

Planning and Orders Committee

Minutes of the virtual meeting held on 6 April 2022

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Robin Williams (Vice-Chair for this meeting only)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, K P Hughes, Vaughan Hughes, Eric W Jones, Dafydd Roberts, Ieuan Williams.
- Councillor Richard A Dew – Portfolio Holder - Planning
- IN ATTENDANCE:** Chief Planning Officer,
Senior Planning Officers (JR) (CR) (SH),
Business Systems Manager (EW),
Development Management Engineer (Highways) (IH),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor Richard O Jones
- ALSO PRESENT:** Local Members : Councillors Aled M Jones (application 12.2);
Margaret M Roberts (application 12.2).
- Councillors Bob Parry OBE FRAGS, Alun Roberts.

In the absence of the Vice-Chair, Councillor Robin Williams was appointed Vice-Chair for this meeting only.

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor K P Hughes declared a personal and prejudicial interest with regards to application 7.1.

Councillor Nicola Roberts declared a personal and prejudicial interest with regards to application 11.1.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 2 March, 2022 were confirmed as correct.

4 SITE VISITS

The Legal Services Manager reported that the quorum for the meeting needs to be 6 but only 4 were in attendance. The recording of the virtual site visit was circulated to the members who were absent. As the site visit was inquorate it had not technically occurred. But if the Committee were satisfied that they had sufficient information to proceed with the matter they should resolve that to be the case before proceeding to consider the matter.

Councillor Robin Williams said that he had viewed the recording as he was one of the Members who were unable to attend the virtual site visit and proposed that the minutes of the virtual site meeting on 18 March, 2022 be confirmed as correct and that the Committee proceed to consider the application today. Councillor Dafydd Roberts seconded the proposal.

5 PUBLIC SPEAKING

There were Public Speakers in respect of applications 7.1 and 12.5.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

7.1 FPL/2021/316 – Full application for the change of use and refurbishment of two agricultural buildings into a commercial laundry together with improving the access at Bryn Glas, Llanrhuuddlad

(Having declared a personal and prejudicial interest with regard to the application, Councillor K P Hughes withdrew from the meeting during discussion and voting thereon).

The application was presented to the Planning and Orders Committee at the request of a local member. At the meeting held on 2 March, 2022 the Committee recommended that a virtual site visit be undertaken to the application site. A virtual site visit subsequently took place on 18 March, 2022.

Public Speakers

The Legal Services Manager read out a statement by Ms Laura Simons who had previously registered to speak at the meeting but was unable to attend due to work commitments.

The statement by Ms Simons was as follows :-

What is the point to a business being in the most northerly point in Wales.? Ecologically and environmentally it is obscene. We should not be encouraging businesses to set up where a lot of travelling is needed. Better sites are already in industrial parks. Why spend thousands here when units are available more

accessibly nearer the A55, which would better serve this kind of industry?.e.g Parc Cybi. What are the future plans? I wouldn't spend thousands if I would not make a profit. So why are they ?

Primarily:

1. Children use the road beside this property to get to their school bus...THERE IS NO FOOTPATH. So during winter its dark and a real danger as this very small lane is on a BLIND bend. No speed limit is in place and no traffic calming.
2. Villagers use this lane to walk around the village...as do Horse riders, cyclists, parents with buggies, and dog walkers. THERE IS NO OTHER WAY AROUND THE VILLAGE. Again no paths.
3. Noise and light pollution is constant. Opening hours are therefore irrelevant. Boilers and sensor lights would still be working.
4. Where will the waste go? What happens to detergents? Ammonia? Can the drains deal with this? Steam explosion.
5. Locally I see no market for this? Concern for expansion and longer hours.
6. Loss of quality of life for a mostly elderly population.

An email, received by Ms Simons was also read out as follows :-

Whilst everyone is of the opinion that we want to welcome new business to Anglesey it should never be at the detriment to quality of life in Llanrhuddlad. Most people that live here seek a peaceful retirement. We already have no speed limits in the village. No pavements and no signage for junctions make it dangerous for vehicles and pedestrians to move around the village which is used by walkers, cyclists and horse riders. Any increase to movements around the proposed development will further endanger users.

Security lighting will affect sleep quality and wildlife. Assurances need to be made that lighting will not be on 24hrs or machinery running throughout the night. Due consideration needs to be given to quality of life. We just want our voice to be heard.

Mr Tom Alexander, in support of the application, said that he was speaking on behalf of the William Thomas Estate as the manager of the Trust. It is understood that there is concern on behalf of some of the neighbours at Bryn Glas regarding the potential impact of the business which is intended to be established on this site and so he would like to take the opportunity to address this. It was emphasised that there will be absolutely no change to the current footprint or profile of the two agricultural buildings concerned, any changes to the buildings will be in exterior appearance only and will be enhancements of what are currently run down and neglected units. It has been set out in the application some of the planned planting and landscaping which is intended to take place, so it is clear that this development will only enhance the appearance of these buildings. The other area of concern is the potential for increased traffic disruption resulting from an active business at this location. Currently this site is in agricultural use and it would argued that at the moment there are far more movements of large, dirty and noisy agricultural vehicles in and out of this

site than there will be when operating as a laundry. The largest vehicle that is intend to operate from the site will be a light commercial vehicle so there will be no large lorries or similar coming to and from this site. If this development is approved, neighbours will see a reduction in the size and the number of vehicles using the access road and with the improvements to the entrance set out in the application, the junction with the public road will be made safer for all local traffic.

It was emphasised that the scale of any business on this site is limited by the physical size of the buildings and the access road to the site. It is hoped that the business is successful but given the constraints of the site we cannot develop anything beyond the scale of what is set out within the application. Any development beyond this would have to take place elsewhere or would involve the relocation of the whole business to a site more suited to a larger operation. Overall, it is believed that this is a potentially important development for the village of Llanrhuddlad which will enhance a rundown site, provide local employment and the only noticeable affect for the neighbours will be an improvement in the junction with the public highway.

The Chief Planning Officer reported that the application is for the conversion of 2 agricultural buildings to form a commercial laundrette which will serve holiday lets, hotels and guest houses on Anglesey. He further said that planning policies support such reuse and conversion of rural buildings, use of residential properties or new build units for business/industrial uses and therefore is the primary policy in assessing the principle of this proposal. The development will utilise 2 existing buildings and no extensions are proposed to which as part of this application, it is therefore considered that the scale of the proposal is acceptable. The planning statement has identified that the proposal fills a gap in the existing market which is currently outsourced off the Island and therefore it is not considered that the proposal would impact the viability of nearby uses. A structural survey formed part of the submission and demonstrated that the building was structurally sound and capable of being converted as shown on the proposed plans. To ensure that the development is not to the detriment of the amenities of neighbouring properties, a condition will be imposed on the consent which restricts the hours of opening as can be seen within the Officer's report. Issues in regard to the capacity of the local highway network has been raised, however the Highways Department had no objection to the scheme and were satisfied with the visibility splay which can be achieved and the transport statement that was provided. The Chief Planning Officer further said that there has been concerns raised due to the light pollution from the site and he considered that a condition could be imposed to regulate the external lighting on the development. He further said that 2 permanent and 2 part-time roles will result from any approval of the application. The recommendation was of approval of the application.

Councillor Robin Williams proposed that the application be approved, subject to an additional condition as regards to the external lighting be regulated on the site. Councillor Eric W Jones seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report together with an additional condition that external lighting be regulated at the site.

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

11.1 HHP/2022/38 – Full application for alterations and extensions at Mandela, Rhosmeirch

(Having declared a personal and prejudicial interest with regard to the application, Councillor Nicola Roberts withdrew from the meeting during the discussion and determination thereof)

The application was presented to the Planning and Orders Committee as the applicant is related to a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Chief Planning Officer reported that the main planning consideration to be taken into account is the effect on local amenities to neighbouring properties as regards the proposed alterations to the property. The property is a detached single storey property with a substantially large front and side gardens as part of its curtilage. The neighbouring properties to either side are two storey properties. The proposed new roofline is to include 4 roof lights and 4 pitched dormer windows for the new bedrooms of the extension. 2 of these new windows are to be erected on the front elevation, which faces the public highway with a distance of approximately 30m from nearest neighbouring adjacent property. The 2 other dormer windows at the rear elevation of the property overlook onto agricultural land with no immediate neighbours facing this elevation. It is considered that the proposal is not detrimental to the character of the area and to neighbouring properties and the recommendation was of approval of the application.

Councillor Eric W 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 contained within the written report.

11.2 FPL/2022/23 – Full application for the erection of an agricultural shed for the storage of machinery on land near Ger y Bont, Elim

The application was presented to the Planning and Orders Committee as the applicant is related to a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Chief Planning Officer reported that the proposal complies with local and national planning policies. The proposed building is for the storage of agricultural machinery. The site will be accessed through an existing agricultural access and no tracks or hardstanding areas are proposed as part of the development. The land owned by the applicants at the application site extends to 5.7ha, however in conjunction with the application site, the applicant farms a further 100 acres approximately in Bodedern. The Local Planning Authority is therefore satisfied that sufficient justification exists for the development. The proposed building is appropriate in terms of its siting, scale and design and would not be out of character in the rural landscape. Neither is it considered that it will give rise to unacceptable impacts upon the amenities of nearby properties. The Chief Planning Officer further said that the Tref Alaw Community Council have raised concerns in relation to the disposal of surface water, flood risk, compliance with SuDS requirements and historical permissions on the land. Notwithstanding the separate SuDS approval will be required for the development, no issues in relation the surface water drainage or flood risk have been raised by the relevant statutory consultees. The planning history of the land reveals that in 2017 a prior notification application was made to the Local Planning Authority to determine whether prior approval was required for the erection of an agricultural shed, approximately 200m away in the next field. It was determined that prior approval was not required and that the development was therefore Permitted Development under the provision of Class A, of Part 6 of the Town and Country Planning (General Permitted Development) Order 1995. 5 years have elapsed without the development having been carried out and therefore that development may not now go ahead without a further appropriate application to the Local Planning Authority. He further said that the only reason the development does not qualify as 'Permitted Development' is because it is located within 25m of the classified highway. The recommendation was of approval as it was considered that the proposal is acceptable in terms of siting and design and it is not considered that the scales of the shed will have a significant detrimental impact upon the character and appearance of the area or upon the amenities of nearby residential dwellings.

Councillor John Griffith ascertained whether the applicant was the owner of the land at Ger y Bont, Elim and the 100 acres at Bodedern. The Chief

Planning Officer responded by confirming that this was his understanding of the situation.

Councillor Eric W Jones 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 contained within the written report.

12 REMAINDER OF APPLICATIONS

12.1 FPL/2021/61 – Full application for the conversion of an outbuilding into 2 holiday units, conversion of a detached double garage into an annexe together with associated development at Tyddyn Dai, Pentrefelin, Amlwch

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

Councillor Aled M Jones, a local member, requested that a site visit be conducted due to the conditions of the roads towards the development site and also the sustainability of the application in the open countryside.

Councillor K P Hughes proposed that a virtual site visit be undertaken and Councillor John Griffith seconded the proposal.

It was RESOLVED that a virtual site visit be undertaken in accordance with the Local Member's request for the reasons given.

12.2 HHP/2021/303 – Full application for the demolition of existing garden room together with the erection of a home office/gym in lieu at Pant y Bwlch, Llanddona

The application was presented to the Planning and Orders Committee at the request of a local member on behalf of the Llanddona Community Council.

Councillor Margaret M Roberts, a local member requested that a site visit be conducted due to local concerns as regards to the application.

Councillor Ieuan Williams proposed that a virtual site visit be undertaken and Councillor T LI Hughes MBE seconded the proposal.

It was RESOLVED that a virtual site visit be undertaken in accordance with the Local Member's request for the reasons given.

12.3 FPL/2022/43 – Full application for the erection of 6 business units together with landscaping and associated development at former Heliport Site, Penrhos Industrial Estate, Holyhead

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

The Chief Planning Officer reported that the application site is located within the existing commercial/industrial development behind the Morrison's store; business units near the proposed site have recently been completed. He further said that it is considered that the principle of the development aligns with National Planning Policies together with the Joint Local Development Plan. The proposal is considered acceptable in technical terms and there will be no harm to the amenities of the locality, nearby AONB, historic environment or highway safety. The Chief Planning Officer said that Welsh Government consultation response is awaited regarding the anticipated annual average daily traffic that will be generated by the development and the anticipated impact upon the Junction 2 of the A55.

Councillor T LI Hughes MBE said that whilst supportive of the application he reiterated his concerns as regards to the HGV's parking on pavements and near this site. The Chief Planning Officer responded that a meeting is to be convened with Welsh Government as regards to parking issues in the surrounding area near this application site.

Councillor Glyn Haynes proposed that the application be approved and Councillor Robin Williams seconded the proposal.

It was RESOLVED to delegate authority to the Officer's to approve the application, with appropriate conditions, following satisfactory response from Welsh Government as regards to the anticipated annual average daily traffic that will be generated by the development, and the anticipated impact upon Junction 2 of the A55.

12.4 FPL/2021/370 – Full application for amendments to planning permission reference FPL/2019/212 for the conversion of the outbuilding into holiday let accommodation at Chwarelau, Brynsiencyn

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

The Chair reported that Councillor Bryan Owen, a local member requested that a site visit be conducted due to highway concerns.

Councillor Eric W Jones proposed that a virtual site visit be undertaken and Councillor Dafydd Roberts seconded the proposal.

It was RESOLVED that a virtual site visit be undertaken in accordance with the Local Member's request for the reasons given.

12.5 FPL/2022/36 Full application for extension and alterations to existing building (including extension approved as part of planning application FPL/2020/234), erection of additional silos, creation of car parking area, creation of new vehicular and pedestrian access, landscaping together

with associated works at Mona Island Dairy, 8 Mona Industrial Park, Mona

The application was presented to the Planning and Orders Committee as the application encompasses council owned land.

Public Speaker

Ms Sioned Edwards, in support of the application said that this is the third phase of the development which was afforded planning permission in 2019 to adapt and extend the existing unit on this site into a cheese production factory. The second phase of the development was approved in 2021. The work on the first stage is ongoing and cheese production will begin within a year and once opened it will be one of the most modern and sustainable cheese factory in Europe running on renewable energy. The third phase of the development would result in increasing production from 7,800 tonnes to 18,000 tonnes per annum upon completion. 150 million litres of milk from 35 Welsh farms to produce cheese of the highest quality. Extending the factory would secure its long term viability and this extension was part of the original application as regards to the first and second phase of the development. The factory would set new standards for cheese production for the industry combining traditional and innovative methods in the production of a variety of continental cheeses Gouda and Edam as there is an increase in demand for such cheeses. Producers would receive an average pay for the milk which will benefit local producers. The developer will invest £10m in the third stage of the development on top of the £27.5m that has already been invested in the first and second stages of the development. This will be the largest investment in the food sector this year with 38 full time and 48 part-time employment afforded. By 2025 this will increase to 100 vacancies which will enable to develop the skills of local people and the developer has been working closely with Coleg Menai who have agreed to conduct courses on the site. Ms Edwards further said that as Agents they intend to address the comments by Dwr Cymru and there has also been discussion with the local authority's Ecologist and Planning Officers as regards to this development.

The Chief Planning Officer reported that this is the third stage of the development on the site. The principle of the development is acceptable on this industrial estate location. He noted that there are still a number of consultation responses which are unresolved, which include biodiversity and ecology issues, response from the MOD, CADW and Welsh Water. The recommendation was to delegate authority to the Officer's to approve the application following satisfactory response from statutory consultees listed in the report and that a Section 106 legal agreement be required to ensure that the off-site ecological mitigation measures are carried out and managed accordingly.

Councillor K P Hughes proposed to delegate authority to the Officer's to approve the application following satisfactory response from the statutory consultees. Councillor Ieuan Williams seconded the proposal.

It was RESOLVED:-

- **To delegate authority to the Officer's to approve the application, with appropriate conditions, following satisfactory response by the statutory consultees which include the MOD, CADW and Welsh Water;**
- **That a Section 106 legal agreement be required to ensure that the off- site ecological mitigation measures are carried out and managed accordingly.**

13 OTHER MATTERS

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

**COUNCILLOR NICOLA ROBERTS
CHAIR**