and Orders Committee.**

## 7. APPLICATIONS ARISING ON THE MINUTES

**7.1 – 38C445D – Full application for additional living and bedroom accommodation to replace the existing chalet and static caravan, alterations and extensions to the first floor of the existing dwelling, construction of an enclosed swimming pool and alterations to the vehicular access together with amended plans to the approved garage at The Bungalow, Ffordd Maelog, Rhosneigr**

*Councillors Jim Evans and Clive McGregor declared that they had not attended the site visit to the site and did not take part or the vote in respect of the application.*

At its meeting held on the 4<sup>th</sup> April 2012, the Committee resolved to defer the determination of the application in order to carry out a site visit. The site visit took place on 18<sup>th</sup> April 2012.

The Planning Development Manager reported that the dwelling is situated on the edge of the settlement of Rhosneigr and lies within the development boundary whilst also being within the designated AONB. The proposal involves alterations to the dwelling, by way of provision of roof terrace, the demolition of the existing garage together with the erection of a new garage with first floor accommodation to provide a games room. The proposed extension will be approximately 2 metres higher than the recently constructed garage. There is ample space within the site to accommodate the proposal. The distances between neighbouring properties complies with the guidelines within the Council's adopted Supplementary Planning Guidance.

The Chair invited Mrs. Rothwell to address the meeting in support of her application. Mrs. Rothwell stated that the family have owned a property at Rhosneigr for 35 years and have been at The Bungalow, Ffordd Maelog for 14 years. The dwelling is wooden framed and is rotting badly and as a family they have invested a lot of money on the property over the years. She noted that the family has outgrown the present property and the proposed application will be for 4 generations of the family. A requirement for storage and space for the whole family is paramount. Ample parking is available on the site. She further noted that correspondence has been sent to their neighbours explaining their intentions in respect of the application.

Councillor Richard Dew as Local Member addressed the meeting. He expressed that the proposed application will extend the current property by 75%. The application will have a dramatic effect on the locality and the neighbouring properties. The guest wing will have a roof terrace of 10 metres high; it will be 2 metres higher than the disused garage near the property. Councillor Dew did not agree with the statement of the Officers within the report which states that the application will have no impact on the amenities of the neighbouring properties. He noted that the proposed dwelling will have 11 bedrooms and considered that parking will be an issue on the site. He questioned if the septic tank will be able to cope with such a large dwelling together with the requirements for draining water from the swimming pool. Councillor Dew stated that this development borders onto the river and is an SSSI and questioned if CCW had been consulted in respect of the application?

Councillor H.W. Thomas stated that the extension to the present dwelling is of a considerable size. He questioned also the need for a large septic tank to accommodate such a large dwelling. Councillor Thomas expressed that he considered that the proposed dwelling would have a detrimental effect on the neighbouring property.

Councillor T.H. Jones agreed that the dwelling is of a considerable size and expressed concerns that it borders on an AONB.

The Planning Development Manager responded that he did not agree with the statement by the Local Member that the proposed dwelling will extend by 75% of the current property. He considered that the extensions to the property will equate to 40%. He considered that the main objections are to the erection of a guest wing to the property as it is 1.8 m higher than the present garage near the site. Other concerns expressed that the immediate neighbouring property known as Sanderlings will be affected by way of loss of light, privacy and loss of view. The distances between both properties comply with the requirements of Section 9 of the Councils adopted SPG – Design Guide for the Urban and Rural Environment. The Officer referred to the comment by the Local Member that a lack of parking will arise at the proposed dwelling. He expressed that the site is of a considerable size and he considered that ample parking exists on the site. The Planning Development Manager referred to the drainage issue raised by the Local Member. He expressed that the applicant has stated that the water from the swimming pool will be emptied by a waste tanker and not through the drainage system. He further expressed that the Drainage Section has responded that the size of the septic tank should conform with the required standards. CCW had not been consulted as it is not necessary to consult in respect of this type of application.

Councillor K.P. Hughes expressed that he considered that the proposed dwelling would not be out of character in the Rhosneigr area and proposed that the application be approved and Councillor J.P. Williams seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation and subject to the conditions contained within the report.**

#### **7.2 – 40C204G – Erection of a new holiday unit at Bryn Awelon, Llanallgo.**

*(Councillor J.P. Williams declared an interest in respect of this application and left the meeting during discussion thereon).*

The Planning Development Manager reported that the application was referred to the Planning Committee on 4<sup>th</sup> April at the request of the Local Member,

It was reported that the Local Member had requested that a site visit be undertaken in respect of the application.

Councillor H.W. Thomas proposed that a site visit be undertaken so that the location of the site in relation to the nearby village of Moelfre could be appreciated and Councillor Eric Roberts seconded the proposal.

**It was RESOLVED that a site visit be carried out in accordance with the request of the Local Member to see how the proposal would sit within the site.**

#### **7.3 – 41C109D – Outline application for the erection of a dwelling and garage, the construction of a vehicular access together with landscaping on land adjacent to Artwood, Star.**

*Councillors Jim Evans and Clive McGregor declared that they had not attended the site visit to the site and did not take part or vote in respect of the application*

The application was originally submitted to the Committee at the request of the Local Member when it was resolved to visit the site prior to making a determination. The site was visited on 18<sup>th</sup> April 2012.

Councillor Eric Jones, Local Member expressed that it has been emphasised in numerous Committees of this Council that the authority should support local young persons who wish to live within their communities. It will safeguard the countryside and the Welsh language. The

Planning Development Manager reported that it is considered that the proposed dwelling would protrude out of the village and is not a logical extension. The Committee at its meeting in December agreed with this statement when the application was submitted for consideration. He referred to the statement by the Local Member that the proposed dwelling would be for a local person; the Officer expressed that no control over the future occupancy of a dwelling could be imposed; there is no certainty that a local or Welsh person will reside at the dwelling.

Councillor T.H. Jones considered that the application could be approved subject to sensitive landscaping and that an agreement be sought with the applicant that this will be the only dwelling that will be approved on this site.

Councillor H.W. Thomas expressed that it is important to bear in mind that a local young couple wish to build a home on this site. He considered that there is room for flexibility in this instance and was glad that the Committee had visited the site to view the application. He noted that a few other properties have been built near this site. Councillor Thomas considered that this application is slightly different to the one submitted previously as a Section 106 has been proposed by the applicant to the application together with screening conditions. He considered that after visiting the site, he believed that it was a natural extension to the village and proposed that the application be approved. The Planning Development Manager responded that the application submitted to the Committee today is different as the plot is bigger and the screening conditions proposed will only be 2ft 4ins at the side of the plot. The Officer did not consider that it was an extensive landscaping scheme. He referred to the offer of signing of a Section 106 agreement to restrict further development on the site; he expressed that similar applications have come before the Committee on numerous occasions to remove the S106 agreement and that this ought not to be used to justify an approval conflicting with policy. He further expressed that there is no boundary to the village and Policy 50 is used so that individual dwellings can be erected on the border of a natural boundary of a village. He expressed that this application does not fit into the natural boundary of the village.

Councillor K.P. Hughes agreed that local persons needed to be supported but as the application had been refused in December he proposed that it be refused. Councillor J.P. Williams considered that this application is not within the boundary of the village and seconded the proposal of refusal.

The voting was as follows :-

To refuse the application, in accordance with the Officers recommendation : Councillors E.G. Davies, Lewis Davies, K.P. Hughes, J.P. Williams. **Total 4**

To approve the application, contrary to the Officers recommendation : Councillors W.T. Hughes, T.H. Jones, R.L. Owen, Eric Roberts, J. Arwel Roberts, H.W. Thomas. **Total 6**

The reasons given for approving the application was that Members believed the application conforms with Policy 50 and is a natural extension to the village.

**RESOLVED to approve the application contrary to the Officer’s recommendation. In accordance with the Council’s Constitution the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report on the reasons for approving the application.**

**7.4 - 44C290A – Erection of 2 wind turbines with a maximum hub height of up to 29.6m, rotor diameter of up to 20m and a maximum upright vertical tip height of up to 39.6m on land at Bodneathior, Llandyfrydog.**

*(Councillors T.H. Jones and Lewis Davies declared an interest in respect of the application and left the meeting during discussion thereon).*

*(Councillor W.T. Hughes stated that he would not participate in the item but remained at the meeting during discussion thereon).*

The application was submitted to the Committee as the applicant is related to an Officer of the Council. A site visit has been held and the application was subsequently taken off the agenda pending the publication of the Council's Wind Turbine Application Checklist.

The Chair invited Miss Mairede Thomas to address the meeting in objection to the application. Miss Thomas expressed that from the outset information in respect of this application has been absent, misleading or inaccurate. There are no photomontages from viewpoints closest to the site – the roadway, cycle route and footpaths; and those provided do not meet Landscape Institute Standards. It is claimed 'there are no listed buildings in the locality' – ignoring a cluster of 5 Listed Buildings. The agent dismissed the adverse effect on the outstanding historic landscape, and the high value cultural landscape by describing the development as temporary and claiming the turbines are small when they are medium sized. It is also stated that 'there is natural screening provided by the site' – however the visibility report examined a 2km area around the site and found the turbines would probably be seen from 60% of the area, given its open aspect. She noted that there are breathtaking views over the site as you ascend the road to the top of the AONB escarpment, less than a kilometre away. The turbines would be seen far beyond the 2 km surveyed. The agent claims local community support, but that is not borne out by letters received by the Council. The applicant claims 'undivided support from national policy', dismissing the criteria listed in the Local Plan. The Welsh Planning Minister and Inspectorate confirm the Local Plan's importance and the need to protect landscapes.

Miss Thomas stated that the people of north east Anglesey have for years lived with Wylfa, its powerlines and the windfarms, and have tolerated more than their share of low carbon energy developments. She stated that the proposal is a departure from the Local Development Plan. It will harm the setting of the Listed Buildings; it will be of significant harm to the residential amenity of a number of dwellings and to the visual amenity of the tourist and resident population, particularly when using the nearby footpaths and cycling route. There will be a significant adverse visual impact on views enjoyed from the AONB and the cumulative effect of this proposed development when taken together with views of existing turbines in the distance, those nearer the site, recently approved, and also the pylons, means further visually intrusive turbines in this landscape is unacceptable.

The Chair invited Mr. McGarry to address the meeting as agent to the applicant. Mr. McGarry stated that the application has attracted a number of objections in respect of the Environmental Impact Assessment, noise disturbance, and potential effects on ecology. He expressed that he was addressing the Committee to highlight that the concerns of the objectors do not warrant a refusal of this application. However, the concerns of the objectors have been carefully considered by planning professionals and statutory consultees. This application was validated on 23 September, 2011 and despite numerous consultations, additional submissions have all added to substantial costs to the applicant. He considered that the application warrants approval as it complies fully with national and local level planning policies. Renewable energy developments are being encouraged. The proposed development is located within 1km of an area of AONB, however the agent has conducted an exercise to quantify the effects of the development on the AONB. All the submissions have met all the requirements of the landscape section and the Landscape Officer concludes that the proposal is not of a scale that is harmful to the AONB nor the coastal landscape. The Principal Environmental Health Officer has confirmed that noise or shadow flicker will not impact on any other surrounding properties. This application complies with all the planning policies checklists and all consulted consultees. He considered that the application should be approved.

Councillor A.M. Jones as Local Member expressed his serious concerns regarding the procedure. The perception exists that no application be dealt with by this Authority until a new SPG on Wind Turbines is in place. The current SPG is 20 years out of date, therefore it is impossible for the Committee to make a decision on an out of date policy. He questioned if a Residential Amenities Assessment had been submitted in the last few days? The Planning Development Manager responded that the Residential Amenities Assessment was received a few days ago. Councillor Jones questioned therefore if there had been sufficient time to assess the Assessment properly? He requested that the application be deferred until proper policies are in place.

The Chair expressed that the application must be determined one way or the other today as the applicant has indicated that he will go to appeal on non-determination of the application after 23 May.

The Planning Development Manager reminded the Members that the reason for removing the application from the Agenda at the end of last year was to receive information on the planning checklist and not to wait for a new SPG of wind turbines to be in place. The Planning Officers have been discussing the application with the applicant for a number of months and have expressed their intention to recommend approval of this application. The Officer referred to the report which states that in accordance with the Council's Planning Application checklist the Highways Officer has requested details of the route and means of delivery of wind turbines to the application site and some details have been received from the applicant. The Planning and Highways Officers are aware and are satisfied with the route the wind turbines will be delivered to the site. The residential amenities checklist has also been scrutinised by the Officers and they are satisfied with the information received. The Planning Development Manager reported that the Planning Authority are comfortable with the application but would require a written statement by the applicant to indicate the route they intend to take to deliver the wind turbines to the site. He noted that the Planning Authority are willing to allow the local residents to view and make comment on the written statement. If concerns are received which raise further issues or matters that have not been dealt with previously, it may need to be resubmitted to the Planning and Orders Committee for further discussion.

The Planning Development Manager stated that the application should be approved and that delegated power be afforded to the Planning Officers in respect of the assessment and to include a condition on the highways issues.

Councillor H.W. Thomas stated he had reservations that heavy machinery will be travelling on narrow country lanes to this site. He referred to paragraph 7 of the report. He considered that this development would have an adverse effect on the landscape together with visual effects aswell. He expressed that the application is for 2 wind turbines in open countryside and is close to an AONB. He stated that he could not support the application and proposed refusal of the application. Councillor Eric Roberts seconded the proposal of refusal.

Councillor K.P. Hughes considered that the wind turbines would not have an effect on other properties. However, he noted that wind turbines have caused concerns in respect of the effect on tourism but taking this application in isolation he proposed approval of the application. Councillor C. McGregor expressed that the scale of the wind turbines is extensive but are no higher than the electricity pylons near the site and seconded the proposal of approval. Councillor J.P. Williams felt it is a threat that the applicant would go to appeal if the application was refused. He considered that without having an up to date SPG on Wind Turbines does cause a problem for the Planning Committee to make a decision. Councillor E.G. Davies recommended that the application be deferred.

Following further deliberations, the voting was as follows :-

**To approve the application in accordance with the Officer's recommendation :** Councillors Jim Evans, K.P. Hughes, C. McGregor, J. Arwel Roberts **Total 4**

**To refuse the application against the recommendation of the Officer :** Councillors R.L. Owen, Eric Roberts, H.W. Thomas, J.P. Williams **Total 4**

**To defer the application :** Councillor E.G. Davies **Total 1**

It was **RESOLVED** to approve the application on the casting vote of the Chair and to delegate power to approve to the Officers subject to conducting an assessment on the written statement by the applicant in respect of the route they intend to take to deliver the Wind Turbines.

## 8 ECONOMIC APPLICATIONS

### **8.1 – 34C40Z/EIA/ECON – Erection of a new Biomass Energy Plant comprising of a wood pellet plant, a biomass combined heat power plant, debarking and chipping plant, wood storage yard and construction of a new vehicle access on land adjacent to Peboc, Industrial Estate, Llangefni.**

The application was submitted to the Committee as it is subject to an Environmental Impact Assessment.

The Chair invited Mr. Gwynne Morris Jones, who was representing CPRW and Cwmni Tref Llangefni to address the meeting in objection to the application. Mr. Jones expressed that the Officer's report specifies clearly that the application should be refused. He referred to the conclusions within the report in relation to the local air quality; he expressed that he had a copy of research regarding the burning of wood pellet that is intended to be burned at this site and possible effect on air quality. Mr. Jones considered that the road structure to the site is not adequate.

The Chair invited Mr. Peter Kellett, the applicant's agent to address the meeting. Mr. Kellett requested that the Committee should delay consideration of the application so as to allow the Environment Agency to issue the draft operating permit for the plant which is due on 9<sup>th</sup> May, 2012. He expressed that the plant would create 250 construction jobs and 62 permanent jobs together with 100 support jobs in transportation and forestry. In light of the recent job losses on Anglesey our planned £100 million development will provide the Island with an opportunity to maintain jobs in manufacturing industry. The noise, pollution and impact assessment study as well as other studies in respect of transport and wildlife have been completed over the last three years and are in compliance of all known standards. The Peboc site would be the fifth operating plant which is operating successfully in the production of 100% local biomass resources. The main reasons by the Planning Officer for refusing the application is the Environmental Performance of the Plant which the Environment Agency notes that they will grant approval to operate the plant under the UK Environmental Permit Regulation 2010 which will be approved on 9 May. The Peboc site also has its certificate from the Department of Energy and Climate Change as a high quality and efficient plant. The remaining reasons put forward by the Planning Officer for refusal are transportation and landscape issues. The site has already been approved for industrial development by this Committee including transportation access. The written recommendation by the Chief Highways Engineer is that this development may be conditioned appropriately if the Authority is minded to approve the application. It seems that this information has not been included in the report to the Committee.

An addendum was submitted to the Authority in respect of the Visual Impact Assessment in March to ensure that the development does not constitute more than a moderate landscape impact. This has also not been considered within the report to the Committee. He requested that the Committee should delay consideration of the application to await the decision of the Environment Agency and other Government Departments.

Councillor Mrs. Fflur M. Hughes, Local Member expressed that there are strong objections to this application within the locality. The quality of the air is of concern if this plant was given approval together with concerns that other economic developments might not consider Llangefni due to the location of this plant. She considered that the highways issues are a concern and heavy lorries will be carrying materials to the plant in large quantities. It was considered that a road to an Industrial Estate was inadequate to cater for such travelling of heavy lorries. Councillor Hughes expressed that the Cefni to Malltraeth footpath/cycle path is located in the vicinity of the Industrial Estate could deter people from using the path. She agreed that new jobs are required on Anglesey but at what price? She expressed that no Business Plan had been submitted with the application.

The Planning Officer (Minerals & Waste) reported that the site is currently accessed via an agricultural gated entrance directly off the main roundabout at the Bryn Cefni Industrial Estate. The principal activity would be the manufacture of 100,000 tonnes per annum of wood pellets

from the importation of approximately 200,000 tonnes of debarked forest wood (small round wood logs), co-products (woodchips, sawdust, off cuts). The wood pellet manufacturing process will require heat for drying the wood feedstock and power to operate the mechanical processing equipment that is to be supplied by the solid and liquid combined heat and power biomass plants. The wood pellets are intended for sale as carbon neutral solid fuels to displace fossil fuels in coal fired power stations, as well as other industrial, commercial and domestic heating applications. The recycled wood is to be delivered to site in covered HGV vehicles and transferred to the recovered wood fuel store where the wood is to be chipped, graded and screened magnetically for the removal of metallic items. The prepared fuel is then transferred into the storage area of the solid biomass plant where it is burned to provide the process heat and power required for the pelleting process with the remainder exported in the form of electricity to the grid.

Councillor J.P. Williams expressed that the applicants are asking for the application be deferred but he considered that they have had ample opportunity to submit all the required information and proposed that the application be refused. Councillor K.P. Hughes stated that the application would create jobs in Llangefni but not all the information required had been submitted by the applicants in respect of the effect it will have on traffic congestion on Britannia Bridge in respect of up to 50 lorries carrying material back and forth on the roads. Councillor Hughes seconded the proposal of refusal.

**It was RESOLVED to refuse the application in accordance with the Officer's recommendation.**

## **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered at this meeting.

## **10 DEPARTURE APPLICATIONS**

None to be considered at this meeting.

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

None to be considered at this meeting.

## **12 REMAINDER OF APPLICATIONS**

### **12.1 – 12C420 – Widening of existing access and slipway to facilitate the launching and recovery of the lifeboat at Beaumaris Pier, Beaumaris Slipway, Beaumaris.**

The application was submitted to the Committee for consideration as the site is owned by the Local Authority.

Councillor R.L. Owen proposed that the application be approved and Councillor Eric Roberts seconded the proposal.

**RESOLVED that the application be approved in accordance with the Officer's recommendation and subject to the conditions outlined within the report to Committee.**

### **12.2 – 19C35B – Full application for the installation of a sculpture on land at St.Cybi's Church, Holyhead.**

The application was submitted to the Committee for consideration as the application is made by the Council.

The Planning Development Manager reported that correspondence had been received by Holyhead Town Council expressing their support for the application following dispatch of the Agenda for the meeting.



Councillor Eric Roberts proposed that the application be approved and Councillor R.L. Owen seconded the proposal.

**RESOLVED that the application be approved in accordance with the Officer's recommendation and subject to the conditions outlined within the report to Committee.**

**12.3 – 19C163C – Full application for the installation of an image on the existing window shutters at Career Wales Area Office, Market Street, Holyhead.**

The application was submitted to the Committee for consideration as the Local Authority is acting as an agent for the applicant.

Councillor Eric Roberts proposed that the application be approved and Councillor H.W. Thomas seconded the proposal.

**RESOLVED that the application be approved in accordance with the Officer's recommendation and subject to the conditions outlined within the report to Committee.**

**12.4 – 33LPA861C/CC – Erection of cycle/smokers shelter, canopy to side elevation together with the installation of a security camera at Biffa Depot, Gaerwen Industrial Estate, Gaerwen.**

The application was submitted to the Committee for consideration as the application is on Council owned land.

Councillor R. L. Owen proposed that the application be approved and Councillor Eric Roberts seconded the proposal

**RESOLVED that the application be approved in accordance with the Officer's recommendation and subject to the conditions outlined within the report to Committee.**

**12.5 – 34LPA956/CC – Outline application for the demolition of former nursery building together with the erection of 3 dwellings at Former Nursery Building, Nant Terrace, Llangefni.**

The Planning application was brought to Committee as it encompasses Council owned land and is submitted by the Isle of Anglesey County Council.

Councillor Eric Roberts proposed that the application be approved and Councillor R.L. Owen seconded the proposal.

**RESOLVED that the application be approved in accordance with the Officer's recommendation and subject to the conditions outlined within the report to Committee.**

**12.6 – 34LPA956A/CA/CC – Conservation Area Consent for the demolition of former nursery at Former Penrallt Nursery, Llangefni.**

The Conservation area consent was brought to the Planning Committee as it encompasses Council owned land and is submitted by the Isle of Anglesey County Council.

Councillor Eric Roberts proposed that the application be approved and Councillor R.L. Owen seconded the proposal.

**RESOLVED that the application be approved in accordance with the Officer's recommendation and subject to the conditions outlined within the report to Committee.**

**12.7 – 34LPA956B/TPO/CC – Felling of trees protected under a Tree Preservation Order at Former Penrallt Nursery, Llangefni.**

The application to fell trees within a TPO was reported to the Planning Committee as it encompasses Council owned land and is submitted by the Isle of Anglesey County Council.

Councillor Eric Roberts proposed that the application be approved and Councillor R.L. Owen seconded the proposal.

**RESOLVED that the application be approved in accordance with the Officer's recommendation and subject to the conditions outlined within the report to Committee.**

**12.8 – 41C103M – Full application for the erection of a temporary 40.5m high anemometer on land at Ty Gwyn, Penmynydd.**

*(Councillor T.H. Jones declared an interest in respect of this application and left the meeting during discussion thereon).*

The application had been called in by the Local Member for the Committee's determination. The applicant is related to a Member of staff in the Planning Department.

The Planning Development Manager reported that the site is located approximately 1.1km north east of the Penmynydd mast and within an agricultural landscape. The application is for a temporary period of 18 months.

The Chair invited Mr. Owain Evans to address the meeting in opposition to the application. Mr. Evans stated that the quality of the application is substandard. The site plan is scaled at 2:500 does not comply with the government's best practice 2005 which states that the plans should be 1:500 as a minimum. He expressed that what is concerning is that no level survey has been attached to the application. We are told that the anemometer is 40.5m tall but there is no reference to the exact Ordnance Survey data level. This does not allow for an accurate assessment level to be made. Mr. Evans stated that there are a number of key tourism receptors within 500m of the site which will be directly affected by this structure. Although the applicant states that the anemometer will be erected for a temporary period of 18 months; the impact on tourism businesses will be immediate. Saville states that the development forms part of the large wind turbine development, in view of this should they have submitted an extensive screening application for the anemometer prior to submitting the application? In view of the stance by the Authority not to consider applications that do not include all information that are linked to wind turbines, should this application have been submitted to the Planning Committee at all? At present there are 7 screening applications awaiting decision in a small area which could equate to a wind farm. The proposed site lies within an area of great landscape value and a distinctive quality. He urged the Committee to refuse the application.

Councillor Eric Jones, Local Member stated that he supported the observations made by Mr. Evans. He noted that during the consultation exercise in respect of the SPG – Wind Turbines, 900 comments had been received which showed the strong opposition to wind turbines on Anglesey. He stated that he had attended meeting with the local residents in Penmynydd and Gaerwen; the opposition to such developments was immense. He considered that the voice of the local residents needed to be heard by the authority.

Councillor H.W. Thomas stated that a similar application was before the Planning and Orders Committee a few months ago. He stated that an anemometer in this location would have a visual impact on the vicinity. He proposed that the application be refused. Councillor R.L. Owen seconded the proposal of refusal. Councillor Lewis Davies also agreed it would have an effect on the vicinity and ecological effect together with the effect on tourism and also across the Menai Straits. He further stated that it would have an effect on historical agricultural history of Anglesey.

Councillor K.P. Hughes stated that he proposed approval of the application and Councillor C. McGregor seconded the proposal.

The Planning Development Manager reported that the Penmynydd Community Council had written to the Planning Department this morning stating their objection to the application. He

stated that the Highways Department have also consulted the Planning Department stating that they would require a traffic management plan with the application if it was to be approved and a condition would have to be stipulated on the planning approval. CCW have no observations to make and the Ministry of Defence have no objections to the development. The Officer stated that around 100 letters of objections have been received in respect of this application but most of those make the connection with the mast and a wind turbine. He expressed that approval of the mast does not mean that the Committee were expressing support for any future wind turbine applications.

The voting was as follows :-

**To refuse the application, contrary to the Officer's recommendation:** Councillors E.G. Davies, Lewis Davies, Jim Evans, R. L. Owen, Eric Roberts, H.W. Thomas. **Total 6**

**To approve the application :** Councillors K.P. Hughes, W.T. Hughes, C. McGregor, J. Arwel Roberts. **Total 4**

The reasons given for refusing the application was that Members believed the application would have a significantly adverse effect on the landscape and tourism.

**RESOLVED to refuse the application contrary to the Officer's recommendation. In accordance with the Council's Constitution the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report on the reasons for approving the application.**

**12.9 –41LPA957/CC - Full application for the creation of a household waste recycling centre together with associated works at Penhesgyn Landfill, Menai Bridge.**

The application was submitted by the Council's Waste Management Department.

The Planning Development Manager reported that conditions are proposed regarding drainage and hours of working. A letter of opposition was received yesterday.

Councillor Eric Jones, the Local Member, stated that nearby residents had complained that they were unaware of the application and had requested sight of the application to make comments. They stressed that they were not necessarily objecting to the proposal.

**RESOLVED that right to approve the application be delegated in accordance with the Officer's recommendation and subject to the conditions outlined within the report to Committee after a period of 21 days and provided that no new relevant material planning consideration is received in the meantime.**

**12.10 – 42C107B – Demolition of existing conservatory together with alterations and extensions at Bryn Hyfryd, Lon Clai, Pentraeth.**

The application was brought to Committee at the request of the Local Member.

The Chair invited Mr. Jack Owen to address the meeting in objection to the application. Mr. Owen stated that he is a resident of Pentraeth and a Member of the Pentraeth Community Council. He expressed that Bryn Hyfryd sits comfortably in an AONB in an elevated location adjacent to an adjoining property Ty'n Berllan with the frontage of the property is totally exposed to Lon Clai, an unclassified road which leads from the A50525 to Red Wharf Bay. Close examination of the planning application reveals, not only is demolition, alteration and extension being requested, but drawings reveal that permission is sought for the erection of a balcony located at first floor level on the frontage of the property. The proposed balcony will change the look of the building, creating an unbalanced frontage, and cause a loss of privacy to the neighbouring property Ty'n Berllan. Its form will dominate the front elevation of the property Bryn Hyfryd. The Isle of Anglesey Supplementary Planning Guidance for Urban and Rural Environment adopted in March 2007 states '*let your neighbours know about the work you intend to carry out to your property*'. It is unfortunate that the applicant failed to consult with his

neighbours living at Ty'n Berllan and the local authority failed to pass details of the planning application to Ty'n Berllan. The proposed balcony will cause a loss of privacy to the neighbouring property: will change the look of the building, creating an unbalanced frontage which will sit uncomfortably in the AONB and the frontage of Bryn Hyfryd is totally exposed to Lon Clai, a road used by residents and visitors to gain access to Red Wharf Bay. The proposed balcony will dominate, creating an uncomfortable environment for those using Lon Clai. No objections are raised for the demolition of the existing conservatory together with alterations and extensions.

The Chair invited Mr. Owain Evans to address the meeting as agent to the applicant. Mr. Evans stated that the proposed development will enhance the building that exists at present at Bryn Hyfryd. He noted that the neighbour at Ty'n Berllan has expressed concerns on the application but he stressed that a building is located between Bryn Hyfryd and Ty'n Berllan at present. The owner of the neighbouring property has expressed concern in respect of the loss of privacy. The agents consider that the proposed balcony will not have an effect on Ty'n Berllan as the ridge height of the annex which is between both properties is so high the balcony will not be visible. In respect of the SPG – Design, the concerns of the neighbours that their bedroom will be overlooked, the proposed balcony will be 30m; the SPG – Design stipulate the need for a 21m. Mr. Owen stated that the gable end of the property and the side of the balcony is visible from Lon Clai. The agents have tried to be sympathetic in the design of the whole scheme.

Councillor H.W. Thomas, Local Member expressed that there has been concerns in the community in respect of this application. The Pentraeth Community Council have submitted their objection to the application. The residents of Ty'n Berllan have indicated that they have not received a notification notice and requested that the Planning Department should investigate the matter. He disagreed with the comments of the Agent, that the frontage of the property is not visible from Lon Clai. Councillor Thomas stated that the development will impair on the visibility of the neighbouring property. He expressed that maybe the Committee should visit the site. Councillor E.G. Davies expressed that after hearing the local member's statement he proposed that the site be visited. There was no seconder to the proposal.

The Planning Development Manager responded to the local member's comment that the owners of Ty'n Berllan had not received a notification notice of the proposed development; the notification notice had been sent to the owners of Ty'n Berllan on the 2<sup>nd</sup> March, 2012. The Officer stated that he agreed with the applicant's Agent in respect of the overlooking of the proposed development on its neighbours; the Planning Officers have not stated that the proposals would have an adverse impact but had merely noted that some of the symmetry of the front elevation will be lost.

Councillor K.P. Hughes proposed that the application be approved and Councillor R.L. Owen seconded the proposal.

**RESOLVED that the application be approved in accordance with the Officer's recommendation and subject to the conditions outlined within the report to Committee.**

*Councillor H.W. Thomas did not vote in respect of this application.*

The meeting commenced at 1.00 p.m. and was drawn to a close at 3.20 p.m.

**COUNCILLOR J.ARWEL ROBERTS  
CHAIR**

