Planning and Orders Committee

Minutes of the meeting held on 6 November 2019

PRESENT:	Councillor Nicola Roberts (Chair) Councillor Richard Owain Jones (Vice-Chair) Councillors John Griffith, Glyn Haynes, Trefor Lloyd Hughes MBE, Kenneth Hughes, Vaughan Hughes, Eric Wyn Jones, Bryan Owen, Dafydd Roberts, Robin Williams
IN ATTENDANCE:	Development Management Manager (NJ) Planning Officer (GJ) Planning Officer (HR) Planning Officer (AR) Development Control Engineer (JAPR) Legal Services Manager (RJ) Committee Officer (ATH)
APOLOGIES:	None received
ALSO PRESENT:	Local Members: Councillors R.G. Parry, OBE, FRAgS (for application 7.1), Richard Dew (Portfolio Member for Planning)

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1 APOLOGIES

There were no apologies for absence.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows –

Councillor Nicola Roberts declared a personal and prejudicial interest in relation to application 7.1 on the agenda.
Councillor Bryan Owen declared a personal interest in relation to application 7.2 on the agenda; he remained at the meeting to speak as a Local Member but did not vote on the application.

3 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 2 October, 2019 were presented and were confirmed as correct.

4 SITE VISITS

The minutes of the planning site visits held on 16 October, 2019 were presented and were confirmed as correct.

5 PUBLIC SPEAKING

The Chair announced that Public Speakers had been registered to speak in relation to application 7.1

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

7.1 OP/2019/5 – Outline planning application for the demolition of the existing buildings together with the erection of 52 affordable dwellings with associated developments together with full associated developments together with full details of the vehicular access on land adjacent Huws Grey, Bridge Street, Llangefni

The application was reported to the Planning and Orders Committee as the application site is located on Council owned land. At the Committee's meeting held on 2 October, 2019, it was resolved that a site visit was required; the site was subsequently visited on 16th October, 2019.

As she had declared a personal and prejudicial interest in the application, Councillor Nicola Roberts (Chair) withdrew from the meeting when it was presented. Councillor Richard Owain Jones (Vice-Chair) chaired the item.

The Development Management Manager reported that due to technical issues that have arisen the Officer's recommendation is now to defer consideration of the application.

Councillor Kenneth Hughes proposed seconded by Councillor Bryan Owen, that consideration of the application be deferred in accordance with the Officer's recommendation.

It was resolved to defer consideration of the application in accordance with the Officer's recommendation for the reason given.

7.2 FPL/2019/226 – Full application for the siting of three holiday chalets, formation of a new access track, amendments to an existing access together with the installation of a new treatment plant on land at Fronwen, Newborough

The application was reported to the Planning and Orders Committee as it had been called in to committee by a Local Member. At its meeting on 2nd October, 2019 the Committee resolved to visit the site, and the site visit subsequently took place on 16 October, 2019.

The Development Management Manager reported that a previous application to site three holiday chalets and to form a new access track in this location was refused in June, 2019 on the grounds that the development did not comply with Policy TWR3 (Static Caravan and Chalet sites and Permanent Alternative Camping) and Policy PS4 (Sustainable Transport, Development and Accessibility) because its location was considered unsustainable being in an isolated position in open countryside and also because it was not considered to be well-sited or high quality development. The original proposal was further considered to have insufficient visibility splay for the proposed access contrary to the requirements of policy. The current application comprises a scheme to improve the visibility splay which the Highways Section has confirmed is acceptable. The key planning issues in considering the application above therefore remain the sustainability of the development under the

provisions of Policy PS4 and whether it can be considered to be a high quality development under the provisions of Policy TWR3.

The Officer said that Policy PS4 states that development will be located so as to minimise the need to travel especially by motor vehicles. Policy TWR 3 supports tourist developments as long as they are of high quality in terms of design, layout and appearance. The proposal as presented does not include any associated facilities apart from the chalets themselves. The draft SPG on Tourism Facilities and Accommodation is clear that proposals for caravans or single standalone chalets in an agricultural field or within the curtilage of a private residence without any associated facilities are not considered high quality development and do not therefore align with Policy TWR 3. Such developments do not enrich the quality of the tourism offering in the area of the plan and the cumulative effects of such developments could have a negative impact on the landscape. The Officer highlighted that although the scale of the holiday chalet buildings has been reduced, the layout and siting remain substantially the same as those under the previous application constituting a linear form in an isolated position in the countryside without any associated facilities. This being so they are not considered to represent high quality development in accordance with the policy and supplementary guidance. Notwithstanding the proposed development is close to the main highway network that is the B4421, the nearest settlement is around 1km to the south west at Newborough accessed via the B4421 which is a 60mph road with no pavements or lighting making this an unsustainable location under the provisions of both local and national policies. The Officer's recommendation is therefore to refuse the application

Councillor Bryan Owen speaking as a Local Member said that the acceptability of the development under the provisions of policy depends on how those policies are read and interpreted. The site visit had shown that the application site is not far from a cluster of houses, and that in Newborough which is approximately 1.5 miles away there are a number of businesses and amenities that depend on tourism. Councillor Owen highlighted that Policy TWR 3 does not exclude this type of development, and that the proposed development in his opinion could be considered high quality in line with the requirements of the SPG. Additionally, in the development's favour is its location on the main bus route, that it lies outside any Area of Outstanding Natural Beauty and that it does not adversely affect the surrounding landscape in the same way as the obtrusive telephone mast located to the rear of the proposed development site. In light of these considerations he could not see how the proposal could be rejected and he asked the Committee to support the application.

Councillors Eric Jones and Kenneth Hughes expressed their support for the application citing the importance of tourism to the economy and prosperity of Anglesey and referring also to the proposal's potential to contribute to the local job market. Councillor Hughes highlighted that Policy TWR 3 does permit holiday chalets in this type of location and that the arguments for and against the proposal is a matter of opinion; this being so it was his opinion that the case for the proposal outweighs the case against. The proposal's location in the countryside is what makes such developments attractive to tourists wishing to escape the noise of towns and cities. Given the centrality of tourism to the Island he felt it behoved the Committee to take advantage of every opportunity within policy such as the proposed development, to support the people of Anglesey and not to undermine their commitment to contribute to a prosperous Island. He felt that approving the application was reasonable under the provisions of Policy TWR 3 and on that basis he proposed that the application be approved contrary to the Officer's recommendation. Councillor Eric Jones seconded the proposal.

Councillor Trefor Lloyd Hughes in indicating his support for the application, expressed some reservations about the potential for further development within the field to the front of

the application site. He sought clarification of whether it would be possible to impose a condition prohibiting further development.

The Development Management Manager advised that it was not possible to impose such a restriction on the land in question; if the Committee was to accept the principle of the application site being suitable for this type of development under Policy TWR3, then she could not provide any assurance that there would be no intent to extend in future. The Officer clarified also that the reference in the report to the sustainability of the proposal's location is made in relation to transport and the need to minimise travel. She further confirmed that there had been no objections to the application locally.

Councillor John Griffith agreed with the Officer's perspective saying that the site visit had shown that the proposed development would be sited deep in the open countryside separate from any facilities or dwellings. He referred to the Officer's report and to the reasons given for refusing the previous application which related to the proposal's isolated location, its not being considered high quality and because it was believed that because of its location it undermined the Welsh Government's commitment to sustainability. Councillor John Griffith was concerned that approving the application contrary to the Officer's recommendation could set a precedent thereby opening the door to other similar applications on the Island. He therefore proposed, seconded by Councillor Richard Owain Jones, that the application be refused in accordance with the Officer's recommendation.

In the ensuing vote on the matter, the proposal to approve the application contrary to the Officer's recommendation on the basis that it was deemed acceptable under Policy TWR 3, was carried.

It was resolved to approve the application contrary to the Officer's recommendation because it is deemed acceptable under the provisions of Policy TWR3. *(Councillor Bryan Owen did not vote on the matter)*

In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report on the reason given for approving the application.

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12 REMAINDER OF APPLICATIONS

12.1 OP/2019/14 – Outline application for the erection of a dwelling with all matters reserved on land adjacent to Gelli Aur, Brynsiencyn

The application was reported to the Planning and Orders Committee as the land is owned by the Council.

The Development Management Manager reported that the application site is a vacant piece of land between 2 dwellings located on the established estate known as Trefenai, Brynsiencyn. An outline of the scale of the dwelling in terms of upper and lower limits has been provided as part of the application and if approved, a condition will be placed on the permission (condition 08) to restrict the length and width of the property to the sizes shown on the site plan to ensure the development complies with relevant distances from neighbouring properties. The Officer said that consultees are satisfied with the proposal and have given conditional approval and she confirmed that the Drainage Section has since provided standard comments with regard to the site's drainage system. Although no representations have been received to date, the expiry period for the receipt of the same does not end until the 6th November; therefore subject to no representations being received which raise new matters before the expiry of the publicity period, the recommendation is to approve the application.

Councillor Robin Williams proposed, seconded by Councillor Eric Jones that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the conditions contained therein and subject also to no representations being received which raise new matters before the expiry of the publicity period.

12.2 DEM/2019/14 – Application to determine whether prior approval is required for the demolition of the existing school at Ysgol Gynradd Llaingoch, South Stack Road, Holyhead

The application was reported to the Planning and Orders Committee as it relates to Council owned land.

The Development Management Manager reported that under the Town and Country Planning (General Permitted Development) Order 1995, the demolition of buildings does not require planning permission subject to the developer first applying to the Local Planning Authority to confirm whether its prior approval is required for the method of demolition and any restoration of the site. In accordance with this process, the Local Planning Authority was afforded a 28 day period to consider the proposed demolition and it confirmed during that period that prior approval would be required in order to obtain a Demolition Environmental Management Plan (DEMP) which details management measures to minimise impacts from the demolition of the building including on residential amenity, and a Demolition Traffic Management Plan (DTEMP) which details management measures to minimise transport impacts in the demolition of the building. These plans have now been received and are being considered. An ecological assessment has been provided as part of the application which provides a method statement and mitigation for the demolition of the building on a precautionary basis in case bats are present. The details presented in the assessment are acceptable to the Planning Authority. The Officer's recommendation therefore is one of approval subject to the DEMP and the DTEMP being satisfactory.

Councillor Vaughan Hughes proposed, seconded by Councillor Robin Williams, that the application be approved in accordance with the Officer's recommendation.

It was resolved that the prior approval of the Local Planning Authority is granted in accordance with the Officer's recommendation and report and conditions therein

and subject also to the details contained in the Demolition Environmental Management Plan (DEMP) and the Demolition Traffic Management Plan (DTEMP) being acceptable to the Local Planning Authority.

12.3 FPL/2019/207 – Full application for the erection of 15 dwellings including 8 affordable dwellings together with the creation of a new access and associated developments at the former site of the Marquis Inn, Rhosybol

The application was reported to the Planning and Orders Committee as it is submitted on behalf of the Local Authority.

The Development Management Manager reported that under the proposal 8 units (1 affordable) would be located on part of the site that lies within the development boundary of Rhosybol and 7 units (all affordable) would be located on part of the site that lies outside the boundary as an exception site under Policy TAI 16. The Housing Service has confirmed that there is a need for such housing locally and as required by Policy TAI 16, the applicant (as well as the policy section) have provided details to demonstrate that affordable housing cannot be delivered within a reasonable timescale on a market site inside the development boundary. No affordable housing units have been provided within the settlement since 2011 and none were in the housing land bank as at April, 2018. No site has been allocated for housing within Rhosybol and only one property in the area was on sale at a price that could be considered affordable at the time of the survey so the principle of developing the exception site to meet an identified need within the Rhosybol settlement is established. In terms of the character of the area it is the Officer's view that the proposed dwellings are acceptable as regards their impact on the townscape and that they integrate appropriately into the surrounding area. Neither is it thought that the proposal will unacceptably affect the amenities of any adjacent properties, and in the interests of privacy, a 1.8m high fence is proposed along the development's northern and southern boundaries. No objections have been raised locally to the proposal.

The Officer reported further that in the event of approval, under Policy ISA 1 the Council's Lifelong Learning Service would be seeking a contribution of £36,771 towards educational facilities at Ysgol Rhosybol. Also, Policy ISA 5 requires new housing proposals of 10 or more dwellings to provide suitable provision of open spaces where existing open space cannot meet the needs of the proposed housing development. In this case however because a local group has successfully secured funding to provide a play area in the village as there was none previously a financial contribution of around £1,500 to maintain the facility will be sought in lieu of a direct provision and this will be incorporated within a legal agreement.

The Officer further updated the Committee on changes/ amendments to the report as follows –

- A Construction Traffic Management Plan has now been received which is acceptable to the Highways Section. The plan stipulates the hours of operation meaning that condition (03) can be deleted.
- Condition (08) will need to be re-worded to stipulate that the scheme should be carried out in accordance with the details of the Construction Traffic Management Plan as presented.
- The plans show that a public footpath to the north of the development site is to be diverted through the site. A note will need to be attached to any consent to advise that implementing the diversion is subject to a separate approval process.
- The Highways Section initially objected to the inclusion of pedestrian accesses in front of the site on the basis that this could lead to on-street parking thereby impeding

traffic in general. The proposal now includes on-site visitor parking spaces which addresses the objection.

- An additional condition is needed requiring that a programme of archaeological works be completed before any development takes place.

The Officer confirmed that subject to the amendments above, the recommendation is to approve the application.

Councillor Richard Owain Jones proposed, seconded by Councillor Bryan Owen, that the application be approved.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the conditions contained therein and the changes outlined at the meeting, and subject also to a Section 106 agreement in respect of infrastructure contribution, affordable housing and open space requirements.

13 OTHER MATTERS

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

Councillor Nicola Roberts
Chair