

Planning and Orders Committee

Minutes of the meeting held on 14 June 2017

- PRESENT:** Councillor Nicola Roberts (Chair)
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
- IN ATTENDANCE:** Planning Development Manager (NJ),
Planning Assistants,
Senior Engineer (Highways Development Control) (EJ),
Highways Officer (JAR),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillors Glyn Haynes and Vaughan Hughes.
- ALSO PRESENT:** Local Members : Councillors Alun Mummery (for application 12.2);
Peter Rogers (for application 7.3)
- Councillors R.A. Dew, Aled M. Jones, Bob Parry OBE FRAgS.
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1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor K.P. Hughes declared a personal and prejudicial interest with regard to application 6.1 on the agenda.

Councillor R.O. Jones declared a personal and prejudicial interest with regard to application 7.2 on the agenda.

Councillor Robin Williams declared a personal and prejudicial interest with regard to application 10.1 on the agenda.

Councillor John Griffith declared a personal and prejudicial interest with regard to applications 11.3 and 13.3 on the agenda.

3 MINUTES

The minutes of the following meetings of the Planning and Orders Committee were presented and confirmed as correct :-

- Minutes of the Planning and Orders Committee held on 26 April, 2017
- Minutes of the Planning and Orders Committee held on 31 May, 2017

4 SITE VISITS

The minutes of the planning site visits held on 9 June, 2017 were presented and confirmed as correct.

5 PUBLIC SPEAKING

There was a public speaker with regard to application 7.1.

6 APPLICATIONS THAT WILL BE DEFERRED

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

Councillor K.P. Hughes declared a personal and prejudicial interest in this application and took no part in discussion and voting thereon.

At its meeting held on 1st March, 2017, the Committee resolved to visit the site. The site was subsequently visited on 15th March, 2017. In addition, for the benefit of the newly elected members of the Committee the site was visited on 9th June, 2017.

The Planning Development Manager reported that additional information has been received as part of the application and consultations are being undertaken.

It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation for the reason given in the written report.

7 APPLICATIONS ARISING

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

The application was presented to the Planning and Orders Committee at the request of a Local Member.

At its meeting held on 26 April, 2017 the Committee resolved to visit the site. The site was subsequently visited on the 9th June, 2017.

Mr. Berwyn Owen (**a supporter of the proposal**) said that he considered that the Officer's report to the Committee was incorrect; he wished the Committee to be aware that there has been extensive consultation with the Conservation Officer of the Council in respect of this application. He noted that a Heritage Impact Assessment Report had been compiled and has been assessed by the Conservation Officer. The Conservation Officer has expressed his support of the application. Mr. Owen further said that the proposed dwelling will be a home for a local young family and was worthy of support.

The Planning Development Officer said that 5 letters of objection had been received with regard to this application and an objection has been received by the Town Council due to parking issues and the development would lead to an uncharacteristic intrusion into the locality. 2 letters of support have been received which state that such a development would enhance the site and the surrounding area. She noted that the Conservation Officer supports the application and that the Gwynedd Archaeological Planning Service has expressed that an archaeological condition be attached to any approval of the application. However, it was noted that the Planning Officer was of the opinion that the development does not comply with distances from neighbouring properties as set out in the Supplementary Planning Guidance on Proximity of Development. The guidance states that ground floor main windows should be located a minimum of 10.5m from the boundary.

Councillor Dafydd Roberts proposed that the application be refused and Councillor John Griffith seconded the proposal.

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

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

Having declared a personal and prejudicial interest in this application, Councillor Richard O. Jones withdrew from the meeting during the determination thereof.

At its meeting held on 27 July, 2016, the Committee resolved to visit the site. The site was subsequently visited on 17 August, 2016. The Committee further resolved at its meeting held on 1st March, 2017 to visit the site and the site visit took place on 15th March, 2016. In addition, for the benefit of the newly elected members of the Committee the site was revisited on 9th June, 2017.

The Planning Development Manager said that a request has been received by 2 public speakers, who are objecting to this application, to address the meeting. She noted that within the Constitution the protocol allows discretion to the Chair to allow more than one speaker to address the meeting if it is deemed appropriate where a major application of significance is being considered. It was noted that due to the nature and size of the development of a solar array farm the Chair has agreed to the request. However, one of the public speakers has expressed that he has not had

adequate time to prepare his address to the Committee. It was therefore considered appropriate to defer consideration of the application until the next meeting of the Planning and Orders Committee.

Councillor Nicola Roberts proposed that the application be deferred and Councillor K.P. Hughes seconded the proposal.

It was RESOLVED to defer consideration of the application for the reasons given.

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

The application was presented to the Planning and Orders Committee at the request of a previous Local Member. At its meeting on 26 April, 2017 the Committee resolved to approve the application contrary to the Officer's recommendation as it was deemed that the proposal to be justified under Policy 49 of the Ynys Môn Local Plan and Policy HP3 of the Stopped Unitary Development Plan and an acceptable infill application.

The Planning Development Manager reported that whilst the proposed dwelling lies within the settlement boundary of Newborough the means of access to the site lies outside the development boundary. The proposed dwelling and its curtilage will lie directly next to the rear gardens of the adjoining properties. The rear of the proposed dwelling will be located only 2 metres away from the boundary of the plot.

Councillor Peter Rogers, speaking as a Local Member said that the applicant wishes to be near her family following the loss of her husband. He noted that the neighbouring properties do not object to the proposal. The site had 5 cottages previously which housed workers on the Malltraeth Viaduct scheme and considered that the site was not a greenfield site.

Councillor K.P. Hughes considered that the application conforms with Policy 49 of the Ynys Môn Local Development Plan and Policy HP3 of the Stopped Unitary Development Plan and if not an insensitive infill to the village of Newborough. He proposed the reaffirm the decision of the previous meeting to approve the application contrary to the Officer's recommendation. Councillor Eric Jones seconded the proposal.

Councillor John Griffith proposed that the application be refused due to the close proximity to neighbouring dwellings. Councillor T.LI. Hughes MBE seconded the proposal.

In the subsequent vote :-

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

8 ECONOMIC APPLICATIONS

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

The application was presented to the Planning and Orders Committee as the application is made by the Council.

The Planning Development Manager reported that the outline application will be for 7 units contained on 3 parcels of land and which will be crossed by the Llangefni Link Road. She noted that Natural Resources Wales have requested that an additional condition be attached to any approval of the application in relation 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.

Councillor K.P. Hughes proposed that the application be approved and Councillor John Griffith seconded the proposal.

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 contaminated and drainage of the land.

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

The application was presented to the Planning and Orders Committee as the application is made by the Council.

Councillor Eric Jones, as a Local Member proposed that the site be visited as the site lies outside the development boundary and the location site is opposite residential dwellings. Councillor T.LI. Hughes seconded the proposal.

It was RESOLVED to visit the site in accordance with a Local Member's request for the reasons given.

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

Having declared a personal and prejudicial interest in this application, Councillor Robin Williams withdrew from the meeting during the determination thereof.

The application was presented to the Planning and Orders Committee as the application is a departure from the development plan which the local authority are minded to approve. The application was also referred to the Committee by the Local Members.

The Chair, Councillor Nicola Roberts said that due to local concerns as regard to the application she was proposing that the site be visited. Councillor R.O. Jones seconded the proposal.

It was RESOLVED to visit the site in accordance with the Chair's request for the reason given.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

The application was presented to the Planning and Orders Committee as the applicant is a relevant officer. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Councillor Eric Jones proposed that the application be approved and Councillor Dafydd Roberts seconded the proposal.

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

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

The application was presented to the Planning and Orders Committee as the applicant is a close friend of a relevant officer. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution. The application was also presented to the Committee as the land is owned by the Council.

Councillor Dafydd Roberts as a Local Member proposed that the site be visited to assess the effect of the development on the local amenities. Councillor T.LI. Hughes seconded the proposal.

It was RESOLVED to visit the site in accordance with a Local Member's request for the reason given.

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

Having declared a personal and prejudicial interest in this application, Councillor John Griffith withdrew from the meeting during the determination thereof.

The application was presented to the Planning and Orders Committee as the applicant is related to a relevant officer. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Councillor R.O. Jones proposed that the application be approved and Councillor Robin Williams seconded the proposal.

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 REMAINDER OF APPLICATIONS

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

The application was presented to the Planning and Orders Committee as the application is made by the Council.

Councillor K.P. Hughes proposed that the application be approved and Councillor Shaun Redmond seconded the proposal.

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

The application was presented to the Planning and Orders Committee at the request of the Local Members.

The Planning Development Manager said that a Local Member, Councillor R. Meirion Jones was unable to attend to address the Committee but had requested that his comments on the application be considered. Councillor Jones considered that the application should be refused in accordance with the Officer's recommendation. The Planning Development Manager said that the application is for the change of use of the existing Hairdressers into a Pizza Takeaway which lies next to a local convenience Spar store. She noted that 15 letters of objection had been received together with a petition with 30 signature of objection to the application due to highways issues, general disturbances, a number of hot food takeaway facilities already exists within the local area and a sufficient ventilation system should be provided at the facility. The opening hours of the establishment has been stipulated as 4.00 p.m. – 11.00 p.m. and this could be conditioned. The Highways Authority have recommended refusal of the application as it would generate additional loading which would result in vehicles being forced to park on the public highway to the detriment of highway and pedestrian safety.

Councillor K.P. Hughes said that he had reservations as regard to the recommendation of refusal of the application due to parking issues; many other takeaway facilities in Holyhead and other areas on the Island have no adequate parking facilities.

Councillor Alun Mummery, a Local Member said that he had also 'called-in' the application for the determination by the Planning and Orders Committee due to local concerns. He supported the recommendation of the Officer's to refuse the application.

Councillor Robin Williams proposed that the application be refused and Councillor Eric Jones seconded the proposal.

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

The application was presented to the Planning and Orders Committee as the application site is on Council owned land.

The Planning Development Manager reported that the application is for the conversion of the former public convenience into a café with a small extension to the side to accommodate a toilet provision together with external and internal alterations to the building. She noted that if the Committee was minded to approve the application an additional condition needed to be attached to ensure that the details of the odour extraction facility are in place.

Councillor Dafydd Roberts proposed that the application be approved and Councillor K.P. Hughes seconded the proposal.

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

The application was presented to the Planning and Orders Committee as the application site is on Council owned land.

Councillor R.O. Jones proposed that the application be approved and Councillor John Griffith seconded the proposal.

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

The application was presented to the Planning and Orders Committee as the application site is on Council owned land.

The Planning Development Manger reported that existing fence does not provide a sufficient barrier to prevent access to the reservoir and a recommendation has been made that a more solid structured fence be installed. She said that a letter of objection had been received stating that the existing fence is adequate. Correspondence has been further received that if the application is to be approved

the security fence needs to be of an open structure so as to allow a view of wildlife and nature at the site. The Senior Landscape & Tree Officer has considered the application and is in agreement with the felling and works to trees on site. Furthermore, the Planning Development Manager referred to information received that great crested newts are present at the site and if the Committee is minded to approve the application an additional condition needs to be attached to protect the newts on the site.

Councillor Robin Williams proposed that the application be approved and Councillor Dafydd Roberts seconded the proposal.

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 to ensure reasonable avoidance measures to protect the great crested newts on site.

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

The application was presented to the Planning and Orders Committee at the request of the Local Member.

The Planning Development Manager reported that the application has been withdrawn by the applicants.

To note that the application has been withdrawn by the applicants.

13 OTHER MATTERS

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 & Camping, Malltraeth

The Planning Development Manager reported that the application has been withdrawn by the applicant.

To note that the application had been withdrawn.

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

The Planning Development Manager reported that the application has been forward to the Welsh Government for determination in accordance with Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

Having declared a personal interest in this application, Councillor John Griffith indicated that he would not be participating in this item.

The Planning Development Manager reported that the Planning and Orders Committee at its meeting held on 5 April, 2017 refused the application contrary to Officer's recommendation. An appeal has now been submitted to the Planning Inspectorate and the member who proposed refusal of the application is no longer an elected member and the seconder of the proposal is no longer a member of the Planning and Orders Committee.

Councillor K.P. Hughes proposed that the Chair and Vice-Chair of the Planning and Orders be nominated to represent the Council at the appeal. Councillor Nicola Roberts seconded the proposal.

It was RESOLVED that the Chair and Vice-Chair of the Planning and Orders Committee be nominated to conduct the appeal on behalf of the Council.

**COUNCILLOR NICOLA ROBERTS
CHAIR**