

NOTICE of the Decisions of the Planning and Orders Committee held at the Council Chamber, Council Offices, Llangefni on Wednesday, 4 September 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,
Richard Owain Jones, Raymond Jones and Nicola Roberts

In Attendance Development Control Manager (DFJ),
Planning Assistants,
Senior Engineer (Development Control) (EDJ),
Development Control Officer (Highways) (RE),
Legal Services Manager,
Committee Services Officer (MEH),
Administrative Assistants (SC)

Also Present: Local Members: Councillors Jim Evans (application 7.4),
Alun W Mummery (application 7.4),

Councillors R Dew, T LI Hughes, R G Parry OBE and J A Roberts
(Portfolio Holder (Planning & Environment))

1.00 pm - 2.30 pm

ITEM NUMBER AND SUBJECT MATTER	3 MINUTES
DECISION	The minutes of the meeting of the Planning and Orders Committee held on 31st July, 2013 were confirmed as correct, subject to the following amendment with reference to application 13.3 :- <i>(Councillor Ann Griffith wished it to be recorded that she did not mention an SPG during deliberations in respect of application 13.3).</i>

ITEM NUMBER AND SUBJECT MATTER	4 SITE VISITS
DECISION	The minutes of the Site Visits held on the 21st August, 2013 were presented and confirmed.

ITEM NUMBER AND SUBJECT MATTER	5 PUBLIC SPEAKING
DECISION	The Chair announced that there were public speakers present in respect of applications 7.4.

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 in accordance with the Officer's recommendation and for the reasons given.</p> <p>6.2 46c427K/TR/EIA/ECON – A hybrid planning application proposing :- Outline planning application, with all matters reserved except for means of access proposing:</p> <p>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 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</p>

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.

Land at Cae Glas : 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 2 Glas, Parc Cybi, Holyhead comprising: up to 315 lodges to be initially sub-divided 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.

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 dwelling 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.

Full details 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, café, bars and retail; Home Farm Barn and Cart Buildings from farm buildings to cycle and sports hire centre; The

	<p>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 a Kingsland, Holyhead</p> <p>It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation and for the reasons given.</p>
--	---

ITEM NUMBER AND SUBJECT MATTER	7 APPLICATIONS ARISING
DECISION	<p>7.1 20LPA962/CC – Retrospective application for the recently constructed track together with improvements to the existing access on land opposite Fron Heulog, Cemaes.</p> <p>It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions contained within the report.</p> <p>7.2 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 to defer consideration of the application at the request of the applicant.</p> <p>7.3 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 reaffirm the resolution to approve the application, contrary to the Officer's recommendation and for the reasons previously stated in that the proposal was a reasonable minor extension to the settlement.</p> <p>7.4 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 approve the application in accordance with the Officer's recommendation,</p>

	<p>subject to the conditions contained within the report, together with an additional condition in respect of additional passing bays on the highway.</p> <p>7.5 42C231 – Full application for the erection of 13 new dwellings, together with creation of anew access on land at The Sidings, Pentraeth.</p> <p>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.</p> <p>7.6 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 and to request the applicant to consider amending the application to make it more acceptable to residents.</p>
--	---

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	9 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	None were considered at this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS
DECISION	<p>11.126C85C – Full application for the erection of an agricultural building for the purpose of housing animals and general store at Parciau Home Farm, Marianglas</p> <p>It was RESOLVED to approve the application in accordance with the Officer’s recommendation, subject to the conditions contained within the report.</p>

ITEM NUMBER AND SUBJECT MATTER	12 REMAINDER OF APPLICATIONS
DECISION	<p>2.1 19C5Q – Full application for the construction of a physical memorial on land to the west of the commemorative monument to the Royal Visit in 1958 at Beach Road, Holyhead</p> <p>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.</p> <p>12.2 19C760D – Retrospective application for the retention of retaining boundary wall together with the proposed construction of a glass balustrade at 7 Plas Road, Holyhead</p> <p>It was RESOLVED to approve the application in accordance with the Officer’s recommendation, subject to the conditions contained within the report.</p> <p>12.3 19LPA985/CC – Full application for the erection of a plaque at 19 Stanley Street, Holyhead</p> <p>It was RESOLVED to approve the application in accordance with the Officer’s recommendation, subject to the conditions contained within the report.</p> <p>12.4 30LPA986/CC – Change of use of land to form an extension to the existing cemetery at St. Peters Church, Llanbedrgoch</p> <p>It was RESOLVED to approve the application in accordance with the Officer’s recommendation, subject to the conditions contained within the report.</p>

	<p>12.5 34LPA850G/CC – Full application for the erection of a nursery unit and car parking area on land at Ysgol y Graig, Llangefni</p> <p>It was RESOLVED to approve the application in accordance with the Officer’s recommendation, subject to the conditions contained within the report.</p> <p>12.6 35LPA929A/CC – Change of use of former flat into restaurant/café at Haulfre, Llangoed</p> <p>It was RESOLVED to approve the application in accordance with the Officer’s recommendation, subject to the conditions contained within the report.</p> <p>12.7 38C219C – Full application for the erection of one 10kW wind turbine with a maximum hub height of 15m, a rotor diameter of 9.7m and a maximum vertical upright height of 19.5m on land at Cae Mawr, Llanfechell</p> <p>It was RESOLVED that a site visit be undertaken for the reasons given.</p> <p>12.8 34LPA984/CC – Full application for the erection of 7 industrial units together with associated car parking at Penyrsedd Industrial Estate, Llangefni</p> <p>It was RESOLVED to approve the application in accordance with the Officer’s recommendation, subject to the conditions contained within the 6 report.</p>
--	--

ITEM NUMBER AND SUBJECT MATTER	13 OTHER MATTERS
DECISION	<p>13.1 35LPA929B/CC/LB – Listed Building Consent for internal and external alterations at Haulfre, Llangoed</p> <p>It was RESOLVED to note the report for information.</p> <p>13.2 46LPA972/CC – Full application for the conversion of the former public convenience into a dwelling at South Stack Public Convenience, South Stack, Holyhead</p>

	It was RESOLVED to approve the application.
--	--