

# PLANNING AND ORDERS COMMITTEE

## Minutes of the meeting held on 5<sup>th</sup> September, 2012

- PRESENT:** Councillor J. Arwel Roberts – Chair
- Councillors W.J. Chorlton, E.G. Davies, Richard A. Dew, Jim Evans, Kenneth P. Hughes, W.T. Hughes, R.L. Owen, Hefin W. Thomas.
- IN ATTENDANCE:** Planning Development Manager (DFJ),  
Planning Assistants (EH & AMH),  
Legal Services Manager (RJ),  
Senior Engineer (Development Control) (EJ),  
Committee Officer (MEH).
- APOLOGIES:** Councillors Lewis Davies, Eric Roberts.
- ALSO PRESENT:** Councillor R.LI. Hughes – Portfolio Holder (Planning).
- Councillor Eric Jones (for applications 7.1, 12.8 and 12.9),  
Councillor J.V. Owen (for applications 12.4 and 12.5),  
Councillor Ieuan Williams (for application 10.1).
- Councillors T.H. Jones, Bryan Owen.
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### 1 APOLOGIES

Apologies 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 25 July, 2012.

### 4 SITE VISITS

Submitted and confirmed – the minutes of the Site Visits held on 22 August, 2012.

### 5 PUBLIC SPEAKING

The Chair reported that there would be public speakers in respect of applications 10.1 and 12.2.

### 6 DEFERRED APPLICATIONS

#### 6.1 16C48G – Full application for the erection of an agricultural shed at Ger y Bryn, Bryngwran

The Planning Development Manager reported that he considered that the application be deferred to allow the re-consultation of additional information received. The application will be presented to the Committee with a recommendation once the consultation and publicity period has expired.

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

## **6.2 19C1058A – Full application for the erection of a two storey extension to the rear of 52 Cambrian Street, Holyhead**

The Planning Development Manager reported that at the request of the applicant the application be deferred to allow for amended plans to be submitted as part of the application. Upon receipt of the amended plans the application will then be presented to the Committee with a recommendation.

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

## **6.3 20C277 – Full application for the erection of one wind turbine with a maximum hub height of up to 44m, rotor diameter of up to 56m and a maximum upright vertical tip height of up to 72m together with erection of a transformer station, utility housing and new access track and hardstanding on land at Tai Hen, Rhosgoch**

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

*(Councillor T.H. Jones (who is not a Member of the Planning and Orders Committee) declared an interest in respect of this application).*

At its meeting held on 25<sup>th</sup> July, 2012, Members accepted the Officer's recommendation that the site visit should be visited prior to determining the application. The site was subsequently visited on 22<sup>nd</sup> August, 2012.

The Planning Development Manager reported that given that there are outstanding matters in respect of this application, it is not considered that a full report can be submitted to the Committee for determination at this point in time. Subject to the satisfactory resolution of these issues it is hoped that the matter can be discussed at the next meeting of the Planning and Orders Committee.

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

## **6.4 44C292 – Erection of one wind turbine with a maximum hub height of up to 44m, rotor diameter of up to 56m and a maximum upright vertical blade tip 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 B5111 on OS field numbers 0268 and 6366, land associated with Llety, Rhosybol**

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

*(Councillor T.H. Jones (who is not a Member of the Planning and Orders Committee) declared an interest in respect of this application).*

At its meeting held on 25<sup>th</sup> July, 2012, Members accepted the Officer's recommendation that the site visit should be visited prior to determining the application. The site was subsequently visited on 22<sup>nd</sup> August, 2012.

The Planning Development Manager reported that given that there are outstanding matters in respect of this application, it is not considered that a full report can be submitted to the Committee for determination at this point in time. Subject to the satisfactory resolution of these issues it is hoped that that matter can be discussed at the next meeting of the Planning and Orders Committee.

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

## **6.5 33C289B – Full application for the demolition of the dwelling and garage, erection of 4 two storey detached dwellings together with alterations to the vehicular access at Ty Newydd, Pentre Berw**

The application was brought to the Committee at the request of the Local Member, Councillor Eric Jones. At its meeting held on 25 July, 2012, Members accepted the Officer's recommendation that the site visit should be visited prior to determining the application. The site was subsequently

visited on 22 August, 2012. Councillors R.A. Dew, Jim Evans, K.P. Hughes and Hefin W., Thomas are only allowed to vote in respect of this application as they were the four members who attended the site visit.

During the site visit, concerns were raised regarding the contents of the minutes of the Planning and Orders Committee held on 5<sup>th</sup> October, 2011 regarding planning application 33C289. In order to discuss the matter further, a copy of the minutes were appended to the report as Appendix 1.

The Planning Development Manager reported that previous outline approval exists on this site for the erection of 3 dwellings and alterations to the existing house. This application has been amended for the erection of 4 dwellings and the demolition of the existing house.

He noted that 3 further letters of objections have been received following completing of the Officers report and a letter in support has also been submitted by the applicant.

The Chair invited the Local Member, Councillor Eric Jones to address the meeting. Councillor Eric Jones referred to the following matters :-

- The minutes of the Planning and Orders Committee held on 5<sup>th</sup> October, 2011 are misleading as it states that the road has been widened at the far end to allow for turning spaces. The road has not been widened and the Members who visited the site will testify to this. He considered that the Committee had been misled at the time;
- These two storey houses will be attractive to young families. He considered that they would be totally inadequate to raise children in them as there is no pavement as security for children;
- The applicant has indicated that he was willing to widen the access to these properties; refuse and delivery vehicles will not be able to use this private access as means of turning around their vehicles, they will have to reverse a total of 150 yards to the main road. Again this would be dangerous for children playing in the area;
- One storey dwellings would be more acceptable on this site.

The Senior Engineer (Development Control) stated that there had been no intention to mislead the Committee in October 2011. It was not intended to imply that there was a statutory speed limit in force, but rather that the speed of traffic was reduced as a consequence of the physical layout and width of the road. He conceded that the wording of the minutes of the meeting held in October 2011 could have been clearer. The highways authority was referring to the fact that there was an improvement to the bottom end of the road as part of the application at the time.

Councillor K.P. Hughes agreed with the local member that during the site visit, that no improvements had been made to the end of the road to facilitate for turning spaces. However, he felt that the applicant has indicated that he is willing to widen the access to the development and this would alleviate the traffic problems on this road. He considered that this should be a condition of approval of this application. Councillor K.P. Hughes proposed that the application be approved.

Councillor Hefin W. Thomas also agreed that no improvements had been made to the end of the road to facilitate for turning spaces. However, he considered that the application should be approved as he considered that the authority could not defend an appeal if the application was refused. He seconded the proposal of approval.

**It was RESOLVED to accept the Officer's report and recommendation of approval, subject to the conditions contained therein.**

#### **6.6 39C291A/1 – Erection of a block of flats containing 6 no, 2 bed flats on land at Menai Quays, Water Street, Menai Bridge**

The application was reported to the Committee as the application comprises a departure which Officers are recommending for approval. At the Planning and Order Committee held on 4<sup>th</sup> July, 2012, it was resolved that the site be visited in accordance with the Officer's recommendation. That site visit took place on 18<sup>th</sup> July, 2012. At the meeting of the Planning and Orders Committee held on 25 July, 2012 it was resolved to refuse the application contrary to Officer's

recommendation as it was considered that the development would have an adverse effect on the setting of listed buildings and the conservation area.

Councillor H.W. Thomas proposed to reaffirm the decision to refuse the application. Councillor W.J. Chorlton seconded the proposal.

**It was RESOLVED to reaffirm the decision to refuse the application contrary to the Officer's recommendation.**

## **7 ECONOMIC APPLICATIONS**

None to be considered at this meeting.

## **8 AFFORDABLE HOUSING APPLICATIONS**

None to be considered at this meeting.

## **9 DEPARTURE APPLICATIONS**

### **9.1 30C729 – Full application for the erection of a dwelling together with the construction of a new access on land off Lon Bwlch, Bwlch, Tynyngongl**

The application was brought to the Committee as the application is a departure from the development plan which the local planning authority are minded to permit. This is a full application for the erection of a 4 bedroom dormer type bungalow and garage. Both buildings are roofed with a thatched straw type roof. As part of the proposal, Lon Bwlch would be widened to 5 metres to the east of the development and the wall forming the boundary of the field relocated back behind the visibility forming part of the access to the development.

The Chair invited Mr. Rhys Davies, CDN Planning to address the meeting in support of the application. Mr. Davies reported on the details of the application and stated that :-

- The erection of a dwelling at this location has not been an issue at all by the planning authority;
- It is acceptable under Policy HP5 and also under Welsh National Policies;
- Local concerns have been expressed regarding the narrow highway to Bwlch and the building of another dwelling might increase traffic;
- Extensive discussions have been undertaken with planning and highways officers in respect of the road to Bwlch. Amended plans thereafter have been submitted in respect of this application.
- Planning gain will result from this application as the road will be widened near this plot. Passing bays will also be a gain at this location;
- The proposed dwelling will have a thatched roof. Emphasis is now been given on sustainable homes;
- The applicant has expressed that if the thatched roof is not acceptable to the planning authority, he would be willing to place a slate or tiled roof on the property.

In response to questions by Members, Mr. Davies said that the lane will be widened along 20 to 30 metres at the entrance to this plot. There will be ample room for passing on this road thereafter.

The Local Member, Councillor Ieuan Williams address the meeting. Councillor Williams read out a statement by the residents of Bwlch which highlighted the following issues :-

- The residents of Bwlch are resolute in their opposition of this application. 98 letters of opposition and a 300 named petition opposing the application had been submitted;
- If the application was approved, it would have a major detrimental effect on the ageless character and amenity of this unique hamlet;
- It was considered that the Officers had relied on the Stopped UDP to justify the departure;

- A field separates the site from the hamlet, therefore it cannot be defined as being adjacent or infill as stated in policy HP5;
- The development will be visually intrusive and the start of ribbon development, exactly what the UDP states it should not be;
- The Officer's report states that the application is within the indicative frame. The UDP says that an indicative frame is drawn to identify the location of the settlement and it is not a development boundary. It is felt that the Officer's report is misleading in this respect;
- The policy also states that development will be permitted provided that the additional dwelling will not exceed the level of housing requirements of the village community. Planning permission has recently been granted for one new dwelling and currently there are two houses for sale in Bwlch. The residents believe that there is no shortage of housing in the locality;
- This application, if granted, would remove historic stone walls, hedgerows, trees and 'cloddiau' and will change the historic landscape forever;
- The design, size and construction of the proposed development is completely out of character with existing properties as required by GP2 of the UDP. The plan is for a large two storey detached residence with double garage and thatched roof. The Officer's report states that although not indigenous to Anglesey a thatched roof is considered acceptable in this location. There are no thatched roofs on new houses on Anglesey, so why is one acceptable here? The Thatchers Society states that these types of roof are only sustainable where thatch is grown for the purpose of roofing, they also state that they do catch fire and that fire is one of the biggest challenges facing the survival of thatch;
- Widening of the lane which is suggested by the applicant will inevitably lead to an increase in the speed of cars driving along it. The highway gain will lead to much greater resident's loss as it will involve the re-siting of walls, the felling of a mature Sycamore tree and the destruction of existing hedgerows;
- The loss of amenity in this case is the visual impact of a house designed for the Cotswolds which will stick out like a sore thumb before the entrance to a hamlet of small cottages, it will also overlook the small terrace across the road, resulting in the resident's loss of privacy;
- The Council has set out 5 priorities for the people of Anglesey. One of these is for the people to enjoy, protect and enhance their built and natural environment. It was stated that the Council has the opportunity to demonstrate that these are not idle words and by refusing this application send out a clear message that the Council intend to honour their commitments to the people of Anglesey and help protect the environment.

Councillor Williams expressed that he believed that the application is contrary to current planning policies and the UDP; it is not an infill plot. A thatched roof does not suit the area. It will entail the removal of hedgerows and widening the road will result in cars speeding in this area.

The Planning Development Manager confirmed that Bwlch is recognised as a hamlet within the Stopped Unitary Development Plan and the Welsh Government has clarified that weight can be attributed to policies contained therein as being material consideration in decision making. He expressed that whilst the application is contrary to the Local Plan there is provisions within the Unitary Plan to allow individual plots to be approved in local clusters such as Bwlch.

He noted that the thatched roof has raised concerns in the locality but he felt that this did not constitute refusal of the application as different roofing materials are used on dwellings throughout the Island. He accepted that there are strong objections to the application locally and beyond. He noted that this application is for an individual property with other dwellings which are near this plot and he did not see refusal was justified.

Councillor W.J. Chorlton expressed that he might have problems in approving the application due to the roofing material. Thatched properties are not part of Anglesey in general. Councillor H.W. Thomas responded that the committee must deal with the application before them and proposed that the application be approved. Councillor K.P. Hughes seconded the proposal.

**It was RESOLVED to accept the Officer's report and recommendation of approval, subject to the conditions contained therein.**

#### **9.2 45C9F – Outline application for the erection of a dwelling on land adjacent to Awel Menai, Penlon, Newborough**

The application was brought to the Committee as the application is contrary to the adopted Ynys Môn Local Plan but can be supported under the Stopped Unitary Development Plan.

The site is located between two properties and there are dwellings on the opposite side of the road. The dwellings are predominantly single storey or dormer style properties.

Councillor E.G. Davies proposed that the application be approved and Councillor Jim Evans seconded the proposal.

**It was RESOLVED to accept the Officer's report and recommendation of approval, subject to the conditions contained therein.**

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

#### **10.1 19C1099 – Full application for the change of use of the house to a house in multiple occupation at 14 Newry Street, Holyhead**

The application was brought to the Committee as the applicant 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.

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

**It was RESOLVED to accept the Officer's report and recommendation of approval, subject to the conditions contained therein.**

#### **10.2 36C314A – Full application for the erection of 2 dwellings, together with the construction of 2 new vehicular and pedestrian accesses on land adjacent to Bryngwyn, Llangristiolus**

The application was brought to the Committee as the application has been submitted by a close friend of an Officer within the Planning Control Section. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager wished to correct the Officer's report in respect of a public footpath being provided along the whole frontage of the site. He noted that the report should read that the application will provide space for a public footpath should the need arise.

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

**It was RESOLVED to accept the Officer's report and recommendation of approval, subject to the conditions contained therein.**

### **11 REMAINDER OF APPLICATIONS**

#### **11.1 11C545B – Provision of 2 access ramps at Amlwch Copper Bins, Marine Terminal, Amlwch Port**

The application was brought to Committee as the Isle of Anglesey County Council owns the property.

Councillor W.J. Chorlton proposed that the application be approved and Councillor Jim Evans seconded the proposal.

**It was RESOLVED to accept the Officer's report and recommendation of approval, subject to the conditions contained therein.**

**11.2 12C251B – Change of use of basement level into tattoo studio and ground floor into a café at 36A Church Street, Beaumaris**

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

The Chair invited Mr. G. Ogwen-Jones, an objector, to address the meeting. Mr. Ogwen-Jones made the following comments :-

- He was representing several residents who live in the immediate vicinity in opposition to this proposed application;
- The location of the premises is surrounded by residential properties;
- As smoking is prohibited from public places, it was considered that smokers would congregate outside such premises;
- The pavement outside this property is less than 5ft wide at its widest. At the Rating Row elevation the pavement narrows to around 15ins. Pedestrians would have to step into the road to pass smokers outside the premises;
- The location of this proposed application is within a conservation area.

The Chair invited Mr. Stewart Briggs, the applicant, in support of his application, to address the meeting. Mr. Briggs made the following comments :-

- He hoped the development would be a social hub for people, who at present, do not get involved in social activities at Beaumaris;
- Most businesses in Beaumaris are targeted towards the tourist industry;
- No cooked meals would be served at the cafe, only tea/coffee facilities;
- The pavement near two pubs in the vicinity as just as narrow and smokers congregate outside these establishments.

The Planning Development Manager reminded the committee that this application is for the change of use of an existing business. The proposed application is for a small cafe which will have a planning condition which will stipulate that the premises will have to close at 6.00 p.m. Parking issues have been raised by the objectors; the Officers consider that there are adequate parking in the town.

The Local Member, Councillor R.L. Owen stated that he was not against the application but businesses have failed at these premises over the years due to parking issues.

Councillors Hefin W. Thomas proposed that the application be approved and Councillor W.J. Chorlton seconded the proposal.

**It was RESOLVED to accept the Officer's report and recommendation of approval, subject to the conditions contained therein.**

**11.3 17C461A/DA – Application for reserved matters for the erection of 1 detached house on land opposite Maes Hafody, Llansadwrn**

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

The Planning Development Manager reported that as this is a reserved matters application the principle of the development has already been established. This application relates to the details of visual appearance and matters conditioned on the outline consent. He noted that no letters of objection has been received in respect of this application.

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

**It was RESOLVED to accept the Officer's report and recommendation of approval, subject to the conditions contained therein.**

**11.4 19C792C – Full application for the siting of a storage container as a hub to the Cybi bikes project on land at Breakwater Country Park, Holyhead**

The application was brought to Committee as the application is made on Council owned land.

The Local Member, Councillor J.V. Owen expressed that he fully supported the application.

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

**It was RESOLVED to accept the Officer's report and recommendation of approval, subject to the conditions contained therein.**

**11.5 19C792D – Full application for the change of use of the existing warden's accommodation into a café with offices and storage above together with alterations and extensions thereto at Warden's Accommodation, Holyhead Breakwater Country Park, Holyhead**

The application was brought to Committee as the application is on Council owned land.

The Planning Development Manager reported that Condition (4) should be deleted from the Officer's report which stipulates opening hours of business of the application as there are no neighbouring properties near this location.

The Local Member, Councillor J.V. Owen expressed that he fully supported the application as it will also allow local crafts to be viewed at this location.

Councillor W.J. Chorlton proposed that the application be approved and Councillor Hefin W. Thomas seconded the proposal.

**It was RESOLVED to accept the Officer's report and recommendation of approval, subject to the conditions contained therein.**

**11.6 22C197B – Erection of 21 log cabins for holiday use, provision of access tracks, landscaping, together with the installation of a private treatment plant at Tan y Coed, Beaumaris**

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

The Planning Development Manager reported that a previous application at this site, entailed constructing 21 timber frame holiday units encompassing approximately 12 acres of land was refused in June 2010. A subsequent appeal was dismissed and the proposal comprises an amended proposal for 21 log cabins on 6 acres of land now. It was stressed that the appeal was dismissed only on the adverse effect on the landscape.

It was noted that the representations had been received by the Llanddona Community Council objecting to the proposals due to traffic issues.

The Officer further reported that amendments were required to the Officer's report in respect of condition (1) of the approval conditions. The proposed S106 agreement should be amended and a planning condition be used to ensure holiday use.

The Local Member, Councillor R.L. Owen stated that he was far more comfortable with the decrease of the acreage used in respect of this application. He expressed that he had no great issues with the highways matters with regard to the road for this development. He hoped that local employment would gain from the construction and future running of the business.

Councillor W.J. Chorlton proposed that the application be approved and Councillor Jim Evans seconded the proposal.

**It was RESOLVED to accept the Officer's report and recommendation of approval, subject to the conditions contained therein.**

*(Councillor Hefin W. Thomas wished it to be recorded that he did not take part in the voting in respect of this application).*



**11.7 23LPA858B/CC – Demolition, alterations and extensions to Tyn Onnen, Llangwyllog**

The application was brought to Committee as the application is made by the authority involving Council land/property. This is a tenanted detached property which is in need of renovation.

Councillor W.J. Chorlton proposed that the application be approved and Councillor K.P. Hughes seconded the proposal.

**It was RESOLVED to accept the Officer's report and recommendation of approval, subject to the conditions contained therein.**

**11.8 33LPA960/CC – Full application for alterations and extensions together with the extension to curtilage at Cefn Du Isaf, Gaerwen**

The application was brought to Committee as the application is made by the authority on Council owned land.

The Local Member, Councillor Eric Jones expressed concern that the public consultation period does not end until 10<sup>th</sup> September, 2012. The Planning Development Manager responded that if the Committee was minded to approve the application, power to act would be given to the Officers, subject to conditions contained within the report, if no representations on new issues have been received by that date.

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

**It was RESOLVED to approve the application and to grant the Officer's power to act following the statutory public consultation period coming to an end.**

**11.9 33LPA961/CC – Full application for alterations and extensions at Gamekeepers Lodge, Gaerwen**

The application was brought to Committee as the application is made by the authority on Council owned land.

The application was brought to Committee as the application is made by the authority on Council owned land.

The Local Member, Councillor Eric Jones expressed concern that the public consultation period does not end until 10<sup>th</sup> September, 2012. The Planning Development Manager responded that if the Committee was minded to approve the application, power to act would be given to the Officers, subject to conditions contained within the report, if no representations on new issues have been received by that date.

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

**It was RESOLVED to approve the application and to grant the Officer's power to act following the statutory public consultation period coming to an end.**

**11.10 41LPA954/CC – Full application for the renovation of the building into a dwelling house, change of use of three outbuildings into 5 dwellings, installation of a treatment plant, alterations to the existing vehicular access together with demolition of the existing dilapidated farm buildings and erection of an agricultural storage shed at Maes Llwyn, Penmynydd**

The application was brought to Committee as the application is made by the authority on Council owned land.

Councillor Hefin W. Thomas proposed that the application be approved and Councillor W.J. Chorlton seconded the proposal.

**It was RESOLVED to accept the Officer's report and recommendation of approval, subject to the conditions contained therein.**

**11.11 46C511 – Full application for the siting of a storage container as a hub for the Cybi bikes project at Car Park, Lon Isallt, Trearddur Bay**

The application was brought to Committee as the application is made by the authority on Council owned land.

Councillor K.P. Hughes noted that he was representing the local member, Councillor Eric Roberts. He noted that the local member had requested the Committee to visit the site before determination of the application. The Chair responded that storage containers already exist on this site and consider that a site visit was not required.

Following discussions to Committee agreed not to visit the site.

Councillor W.J. Chorlton proposed that the application be approved and Councillor Hefin W. Thomas seconded the proposal.

**It was RESOLVED to accept the Officer's report and recommendation of approval, subject to the conditions contained therein.**

**11.12 49C302A – Full application for the siting of a storage container as a hub for the Cybi bikes project on land at Summit to Sea, London Road, Valley**

The application was brought to Committee as the Council has prepared documentation submitted as part of the application.

Councillor W.J. Chorlton proposed that the application be approved and Councillor Hefin W. Thomas seconded the proposal.

**It was RESOLVED to accept the Officer's report and recommendation of approval, subject to the conditions contained therein.**

**COUNCILLOR J. ARWEL ROBERTS  
CHAIR**