

Planning and Orders Committee

Minutes of the Virtual meeting held on 2 December 2020

- PRESENT:** Councillor Nicola Roberts (Chair)
- Councillors John Griffith, T LI Hughes MBE, K P Hughes, Vaughan Hughes, Eric Wyn Jones, Dafydd Roberts and Robin Williams.
- Councillor Richard Dew – Portfolio Holder (Planning).
- IN ATTENDANCE:** Development Management Manager (NJ),
Senior Planning Officer (GJ),
Development Control Engineer (Highways) (JAR),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillors Glyn Haynes and Richard Owain Jones.
- ALSO PRESENT:** Local Members : Councillor Dafydd R Thomas (application 7.2); R Meirion Jones (application 7.3); Llinos M Huws (application 12.1); Aled M Jones (application 12.2)
- Councillors G O Jones, Bryan Owen, Bob Parry OBE FRAgS.

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 4 November, 2020 were confirmed as correct.

4 SITE VISITS

None convened.

5 PUBLIC SPEAKING

Representation made by the applicant with regard to application 12.1 and was read out in full at the meeting.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

7.1 FPL/2019/217 – Full application for the erection of 17 affordable dwellings, construction of two new vehicular and 3 new agricultural accesses, installation of a pumping station together with soft and hard landscaping on land adjacent to Craig y Don Estate and Cherry Tree Close, Benllech

The application was reported to the Planning and Orders Committee having been called for the Committee's determination by two of the Local Members.

The Development Management Manager reported that the application had been deferred at the Committee's 7 October, 2020 and 4 November, 2020 meeting following the receipt of a letter from Welsh Government prohibiting it from approving the application pending decision by the Minister as to whether or not to call-in the application a request having been submitted to that effect. The Officer confirmed that that remains the situation and that the recommendation therefore continues to be one of deferral.

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

7.2 19C1231 – Outline application for the erection of 32 market dwellings and 4 affordable dwellings, construction of new vehicular and pedestrian access, provision of play area and open spaces together with full details of access and layout on land adjacent to Cae Rhos Estate, Porthdafarch Road, Holyhead

Councillor T LI Hughes MBE had declared a personal interest in respect of the application, but took part in discussion as a local member, but did not vote.

The application was presented to the Planning and Orders Committee having been called in by Local Members.

The Development Management Manager reported that the application was approved by the Committee at its 2 September, 2020 meeting following confirmation by the Highways Authority that it had withdrawn its objections to the application conditional upon a requirement for a Traffic Regulation Order (TRO) for a one way system. At the meeting held on 4th November, 2020 the Committee refused the application contrary to the Officer's recommendation due to concerns regarding the impact of the proposal on traffic and the TRO for a one way system would not be sufficient to address the traffic problems in the

area. She referred that a consultation process would be required for the TRO as regard to the proposed one way system and if the result was against the making the TRO then the development could not proceed. The Development Management Manager further said that planning guidelines are clear that Planning Authorities should not delay a development that is acceptable as the land has been designated for housing development within the Joint Local Development Plan and that planning conditions imposed could allow for the development to be approved.

Councillor T LI Hughes MBE said whilst he had no concerns as regards to the development on the site but the one way system through Arthur Street would cause immense problems if large vehicles needed access.

Councillor John Griffith said that he agreed with the comments of the local member and that a one way system in the area would not resolve traffic issues. He said that vehicles at present park in front of their dwellings and they would have no other facility to park their cars. Councillor Griffith proposed to reaffirm the previous decision to refuse the application contrary to the Officer's recommendation. Councillor K P Hughes seconded the proposal of refusal.

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

In the subsequent vote, the application was refused contrary to the Officer's recommendation.

It was RESOLVED to reaffirm the Committee's previous decision to refuse the application contrary to the Officer's recommendation for the reasons given.

7.3 FPL/2020/92 – Full application for the creation of 2 parking spaces at 3 Bronallt, Cambria Road, Menai Bridge

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 7 October, 2020 the Committee resolved to visit the site. The virtual site visit subsequently took place on 21 October, 2020.

The Development Management Manager reported that at the meeting held on 4 November, 2020 the Committee resolved to refuse the application contrary to the Officer's recommendation as it was considered that the proposal is contrary to policy PS20.

Councillor Robin Williams speaking as a Local Member said that the Committee unanimously refused the application at the last meeting and he noted that parking is an issue in this area. This application is to remove a section of footpath to create parking spaces for 2 holiday lets and he considered that approving such an application would create a precedent for similar applications outside dwellings which do not have parking facilities. Councillor Robin Williams proposed to reaffirm the Committee's previous decision to refuse the

application as it is considered that it is contrary to policy PS20. Councillor K P Hughes seconded the proposal of refusal.

Councillor R Meirion Jones a Local Member reiterated the comments by Councillor Robin Williams and asked the Committee to refuse the application.

It was RESOLVED to reaffirm the Committee's previous decision to refuse the application contrary to the Officer's recommendation for the reasons given.

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 FPL/2020/166 – Full application for the conversion of the outbuildings into 4 holiday units at Cymunod, Bryngwran

The application was presented to the Planning and Orders Committee at the request of a local member.

The Legal Services Manager read out a statement by the applicants in support of their application.

A translation of the statement as follows:-

'We would like to present you with additional information in order to strengthen our application and to explain the specific reasons for our plans to convert the outbuildings at Cymunod, Caergeiliog into holiday units that would provide for disabled people and children.

We were born and raised here in Anglesey. As a family, we have run many businesses on the Island during the last 80 years; OR Jones Buses, Llanfaethlu; Moduron Maethlu and more recently Holyhead Truck Services on Mona Industrial Estate. These businesses employ almost 50 people on the Island and both of us are directors of these businesses.

Cymunod is an old farmhouse which has a number of outbuildings that have deteriorated over the years as a result of the previous owners. We are in the process of renovating the house and now feel that it is time we consider using the outbuildings as their condition is deteriorating quickly. We both believe that it would be a terrible shame to see them deteriorate to an extent that they disappear completely. Based on this and as a result of previous experiences of raising a disabled child, we had the idea of trying to provide holiday facilities for people who have disabled children. The idea came from personal experiences of taking our disabled son on holiday over the years. Our son, was diagnosed with Freidreich's Ataxia when he was 10. This disability is a rare genetic disease which affects all of the body's muscles and is a degenerative disease. Today, he is 28 years old and is unable to do anything for himself. Over the last 7 years he has lived independently in his home in Cemaes which has been adapted for his needs with full-time care.

Over the years we have taken our son on holiday and as his condition deteriorated, finding suitable accommodation for him proved very difficult. Most of the hotels we have used over the years were unsuitable for his needs and did not provide for the needs of any disabled person who had serious physical disabilities.

As a result of these experiences, we decided that we wanted to provide holiday facilities for people who have serious disabilities. Following extensive research we realised there was a gap in the market here on the Island for such facilities. Adapting this type of holiday let will cost more than usual because of the need for specialist equipment but we are willing to invest as it will enable disabled people and their families to have a nice holiday in the countryside and will give them an opportunity to relax in a rural and safe location. Our intention is to create excellent disabled facilities which will include a hoist that will hang from the roof, a toilet that will wash and dry. We will also be able to provide any additional equipment in line with the personal needs of the guests.

There will be a limited use of cars because, from personal experience, people who have serious disabilities get tired easily from having been out all day. The intention is that the families will be able to relax and enjoy the garden and land surrounding Cymunod without having to visit busy areas such as beaches or having to go walking in areas unsuitable for wheelchair users.

We hope that the content of this letter will support our application and we would be grateful if you could seriously consider our application.'

The Development Management Manager reported that the application is for conversion of outbuildings into 4 holiday units and the application was presented to the Committee at the request of a local member to ensure that the proposal complies with relevant planning policies. She noted that no objections to the application has been received locally and neither from statutory consultees. However, it is not considered that the application site is located in a sustainable location and would be in conflict with Strategic Policy PS4 and PS5 of the Joint Local Development Plan together with Technical Advice Note 18, Planning Policy Wales. The recommendation was one of refusal of the application.

Councillor K P Hughes, speaking as a Local Member, said that it is evident from the correspondence read out in the meeting that the 4 holiday units would accommodate disabled people with complex needs. He noted that the applicants have identified a gap for such facilities due to personal experiences. Councillor Hughes expressed that he disagreed that the application site is not considered to be within a sustainable location and that the application conforms to planning policy

PS5 (Sustainable Development) and he read out from the Planning Officers report : 'in rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole'. He said that there are numerous villages on the Island which are much further from public transport and facilities; a bus stop is near this application site which is different to many villages. Delivery of food from supermarkets can be obtained without the need to travel from the site. Councillor Hughes further said that this application would not conflict with the current housing stock. The development would not result in affecting the amenities of local residents and would not increase such holiday unit provision in the area. The Highways Authority has no objection to the application and development of the site will create much needed employment once completed. He expressed that this is a heartfelt application with the applicants wishing to make a difference to the lives of people with complex disabilities to be able to enjoy a holiday on the Island.

Councillor Llinos M Huws, a local member said that she considered that planning policies within the Planning Officer's report is much more in favour than against this application. She said that these holiday units will be for respite for children and people with complex disabilities and their families; such a facility does not exist on the Island at present. Councillor Huws considered that they would not be using public transport and neither local shops. She noted that Cymunod Farm is not within the countryside as the location of the property is visible from the A55. There have been no objections by neighbouring properties and neither any objections to the design of the proposal and the structure of the current buildings are suitable for conversion.

Councillor John Griffith, a local member reaffirmed the comments made by his fellow local members and said that tourism is essential to the economy of Anglesey and to sustain employment. He noted that the facilities would be for people with severe disabilities and the Officer's report is mainly supportive of the application but the recommendation of refusal is due the lack of local amenities nearby.

Councillor Eric W Jones said that such conversion of outbuildings is acceptable within planning policies. He considered that this development is unique and would afford suitable accommodation for holiday provision for children and people with complex and severe disabilities.

Councillor Robin Williams said that it has not been made clear within the Officer's report that the proposal is for disabled persons. He expressed that people with disabilities will need to use their cars to travel to and from the site during their stay in the facilities provided. Councillor Robin Williams proposed that the application be approved. Councillor Eric W Jones seconded the proposal.

In the subsequent vote, the proposal to approve the application contrary to the Officer's recommendation was carried.

It was RESOLVED to approve the application contrary to the Officer's recommendation as it was deemed it complies with Policy TWR2.

(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 in respect of the reason given for approving the application).

12.2 FPL/2019/322 – Full application for conversion of a church into a dwelling together with construction of a new vehicular access at Christ Church, Rhosybol

The application was presented to the Planning and Orders Committee at the request of a local member.

The Development Management Manager reported that the application is for the conversion of the disused church into a dwelling together with construction of a new vehicular access and a turntable parking area is proposed at the front of the church. Since the initial submission, amendments have been made to the proposal in response to local concerns in terms of obscure glazed windows. The application was referred to the Committee by a local member due to local concerns as regards to highway safety and the appropriateness of the church to be converted to a dwelling. The Highways Authority are satisfied with the proposed development as it would be an improvement to the current access and parking facilities on the site. The disused church could be used for a number of facilities without planning permission which would entail increased traffic issues. She further said that there are local concerns as regards to the graveyard located around the Church. Members of the public have raised that granting permission for the proposed use would prevent the public from visiting family gravestones. The applicant has stated the proposed development would not hinder the visitors from accessing the gravestones and that improvements to the access would not hinder visitors.

Councillor Aled M Jones a Local Member said that he had concerns as regards the parking facilities on the proposed development and whether a turntable parking area would rectify the parking issues. He considered that the application is contrary to sustainable development planning policies and ISA2 – Community Facilities; Policy PCYFF2 – Design and Landscaping and TRA 2 – Parking Standards. He further said that the Rhosybol Community Council is against the proposal as his fellow local member, Councillor Richard Griffiths. Councillor Jones requested that a virtual site visit be arranged so that the Committee may view the site and to see how close the gravestones are to the site.

Councillor Robin Williams proposed that a virtual site visit be convened. Councillor K P Hughes seconded the proposal.

It was RESOLVED to convene a virtual site visit of the application site.

13 OTHER MATTERS

13.1 Public Speaking at the Planning and Orders Committee

Submitted – a report on public speaking protocol at the Planning and Orders Committee.

The Development Management Manager reported that the public speaking protocol at the Planning and Orders Committee was suspended at the beginning of the Covid-19 pandemic as working practices were adapted in response to changing circumstances. The Committee resolved to allow public speaking to continue in virtual meetings but by means of written submissions only. The Council has decided to allow participants to speak at the Scrutiny Committees by joining the virtual meeting and a protocol has been published to govern this process.

It was RESOLVED to maintain the existing written submissions with a view to introducing the participation of speakers at the Planning and Orders Committee from February 2021 and to afford the Chief Planning Officer delegated powers (in consultation with the Chair) to implement the protocol once the IT and other arrangements have proved satisfactory.

**COUNCILLOR NICOLA ROBERTS
CHAIR**