

NOTICE of the Decisions of the Planning and Orders Committee held at the Council Chamber, Council Offices, Llangefni on Wednesday, 6 November 2013 at 10.30 a.m. & 2.30 p.m.

[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, T. Victor Hughes, Vaughan Hughes, Raymond Jones, R.O. Jones, Nicola Roberts.
- Apologies** None
- Also Present:** Local Members: (at 10.30 a.m. meeting) Councillor Bob Parry OBE (application 7.1 & 12.2); (at 2.30 p.m. meeting) Councillors T.LI. Hughes, R.LI. Jones and D.R. Thomas (application 7.4).
- Councillor J. Arwel Roberts (Portfolio Holder – Planning).
Councillors R.A. Dew, A.M. Jones, R.M. Jones (p.m. only) and Ieuan Williams.

The meeting at 10.30 a.m., concluded at 12.25 p.m.
The meeting at 2.30 p.m., concluded at 5.40 p.m.

ITEM NUMBER AND SUBJECT MATTER	1 APOLOGIES
DECISION	Apologies are noted above.

ITEM NUMBER AND SUBJECT MATTER	3 MINUTES
DECISION	The minutes of the previous meeting of the Planning and Orders Committee held on 2 nd October, 2013 were presented and confirmed as a true record.

ITEM NUMBER AND SUBJECT MATTER	4 SITE VISITS
DECISION	The minutes of the Site Visits held on 16 th October, 2013 were presented and confirmed as correct.

ITEM NUMBER AND SUBJECT MATTER	6 APPLICATIONS THAT WILL BE DEFERRED
DECISION	<p>6.1 30C713 – Erection of one 10kw wind turbine with a maximum hub height of up to 15.5m, rotor diameter of up to 7.5m and a maximum upright vertical tip height of up to 19.25m on land at Bryn Mair, Llanbedrgoch</p> <p>It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation.</p> <p>6.2 35C553A – 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.</p> <p>6.3 42C114A – Outline application for the erection of an agricultural dwelling together with the installation of a septic tank at Tai’n Coed, Pentraeth</p> <p>It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation.</p> <p>6.4 44C294B – Full application for the erection of two 20kW wind turbines with a maximum hub height of 20.5m, a rotor diameter of 13.1m and a maximum vertical upright height of 27.1m on land at Plas Newydd, Rhosybol</p> <p>It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation.</p>

ITEM NUMBER AND SUBJECT MATTER	7 APPLICATIONS ARISING
DECISION	<p>7.1 16C119B – Full application for the erection of a building to provide a workshop and office at Pen yr Orsedd, Engedi</p> <p>It was RESOLVED to reaffirm the decision to approve the application, contrary to the Officer’s recommendation, with an additional condition that the workshop and office will be for the applicant’s own use as a carpenter.</p> <p>7.2 39C385D – Full application for the erection of 17 dwellings on land at Lôn Gamfa, Menai Bridge</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>7.3 46C147D – Retrospective application for the use of paddock as a touring caravan site and retention of two containers used as a toilet and shower block, the use of land and retention of hardstanding for the commercial storage of caravans, boats and trailers, the residential use of a single touring caravan and retention of portacabin used as an office together with the replacement of the existing septic tank with a new sewerage treatment plant and soakaway at Tan y Graig, Trearddur Bay</p> <p>It was RESOLVED to approve the application in accordance with the Officer’s recommendation, subject to the conditions contained within the report, together with an additional condition that the access to the site be widened.</p> <p>7.4 46C247K/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 café and water sports centre at the site of the former Boathouse; Demolition of the Bathing House and the construction of a restaurant at its former</p>

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, Parc 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, café, retail 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 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. 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

	<p>development will have ancillary development comprising car parking, servicing areas, open spaces and plant. Full detail for the change of use of the existing Estate building at Penrhos Coastal Park, London Road, Holyhead including the change 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 Tower from residential to a Manager's accommodation and ancillary office; and Beddmanarch House from residential to a visitors' centre – Penrhos Coastal Park, Cae Glas and Kingsland, Holyhead.</p> <p>It was RESOLVED to approve the application in accordance with the Officer's recommendation and to note that the application will be referred to the Welsh Government for a period of 21 days in accordance with The Town and Country Planning (Notification)(Wales) Direction 2012 with a recommendation that the local planning authority are minded to permit the planning application subject to :-</p> <ul style="list-style-type: none"> • The applicant entering into a Section 106 Agreement, the draft heads of terms of which are set out in the Original Report. • Planning conditions covering the matters set out in the Original Report. <p>That the Head of Planning Services be granted delegated authority to negotiate the terms of the Section 106 Agreement and deal with the matters noted above by condition or Section 106 as is considered appropriate by the Head of Planning Services.</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	9 AFFORDABLE HOUSING APPLICATIONS
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DECISION	None were considered at this meeting of the Planning and Orders Committee.
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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>11.1 45C438 – Outline application with some matters reserved for the erection of a dwelling, the construction of a vehicular access together with the installation of a septic tank on land adjacent to Bryn Gwyn, Newborough</p> <p>It was RESOLVED to defer the application in accordance with the request of a Local Member.</p>

ITEM NUMBER AND SUBJECT MATTER	12 REMAINDER OF APPLICATIONS
DECISION	<p>12.1 10C118A/RE – Full application for the siting of a 15MW solar array farm on land adjacent to Bryn yr Odyn, Soar</p> <p>It was RESOLVED to undertake a site visit for the reasons given.</p> <p>12.2 14C135A – Full application for the erection of a dwelling and private garage, creation of a new vehicular access together with the installation of a package treatment plant on land adjacent to Glasfryn, Tyn Lon</p> <p>It was RESOLVED to approve the application, contrary to the Officer’s recommendation on the basis that it conforms with Policy 50, as it is within a cluster.</p> <p>12.3 14C28G/1/ECON – Full application for the erection of a HGV repair workshop together with the siting of a portable office and the provision of HGV parking for agri-contractors on plot 7 at Mona Industrial Park</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 14C28H/1/ECON – Full application for the erection of a storage distribution warehouse with office and canteen at Plot 14, Mona Industrial Estate, Mona</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 19C1052C – Full application for the erection of 12 two bedroomed flats and 3 one bedroomed flats together with the construction of a new access on the site of the former RNA Club, St. David’s 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>12.6 28C483 – Full application for the siting of a log cabin at Sea Forth, Warren Road, Rhosneigr</p> <p>It was RESOLVED to undertake a site visit for the reasons given.</p> <p>12.7 40C315B – Full application for the temporary permission for the siting of four storage containers on land at Moelfre Seawatch Centre, Moelfre</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>
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ITEM NUMBER AND SUBJECT MATTER	13 OTHER MATTERS
DECISION	13.1 34C40Z/EIA/ECON – Erection of a new Biomass Energy Plant comprising of a wood pellet plant, a biomass combined heat power plant, debarking and chipping plant, wood storage yard and construction of a new vehicle access on land adjacent to Peboc, Industrial Estate, Llangefni

	<p>It was RESOVLED to note the report for information and to agree not to contest the two reasons for refusal as mentioned in the report.</p> <p>13.2 38C267B – Full application for the erection of two 20kW wind turbines with a maximum hub height of up to 20.5m, rotor diameter of up to 13.1m and a maximum upright vertical tip height of up to 27.1m and associated works on land at Clegyrog Uchaf, Carreglefn</p> <p>It was RESOLVED to note the report for information and to agree to the Officers defending the appeal on the grounds stated.</p> <p>13.3 38C292C – Full application for the erection of one 500kW wind turbine with a maximum hub height of up to 50 meters, rotor diameter of up to 58 meters and a maximum upright vertical tip height of up to 79 meters, together with associated electrical infrastructure, grid connection and improvements to the existing vehicular access and new access tracks on land at Rhosbeirio Farm, Rhosgoch</p> <p>It was RESOLVED to note the report for information and to agree to the Officers defending the appeal on the grounds stated.</p>
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ITEM NUMBER AND SUBJECT MATTER	14 ORDERS
DECISION	<p>14.1 Isle of Anglesey County Council (Off Street Parking Places)(Various Car Parks Anglesey)(1) Order 2013</p> <p>It was RESOLVED to defer the report.</p>