

NOTICE of the Decisions of the Planning and Orders Committee held at the Council Chamber, Council Offices, Llangefni on Wednesday, 31 July 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 K P Hughes, John Griffith, Vaughan Hughes, Victor Hughes, Richard Owain Jones, Raymond Jones, Jeffrey M.Evans and Nicola Roberts

Apologies Councillor Lewis Davies

Also Present: Local Members: Councillor Aled M.Jones (application 7.1),
Councillor Richard Dew, Councillor R.G.Parry, OBE

(1:00 pm - 3:35 pm)

ITEM NUMBER AND SUBJECT MATTER	1 APOLOGIES
DECISION	Apologies for absences as noted.

ITEM NUMBER AND SUBJECT MATTER	2 DECLARATION OF INTEREST
DECISION	<p>Declarations of interest were made as follows:-</p> <p>Councillor W.T.Hughes in respect of application 7.1 Councillor Victor Hughes in respect of application 7.3 Councillor Vaughan Hughes in respect of application 12.3 Councillor Kenneth Hughes in respect of application 13.3 Councillor Ann Griffith declared a personal interest on account of the reference to wind turbines within the Plaid Cymru Manifesto but said that she would consider each application on its own merits</p>

ITEM NUMBER AND SUBJECT MATTER	3 MINUTES 3RD JULY, 2013 MEETING
DECISION	<p>The minutes of the previous meeting of the Planning and Orders Committee held on 3rd July, 2013 were presented and confirmed as correct subject to the following amendment with reference to application 7.1 –</p> <p>The sentence “<i>Councillor T.V.Hughes proposed that the application be refused. There was no seconder to his proposal,</i>” to read “<i>Councillor Jeff Evans proposed that the application be refused. Councillor T.V.Hughes seconded the proposal.</i>”</p>

ITEM NUMBER AND SUBJECT MATTER	4 SITE VISITS 17 JULY, 2013
DECISION	The minutes of the Site Visits held on the 17 th July, 2013 were submitted and confirmed as correct.

ITEM NUMBER AND SUBJECT MATTER	5 PUBLIC SPEAKING
DECISION	There were Public Speakers on applications 12.2, 12.3 and 12.5.

ITEM NUMBER AND SUBJECT MATTER	6 APPLICATIONS THAT WILL BE DEFERRED
DECISION	<p>6.1 34C553A - Outline application for residential development including extra care facility, highway and associated infrastructure at Ty'n Coed, Llangefni</p> <p>It was resolved to defer consideration of the application so that a site visit may be undertaken in accordance with the Officer's recommendation.</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>It was resolved to defer consideration of the application in accordance with the Officer's</p>

recommendation and for the reason given.

6.3 46C427K/TR/EIA/ECON – A hybrid planning application proposing:

Outline with all matters reserved except for means of access, for:

A leisure village at Penrhos Coastal Park, London Road, Holyhead comprising: up to 500 new leisure units including new lodges and cottages; Central new hub building comprising reception with leisure facilities including indoor sub-tropical water park, indoor sports hall, and cafes, bars, restaurants and retail; Central new Farmer's Market building; Central new spa and leisure building; A new cafe and watersports centre at the site of the former Boathouse; Demolition of the Bathing House and the construction of a restaurant at its former location; Demolition of other existing buildings including three agricultural barns and three residential dwellings; 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 signage created throughout; Creation of a new woodland sculpture trail and boardwalks and enhanced connection to the Coastal Path; The beach will continue to be accessible to the public providing safe access to the shallow shelving water; A Combined Heat and Power Centre

Land at Cae Glas: The erection of leisure village accommodation and facilities which have been designed to be used initially as a temporary construction workers accommodation complex for Wylfa B at land at Cae Glas, Pare Cybi, Holyhead comprising: Up to 315 lodges which will be initially sub divided for nuclear workers accommodation; 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, cafe, retail and bar; New grass football pitch and cricket pitch; and a Combined

	<p>Heat and Power Centre. To be subsequently converted (post Wylfa B construction) into an extension to the Penrhos Coastal Park Leisure Village comprising: Refurbished lodges and facility buildings to create 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.</p> <p>Land at Kingsland: The erection of a residential development which has been designed to be used initially as temporary construction workers accommodation at land at Kingsland, Kingsland Road, Holyhead comprising: Up to 360 new houses to be initially used as temporary construction workers accommodation. To be subsequently converted (post Wylfa B construction) into a residential development comprising: Up to 360 residential dwellings set in high quality landscaping and open spaces. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaces and plant.</p> <p>Full detail for the change of use of the existing Estate buildings at Penrhos Coastal Park, London Road, Holyhead including the change of use for: The Bailiffs Tower and outbuildings at Penrhos Home Farm from a cricket clubhouse to a visitors information centre, restaurant, cafe, bars and retail; Home Farm Barn and Cart Buildings from farm buildings to cycle and sports hire centre; The Tower from residential to a Managers accommodation and ancillary office; and Beddmanarch House from residential to a visitors centre.</p> <p>Penrhos Coastal Park, Cae Glas and Kingsland, Holyhead</p> <p>It was resolved to defer consideration of the application and to convene a further briefing session on 21 August, 2013.</p>
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ITEM NUMBER AND SUBJECT MATTER	7 APPLICATIONS ARISING
DECISION	7.1 20LPA962/CC - Retrospective application for the recently constructed track together with improvements to the existing access on land opposite Fron Heulog,

	<p>Cemaes</p> <p>It was resolved to defer determination of the application to allow the Planning Officers to consult with the applicant on the feasibility of amending the application in order to improve visibility and safety on entering the existing public highway.</p> <p>7.2 34LPA121Q/CC - Installation of a biomass wood pellet boiler unit in connection with the new school to be erected on land at Ysgol Gyfun, Llangejni</p> <p>It was resolved to approve the application in accordance with the Officer's recommendation and subject to the conditions listed in the written report</p> <p>7.3 42C231 - Full application for the erection of 13 new dwellings together with creation of a new access on land at The Sidings, Pentraeth</p> <p>It was resolved to defer consideration of the application to allow the Planning Officers to obtain evidence of land ownership. The evidence to be supplied to the Officers within two weeks of this meeting.</p>
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ITEM NUMBER AND SUBJECT MATTER	8 ECONOMIC APPLICATIONS
DECISION	None were considered at this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	1. AFFORDABLE HOUSING APPLICATIONS
DECISION	None were considered at this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	10 DEPARTURE APPLICATIONS
DECISION	<p>45C294C – Full application for the erection of a dwelling together with the formation of a vehicular access on land adjacent to Minffordd Cottage, Penlon, Niwbwrch</p> <p>It was resolved to approve the application in</p>

	accordance with the Officer's recommendation subject to the conditions outlined in the written report.
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ITEM NUMBER AND SUBJECT MATTER	11 DEVELOPMENT PROPOSALS BY COUNCILLORS AND OFFICERS
DECISION	None were considered at this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	12 REMAINDER OF APPLICATIONS
DECISION	<p>12.1 12LPA983/AD/CC - Application for the siting of an interpretation panel at Gallows Point, Beaumaris</p> <p>It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report.</p> <p>12.2 22C211C - Full application for the erection of one wind turbine with a maximum hub height of 25m, a rotor diameter of 19.24m and a maximum vertical upright height of 34.37m on land at Yr Orsedd, Llanddona</p> <p>It was resolved that a site visit be undertaken for the reasons given.</p> <p>12.3 23C268B - Full application for the conversion and extension of outbuilding to form a residential dwelling together with installation of package treatment plant at Uwch y Gors, Mynydd Bodafon</p> <p>It was resolved to refuse the application in accordance with the Officer's recommendation.</p> <p>12.4 30LPA978/AD/CC - Application for the siting of an information panel at Red Wharf Bay</p> <p>It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report.</p> <p>12.5 34C648A - Outline application for the erection of a dwelling together with alterations to the existing access on land at Pwros, Rhosmeirch</p>

	<p>It was resolved to approve the application contrary to the Officer's recommendation on the grounds that the application is deemed to be within reasonable development limits of the village of Rhosmeirch.</p> <p>12.6 34LPA982/CA/CC - Conservation Area Consent for the demolition of existing building at The Stilts Building, Llangefni</p> <p>It was resolved to approve the application in accordance with the Officer's recommendation with the condition set out in the written report.</p> <p>12.7 47LPA966/CC - Outline application for residential development together with demolition of the former school on land at Ysgol Gynradd, Llanddeusant, Llanddeusant</p> <p>It was resolved to defer consideration of the application in accordance with the Officer's recommendation.</p>
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ITEM NUMBER AND SUBJECT MATTER	13 OTHER MATTERS
DECISION	<p>13.1 20C27D/2/CONS - Consultation for the de-commissioning of Wylfa A, Wylfa Power Station, Cemaes</p> <p>It was resolved to endorse the recommendations of the report as set out in section 12 with the addition of a comment in respect of consideration being given to the provision of a bypass route for the village of Llanfachraeth.</p> <p>13.2 34LPA982A/CC - Prior notification for the demolition of a building at The Stilts Building, Llangefni</p> <p>It was resolved to note the report as information.</p> <p>13.3 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 Maes Mawr, Llanfechell</p> <p>It was resolved to contest the appeal on the basis that the Committee would have refused the application due to its effects on visual amenity</p>

	and because it is contrary to the requirements of the SPG by virtue of its proximity to nearby dwellings.
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