

PLANNING SITE VISITS

Report of the meeting held on 22nd August, 2012

- PRESENT:** Councillor Jim Evans (Acting Chair)
- Councillors Richard A. Dew, Kenneth P. Hughes, Eric Roberts, Hefin Thomas.
- IN ATTENDANCE:** Development Control Team Leader (DPJ) (Site 2 & 3),
Landscape & Tree Officer (EH) (Site 2 & 3),
Planning Officer (CR) (Site 1),
Highways Officer (JR) (Site 1),
Committee Officer (MEH)
- APOLOGIES:** Councillors E.G. Davies, Lewis Davies, W.T. Hughes, C. McGregor, R.L. Owen
- ALSO PRESENT:** Local Members – Councillor Eric Jones (Site 1),
Councillor Aled M. Jones (Site 2).
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1 33C289B – FULL APPLICATION FOR THE DEMOLITION OF THE DWELLING AND GARAGE, ERECTION OF FOUR TWO STOREY DETACHED DWELLINGS TOGETHER WITH ALTERATIONS TO THE VEHICULAR ACCESS AT TY NEWYDD, PENTRE BERW

The Planning Officer noted that outline planning permission was approved on 5th October, 2011 for 3 dwellings on this site.

The Local Member expressed that he still has deep concerns in respect of the road to these dwellings. He noted that the road is 'dead end' with no passing places other than on to land belonging to other properties. Right of way issues are of concerns. He expressed that the minutes of the meeting held last October were incorrect in his opinion. The Highways Officer explained that the developer has stated that he is willing to widen the road near this site to 5.1m, which is the required passing places requirement. At present to width of the road is 4m.

Members of the Committee stated that the minutes of the meeting held on 5th October, 2011 should be attached to the report to the next meeting of the Planning and Orders Committee to be held on 5th September, 2012.

2 44C292 – ERECTION OF ONE WIND TURBINE WITH A MAXIMUM HUB HEIGHT OF UP TO 72M TOGETHER WITH THE ERECTION OF A TRANSFORMER STATION AND UTILITY HOUSING, FORMATION OF A NEW ACCESS TRACK AND HARD STANDING AND FORMATION OF A NEW LINK ROAD NEAR THE JUNCTION WITH THE B111 ON P.S.0268/6366, LAND ASSOCIATED WITH LLETY, RHOSYBOL

The Officers on the site explained fully the proposals to the Members. It was explained that this proposed turbine would have a maximum hub height to the tip of the blade when vertical of 72m.

The positions of the closest residential properties were shown to Members.

Members were afforded photo montages showing the proposed location of the wind turbine from different viewpoints. Members of the Committee also viewed the site from different viewpoints in the area.

The Local Member stated that he had a personal interest in this application. He stated that following discussion with the Monitoring Officer he had been granted the opportunity to express his view in respect of the proposed application. He stated that properties are near this site and the height of this turbine is 72m to the tip which would have a detrimental effect in the area.

(Local residents were on the site during discussion by Members. They were refused to make any representations in respect of the application.)

3 ERECTION OF ONE WIND TURBINE WITH A MAXIMUM HUB HEIGHT OF UP TO 72M TOGETHER WITH THE ERECTION OF A TRANSFORMER STATION AND UTILITY HOUSING, FORMATION OF A NEW ACCESS TRACK AND HARD STANDING ON LAND AT TAI HEN, RHOSGOCH

The Local Member, Councillor W.T. Hughes had declared an interest in respect of this application and was not present at the site.

The Officers on the site explained fully the proposals to the Members. It was explained that the height of this turbine had been reduced from the proposed 100m to 72m to the tip when upright.

The positions of the closest residential properties were pointed out to Members on plan and the property at Tyn y Gors was also pointed out to Members.

Members were afforded photo montages showing the proposed location of the wind turbine from different viewpoints. Members of the Committee also viewed the site from different viewpoints in the area. The site was also viewed from the Gadlys Hotel which is near an AONB area. The site is within 1.2km from the AONB.

**COUNCILLOR JIM EVANS
ACTING CHAIR**