

NOTICE of the Decisions of the Planning and Orders Committee held virtually on Wednesday, 3 November 2021.

[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 a recording of the proceedings].

Present Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)

Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, K P Hughes, Vaughan Hughes, Eric Wyn Jones, Dafydd Roberts, Ieuan Williams and Robin Williams

Apologies None received

Also Present: Local Members: Councillors Aled M. Jones (application 7.2), Bryan Owen (application 13.1), Margaret M. Roberts (applications 7.1 and 7.3)

(1:00 p.m. to 2:05 p.m.)

ITEM NUMBER AND SUBJECT MATTER	2 DECLARATION OF INTEREST
DECISION	Councillor Robin Williams declared a personal and prejudicial interest with regard to application 11.1 on the agenda. Councillors John Griffith and Richard Owain Jones both declared a personal and prejudicial interest with regard to application 12.1 on the agenda.

ITEM NUMBER AND SUBJECT MATTER	3 MINUTES OF THE PREVIOUS MEETING
DECISION	It was resolved that the minutes of the previous meeting of the Planning and Orders Committee held on 6 October, 2021 be confirmed as correct.

ITEM NUMBER AND SUBJECT MATTER	4 SITE VISITS
DECISION	It was resolved that the minutes of the virtual planning site visits held on 20 October, 2021 be confirmed as correct.

ITEM NUMBER AND SUBJECT MATTER	6 APPLICATIONS THAT WILL BE DEFERRED
DECISION	None to be considered by this meeting.

ITEM NUMBER AND SUBJECT MATTER	7 APPLICATIONS ARISING
DECISION	<p>7.1 FPL/2021/145 – Full application for the siting of 2 shepherd huts at Rhosydd, Brynteg</p> <p>It was resolved to reaffirm the Committee’s previous decision to approve the application contrary to the Officer’s recommendation for the reasons given and to authorise the Officers to apply conditions on the consent as appropriate.</p> <p>7.2 FPL/2021/106 – Full application for the retention of a wooden hut to accommodate a milk vending machine (Use Class A1) together with hardstanding and parking area, alterations to the existing vehicular access and associated landscaping on land at Neuadd, Cemaes</p> <p>It was resolved to approve the application contrary to the Officer’s recommendation for the following reasons –</p> <ul style="list-style-type: none"> • As a rural enterprise that contributes to the economic prosperity and viability of the community; • As it is not considered the development will result in any overly harmful effects on the AONB • On condition that any permission granted limits the use of the hut to the applicant only. <p><i>(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 reasons given for approving the application)</i></p> <p>7.3 FPL/2021/108 – Full application for conversion of the outbuilding into an affordable dwelling together with alterations and extensions thereto at Fedw Uchaf, Brynrefail, Dulas</p> <p>It was resolved to reaffirm the Committee’s previous decision to approve the application contrary to the Officer’s recommendation for the</p>

	reasons given and to authorise the Officers to apply planning conditions to the consent as appropriate and to complete a section 106 agreement to ensure the dwelling remains an affordable property in perpetuity.
--	--

ITEM NUMBER AND SUBJECT MATTER	8 ECONOMIC APPLICATIONS
DECISION	None to be considered by this meeting.

ITEM NUMBER AND SUBJECT MATTER	9 AFFORDABLE HOUSING APPLICATIONS
DECISION	None to be considered by this meeting.

ITEM NUMBER AND SUBJECT MATTER	10 DEPARTURE APPLICATIONS
DECISION	<p>10.1 VAR/2021/70 – Application under Section 73A for the variation of condition (08) (Approved plans) of planning permission reference 20C85F/DA (Erection of a dwelling) so as to allow amendments to the design at Plot adjacent to Bron Wylfa, Cemaes</p> <p>It was resolved to approve the application in accordance with the Officer’s recommendation and report subject to the planning conditions contained therein.</p>

ITEM NUMBER AND SUBJECT MATTER	11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS
DECISION	<p>11.1 – Full application for alterations and extensions together with the demolition of the existing garage at 37 Penlon, Menai Bridge</p> <p>It was resolved to approve the application in accordance with the Officer’s recommendation and report subject to the conditions contained therein.</p> <p>11.2 – Full application for a covered manure store and roof over existing yard at Plas Newydd, Llanddeusant</p> <p>It was resolved to approve the application in accordance with the Officer’s recommendation and report subject to the conditions contained therein.</p>

ITEM NUMBER AND SUBJECT MATTER	12 REMAINDER OF APPLICATIONS
DECISION	<p>12.1 – Minor amendments to the scheme previously approved under planning permission 20C1B/EIA/RE (full application for the construction of a 49.99MW solar array farm together with associated equipment, infrastructure and ancillary works) at Rhyd y Groes, Rhosgoch so as to amend the wording of conditions 5, 6 and 11 to allow the development to take place in two phases (phase 1 enabling works and phase 2 – installation of panels) at Porth Wen Solar Farm, Cemaes</p> <p>It was resolved to approve the application in accordance with the Officer’s recommendation and report subject to the conditions contained therein.</p>

ITEM NUMBER AND SUBJECT MATTER	13 OTHER MATTERS
DECISION	<p>13.1 – Full application for the erection of a dwelling together with the construction of a vehicular access on land at Rallt Gwta, Newborough</p> <p>It was resolved to approve the application in accordance with the Officer’s recommendation and report subject to the conditions contained therein.</p>