

**NOTICE of the Decisions of the Planning and Orders Committee held at the Council Chamber, Council Offices, Llangefni on Wednesday, 5 June 2013.**

*[This document is for information purposes only and full minutes of the meeting will be before the next Planning and Orders Committee for approval.]*

*Documents for the above meeting are available on the Council website, together with an audio recording of the proceedings].*

**Present** Councillor W T Hughes (Chairman)  
Councillor Ann Griffith (Vice-Chair)

Councillors Lewis Davies, Jeffrey M.Evans, John Griffith, K P Hughes, Vaughan Hughes, Victor Hughes, Raymond Jones, Richard Owain Jones and Nicola Roberts

**Apologies** None received

**Also Present:** Local Members: None

2:00 p.m. to 3:35 p.m.

ITEM NUMBER AND SUBJECT MATTER	<b>1 APOLOGIES</b>
DECISION	There were no apologies for absence.

ITEM NUMBER AND SUBJECT MATTER	<b>2 DECLARATION OF INTEREST</b>
DECISION	<p>Declarations of interest were made as follows:</p> <p>Councillor John Griffith in respect of application 7.1 Councillor Victor Hughes in respect of applications 7.3 and 11.1 Councillor Kenneth Hughes in respect of application 13.1</p> <p>Councillor Ann Griffith declared a personal interest on the basis that the Plaid Cymru manifesto contained points with reference to wind turbines. She stated that she would consider each application on its planning merits.</p>

ITEM NUMBER AND SUBJECT MATTER	<b>3 MINUTES OF THE 24 APRIL, 2013 MEETING</b>
DECISION	The minutes of the previous meeting of the Planning and Orders Committee held on 24 <sup>th</sup> April, 2013 were confirmed as correct.

ITEM NUMBER AND SUBJECT MATTER	<b>4 SITE VISITS</b>
DECISION	No site visits were undertaken following the 24 <sup>th</sup> April, 2013 meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	<b>5 PUBLIC SPEAKING</b>
DECISION	There were Public Speakers present in respect of applications 7.1, 7.3, 11.1, 12.11 and 12.14.

ITEM NUMBER AND SUBJECT MATTER	<b>6 APPLICATIONS THAT WILL BE DEFERRED</b>
DECISION	<p>6.1 34LPA121Q/CC – Installation of a biomass wood pellet boiler unit in connection with the new school to be erected on land at Ysgol Gyfun Llangefni, Llangefni</p> <p><b>It was resolved that a site visit be undertaken in accordance with the Officer’s recommendation for the reason given in the written report.</b></p> <p>6.2 41C8C – Full application for the change of use of land for the siting of 33 touring caravans, erection of a toilet block, construction of a vehicular access together with landscaping at Garnedd Ddu, Star</p> <p><b>It was resolved that a site visit be undertaken in accordance with the Officer’s recommendation for the reason given in the written report.</b></p> <p>6.3 An outline planning application, with all matters reserved except for means of access proposing: A leisure village at Penrhos Coastal Park, London Road, Holyhead comprising up to 500 new leisure units including new lodges, cottages and conversion of the existing Estate buildings; central new hub building comprising reception, leisure facilities including indoor water park, ten pin bowling and indoor sports hall and cafes, bars, restaurants and retail; refurbishment and extension of estate buildings to provide central</p>

	<p>farmer's Market, indoor children's play area, cycle and sports hire centre, Spa with gymnasium and changing facilities, the Boathouse ruins for new café and watersports centre, and the Bathing house to become a new beachside restaurant; providing and maintaining 29 hectares of publicly accessible areas with public car parking and enhancements to the Coastal Path, including managed walkways within 15 hectares of woodland, the retention and enhancement of Grace's pond, Lily pond, Scout's pond with viewing platforms, the Pet Cemetery, War Memorial, the Pump House and picnic area with bird feeding stations and hides with educational and bilingual interpretation boards created throughout; creation of a new woodland sculpture trail and boardwalks and enhanced connection to the Coastal Path; retention of public access to the beach and shallow coastal waters and a Combined heat and Power centre. The erection of leisure village accommodation and facilities which could be used initially as a temporary construction workers accommodation complex for Wylfa B at land at Cae Glas, Parc Cybi, Holyhead comprising: up to 315 lodges to be initially subdivided to accommodate up to 2,000 construction workers; central hub building providing reception and canteen ancillary to accommodation; a Park and Ride facility comprising up to 700 car parking spaces; a new hotel; a lakeside hub comprising restaurant, café, retails and bar; new grass football pitch and cricket pitch; and a Combined heat and power Centre. To be subsequently converted (post Wylfa B construction) into a high quality extension to the Penrhos Coastal Park Leisure Village comprising refurbished lodges and facility buildings to create a high quality holiday accommodation (up to 315 family lodges); a Visitor Centre and Nature Reserve allowing controlled public access; and Heritage centre with visitor parking. A residential development comprising up to 360 residential dwellings set in landscaping and open spaces at land at Kingsland, Kingsland Road, Holyhead. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaces and plant at Penrhos Coastal Park, Cae Glas and Kingsland, Holyhead.</p> <p><b>It was resolved that a site visit be undertaken in accordance with the Officer's recommendation for the reason given in the written report.</b></p>
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ITEM NUMBER AND SUBJECT MATTER	<b>7 APPLICATIONS ARISING</b>
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DECISION	<p>7.1 19C313A – Outline application for the erection of 22 dwellings together with the construction of a new access on land between Pentrefelin and Waenfawr Estate, Holyhead</p> <p><b>It was resolved that consideration of the application be deferred to allow a site visit to be undertaken anew.</b></p> <p>7.2 20C289 – Full application for the installation of a “Time and Tide Bell” with supporting frame at Foreshore, adjacent to the Harbour, Cemaes</p> <p><b>It was resolved to approve the application in accordance with the Officer’s recommendation. The planning consent given to be effective for one year in the first instance.</b></p> <p>7.3 42C61G – Removal of existing residential caravan and erection of a 2 storey dwelling within the residential curtilage at the Caravan, Ty’r Ardd, Pentraeth</p> <p><b>It was resolved to refuse the application in accordance with the Officer’s recommendation.</b></p>
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ITEM NUMBER AND SUBJECT MATTER	<b>8 ECONOMIC APPLICATIONS</b>
DECISION	None were considered at this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	<b>9 AFFORDABLE HOUSING APPLICATIONS</b>
DECISION	None were considered at this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	<b>10 DEPARTURE APPLICATIONS</b>
DECISION	None were considered at this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	<b>11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS</b>
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DECISION	<p>11.1 33C258B/RUR – Outline application for the erection of an agricultural dwelling, alterations to the vehicular access together with the installation of a septic tank on land at Cefn Poeth, Penmynydd</p> <p><b>It was resolved to approve the application in accordance with the Officer’s recommendation subject to the conditions listed in the written report and a Section 106 agreement.</b></p>
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ITEM NUMBER AND SUBJECT MATTER	<b>12 REMAINDER OF APPLICATIONS</b>
DECISION	<p>12.1 11LPA921A/AD/CC – Application for the siting of an interpretation panel at the Car Park, Parys Mountain</p> <p><b>It was resolved to approve the application in accordance with the Officer’s recommendation subject to the conditions listed in the written report.</b></p> <p>12.2 12C266K – Retrospective planning application for alterations to the roof design and general amendments to Units 2 to 5 A.B.C. Power Marine, Gallows Point, Porth Lafan, Beaumaris</p> <p><b>It was resolved to approve the application in accordance with the Officer’s recommendation subject to a deed of variation of the legal agreement completed in connection with planning application 12C266C and the condition set out in the written report.</b></p> <p>12.3 19C484K – Application for the deletion of conditions (15), (16), (17), (18), (19), (20), (21), (22) and (23) on planning permission 19C484A to allow for a gateway and pavement crossing for occasional use and emergency vehicles at Trinity Marine, Boatyard and Foreshore, Porth y Felin, Holyhead</p> <p><b>It was resolved to approve the application in accordance with the Officer’s recommendation subject to the conditions listed in the written report.</b></p> <p>12.4 20LPA971/CC – Full application for environmental improvements on land at Bonc y Môr, Cemaes Bay</p> <p><b>It was resolved to approve the application in accordance with the Officer’s recommendation</b></p>

**subject to the conditions listed in the written report.**

12.5 20LPA971A/AD/CC – Full application for the siting of an information panel at Cemaes Greenery, Cemaes Bay

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

12.6 20LPA971B/AD/CC – Application for the siting of an interpretation panel on land at Bonc y Mor, Cemaes Bay

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

12.7 20LPA973/AD/CC – Application for the siting of an information panel at the National Trust Car Park, Llanbadrig

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

12.8 20LPA973/CC – Full application for environmental improvements at Towyn Llanbadrig, Llanbadrig

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

12.9 31LPA977/AD/CC – Application for the siting of an interpretation panel on land at Marquis' Column Car Park, Llanfairpwll

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

12.10 35LPA976/AD/CC – Application for the siting of an information panel adjacent to the car park at Trwyn y Penryn, Penmon , LL58 8RN

**It was resolved to approve the application in accordance with the Officer's recommendation**

	<p><b>subject to the conditions listed in the written report.</b></p> <p>12.11 39C81D – Creation of a car parking area on land near the Menai Bridge Cricket Club, Menai Bridge</p> <p><b>It was resolved to approve the application in accordance with the Officer’s recommendation subject to the conditions listed in the written report and to the imposition of additional conditions in relation to the submission and agreement of details with regard to drainage prior to the commencement of the development; the restriction of the use of the car parking area to the Cricket Club in the main and a restriction as to the hours of use.</b></p> <p>12.12 40LPA899B/AD/CC – Application for the siting of an interpretation panel at Traeth Lligwy, Molefre</p> <p><b>It was resolved to approve the application in accordance with the Officer’s recommendation subject to the conditions listed in the written report.</b></p> <p>12.13 43LPA974/AD/CC – Application for the siting of an interpretation panel at the Coastguard Lookout, Rhoscolyn</p> <p><b>It was resolved to approve the application in accordance with the Officer’s recommendation subject to the conditions listed in the written report.</b></p> <p>12.14 46C520 - Full application for alterations and extensions including raising the roof to create first floor accommodation and the erection of a balcony at Gadlys, Penrallt Road, trearddur Bay, LL65 2UG</p> <p><b>It was resolved to approve the application in accordance with the Officer’s recommendation subject to the conditions listed in the written report.</b></p>
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ITEM NUMBER AND SUBJECT MATTER	<b>13 OTHER MATTERS</b>
DECISION	13.1 38C185C – Full application for the erection of one wind turbine with a maximum hub height of up to 24.6m, rotor diameter of up to 19.2m and a maximum upright vertical tip height of up to 34.2m on land at

	<p>Maes Mawr, Llanfechell</p> <p><b>It was resolved:</b></p> <ul style="list-style-type: none"> <li>• <b>Not to endorse the Officer's recommendation that the Planning Inspectorate be informed that the Local Planning Authority does not wish to contest the appeal on the grounds that the Committee rejects the application for reasons of its adverse effects on the landscape; detrimental visual effects; effects on amenities; potential health effects and its proximity to residential properties.</b></li> <li>• <b>That the matter be deferred to the next meeting to allow the Officers to report back on the reasons for the Committee's position of refusal.</b></li> </ul> <p>13.2 38C236A – Application to determine whether prior approval is required for the erection of an agricultural shed for storage purposes at Tyddyn Paul, Llanfechell</p> <p><b>It was resolved to note the information presented.</b></p>
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ITEM NUMBER AND SUBJECT MATTER	<b>14 PLANNING &amp; ORDERS COMMITTEE DATES OF MEETINGS 2013/14</b>
DECISION	<p><b>It was resolved :</b></p> <ul style="list-style-type: none"> <li>• <b>to note the dates of the Planning and Orders Committee's meetings for 2013/14.</b></li> <li>• <b>To reinstate the 1:00 p.m. start time for meetings of the Planning and Orders Committee.</b></li> </ul>