

# Planning and Orders Committee

## Minutes of the virtual meeting held on 15 June 2022

- PRESENT:** Councillor Neville Evans (Chair)  
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, T LI Hughes MBE, John I Jones, R LI Jones, Jackie Lewis, Dafydd Roberts, Ken Taylor, Alwen Watkin, Robin Williams and Liz Wood.
- Councillor Nicola Roberts – Portfolio for Planning
- IN ATTENDANCE:** Planning Development Manager (RLJ),  
Business Systems Manager (EW),  
Development Management Engineer (Highways) (IH),  
Legal Services Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members: Councillors Aled M Jones (application 7.1);  
Margaret M Roberts (application 7.2); Dafydd R Thomas  
(applications 12.5 and 12.7).
- Councillors Llinos Medi, Gwilym O Jones, Alun Mummery, Alun Roberts.

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### 1 APOLOGIES

None received.

### 2 DECLARATION OF INTEREST

Declarations of interest received by:-

Councillor Glyn Haynes declared a personal interest in respect of application 12.6.

Councillor Llinos Medi declared a personal and prejudicial interest with regard to application 12.2.

Councillor John I Jones declared that he had been approached by the applicant's representatives in respect of application 12.3.

Councillor Dafydd Roberts declared a personal and prejudicial interest with regard to application 7.1.

Councillor Ken Taylor declared a personal interest with regard to application 12.6.

Councillor Alwen Watkin declared that she had been approached by the applicant's in respect of application 12.2.

Councillor Liz Wood declared a personal and prejudicial interest with regard to application 12.6.

### **3 MINUTES**

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

- Minutes of the meeting held on 6 April, 2022
- Minutes of the meeting held on 31 May, 2022 (Election of Chair and Vice-Chair)

### **4 SITE VISITS**

The note that the virtual site visits were convened on the morning of the meeting with regard to the following applications:-

FPL/2021/370 – Chwarelau, Brynsiecyn  
HHP/2021/303 – Pant y Bwlch, Llanddona  
FPL/2021/61 – Tyddyn Dai, Pentrefelin, Amlwch

### **5 PUBLIC SPEAKING**

There were Public Speakers in respect of applications 7.1, 7.2 and 12.13.

### **6 APPLICATIONS THAT WILL BE DEFERRED**

#### **6.1 FPL/2021/361 – Full application for the erection of a new foundation phase and child care unit, external play areas, car park and associated work on land adjacent to Ysgol y Graig, Llangefni**

The application was presented to the Planning and Orders Committee as it was recommended that a site visit be convened in order that Members can view the site and its settings.

**It was RESOLVED that a virtual site visit be undertaken in accordance with the Officer's recommendation.**

### **7 APPLICATIONS ARISING**

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

*(Having declared a personal and prejudicial interest in the application, Councillor Dafydd Roberts withdrew from the meeting during discussion and voting thereon).*

The application was presented to the Planning and Orders Committee at the request of former local members due to highway concerns. At the meeting held on 6 April, 2022 the Committee resolved that a virtual site visit be undertaken to application site. The virtual site visit subsequently took place on 15 June, 2022.

### ***Public Speakers***

Dr Sion Morris Williams, objecting to the application, said that he was representing his family, friends and the public who use this road often to Ynys Wen from the main road the B4419. He said that his father is the third generation to farm Ynys Wen since its creation in 1918 after his great grandfather returned from the War and started a tenancy at Ynys Wen through Anglesey Council. In the future, he hopes to be able to take over and be the fourth generation at Ynys Wen. Dr Morris Williams further said that the road from the main road, the B4419, to Ynys Wen now serves 3 properties; Chwarelau Farm, Tŷ Fron Goch and Ynys Wen Farm. In the early 1970s this road was adopted by Anglesey Council following an agreement with the former owner of Chwarelau Farm, Mr John Jones. The road was in a poor condition at the time and served two Council farms which were Ynys Wen and Fron Goch as well as the first Farm (Private farm) that we first come to on the road, which is Chwarelau. The whole road was laid with tarmac by the Council and has been maintained since then which is over fifty years. He noted that as a family they object to this planning application based on safety. There are 3 parts of the planning application which cause us concern and which relate to public and highway safety (the road to Ynys Wen from the B4419). Vehicles, heavy agricultural machinery, delivery vehicles and walkers use this road on a daily basis. The passing bay has now been created and is located in the wrong place, very dangerous and on a sharp corner which is not the same material as the road. He refer to the location plan of the planning application FPL/2019/212, the passing bay was located in a safe and suitable place and was in line with condition number 6 which allowed the application to be approved 'In line with highway safety'. It was located on a straight section of the road between the B4419 and Chwarelau, with clear visibility for a vehicle to be able to pull in safely if traffic was coming from the other direction. He was not aware of another passing place on such a dangerous corner as this, but he was aware of a number of passing bays on straight sections of road, that have visibility in order to maintain safety. Unfortunately, the passing bay that has been created does not assist the safety of this highway. He further referred back to the planning application FPL/2019/212. The parking area on that location plan was in an appropriate place and located in a safe area behind the holiday accommodation and conformed with condition number 7 of the permission "so that vehicles can pull away and turn clearly away from the highway in order to reduce danger and inconvenience to nearby highway users". The proposed

parking area on the location plan for the new application does not conform with the said condition. It is on the edge of the nearby highway, visibility is poor and there is high risk to the safety of the public. Ynys Wen is a farm that is constantly working – 24 hours a day. For safety, it is essential that the road is clear at all times for the following reasons:

- The need to take an animal to the vet urgently
- Going to hospital, visiting the GP or dentist in an emergency or when needing to attend a specific appointment.
- I myself am on call as a specialist doctor at hospital and spend a lot of time at Ynys Wen – I can be called at any time to treat a patient in an emergency.

The applicant has an opening in front of their house, a wide curtilage in front of the building that is to be transformed into a Holiday Let, and enough land either side of the road that is more than suitable for the purpose rather than having to use traffic management to effect road users in this way.

The Legal Services Manager read out a statement by Mr Gerwyn Jones who had previously registered to speak at the meeting but was unable to attend.

The statement by Mr Jones was as follows:-

The purpose of this planning application is to agree and approve minor changes to what has already been approved under application number FPL/2019/212 , to convert an outbuilding at Chwarleau, Brynsiencyn into holiday accommodation.

The minor changes to this application include fitting two French doors instead of windows, changes to the small extension and to move the location of the parking spaces. As well as this, we are looking for approval on the location of the passing area which was built before agreeing on its location with the highways department as was noted under condition 6 of the original application FPL/2019/212. As the planning officer has noted in the report, they have no concerns regarding the changes to the building and the highways department have also confirmed that they have no concerns with re-locating the parking spaces nor to the location of the passing area as it has been built. Therefore, the Officer proposes that this application should be permitted and we are asking you to agree.

A few objections to the application have been noted: Specifically the location of the passing area, but as I have referred to already, the highways department have no concerns with its location. Objection has also been raised in relation to the status of the road – if it is a private or adopted road, as noted by the Officer, this is not a planning issue and this should not influence the application. To finish, we remind you that permission to convert the outbuildings to holiday accommodation has already been approved back in 2019 so, considering the recommendations of the Planning Officer and the Highways Department, we ask you to approve this application before you today as recommended by the Officer and based on planning issues only.

The Planning Development Manager reported on the main planning consideration as noted within the report and referred to the amendments to the application as regards to passing place, parking arrangements and amendments to the building. The Planning Development Manager referred to the passing place and noted that Condition (06) of the previous permission required the applicant to provide details of the construction and location of a passing place prior to the commencement of work on site. The passing place was completed without discharging the condition. The passing place has been completed in a different location than was shown on the approved drawings. However, the Highways Department have confirmed that they are satisfied with the construction and location of the passing place that has been constructed. He further referred that the parking arrangements has been amended where cars will park in front of the outbuilding instead of within the curtilage of the property Chwarelau. The Highways Authority has confirmed that they are satisfied with the new parking arrangements. The Planning Development Manager further referred to the amendments to the building as can be seen within the written report and he noted that it is considered that the amendments are acceptable and would not have a negative impact upon adjacent residential properties. He further referred to the objections in respect of the application and said that the Highways Authority has confirmed that they are satisfied with the passing bay that has been constructed and the new parking arrangements and therefore the Planning Authority accepts this professional advice. The recommendation is of approval of the application.

Councillor John I Jones, a Local Member said that the car park for this development in the original application was behind the holiday accommodation which was convenient for vehicles to be able to manoeuvre on the site and to leave the site on the single track road. The original car space is within the property's boundary. Councillor Jones referred to the Planning Policies as regards to this application and questioned as to why planning policy TWR 2 had not been considered as regards to the quality of the parking provision on site. He considered that the amended application before the Committee is unsuitable for a narrow, single track road with agricultural vehicles using this road. Within the original application were a safe turning point was acceptable for road safety in this area. The Planning Management Manager responded that the Planning Authority is depended on comments from the Highways Authority as to highway and parking safety and as noted within the written report to the Committee the Highways Authority is satisfied with the amended application for this application.

Councillor John I Jones referred to the location of the passing place that has been created contrary to the original application which is around 50 metres from the original location. The passing place is on a blind bend in the road with large vehicles unable to view what is coming towards them on the road. Condition (06) on the original application required the applicant to provide details of the construction and location of a passing place prior to the commencement of work on site. TAN 18 refers to the required visibility required and he noted that the location of the passing place on the original application was located on a safer location on the road. The Development Management Engineer

(Highways) responded that discussions have been undertaken with the Traffic and Parking Officers as regards to this application with regards to passing place and parking provision on site and the conclusion was that there is a lack of sufficient evidence to object to the application and the location of the passing place.

Councillor K Taylor referred that the applicant has ignored the requirement of locating the passing place in the original location and is contrary to Condition (06). The Planning Development Manager responded that the application is a retrospective application before the Committee as regards to the location of the passing place.

Councillor Robin Williams said that retrospective application are acceptable within planning law but it is frustrating when such application are before the Planning and Orders Committee. He proposed that the application be approved in accordance with the Officer's recommendation. Councillor T LI Hughes MBE seconded the proposal of approval.

Councillor John I Jones proposed that the application be refused contrary to the Officer's recommendation. Councillor Ken Taylor seconded the proposal of refusal.

Following the vote of 6 for refusing the application and 4 for approval :-

**It was RESOLVED to refuse the application contrary to the Officer's recommendation due to concerns as regards to the location of the passing place and parking on site.**

***(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officer's the opportunity to prepare a report in respect of the reasons given for refusing the application).***

## **7.2 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 of a Local Member on behalf of the Llanddona Community Council. At the meeting held on 6 April, 2022 the Committee resolved that a virtual site visit be undertaken to application site. The virtual site visit subsequently took place on 15 June, 2022.

Councillor Margaret M Roberts, a Local Member said that this application site is within a sensitive area and is seven time the size of the current existing garden room. She noted that the proposal will change the appearance and character of the coastline and will become a dwelling with numerous glass windows which will result in light pollution in a dark skies area. Councillor Roberts said that approving the application would set a precedent for further applications and she

asked the Committee to consider the implications of approving such an application.

### ***Public Speaker***

Ms Elenor Carpenter from Cadnant Planning, in support of the application said that the existing building is currently used as a garden room and the new building will be used for similar purposes by the applicant who owns and lives at Pant y Bwlch. The garden and curtilage of Pant y Bwlch is approximately 10 acres and the site is located within the Area of Natural Outstanding Beauty.

Considering the site's sensitive location within the landscape, detailed consideration has been given to the proposed design and materials to ensure that the proposal will not be detrimental in terms on landscape and visual effect. The existing timber building is dated and has seen better days and so the proposal is for the erection of a new building in lieu. It is accepted that the proposed building is larger than the existing building but this is in order to meet the applicant's needs to provide two offices and a fitness room. However, the proposed building will not include the decking that is currently attached to the existing room. The proposed materials reflect the rural location of the site with timber cladding and timber doors and windows, along with zinc roof. Windows will cover the front elevation facing Red Wharf Bay and in order to reduce light transmission the applicant is happy to accept condition number 3 proposed by the officers. The building will be located 2.5km from Red Wharf Bay. The building, along with the dwelling of Pant y Bwlch, is located within Pentraeth Forest where there are buildings scattered along the bank facing Red Wharf Bay and Llanddona Beach. The site is surrounded by the high mature trees and shrubs of Pentraeth Forest. The Council's Landscape Consultant and officers do not have any objections on be basis of visual impact.

There is a footpath that runs through the garden of Pant y Bwlch and discussions have been held with the Rights of Way Officer and a revision has been made to ensure that the unit does not cut across the footpath as noted in the Council documents. There is no longer any objection in terms of effect on public footpaths.

The Planning Management Manager reported that the main planning consideration is the design and scale of the proposal at its location is within the AONB of the rural coastal area of Llanddona/Pentraeth Forest. Concerns have been raised with regards to the design of the proposal and whether the alterations are considered an overdevelopment of the site as proposed garden room is larger than the existing garden room on site. The proposal is considered an improvement on the existing garden room/she which is in a current state of disrepair with high quality durable materials chosen for the new proposed garden room. The modern design and material choices of the proposal are considered acceptable as it is in keeping with the character of the other new modern high quality developments within the locality. The location of the proposal is at an important natural dark skies coastal area of Anglesey. Condition (03) is to be implemented to ensure the current appropriate glazing is to be put in place to protect the dark skies and avoid light pollution and to avoid

a detrimental visual impact to the surrounding area. Condition (04) is also to be implemented to ensure that the use of the garden room is ancillary to the main dwelling only. It is considered that the proposed design compliments and enhances the character of the existing property in line with Policy PCYFF3 and AMG1 of the Joint Local Development Plan.

Councillor R LI Jones said that he had concerns as to the proposed development due to the location of the site within a dark skies area and such areas needs to be protected.

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

Councillor R LI Jones proposed that the application be refused. There was no seconder to the proposal of refusal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

### **7.3 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. At the meeting held on 6<sup>th</sup> April, 2022 the Committee resolved virtual site visit be undertaken to application site. The virtual site visit subsequently took place on 15 June, 2022.

Councillor Aled M Jones, a Local Member, said that he hoped that it was evident on the site visit that the roads leading to this site is narrow; the roads in the area are also very narrow. He noted that local concerns have been expressed that due to the number of proposed development on the site it will generate an increase in the traffic travelling on these roads. Councillor Jones wished to highlight that there are two entrances to this site. He considered that this proposed application is an overdevelopment of the site and is not sustainable as it is a distance from the nearest bus stop and local amenities.

The Planning Development Manager reported the application is for the conversion of an existing outbuilding into 2 holiday units, together with the conversion of an existing double garage into an annexe. Other associated development comprises improvements to the access to achieve required visibility splays and the provision of a passing place. He said that Planning Policy TWR2 is relevant in respect of this development as it refers to holiday accommodation and proposals will be permitted provided that they are of high quality in terms of design, layout and appearance and conform with the relevant policy criteria. Criterion ii, requires that the proposed development is appropriate in scale considering the site, location and/or settlement. It is considered that this proposed development conforms with Criterion ii. Criterion iv notes that the proposal is not sited within a primarily residential area or does



not significantly harm the residential character of an area. The area in the immediate vicinity of the site is primarily residential, however, there is a secondary school and leisure centre a short distance away, it is not therefore considered that the proposal would significantly harm the residential character of the area in accordance with criterion iv. A business plan has been submitted with the application to assess the scheme's viability. It is considered that the business plan provides sufficient detail to satisfy the requirements of criterion v of the policy. Furthermore, Section 4.6 of Supplementary Planning Guidance Tourism Accommodation and Facilities aims to define the issue of over-concentration with paragraph 4.6.1 stating that a high number of holiday accommodation or a concentration of holiday accommodation in a specific area can have a detrimental impact on the social fabric of communities. However, Paragraph 4.6.5 states that when assessing whether or not there is an over-provision of holiday accommodation, the following should be considered – Quality of holiday accommodation – Favourable consideration will not be given to applications for self-serviced holiday accommodation when the existing combination of holiday accommodation and second homes within the Community/Town/City Council area is higher than 15%. In most recent council tax data shows tha the population of second homes and self-catering holiday accommodation in the Amlwch area is 8.64%. The proposal is therefore considered to accord with the provisions of criterion v policy TWR2 of the Joint Local Development Plan.

The Planning Development Manager further reported that a structural report has been submitted with the application and the Local Planning Authority are satisfied that the structural report demonstrates that the existing building is structurally sound and capable of conversion without extensive re-building in accordance with paragraph 3.2 of TAN 23 and the guidance contained in the SPG. He further said that the Highways Authority has been consulted on the proposal which includes improvements to the existing access and the provision of a new passing place. The Highways Authority have concluded that given the scale of the development, 2 x 1 bed holiday unit and an annexe, it is considered that the proposal is not likely to give rise to a significant increase in traffic in the locality. They have further noted that there is no through road passing the site, consequently traffic is not heavy and primarily local. They are also satisfied that adequate visibility can be achieved from the access through the proposed access improvements which involve the reduction in the height of the boundary walls to improve visibility and also the proposed passing place which is being offered.

Councillor R LI Jones said that he considered that the road leading to the site will cause problems as the road is narrow and the approval of the application will cause further traffic issues in the area. The Planning Development Manager responded that the Highways Authority has visited the site and have not raised objections as it is unlikely that there will be significant increase in traffic in the area. The applicant has afforded a passing place which will be a gain in this respect.

Councillor Aled M Jones, Local Member said there is a suggestion that the height of the high boundary walls are to be reduced, he wished to raise that

there are a number of dwellings in close proximity to the site and there will be the creation of 4 houses on the site if the application was to be approved and it can create a mini housing estate. He questioned if the land for the proposed passing place was in the ownership of the applicant. The Planning Development Manager wished to clarify that the proposal is for 2 annexes on site He referred that the passing place is further down the road from the site towards Pentrefelin and this would be a matter for the applicant and the landowner to discuss. The required Certificates have been submitted with the application from the planning perspective.

Councillor Liz Wood and a Local Member said there are parking issues in Pentrefelin and when school buses need to access the road to Pentrefelin.

Councillor T LI Hughes MBE proposed that the application be approved and Councillor Robin Williams seconded the proposal of approval.

Councillor R LI Jones proposed that the application be refused and Councillor Liz Wood seconded the proposal of refusal.

Following the vote of 9 for the approval of the application and 2 for the refusal of the application:-

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

## **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**

### **10.1 FPL/2021/243 – Full application for amended plans for the erection of a dwelling previously approved under planning permission reference 24C268/DA at Ty Ni, Plot 1, Glan Llyn, Cerrigman, Amlwch**

The application was presented to the Planning and Orders Committee as the proposal is contrary to planning policies of the Joint Local Development Plan which the Local Planning Authority is minded to approve.

The Planning Development Manager reported that outline planning permission was originally granted for the development of this plot in September 2018, the application was subsequently renewed twice in 2011 and 2015 and reserved matters approval was granted in March 2018 under reference 24C268J/DA. The development has commenced and is at an advanced state of construction. The development which is being undertaken

is that which forms the subject of this application i.e. it includes the rear sun room and detached garage which did not form part of the original reserved matters approval. Notwithstanding that the development being constructed includes the sun room and garage, it otherwise accords with the original approved plans. Consequently, it is considered that the approved development has been implemented and constitutes a valid fallback position. The application is contrary to Policy TAI 6 of the Joint Local Development Plan, nevertheless a fallback position exists as the site benefits from an extant permission which has been implemented with the dwelling now being at an advanced state of construction. The recommendation was of approval of the application.

Councillor Liz Wood proposed that the application be approved and Councillor Robin Williams seconded the proposal of approval.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

## **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/2021/267 – Full application for the erection of holiday lodge together with associated works at Plot 13, Pentre Coed, Menai Bridge**

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

Councillor Alun Mummery, a local member, requested that a site visit be conducted as the original application was submitted in 2010. He noted that there are local concerns as regards to the application.

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

### **12.2 FPL/2022/7 – Full application for the redevelopment of existing caravan park to accommodate static caravans, and extension to site to accommodate touring caravans, together with the erection of a toilet/shower block at Mornest Caravan Park, Pentre Berw**

*Councillor Alwen Watkin declared that she had been approached by the applicant's in respect of application 12.2.*

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

Councillor Alwen Watkin, a local member, as part of the application is recommended for refusal and the part is recommended for approval. She noted that it would be advantages for the Committee to view the site.

**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/2021/317 – Full application for the demolition of an existing three-storey building comprising two residential flats and ground floor ancillary residential storage and the construction of a replacement three storey building comprising two flats and a 10 room hotel with associated ground floor restaurant and water sports facility for guests and associated car parking at Cumbria and High Wind, High Street, Rhosneigr**

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

Councillors Geraint Bebb and Ken Taylor requested that a site visit be undertaken to the site due to concerns as regards to overdevelopment of the site and parking and access issues.

Councillor Neville Evans, a local member, also requested that a site visit be undertaken to the site due to concerns expressed by the Llanfaelog Community Council as regards to this proposed development.

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

**12.4 FPL/2021/349 – Full application for the creation of a private equestrian menage together with the change of use of agricultural land into an all year camping site at Caerau, Llanfairynghornwy**

The application was presented to the Planning and Orders Committee at the request of a local member. Councillor Llinos Medi requested a site visit on account of local concerns that the scheme is overdevelopment of the site and highways issues.

**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/2022/63 – Full application for the change of use of existing storage shed into a food and beverage sales kiosk for ice cream, waffles and soft drinks at Ocean's Edge, Lon Isallt, Trearddur Bay**

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

The Planning Development Manager reported that the kiosk will be a subservient element to the existing restaurant on site. The proposed kiosk will

have a floor area of 13m<sup>2</sup> which is considered to be minor in scale. Due to the minor scale of the unit, it is not considered that the scale of the generated business would be of such an extent that would significantly harm nearby village shops and other businesses. The access arrangements will be as the existing arrangements for Oceans Edge. It is considered that the proposal conforms with policy MAN 6 of the Joint Local Development Plan.

Councillor Dafydd R Thomas, a local member, said that he considers that there is no existing storage unit on the site and therefore there is no building to adapt into a food and beverage sale kiosk. He referred that there currently ice cream and burger vans near the site and approval of this application could have an effect on these businesses. The kiosk will be in a prominent position at the front of the Ocean's Edge in Trearddur Bay. The Planning Development Manager responded that land use is considered by the Planning Authority and competition with other businesses is not a planning issue. He noted that the applicant could sell the items from the Ocean's Edge facility and the proposal is a minor scale kiosk on the site.

Councillor T LI Hughes MBE questioned whether discussions have undertaken with the Highways Authority as regards to this application. He said that there is already traffic issues on the highway near this site and approving this application could cause further traffic issues. He noted that the RNLI station is near the site that could cause issue for the launch of the lifeboat. The Planning Development Manager responded that the Highways Authority has been consulted with no concerns being raised as regards to this application.

Councillor Robin Williams proposed that the application be approved in accordance with the Officer's recommendation. Councillor Liz Wood seconded the proposal of approval.

Councillor Dafydd Roberts proposed that the application be refused the application as he considered that the application would have an effect on other businesses in the area. Councillor Alwen Watkin seconded the proposal of refusal.

Following the vote of 6 for the approval of the application and 5 for the refusal of the application :-

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

#### **12.6 MAO/2022/11 – Minor amendments to scheme previously approved under planning permission FPL/2019/341 so as to amend soft landscaping at Llaingoch Primary School, South Stack Road, Holyhead**

*(Councillors Glyn Haynes and Ken Taylor declared a personal interest in respect of this application).*

*(Having declared a personal and prejudicial interest in the application, Councillor Liz Wood withdrew from the meeting during discussion and voting thereon).*

The application was presented to the Planning and Orders Committee as the land is owned by the local authority.

The Planning Development Manager reported that the application is to vary the landscaping scheme on site. It is apparent that the works at the site are at an advance stage of the development and it is therefore considered that the site benefits from an implemented permission and consequently a fall-back position under planning permission reference FPL/2019/341. The landscape specialist has been consulted upon the application and is of the view that existing screening/trees has been maintained and enhanced on one elevation. It is therefore considered that the proposed amendments are compliant with PCYFF 4 of the Joint Local Development Plan. The SPG Design Guide provides guidance on recommended distances between existing and proposed dwellings. The impact of the amenities of nearby dwellings was considered as part of the original consent. Due to the distance between dwellings together with proposed mitigation measures such as boundary fences, it is not considered these changes will result in any of the proposed properties having a detrimental impact upon existing dwellings as a result of these changes.

Councillor R LI Jones raised concerns that the proposal is to reduce the landscaping of the site and the planting of trees and proposed that the application be refused contrary to the Officer's recommendation. Councillor Geraint Bebb seconded the proposal of refusal.

Councillor Robin Williams proposed that the application be approved and Councillor Ken Taylor seconded the proposal of approval.

Following the vote of 7 for the approval of the application and 2 for the refusal of the application :-

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

#### **12.7 FPL/2022/65 – Full application for the retention of HGV parking area and associated works for a temporary period of 12 months at Plot 9 (Eastern Half), Parc Cybi, Holyhead**

The application was presented to the Planning and Orders Committee as the proposed development forms part of the Brexit arrangement to ensure that HGV's can be safely stacked which addresses local concerns linked to the lack of parking facilities available within the area following the closure of the Road King facility. The application addresses wider issues and concerns that Officers consider should be considered by the Planning and Orders Committee.

The Planning Development Manager reported that the proposal is for the retention of the HGV parking area and associated works for a 12 month period from the date of any permission being awarded. The proposal seeks a 12 month temporary permission to allow a reasonable time to establish a permanent solution for the Welsh Government's proposed Border Control Post for the whole of Plot 9 at Parc Cybi, Holyhead. Plot 9 has been selected primarily due to the site's strategic location and ease of access to existing nearby infrastructure. The facility would act as a location to safely stack HGV's and would not inconvenience the local residents and businesses in the area. Since 2021 the facility has operated with spaces for 133 HGV's parking bays, 24 hours a day, 7 days a week. Staff welfare facilities, which includes toilets and a small office/canteen are provided in a temporary 'portakabin' type units. He further said that extensive consultation has been undertaken between the Planning Authority and Welsh Government together with statutory consultees to assure that the development does not have a detrimental effect on local amenities. Mitigation measures being proposed will ensure that the development does not have a detrimental impact upon sensitive receptors including amenity of neighbouring properties and highway safety.

Councillor Dafydd R Thomas, a local member, said that there has been a problems in the area with HGB's parking at the parking facilities of local supermarkets in Holyhead. Neighbouring properties amenities have been affected due to light pollution and refrigeration noise from the HGV's. He noted that Welsh Government and HMRC needs to consider necessary facilities for the drivers of the HGV's as there has been a loss of the Road King facility at the Parc Cybi site.

Councillor T LI Hughes MBE and a local member, said that agreed with the comments of his fellow local member with regards to the application. He expressed that conditions needs to be adhered to assure that the local amenities of neighbouring properties are not affected by this development.

Councillor Ken Taylor proposed that the application be approved in accordance with the recommendation and conditions within the Officer's report. Councillor Liz Wood seconded the proposal of approval.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

#### **12.8 FPL/2021/266 – Full application for the erection of 8 affordable residential apartments, construction of new vehicular access, construction of new road on site together with soft and hard landscaping on land adjacent to Garreglwyd Road, Holyhead**

The application was presented to the Planning and Orders Committee at the request of a Local Member due to local concerns as regards to highways

safety, overdevelopment of the site and appearance in the locality. Councillor R LI Jones requested a site visit for these reasons.

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

**12.9 VAR/2022/20 – Application under Section 73 for the variation of condition (01) (Building removal and land restored to former condition before 01/04/22) of planning permission reference FPL/2021/220 (Temporary prefabricated building) so that the building can remain on site until 31/01/23 at Canolfan Addysg y Bont, Cildwrn Road, Llangefni**

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

The Planning Development Manager reported that the application is under Section 73 for the variation of condition (01) (Building removal and land restored to former condition before 01/04/22) of planning reference FPL/2021/220. The portacabin on site is required due to essential extensive maintenance work on the roof at Canolfan Addysg y Bont. As a contingency the portacabin has been placed on the land temporarily to allow pupils to continue to access learning through as much as face to face as possible. The previous permission has lapsed since 1 April, 2022. However, due to extensive work to the roof taking longer than expected the application submitted requests an extension to the temporary permission until 31 January, 2023.

Councillor Liz Wood proposed that the application be approved and Councillor Alwen Watkin seconded the proposal of approval.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

**12.10 FPL/2021/160 – Full application for change of use of residential dwelling (Class Use C3) into Hot Food Takeaway Business (Class Use A3) together with alterations to building and alterations to vehicular access at Bryn Bela, Lon St Ffraid, Trearddur Bay**

The application was presented to the Planning and Orders Committee at the request of a Local Member due to traffic and parking issues. Councillor T LI Hughes MBE requested a site visit for these reasons.

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

**12.11 TPO/2022/8 – Application for works to trees protected by a Tree Preservation Order on land adjacent to 12 Brig y Nant, Llangefni**



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

The Planning Development Manager reported that 12 Brig y Nant, Llangefni has a boundary with the Dingle Woodland and the tree subject to the application is a mature ash overhanging the rear garden. The works are of a minor nature and limited to the removal of a single limb on the garden boundary.

Councillor Ken Taylor proposed that the application be approved and Councillor Liz Wood seconded the proposal of approval.

**It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions within the written report.**

**12.12 OP/2021/10 – Outline application for the erection of 10 dwellings with associated access, internal access road and parking together with full details of access and layout at land adjacent to Tyn y Ffynnon, Llannerchymedd**

*(Having declared a personal and prejudicial interest in the application, Councillor Llinos Medi, whilst not a member of Committee, withdrew from the meeting)*

The application was presented to the Planning and Orders Committee at the request of a Local Member due to traffic issues and overflow parking at the Station in Llannerchymedd. Councillor Jackie Lewis requested a site visit for these reasons.

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

**12.13 FPL/2021/198 – Full application for the retention of the existing structure and continuation of works for the erection of a new holiday unit together with associated works on land at Bryn Gollen Newydd, Llannerchymedd**

*Councillor John I Jones declared that he had been approached by the applicant's representatives in respect of application 12.13.*

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

***Public Speaker***

Ms Sioned Edwards, Cadnant Planning, in support of the application, said that the application is being re-submitted to the Committee after the Committee discussed the application in September. The former committee decided that the application should be discussed following 2 appeal decisions back in August last year. She said that the applicant purchased the property with

planning permission already granted for converting the outbuilding into a dwelling and constructing a new garage (originally approved in August 2016, and an amended version in January 2018). The applicant assumed (as you would) that the permission given was a robust decision and that the application had been thoroughly assessed by the Local Planning Authority and was accurate before a decision was made. However, it became apparent that the plans and Structural Survey presented with the application contradicted each other. Consequently, the applicant has unknowingly purchased the property with planning permission that cannot be implemented. The first thing that the applicant did before undertaking any work was to contact and meet with planning officers to highlight the problems and the difficulties. Discussions continued for many months. The Authority's failure to give due consideration to the implications of the recommendations of the Structural Survey has led to giving ambiguous permission that is open to interpretation. The applicant has invested time and money here, and now he has to consider a way forward to avoid a considerable financial loss resulting from circumstances beyond his control. The application in front of you is for a new holiday unit. The Council has raised concerns about the sustainability of the site's location; however, there are existing holiday cottages opposite the site. So why is this site not sustainable? What is different? Officers have disregarded the relevancy of the two appeals in Bryndu and Bodorgan, as they were conversions rather than new holiday units. However, the Council's reasons for refusing, and the basis of the inspector's decision, related specifically to the sustainability of the locations. Therefore, they are comparable to Bryn Gollen. There have been similar cases in the past, such as an application in October 2018 to build a new holiday unit at Tai Hirion, Rhoscefnhir. This application was approved by the Council and the situation in Bryn Gollen is considered to be exactly the same. She ask you as members of the committee to consider the extensive background that has led to the current application and it is hoped that the Committee can support the applicant's attempt to find a suitable use of the site that can be supported under policy TWR 2 of the Local Development Plan.

The Planning Development Manager reported on the main considerations of the application as can be seen within the Officer's written report. Planning permission reference 25C259B/VAR was granted for conversion of a building into a dwelling on the site. Following a complaint and investigation, a planning enforcement notice was issued in January 2020 alleging that the building to be converted had been demolished and that a new building was being erected. The enforcement notice was appealed, the appeal was dismissed by the Planning Inspectorate. The Inspector concluded that the permission was for a conversion with minimal new-build, but the structure on site was a completely new-build which had not been given permission. An application was submitted to the Planning and Orders Committee on 7 July, 2021 for the retention of the existing structure and continuation of works for the erection of a new holiday unit together with associated works on land at Bryn Gollen Newydd, Llanerchymedd however the application was refused. The proposal is a new build holiday unit situated in an open countryside location. The proposal conflicts with Policies TWR 2, PCYFF 1 and PCYFF 2 of the Joint Local Development Plan. The site is not located within a sustainable location

and the proposal would be highly dependent on private care use. The development therefore conflicts with Policy PS4, PS5, TWR 2, TAN 18.

Councillor Ken Taylor proposed that the application be refused in accordance with the Officer's recommendation. Councillor Geraint Bebb seconded the proposal of refusal of the application.

**It was RESOLVED to refuse the application in accordance with the Officer's recommendation.**

## **13 OTHER MATTERS**

### **13.1 DEM/2022/3 – Application to determine whether prior approval is required for the demolition of garages at Ffordd Corn Hir, Pennant, Llangefni**

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

The Planning Development Manager reported that the application is made to demolish three blocks of domestic type semi-dilapidated vehicular garages at Ffordd Corn Hir, Pennant, Llangefni. The garages have become surplus to requirement and do not lend themselves to redevelopment and have fragile asbestos roofs.

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

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

**COUNCILLOR NEVILLE EVANS  
CHAIR**