

NOTICE of the Decisions of the Planning and Orders Committee held at the Council Chamber, Council Offices, Llangefni on Wednesday, 5 October 2022.

[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 webcast of the proceedings].

Present Councillor Neville Evans (Chair)
Councillor Glyn Haynes (Vice-Chair)

Councillors Geraint Bebb, Jeff Evans, T LI Hughes MBE, Jackie Lewis, Ken Taylor and Robin Williams

Portfolio Holder for Planning, Public Protection and Climate Change

Apologies Councillors John I Jones, Dafydd Roberts and Alwen Watkin
Councillor Llinos Medi

Also Present: Local Members: Councillors A M Jones & Derek Owen (for application 7.1); Paul Ellis (for application 12.4); Carwyn Jones & Alun Roberts (for application 12.6); Margaret M Roberts & Ieuan Williams (for application 12.8).

1.00 pm - 3.45 pm

ITEM NUMBER AND SUBJECT MATTER	2 DECLARATION OF INTEREST
DECISION	Councillor Jackie Lewis declared a personal and prejudicial interest with regard to application 12.6 on the Agenda.

ITEM NUMBER AND SUBJECT MATTER	3 MINUTES
DECISION	The minutes of the meeting held on 7 September, 2022 were confirmed as correct.

ITEM NUMBER AND SUBJECT MATTER	4 SITE VISITS
DECISION	The minutes of the virtual site visits held on 21 September, 2022 were presented and were confirmed as correct.

ITEM NUMBER AND SUBJECT MATTER	5 PUBLIC SPEAKING
DECISION	There were Public Speakers in respect of applications 7.3, 7.4, 12.2.

ITEM NUMBER AND SUBJECT MATTER	6 APPLICATIONS THAT WILL BE DEFERRED
DECISION	None were considered by this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	7 APPLICATIONS ARISING
DECISION	<p>7.1 FPL/2022/66 – Full application for the change of use of land into a car parking area at Porth Wen, Llanbadrig</p> <p>It was RESOLVED to approve the application contrary to the Officer’s recommendation on the basis that the Committee considered that it would be beneficial to alleviate the parking problems in the area and that an additional condition be place on the approval that to prohibit parking on the site overnight and for the site to be locked at night.</p> <p><i>(In accordance with the requirements of the Constitution the application was automatically deferred to the next meeting to allow the Officers to respond to the reason given for approving the application).</i></p> <p>7.2 S106/2022/4 – Application for the amendments of Section 106 Agreement in relation to affordable housing of planning permission 27C23A on land adjacent to Former Llanfachraeth Primary School, Llanfachraeth</p> <p>It was RESOLVED to approve the application in accordance with the Officer’s recommendation subject to the conditions set out in the written report.</p> <p>7.3 FPL/2021/159 – Full application for the erection of 50 residential dwellings, 12 residential apartments, construction of a new vehicular access and road, construction of a foul water pumping station together with soft and hard landscaping on land adjacent to Maes Derwydd Estate, Llangejni</p>

	<p>It was RESOLVED to approve the application in accordance with the Officer Officer's recommendation subject to the conditions and the planning obligation set out in the written report.</p> <p>7.4 FPL/2022/14 – Full application for the demolition of the existing dwelling and garage together and erection of new dwelling together with alterations to the vehicular access at Green Bank, Bull Bay Road, Bull Bay, Amlwch</p> <p>It was RESOLVED to approve the application in accordance with the Officer Officer's recommendation subject to the conditions set out in the written report.</p>
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ITEM NUMBER AND SUBJECT MATTER	8 ECONOMIC APPLICATIONS
DECISION	None were considered by this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	9 AFFORDABLE HOUSING APPLICATIONS
DECISION	None were considered by this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	10 DEPARTURE APPLICATIONS
DECISION	None were considered by this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS
DECISION	None were considered by this meeting of the Planning and Orders Committee.

ITEM NUMBER AND SUBJECT MATTER	12 REMAINDER OF APPLICATIONS
DECISION	12.1 TPO/2022/16 – Application for works to 6 trees protected by a Tree Preservation Order at land between the reservoir and 30 Ty Mawr Estate, Menai Bridge

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

12.2 VAR/2022/48 – Application under Section 73 for the variation of Condition (04) of planning permission reference 45C260B (Full application for change of use of the existing building from A1 (retail) to mixed use A1 and A3 (retail and food and drink) so as to change the existing opening hours at Madryn House, Pen Dref Street, Newborough

It was RESOLVED:-

- to approve the application contrary to the Officer's recommendation on the basis that the Committee considered that the proposal would not cause unacceptably detrimental effects on the residential amenities of nearby occupiers as other commercial properties are located in the immediate locality;
- that the premises be allowed to open from 9.00 a.m. to 10.00 p.m., seven days a week, for a trial period of 2 years.

(In accordance with the requirements of the Constitution the application was automatically deferred to the next meeting to allow the Officers to respond to the reason given for approving the application).

12.3 FPL/2022/134 – Full application for conversion of the outbuilding into a 2 bedroom holiday let at Tithe Barn, Henblas, Llangristiolus

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

12.4 DIS/2022/62 – Application to discharge condition (02a) (Archaeological), (07) (Biosecurity Risk Assessment) and (17) (Construction Management Plan) of planning permission FPL/2021/361 (erection of a new foundation phase and

	<p>child care unit) and MAO/2022/16 (Minor amendments) on land adjacent to Ysgol y Graig, Llangefni</p> <p>It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report.</p> <p>12.5 VAR/2021/65 – Application under Section 73 for the variation of conditions 13 and 14 of planning permission reference 47C74, erection of 34 wind turbines which shall measure 53 metres in total height with the construction of access tracks and ancillary developments to include transformers, a sub-station and three anemometer masts on land to the North of Llyn Alaw so as to extend the operational phase until 22/10/32, extend the decommissioning period to 12 months and clarification regarding the period wind turbines shall be decommissioned if it fails to produce continuous electricity at Llyn Alaw Windfarm, Llanbabo</p> <p>It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions and the planning obligation set out in the written report.</p> <p>12.6 HHP/2022/46 – Full application for demolition, alterations and extensions at Tan yr Allt Bach, Llanddona</p> <p>It was RESOLVED to conduct a virtual site visit in accordance with the Local Members' request for the reasons given.</p> <p>12.7 HHP/2022/219 – Full application for alterations and extensions at 7 Tre Gof, Llanddaniel</p> <p>It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.</p> <p>12.8 HHP/2022/171 – Full application for alterations and extensions with Juliet balconies at Awel y Bryn, Trigfa, Moelfre</p> <p>It was RESOLVED to conduct a virtual site</p>
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	<p>visit in accordance with the Local Members' request for the reasons given.</p> <p>12.9 FPL/2022/216 – Full application for an extension to the curtilage at Glanllyn, Llanedwen, Llanfairpwll</p> <p>It was RESOLVE to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.</p> <p>12.10 FPL/2022/198 – Full application for the installation of 2 no. 470kW Air Source Heat Pumps and a plant room house housing 2 no. Water Source Heat Pumps together with associated development at the Isle of Anglesey County Council, Council Office, Llangefni</p> <p>It was RESOLVE to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.</p>
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ITEM NUMBER AND SUBJECT MATTER	13 OTHER MATTERS
DECISION	None were considered by this meeting of the Planning and Orders Committee.