

**NOTICE of the Decisions of the Planning and Orders Committee held at the Council Chamber, Council Offices, Llangefni on Wednesday, 14 June 2017.**

*[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 Nicola Roberts (Chairman)  
Councillor Richard Owain Jones (Vice-Chair)

Councillors John Griffith, T LI Hughes MBE, K P Hughes, Eric Wyn Jones, Shaun James Redmond, Dafydd Roberts and Robin Williams

**Apologies** Councillors Glyn Haynes and Vaughan Hughes

**Also Present:** Local Members: Councillors Alun Mummery (for application 12.2); Peter Rogers (for application 7.3)

1.00 pm - 2.20 pm

ITEM NUMBER AND SUBJECT MATTER	<b>3 MINUTES</b>
DECISION	The minutes of the following meetings of the Planning and Orders Committee were presented and confirmed as correct :- <ul style="list-style-type: none"> <li>• Minutes of the Planning and Orders Committee held on 26 April, 2017</li> <li>• Minutes of the Planning and Orders Committee held on 31 May, 2017</li> </ul>
ITEM NUMBER AND SUBJECT MATTER	<b>4 SITE VISITS</b>
DECISION	The minutes of the planning site visits held on 9 June, 2017 were presented and confirmed as correct
ITEM NUMBER AND SUBJECT MATTER	<b>5 PUBLIC SPEAKING</b>
DECISION	There was a public speaker with regard to application 7.1.

ITEM NUMBER AND SUBJECT MATTER	<b>6 APPLICATIONS THAT WILL BE DEFERRED</b>
DECISION	<p><b>6.1 34C304K/1/EIA/ECON – Hybrid application applying for full planning permission for the creation of a new engineering centre, car parking, children’s play area and associated works and applying for outline planning permission with some matters reserved for a residential development of 157 dwellings, a hotel and food and beverage facility along with associated car parking and works on land at Coleg Menai, College Road, Llangefni</b></p> <p><b>It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation for the reason given in the written report.</b></p>

ITEM NUMBER AND SUBJECT MATTER	<b>7 APPLICATIONS ARISING</b>
DECISION	<p><b>7.1 12C479B – Full application for the erection of a dwelling on the former garden market on land to the rear of Rose Hill, Beaumaris</b></p> <p><b>It was RESOLVED to refuse the application in accordance with the Officer’s recommendation as set out in the written report.</b></p> <p><b>7.2 20C310B/EIA/RE – Full application for the construction of a 49.99MW solar array farm together with associated equipment, infrastructure and ancillary works on land adjacent to Rhyd y Groes, Rhosgoch</b></p> <p><b>It was RESOLVED to defer consideration of the application for the reasons given.</b></p> <p><b>7.3 45C480 – Outline application for the erection of a dwelling with all matters reserved on land to the rear of Morannedd, Chapel Street, Newborough</b></p> <p><b>It was RESOLVED to refuse the application in accordance with the Officer’s recommendation as set out in the written report.</b></p>

ITEM NUMBER AND SUBJECT MATTER	<b>8 ECONOMIC APPLICATIONS</b>
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DECISION	<p><b>8.1 34LPA1034/CC/ECON – Outline application with all matters reserved for two plots for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) as an extension to the existing business park on land at Bryn Cefni Industrial Park, Llangefni</b></p> <p><b>It was RESOLVED to approve the application in accordance with the Officer’s recommendation, subject to the conditions set out in the written report together with an additional condition with regard to the protection of species on the land and that an assessment needs to be undertaken with regard to contamination and drainage of the land.</b></p> <p><b>8.2 45LPA1029A/CC/ECON – Full application for the erection of a new primary school together with the creation of a new vehicular access on land adjacent to Morawelon, Newborough</b></p> <p><b>It was RESOLVED to visit the site in accordance with a Local Member’s request for the reason given.</b></p>
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ITEM NUMBER AND SUBJECT MATTER	<b>9 AFFORDABLE HOUSING APPLICATIONS</b>
DECISION	<b>None were considered by this meeting of the Planning and Orders Committee.</b>

ITEM NUMBER AND SUBJECT MATTER	<b>10 DEPARTURE APPLICATIONS</b>
DECISION	<p><b>10.1 31C170E – Full application for the erection of 16 dwellings (10 dwellings with 2 bedrooms, 4 dwellings with 3 bedrooms and 2 dwellings with 4 bedrooms) together with the construction of a new vehicular and pedestrian access on land adjacent to Hen Lôn Dyfnia, Llanfairpwll</b></p> <p><b>It was RESOLVED to visit the site in accordance with the Chair’s request for the reason given.</b></p>

ITEM NUMBER AND SUBJECT MATTER	<b>11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS</b>
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DECISION	<p><b>11.1 21C76G – Full application for the re-location of the existing garden shed, alterations and extensions together with the erection of a new boundary fence at 4 Maes y Coed, Llanddaniel</b></p> <p>It was <b>RESOLVED</b> to approve the application in accordance with the Officer’s recommendation subject to the conditions set out in the written report.</p> <p><b>11.2 36C351 – Full application for the demolition of the existing dwelling together with the erection of a new dwelling in its place, the erection of a garage and implement store, closure of the vehicular access serving the existing dwelling, extension to the curtilage, alterations to the existing agricultural access to serve the proposed dwelling and the creation of a new agricultural access into the adjoining field at Ty Llwyd, Rhostrehwfa</b></p> <p>It was <b>RESOLVED</b> to visit the site in accordance with a Local Member’s request for the reason given.</p> <p><b>11.3 41C99W/LUC – Application for a Lawful Development Certificate for the erection of an extension which benefits from planning permission under Class A, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 at Nant y Felin, Bryn Gof, Star</b></p> <p>It was <b>RESOLVED</b> to approve the application in accordance with the Officer’s recommendation subject to the conditions set out in the written report.</p>
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ITEM NUMBER AND SUBJECT MATTER	<b>12 REMAINDER OF APPLICATIONS</b>
DECISION	<p><b>12.1 19LPA1025E/CC/VAR – Application under Section 73 for the variation of conditions (02) (schedule of works) and (04) (traffic management plan) from planning permission reference 19LPA1025/CC (change of use of former market hall into a library, offices and ancillary coffee shop) so as to allow the details to be submitted at agreed phased stages at Market Hall, Stanley Street, Holyhead</b></p>

It was **RESOLVED** to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report.

**12.2 31C79H – Full application for change of use of a shop (use class A1) into a hot food takeaway (use class A3) at 3 Mulcair House, Llanfairpwll**

It was **RESOLVED** to refuse the application in accordance with the Officer's recommendation as set out in the written report.

**12.3 37C197B – Full application for conversion of the public conveniences into a café at Public Conveniences, Brynsiencyn**

It was **RESOLVED** to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report, together with an additional condition be attached to the approval that details of odour extraction facility be in place before opening of the facility.

**12.4 37C198 – Full application for alterations and extensions at Fodol, Llanedwen**

It was **RESOLVED** to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report.

**12.5 39LPA1036/CC – Full application to remove the existing fence, erection of a new 2.1m high security fence together with felling and works to trees protected by a Tree Preservation Order at Menai Bridge Reservoir, Menai Bridge**

It was **RESOLVED** to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report.

**12.6 44C340 – Full application for demolition of the existing dwelling together with the erection of a new dwelling at Plas Main, Rhosybol**

	To note that the application has been withdrawn by the applicants.
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ITEM NUMBER AND SUBJECT MATTER	13 OTHER MATTERS
DECISION	<p><b>13.1 15C30H/FR – Full application for change of use of agricultural land to extend the existing caravan park to site a further 14 touring caravans together with the installation of a septic tank on land at Pen y Bont Farm Touring &amp; Camping, Malltraeth</b></p> <p>To note that the application had been withdrawn.</p> <p><b>13.2 19LPA1025F/CC/LB/VAR – Application under Section 73 for the variation of conditions (03) (details of bronze signage panels), (04) (solar panels) and (06) (stone details) from planning permission reference 19LPA1025A/LB/CC (change of use of former market hall into library, offices and ancillary coffee shop) so as to allow the details to be submitted at agreed phased stages at Market Hall, Stanley Street, Holyhead</b></p> <p>To note that the application will be forwarded to Welsh Government for determination in accordance with Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p><b>13.3 23C280F – Retrospective application for an agricultural shed and milking parlour together with the construction of a slurry pit, two silos and associated development at Plas Llanfihangel, Capel Coch</b></p> <p>It was <b>RESOLVED</b> that the Chair and Vice-Chair of the Planning and Orders be nominated to attend the appeal on behalf of the Council.</p>