

NOTICE of the Decisions of the Hybrid meeting of the Planning and Orders Committee held at the Council Chamber, Council Offices, Llangefni on Wednesday, 1 March 2023.

[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 M Evans, T LI Hughes MBE, John Ifan Jones, R LI Jones, Jackie Lewis, Dafydd Roberts, Ken Taylor and Robin Williams

Councillor Nicola Roberts – Portfolio Member for Planning, Public Protection and Climate Change.

Apologies Councillor Liz Wood

Also Present: Local Members: Councillors Paul Ellis & Dylan Rees (application 7.2); Dyfed W Jones (application 12.8).

Councillors Derek Owen, Llio A Owen, Ieuan Williams.

1.00 pm - 2.45 pm

ITEM NUMBER AND SUBJECT MATTER	2 DECLARATION OF INTEREST
DECISION	<p>Councillor Glyn Haynes declared a personal and prejudicial interest in application 12.8.</p> <p>Councillor John I Jones declared a personal and prejudicial interest in application 7.1.</p> <p>Councillor Ken Taylor declared a personal interest in application 12.8.</p>
ITEM NUMBER AND SUBJECT MATTER	3 MINUTES
DECISION	<p>The minutes of the previous meeting of the Planning and Orders Committee held on 1 February, 2023 were confirmed as correct.</p>
ITEM NUMBER AND SUBJECT MATTER	4 SITE VISITS

DECISION	The minutes of the Site Visit held on 15 February, 2023 were confirmed as correct.
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ITEM NUMBER AND SUBJECT MATTER	5 PUBLIC SPEAKING
DECISION	There were Public Speakers in respect of applications 7.2 and 12.8.

ITEM NUMBER AND SUBJECT MATTER	6 APPLICATIONS THAT WILL BE DEFERRED
DECISION	<p>6.1 S106/2020/3 – Submission of ‘Penrhos Coastal Park Welsh Language Scheme’ under Section 1 (Welsh Language Scheme) of schedule 12 of the Section 106 Agreement completed in connection with planning permission 46C427K/TR/EIA/ECON and the submission of a Deed of Variation to vary the following provisions of this legal agreement: paragraphs 2.1.1 Schedule B (Cae Glas Nature Reserve and Visitor Centre Specification), Appendix 2 Bond Table Penrhos Visitor Centre (including the Penrhos Visitor Centre Toilets) and their maintenance, paragraphs 1.1 and 1.2 of Schedule 12 (Welsh Language Scheme) and the substitution of Plan 2 Penrhos Land Drawing – Plan 2 drawing reference PL1114.VW008/Rev 03 dated 03/03/2016 at Land and Lakes, Penrhos Coastal Park, Holyhead</p> <p>It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation for the reasons given.</p> <p>6.2 COMP/2021/1 – Submission of information necessary to discharge sections: Schedule 8, Section 1, Clause 1.1; Car Parking and Public Access Strategy – Penrhos Coastal Park Phase. Schedule 8, Clause 12.1: Ancient Woodland Scheme – Penrhos Coastal Park Phase. Schedule 8, Section 15, Clause 15.1: Green Linkages Scheme – Penrhos Coastal Park Phase. Schedule 8, Section 17, Clause 17.1: SSSI Management Scheme – Penrhos Coastal Park Phase. Schedule 8, Section 19, Clause 19.1: Ecological Survey and Monitoring Scheme – Penrhos Coastal Park Phase. Schedule 9, Section 19, Clause 19.4: Ecological Compliance Audit – Penrhos</p>

	<p>Coastal Park Phase. Schedule 8, Section 20, Clause 20.1 – Existing Tree Management Scheme – Penrhos Coastal Park Phase. Schedule 8, Section 21, Clause 21.1 – Warden Service Appointment/Warden Service Annual Reporting – Penrhos Coastal Park Phase. Schedule 8, Section 21, Clause 21.3 – Warden Service, AONB Impact and use of Green Linkages monitoring assessment – Penrhos Coastal Park Phase. Schedule 9, Section 3, Clause 3.1: Penrhos Leisure Village Phasing Plan – Penrhos Coastal Park Phase. Schedule 11, Section 1, Clause 1.1; Local Labour Plan – Penrhos Coastal Park Phase of the S106 agreement obligations attached to planning permission 46C427K/TR/EIA/ECON at Land and Lakes, Penrhos Coastal Park, Holyhead</p> <p>It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation for the reasons given.</p> <p>6.3 46C427L/COMP – Submission of Community Liaison Group Scheme (CLGS) to comply with the Terms of Agreement as set out in Schedule 8, Section 7 and Penrhos Public Access Land Scheme (PPALS) as set out in Schedule 8, Section 13.1 of the Section 106 Agreement attached to planning permission reference 46C427K/TR/EIA/ECON at Land and Lakes, Penrhos Coastal Park, Holyhead</p> <p>It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation for the reasons given.</p>
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ITEM NUMBER AND SUBJECT MATTER	7 APPLICATIONS ARISING
DECISION	<p>7.1 FPL/2022/60 – Full application for the erection of 14 dwellings together with the creation of an internal access road and associated works on the former site of Newborough School, Pen Dref Street, Newborough</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>7.2 FPL/2022/173 – Full application for the change of use of agricultural land to site 32 holiday lodges, reception building, construction of new vehicular access, construction of new on site roads, and parking areas and associated works on land adjacent to Lon Penmynydd, Llangejni</p> <p>It was RESOLVED to refuse the application contrary to the Officer’s recommendation as the proposal was deemed to be contrary to planning policy PCYFF 3 and the ecology report has not addressed the effect on the Red Squirrels habitat in the area.</p> <p><i>In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reason given for refusing the application.</i></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 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	<p>11.1 FPL/2022/128 - Full application for an extension to the existing building together with the demolition of the existing workshop together with the erection of a replacement workshop at Site 5, Amlwch Industrial Estate, Amlwch</p> <p>It was RESOLVED to approve the application in accordance with the Officer’s</p>

	<p>recommendation subject to the conditions contained within the written report.</p>
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ITEM NUMBER AND SUBJECT MATTER	12 REMAINDER OF APPLICATIONS
DECISION	<p>12.1 MAO/2022/27 - Minor amendments to scheme previously approved under planning permission FPL/2021/337 so as to amend the approved plans at the Former Roadking Truckstop, Parc Cybi, Holyhead</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>12.2 ADV/2023/1 – Application for the replacement of interpretation sign at Amlwch Watchtower, Amlwch</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>12.3 ADV/2023/2 – Application for the erection of an interpretation sign at Upper Car Park, Upper Quay Street, Amlwch Port</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>12.4 ADV/2023/3 – Application for the replacement of interpretation sign at Main Square Car Park, Amlwch</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>12.5 ADV/2023/4 - Application for the siting of 2 non-illuminated signs at Parys Mountain, Amlwch</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>12.6 HHP/2022/342 - Full application for alterations and extensions at Islwyn, Holyhead Road, Llanfairpwll</p> <p>It was RESOLVED that a physical site visit be undertaken for the reasons given.</p> <p>12.7 HHP/2022/244 - Full application for demolition of the existing garage together with the erection of a two storey annex at Lancefield, Ffordd Cynlas, Benllech</p> <p>The application had been withdrawn.</p> <p>12.8 FPL/2021/231 - Full application for the erection of 27 affordable dwellings, construction of internal access road, diversion of Public Right of Way, creation of a landscaping bund, erection of acoustic fence and associated works on land North of Y Garnedd, Llanfairpwll</p> <p>It was RESOLVED to refuse the application in accordance with the Officer's recommendation as contained within the written report.</p> <p>12.9 TPO/2022/24 - Application for works to trees protected by a Tree Preservation Order at Parc Twr, Llanfairpwll</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>
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ITEM NUMBER AND SUBJECT MATTER	13 OTHER MATTERS
DECISION	<p>13.1 DEM/2023/2 - Application to determine whether prior approval is required for the demolition of garages at Pencraig, Llangefni</p> <p>To note the information presented to the Planning and Orders Committee.</p> <p>13.2 DEM/2023/3 - Application to determine whether prior approval is required for the demolition of garages at Pencraig, Llangefni</p> <p>To note the information presented to the Planning and Orders Committee.</p>

	<p>13.3 DEM/2023/4 - Application to determine whether prior approval is required for the demolition of garages at Maes Hyfryd, Llangefni</p> <p>To note the information presented to the Planning and Orders Committee.</p> <p>13.4 DEM/2023/5 - Application to determine whether prior approval is required for the demolition of 28 garages at Bro Tudur, Llangefni</p> <p>To note the information presented to the Planning and Orders Committee.</p>
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