

# Planning and Orders Committee

## Minutes of the hybrid meeting held on 1 March 2023

- PRESENT:** Councillor Neville Evans (Chair)  
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff M Evans, T LI Hughes MBE, John I Jones, R LI Jones, Jackie Lewis, Dafydd Roberts, Ken Taylor, Robin Williams.
- Councillor Nicola Roberts – Portfolio Member for Planning, Public Protection and Climate Change
- IN ATTENDANCE:** Development Management Manager (RLJ),  
Group Engineer (Development Control & Traffic Management)(AR)  
Legal Services Manager (RJ),  
Planning Portal & Systems Support Officer (MO),  
Committee Officer (MEH)
- APOLOGIES:** Councillor Liz Wood
- ALSO PRESENT:** Local Members: Councillors Dylan Rees (application 7.2); Dyfed W Jones (application 12.8).
- Councillors Derek Owen, Llio A Owen, Ieuan Williams

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### 1 APOLOGIES

As noted above.

### 2 DECLARATION OF INTEREST

Councillor Glyn Haynes declared a personal and prejudicial interest in application 12.8.

Councillor John I Jones declared a personal and prejudicial interest in application 7.1.

Councillor Ken Taylor declared a personal interest in application 12.8.

### 3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 1 February, 2023 were confirmed as correct.

#### **4 SITE VISITS**

The minutes of the Site Visit held on 15 February, 2023 were confirmed as correct.

Councillor Robin Williams said that he had requested that a video of the physical site visit to Lon Penmynydd, Llangefni be available following the site visit. The Chair responded that the video of the site visit had been placed on TEAMS for Members of the Committee to view. Councillor Williams said that he was unable to find the recording and suggested that future recording should be better signposted on the TEAMS facility to the Members of the Committee.

#### **5 PUBLIC SPEAKING**

There were Public Speakers in respect of applications 7.2 and 12.8.

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

**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**

The Development Management Manager reported that following the receipt of correspondence from Richard Buxton Solicitors on behalf of their clients, who were challenging the validity of the Land and Lakes planning permission as noted within the report. At the meeting held on 1<sup>st</sup> February, 2023 the application was deferred to allow the Council sufficient time to consider the contents of the correspondence received and respond accordingly. Given the complexity of the matters raised, the Planning Officers are still considering the application and it was recommended that the application be deferred.

**It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation for the reasons given.**

**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 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**

The Development Management Manager reported that following the receipt of correspondence from Richard Buxton Solicitors on behalf of their clients, who were challenging the validity of the Land and Lakes planning permission as noted within the report. At the meeting held on 1<sup>st</sup> February, 2023 the application was deferred to allow the Council sufficient time to consider the contents of the correspondence received and respond accordingly. Given the complexity of the matters raised, the Planning Officers are still considering the application and it was recommended that the application be deferred.

**It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation for the reasons given.**

**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**

The Development Management Manager reported that following the receipt of correspondence from Richard Buxton Solicitors on behalf of their clients, who were challenging the validity of the Land and Lakes planning permission as noted within the report. At the meeting held on 1<sup>st</sup> February, 2023 the application was deferred to allow the Council sufficient time to consider the contents of the correspondence received and respond accordingly. Given the complexity of the matters raised, the Planning Officers are still considering the application and it was recommended that the application be deferred.

**It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation for the reasons given.**

## **7 APPLICATIONS ARISING**

**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**

*Having declared a personal and prejudicial interest in the application, Councillor John I Jones left the meeting during discussion and voting thereon.*

The application was presented to the Planning and Orders Committee as the application is on Council owned land. At the last meeting of this Committee held on 1<sup>st</sup> February, 2023 the application was deferred to allow for further statutory consultation on the information received as regards to pedestrian safety and highways information submitted by the applicant.

The Development Management Manager reported that the proposal is a full application for the erection of 14 dwellings together with the creation of an internal access road and associated works on the former Newborough Primary School site at Pendref Street. The land is located within the development boundary of Newborough as identified within the Joint Local Development Plan. The proposal entails a semi-detached, terrace of 4 properties and flats with all units provided with designated parking and private amenity spaces. No public open space will be provided within the site, however, there will be a need to provide a financial contribution towards informal and equipped play space which will be secured through a planning condition. He further said that the site lies within the Newborough development boundary as identified in the Joint Local Development Plan and represents the site of the old primary school and therefore the proposal can be considered under planning policy TAI 3. Criterion (3) with Policy PCYFF 2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development. The density of this proposal is approximately 35 units per hectare which complies with the requirements of the Policy. As the application is presented by the County Council's Housing Department, the development will therefore be for 100% affordable housing which will comply with the requirement of planning policy TAI 15. The indicative supply level for Newborough over the Plan period is 40 units (2011 – 2021), a total of 21 units have been completed. This means that at present there is insufficient capacity within the indicative supply for the settlement of Newborough for this development and the applicant must justify that there is a need for this development. Further information was submitted by the applicant to prove the need for this development in the area. A Housing Need Survey was undertaken and the proposed mix does address the identified need as identified in the Housing Need Survey. Since this proposal would result in an unexpected windfall site for a large scale housing development in line with Criterion (2) of planning policy PS1, a Welsh language impact assessment needed to be submitted to the Local Planning Authority. It is considered that the impact upon the Welsh language will be comparatively low as the dwellings will be 100% affordable and the occupiers will remain local.

The Development Management Manager further referred to Policy TAI 8 'Appropriate Housing Mix' which seeks to ensure that all new residential developments contributes to improving the balance of housing and meets the identified needs of the whole community. Regards should be given to the Local Housing Market Assessment, Council Housing Register, Tai Teg Register to assess the suitability of the mix of housing in terms of both type and tenure

proposed on development sites. It is considered that the proposal can be supported on the grounds of need in the locality. He further referred to the effect upon the amenities of neighbouring properties which has been highlighted in detail in the Planning Officer's report and the impact of the proposal has been considered against relative planning policies and guidelines. The Highways Authority has confirmed that they are satisfied with the proposed development with appropriately worded conditions and the need for the applicant to provide a Construction Traffic Management Plan prior to commencement of work on the site to ensure that the construction traffic will not impact the highway network and adjacent residential properties. The proposal includes a tactile crossing point adjacent to the site as well as a tactile crossing point adjacent to the playground, this will ensure that children will have access to a footpath from the site which links to the playground, Ysgol Santes Dwynwen and the facilities in the village.

It was further reported that the Planning Authority were approached by Sports Wales following a complaint by a member of the public that they had not been consulted as regards to the reduction of the size of the play area due to this application and were therefore opposing the application due to the lack of information received. However, Officers have explained to Sports Wales that the facilities have been transferred over the road to the new Ysgol Santes Dwynwen which is a much larger school. It was noted that the local community has not lost a sporting facilities as the new school has playing fields and there is also a playing field at Parc y Plant. The '5 aside' pitch was demolished when the old primary school was demolished, therefore, when the planning application was presented, the pitch did not exist and the Planning Authority needs to assess the application as presented and on its own merits. Sports Wales have now withdrawn their opposition to the application. A financial contribution of £2,947.19 has been secured towards informal and equipped children's play area as part of this application. The recommendation is of approval of the application subject to the conditions within the Officer's report.

Councillor Ken Taylor proposed that the application be approved as there is a need for affordable dwellings in the area. 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 contained within the written report.**

## **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, Llangefni**

The application was presented to the Planning and Orders Committee at the request of the 3 local members due to local concerns as regards to traffic, noise pollution, ecology effect and the location of the proposal. At its meeting held on 1 February, 2023 the Committee resolved to visit the site and a physical on site visit was conducted on 15 February, 2023.

## ***Public Speakers***

Mr Richard Lloyd Hughes, **opposing the application**, said that he was addressing the Committee on behalf of the residents who consider, in their opinion, that the development of 34 chalets on the Penmynydd Road should not be approved. At the outset the residents, wish to contend that the proposed application does not fit in with the immediate surrounding area of Llangefni and the site is not fit for purpose; the topography is such that the land can be waterlogged and is subject annually to some degree of flooding which at times leads to the disruption of traffic along the road adjacent to the entrance to the site. The residents have witnessed such flooding over the last 30 to 40 years. The applicant's survey will have been undertaken over a specified period of time without the benefit of essential local knowledge. To support the objection it is asked that the Committee give serious consideration to the following observations:-

1. The applicant's Transport Survey suggests that traffic is light along Penmynydd Road. This survey was undertaken during Covid 19 lockdown period which gives a distorted view of the volume of traffic. With a view to giving a more balanced assessment the residents undertook a vehicle count over a 9 hour period between 08.30am and 17.30 pm on separate days (prescribed 10 day period). During this time it was observed a 60% increase in volume of traffic compared to that in the applicant's Transport Survey. The residents would contend that such a volume of traffic is better described as at least moderate to heavy. In addition, professional advice was sought on the Transport Survey. The advice states that the survey does not comply with the standards required in the Council's policy TAN 18 (Transport) particularly in respect of visibility. Further details have been submitted in writing to the Planning Officer. It is appreciated that there is currently an entrance in situ but this is for infrequent agricultural purposes not constant heavy vehicle use.

2. Another document suggests there have been no accidents. Mr Hughes has personally witnessed three accidents and two near misses during the last 18 months on the roundabout nearest the proposed entrance. It is also noted that Penmynydd Road is regularly and constantly regulated for speeding by the Police Arrive Alive vehicle between the entrance to Coleg Menai and the aforementioned roundabout. It is believed that this fact supports our contention that the road is very busy and great driver care is required. We would further contend that any increased traffic and usage by drivers unfamiliar with the road will potentially lead to increased traffic offences and possibly accidents.

3. The applicant's Ecological Survey suggests that the effect on the environment will be minimal. We would disagree, in fact there is no mention whatsoever of the red squirrel population. Following the development of the link road and roundabout, ancient woodland has already been removed and

hedgerows greatly reduced and destroyed. Consequently, this has had a significant adverse effect on much of the wildlife. For instance, owls are no longer present and sightings of red squirrels and bats significantly reduced - this along a road which proudly and prominently displays a red squirrel woodland sign. The removal of more hedgerows in the vicinity will once again greatly disrupt and potentially decimate the squirrel and bat population they will have no method of travel between linked outcrops of woods.

Mr Jamie Bradshaw, applicant's Agent, **in support of the application**, said that the Officers are supportive of this scheme after detailed consideration of all issues. As such, Mr Bradshaw said that he would not cover every topic, and would focus on what appear to be the key matters of contention.

- Claims of potential noise and disturbance are misplaced as the site is 189 metres from the nearest property and still further from others. The site is also low density and will be actively managed. The Officers are entirely satisfied on this point.
- Access and traffic - a new entrance is proposed that will provide good visibility in either direction, and the number of journeys is well within the road's capacity. The Highways Officers has considered the submitted detailed technical evidence and that they are entirely satisfied. The traffic survey has been repeated and speeds are actually fractionally lower than during the lockdown period, therefore the road and entrance is satisfactory.
- Detailed work has also taken place to ensure that the scheme will be properly drained and will not cause issues either on or off site, and NRW, Welsh Water, and your Drainage Officers all agree that this is the case.
- Extensive ecological surveys have also taken place, with no protected species present within the site with only limited potential for impacts for animals moving around the trees and hedges set around the site's edge. Those would be almost entirely retained, with extensive planting proposed that will mitigate for the scheme's minor impacts and result in a biodiversity net gain so the site will have higher value than it does now. Again, NRW and the Ecologist are entirely happy with the scheme.
- Indeed, building with nature and the landscape of the area is at the heart of the design, with the landscape approach and the high quality sustainable lodges ensuring that the site will not be widely visible. Again, the Landscape Advisor and Planning Officers are entirely satisfied.
- Some objectors have argued that the scheme does not comply with planning policy as it would extend the town. However, policy actually promotes sites such as this that are highly accessible and on the edge of towns as they are the most sustainable and offer the greatest economic benefits.
- Indeed, if approved, the proposal will employ 6 staff directly and many others through contracted work, and it is expected to contribute nearly £1 million per year to the local economy through visitor spend alone, which would be equivalent to employing over 50 people. This would be a substantial boost to Llangefni's struggling town centre.
- The Applicant would also build out the site and lodges using local firms, with an expected spend of nearly £2 million to construct the scheme all retained within the local area.

- The Welsh Language impacts of the scheme have been assessed by ourselves and Officers, and it is clear that 32 lodges in a town of over 4,800 residents will have a very modest effect and this can be fully addressed through a Welsh Language Plan and other measures. Indeed, schemes such as this are well placed to divert visitors away from Air BNB to properly run sites that do not take up local housing.
- All in all, the proposal before you entirely complies with the LDP, and is fully supported by Officers after detailed consideration, and there is no sound basis for departing from their professional and considered advice. Thus, a proper assessment of the issues clearly and heavily weighs in favour of approving this scheme.
- It is therefore respectfully requested that you support this application in-line with Officers advice.

The Development Management Manager reported that the application site is located in the countryside under the provisions of policy PCYFF 1 of the Joint Local Development Plan and the policy states that outside development boundaries development will be resisted unless it is in accordance with specific policies in the plan or national planning policies and other material planning considerations. The main relevant policy in this instance is planning policy TWR 3 (Static Caravans and Chalets sites) and there are 3 Criteria that need to be considered under this policy. Criterion (i) requires that it needs to demonstrate that the proposed development does not lead to a significant intensification in the provision of static caravan, chalet or permanent alternative camping sites in the locality. In this area of the west of Anglesey, the Capacity Study shows that there is capacity for a larger development as long as it has been well-designed, has been located sensitively and considers the effect on the environment. Criterion (ii) of policy TWR 3 requires that the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape. He further reported that the Local Planning Authority has been working with the applicant to ensure that an effective landscaping scheme can be achieved. Part of the existing bund/hedge at the front of the site will need to be removed and set back to ensure the site has the required visibility splay. To ensure an adequate landscaping scheme was achieved 2 chalets were removed from the proposal so that the applicant could plant an effective woodland to the northern boundary adjacent to the Penmynydd Road. The proposal also includes tree planting around the site, wildflower meadow, amenity grass, infilling hedges where required as well as woodland planting to the rear boundary. The planting scheme is achievable and will have a positive impact on biodiversity and ecology. Criterion (iii) of policy TWR 3 requires that the site is close to the main highway network and that adequate access can be provided without significant harming landscape characteristics and features. The access is also on the main highway network and is close to the new link road. It is considered that the proposal conforms to policy Criterion (iii) and will include relevant Highways Conditions. He further said that it is considered that as the location of the site is sustainable on the outskirts of Llangefni and will be well screened it is considered that it complies with the requirements of policies TWR 3, PCYFF 3 and PCYFF 4.



The Development Management Manager further reported that there has been a number of local concerns as regards to the drainage and flooding of the land on the application site. However, Natural Resources Wales and Welsh Water are satisfied with the development as it is not within the flood zone C2. Gwynedd Consultancy has noted that there is no record of flooding on the site. Due to the scale of the proposal it will be necessary for the applicant to provide an application to the SAB for approval prior to the commencement of any works on the site. The proposal will be connected to Welsh Water's public sewerage system and Welsh Water has confirmed that they are satisfied with the proposal to discharge into the public sewerage system. He further referred to the concerns expressed during the site visit by a Local Member as regards to the access to the site and specifically to the speed of the traffic to the east and west of the access. However, the applicant has submitted a Traffic Assessment and the results has shown that there is sufficient visibility from the site for the speed of the traffic passing the site. A second Traffic Assessment was undertaken in February and the findings confirmed the original assessment the visibility was sufficient. It was noted that the hedge at the entrance to the site will be cleared to ensure visibility from both sides of the road and especially as the entrance is near the roundabout which will slow the traffic from both directions.

The Development Management Manager referred to the other considerations as regards to this application and referred to the economic and employment benefit which would be equivalent to between 49 and 56 jobs. The proposal would also support employment directly through employment of people and businesses at the site with 2 persons expected to be employed on a full-time basis and a further 4-6 on a part-time basis at the site in administrative and customer services roles. In addition, further employment will also be supported and provided through other roles such as cleaning, site and building maintenance, and other such contracted work. He further said that the developer has submitted a Welsh Language Statement to support the application which confirms that every signage and marketing will be bilingual. The applicant acknowledges the importance of employing people who speak Welsh. The recommendation is of approval of the application subject to the conditions contained within the Officer's report.

Councillor Jeff Evans expressed his dissatisfaction as to the limitation of time afforded to public speaking and 3 minutes seems to be a short time, and especially to a members of the public who wish to convey their points of view to the meeting. The Chair responded that the limitation of time to 3 minutes is within the Constitution.

Councillor Dylan Rees, a Local Member said that he was speaking on behalf of himself and his fellow Elected Members for the Canolbarth Môn ward. He referred specifically to landscape, ecology and biodiversity as regards to the proposal and noted that the applicant has submitted a Landscape and Visual Assessment report which deals with the wider area of Llangefni and not specifically to the proposed application site. He noted that the report at 4.3.5 and 4.3.6 refers to the local Nature Reserve at the Dingle, Llangefni and no reference has been made to the Red Squirrel habitat even though there are information boards highlighting the Red Squirrels' population at the Dingle.

Councillor Rees further said that Red Squirrels' are often seen at Lon Penmynydd. He noted that he had contacted Dr Craig Shuttleworth from Bangor University who has been involved in the applied conservation of the native red squirrels in the UK and Europe and Councillor Rees read out correspondence received by Dr Shuttleworth on 2 February, 2023 to the Committee. He further said that there is no mention of the Red Squirrels' within the Ecological Report and therefore the application fails to meet Planning Policy Wales' Technical Advice Note No. 5 on nature conservation and planning and the application should be refused on this matter alone. Councillor Dylan Rees further said that he appreciated the comments that the limitation of 3 minutes for public speakers is insufficient and read out the remaining comments by the objector to the application as follows :-

'Light pollution will also affect the bat population and it is understood that a recent planning application has had a restriction put upon it that lights must be turned off after a certain time in order to reduce the adverse effect on the bats. The proposed development must meet TWR policy criteria 3. This proposed development falls into the large scale class of between 26-200 units and would therefore need to show clearly that it fits in well with the existing built environment/urban land cover. It does not. The proposed development is outside the locally agreed development boundary. It is understood that development is outside a specified boundary is permissible in exceptional and essential circumstances. This was reluctantly accepted for the new road development which was deemed essential to reduce traffic congestion in Llangefni. We would contend that this proposed development is not essential and the proposed site is not fit for purpose based on the aforementioned observations and facts.'

Councillor Rees reaffirmed that this is a large scale development which is outside the development boundary and he did not accept that the visual impact nor the environmental impact will be negligible and if the application was to be approved it would result in the rural outskirts of Llangefni becoming urbanised and this is why all 3 Local Members oppose the application.

Councillor Geraint Bebb said that during the site visit to the proposed application site that the land is flooded. He further said that it is evident that there are local concerns as a total of 39 letters have been received in opposition of the application due to ecology, effect on the countryside and the Welsh Language. The Llangefni Town Council is also opposing the application. Councillor Bebb further said that he considered that the proposal is too near to Coleg Menai and Ysgol y Graig and extra traffic will entail from the new extension to the school. He considered that a new Secondary will be required in the next 10 years in Llangefni and this location would be suitable for such a development. Councillor Bebb proposed that the application be refused.

Councillor Nicola Roberts said that the local residents of Llangefni do not believe that the application will blend into the community as the Town is a mix of the High Street, housing, industrial estate, two primary schools a Secondary School and Coleg Menai and the development proposed in an inappropriate area on the outskirts of the Town. Llangefni has been identified as an Urban

Retail Area and the residents' question how this developments fits into this definition. She noted that the Ecological Report has not addressed the local nature species i.e. Red Kite and Red Squirrel's. The development of holiday log cabins will create additional noise and lighting pollution and can also create antisocial behaviour. She referred that the application does not conform to planning policy PCYFF 3.

Councillor Paul Ellis, a Local Member said that he agreed with his fellow Elected Members that the site is unsuitable on the rural outskirts of Llangefni as it is on a public highway and near a roundabout.

The Development Management Manager addressed the comments by the Local Members and said that the applicant has submitted an Ecology Study which has been consulted upon and has been found to be acceptable by NRW and the Ecology Officer of the Local Authority. He noted that the planting of trees and wild grasses will encourage nature and before any felling of trees and hedgerows an Ecologist will need to be on the site to ensure that no wildlife is within those hedges. He further said that reference has been made to light pollution from the site, however the applicant would need to submit a lighting plan before commencement of the development as can be seen in Condition 6 within the report. Reference has also been made that the application site is outside the development boundary, however, planning policy TWR 3 stipulates that it is not a requirement that such development needs to be within the development boundary as they are suited to be outside development boundaries.

Councillor R LI Jones questioned whether the Local Authority were measuring the carbon emissions from such development. The Development Management Manager responded that the measuring of carbon emissions is not measured but he said that solar panels will be erected on the roofs of the chalets and electric charging points will be available on-site. The development has taken steps to mitigate the effects on the environment.

Councillor Robin Williams ascertained as to whether the applicant is intending to sell the chalet individually and letting them out thereafter or whether they will be let out on a weekly or fortnightly basis. The Development Management Manager responded that the application is considered within its planning merits and land use perspective only. Councillor Williams referred to a similar development within the Aethwy Ward with chalets being sold and people using them as second homes and some living permanently in the chalets. He expressed concerns that this proposed development on Lon Penmynydd, Llangefni would be similar to the development in the Aethwy Ward. He questioned as to the point of a development boundary if such developments are allowed to be built outside development boundaries. Councillor Williams seconded the proposal of refusal of the application.

Councillor Dafydd Roberts said that he considered that the application was contrary to planning policy PCYFF 3. He noted that the site will be visible from the highway all year round. He referred that a condition will be imposed that a register will be kept to monitor who will be staying at these chalet, however, a

similar development in Llanddaniel had similar conditions but by now more than half of those chalets have been sold and have received a Certificate of Lawfulness for year round residence. Councillor Roberts considered that every developer of similar development should have a 'dashboard' to monitor who is staying at these chalets.

Councillor Jackie Lewis referred to the comments as regards to carbon emissions from such a development. She noted that the planting of trees around the site will contribute to 'carbon off-setting'. She further said that employment opportunities will be created from the approval of the development and will contribute to the local economy.

Councillor Jeff Evans expressed that the development has its advantages and disadvantages to the Town of Llangefni. He noted that such a development can have an impact on the Town and wildlife but it can also be beneficial to the area. He further expressed that if the application was refused the developer could appeal the decision.

Councillor John I Jones said that if the Traffic Survey was undertaken during the covid restrictions this does not give a clear indication of the traffic along the Lon Penmynydd. He expressed that there is now an emphasis on people to be walking from such facilities rather than using their vehicles; he considered that this site was not sustainable for walkers to be walking from the facility as it is not near the Town centre. He further said that whilst an Ecology Report has been submitted by the applicant, however, the Red Squirrel's habitat has not been included nor addressed and he could not support the application.

The Development Management Manager addressed the comments by the Members of the Committee and said that the purpose of planning conditions is to control such a development and specifically as regards to Condition (2) within the report. He expressed that it is uncertain what will entail in the future as the Planning Authority does not have the resources to monitor whether people are living in these chalet on a permanent basis. He considered that it is up to the local residents to report any breaches of conditions if the development is not operating in accordance with conditions imposed. The Development Management Manager further said that if the application was refused and the applicant appealed the decision, the Planning Inspector would impose Condition (2) on any approval. If the application is to be refused by this Committee a more valid reason for refusal would be required. He further addressed the comments as regards to the Traffic Survey undertaken during the covid restrictions. He noted that an additional Traffic Survey has been undertaken in February by the applicant and has resulted that the traffic passing the site is lower than during the covid restrictions. He disagreed as regards to comments made that the development site was not sustainable, the developer will construct a footpath from the entrance of the site to an existing footpath. He noted that the site is within a one and half miles from the Town centre of Llangefni.

Councillor Ken Taylor proposed that the application be approved. Councillor Jackie Lewis seconded the proposal of approval.

In the ensuing vote, the proposal to refuse the application was carried.

**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.**

*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.*

## **8 ECONOMIC APPLICATIONS**

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

## **9 AFFORDABLE HOUSING APPLICATIONS**

None 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 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**

The application was presented to the Planning and Orders Committee as the applicant is 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 Development Management Manager reported that the proposed development is located on the Llwyn Onn Industrial Estate, Amlwch which has been designated as a secondary employment site under Policy CYF 1 of the Joint Local Development Plan for B1, B2 and B8 uses and consequently the principle of the proposal is acceptable.

Councillor Geraint Bebb proposed that the application be approved.  
Councillor Jeff Evans 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 REMAINDER OF APPLICATIONS

### 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

The application was presented to the Planning and Orders Committee as it is for minor amendments to the scheme, as noted within the Officer's reports, which was approved by the Committee in determining planning application FPL/2021/337 at its meeting held on 2 March, 2022.

The Development Management Manager reported that in considering the scale of the approved development together with the minor nature of the proposed changes, it is considered acceptable to deal with the changes via a non-material amendment application.

Councillor Ken Taylor proposed that the application be approved. Councillor Jeff Evans 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.**

### 12.2 ADV/2023/1 – Application for the replacement of interpretation sign at Amlwch Watchtower, Amlwch

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

The Development Management Manager reported that the proposal is a small scale development to provide a heritage interpretation board adjacent to the Watchtower in Amlwch. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties, roads or the Conservation Area and complies with relevant planning policies.

Councillor Ken Taylor proposed that the application be approved. Councillor Jeff Evans 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.**

### 12.3 ADV/2023/2 – Application for the erection of an interpretation sign at Upper Car Park, Upper Quay Street, Amlwch Port

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

The Development Management Manager reported that the proposal is a small scale development to provide a heritage interpretation board in the public car

park located on Upper Quay Street, Amlwch. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties, roads and footpaths, or the surrounding area and complies with relevant planning policies.

Councillor Jeff Evans proposed that the application be approved. 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 contained within the written report.**

#### **12.4 ADV/2023/3 – Application for the replacement of interpretation sign at Main Square Car Park, Amlwch**

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

The Development Management Manager reported that the proposal is a small scale development to provide a heritage interpretation board in the Main Square Car Park located on Upper Quay Street, Amlwch. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties, roads or the Conservation Area and complies with relevant planning policies.

Councillor John I Jones proposed that the application be approved. 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.**

#### **12.5 ADV/2023/4 - Application for the siting of 2 non-illuminated signs at Parys Mountain, Amlwch**

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

The Development Management Manager reported that the proposal is a small development to erect two non-illuminated arrival/car parking signs located at the entrance to the Parys Mountain car park. It is of an appropriate design and scale to ensure integration into the site and no impact upon roads and footpaths or the surrounding area and complies with relevant planning policies.

Councillor Ken Taylor proposed that the application be approved. Councillor Jeff Evans 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.**

**12.6 HHP/2022/342 - Full application for alterations and extensions at Islwyn, Holyhead Road, Llanfairpwll**

The application was presented to the Planning and Orders Committee at the request of a local member due to concerns that the development will impact the neighbouring property.

Councillor Robin Williams, and a Local Member proposed that a physical site visit be undertaken to the application site due to the effect on local resident's amenities and it would be beneficial for the Committee to view the site.

The Development Management Manager reported that the proposal is a small scale extension which he considered that it would not have a significant effect on the neighbouring property and the length of the extension is only 0.5m larger than an extension which could be built under permitted development rights.

Councillor T LI Hughes MBE seconded the proposal for a physical site visit to the site.

**It was RESOLVED that a physical site visit be undertaken for the reasons given.**

**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**

The application was presented to the Planning and Orders Committee at the request of a local member on the grounds of over-development of the site and adverse impact on the neighbours' amenities.

**The application had been withdrawn.**

**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**

*Having declared a personal and prejudicial interest in the application, Councillor Glyn Haynes left the meeting during discussion and voting thereon.*

*Having declared a personal interest in the application and following legal advice, Councillor Ken Taylor was able to take part in the discussion and voting thereon.*



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

***Public Speaker***

Mr Rhys Davies, Cadnant Planning, spoke in **support of the application**, and said that this is an application for 27 affordable dwellings in Llanfairpwll. The need for affordable homes in Llanfairpwll is apparent with over 70 families or young people on the list for an affordable homes in the village; these people are the future of the village. In this case, the developer has discussed the intention with Officers from the Council's Housing Department for years and have come to an agreement that these houses would be transferred to the Council if the development is approved. Unfortunately, even though the need for affordable homes is clear in this case and that the development is acceptable when considered under Policy TAI 16 of the Local Development Plan, a problem has become apparent when trying to create a proposed surface water drainage system for the development. There has been considerable discussions on this matter and so far, unfortunately, no agreement has been found. The County Council refuse to accept surface water into the highways system of Llanfairpwll even though the developer is willing to improve the flood prevention system for the village. Also, even though there is a surface water ditch opposite the site near the A55, the Highways Department of Welsh Government have refused to accept connection to this water ditch; even though that there is an intention to significantly prevent the flow of water so that it would be less than comes off the surface of the field. There is a third option which is to connect to a ditch on the land of the Community Council but again, the Community Council have refused to agree to this. This situation is very frustrating for the developer, for the Housing Department of Anglesey Council and also for a number of local families who seriously need affordable homes in Llanfairpwll. It is not the developer who is losing out here but young people and families. Mr Davies urged the Committee to defer this application and send a clear message to everyone that the Council is supportive of the intention and that the Authority specifically asks the Officers and Welsh Government Officers to hold a joint meeting to urgently discuss this matter.

The Development Management Manager reported that the application was submitted in August 2021 and no progress has been made as the applicant has failed to provide an acceptable method of surface water disposal. The Local Authority Drainage Section are not supportive of the disposal of surface water into the highways drainage system due to historical surface water drainage issues in the area. Subsequently, it is understood that the applicant has explored other avenues for surface water drainage, although an appropriate method has not yet been identified. The Community Council, who are the owners of the adjacent field to the proposed development, have refused to sell the land to the developer to create a drainage system. Due to time that has lapsed and the failure of the applicant to demonstrate a reasonable prospect of finding a suitable alternative method of surface water disposal, the proposal is to refuse the application. This will afford the

applicant time to explore other avenue as regards to the proposal and submit a new application to the Local Planning Authority.

Councillor Dyfed W Jones, a Local Member said that he agreed that there is a need for affordable housing in Llanfairpwll. However, there are local concerns that this site is not suitable for affordable dwellings. He further said that there is a need to resolve the flooding and drainage issue in Llanfairpwll that occur and if this application is to be resubmitted.

Councillor Robin Williams, and a Local Member said that there has been concerns locally as regards to this application for a number of years and the access to the site is inadequate and is outside the development boundary of Llanfairpwll. He further said that there are also drainage issues which have been highlighted within the area.

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

**It was RESOLVED to refuse the application in accordance with the Officer's recommendation as contained within the written report.**

#### **12.9 TPO/2022/24 - Application for works to trees protected by a Tree Preservation Order at Parc Twr, Llanfairpwll**

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

The Development Management Manager reported that the application is for tree works to trees protected by a TPO within the woodland surrounding the Marguess' Column and along the A5. 13 trees are proposed for removal, whilst another 13 may require root pruning during construction. This is a small minority of edge trees within the woodland and appropriate mitigation measures are in place in the interest of tree health and amenity. He further said that the justification behind the proposal is to facilitate road improvements along the section of the A5, together with a potential multi-use pedestrian/cycle path between Llanfairpwll and Menai Bridge.

Councillor Robin Williams proposed that the application be approved. Councillor Geraint Bebb 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.**

### **13 OTHER MATTERS**

#### **13.1 DEM/2023/2 - Application to determine whether prior approval is required for the demolition of garages at Pencraig, Llangefni**

The Development Management Manager reported that the application is presented to the Planning and Orders Committee for information only. The proposal entails to demolish a singular disused and dilapidated domestic type garages at Pencraig, Llangefni and considered to be permitted development under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995. As part of the application to demolish the garages, an application needs to be submitted and the Local Authority must respond within 28 days to the application which has subsequently expired.

**To note the information presented to the Planning and Orders Committee.**

**13.2 DEM/2023/3 - Application to determine whether prior approval is required for the demolition of garages at Pencraig, Llangefni**

The Development Management Manager reported that the application is presented to the Planning and Orders Committee for information only. The proposal entails to demolish a block of 8 disused and dilapidated domestic type garages at Pencraig, Llangefni and considered to be permitted development under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995. As part of the application to demolish the garages, an application needs to be submitted and the Local Authority must respond within 28 days to the application which has subsequently expired.

**To note the information presented to the Planning and Orders Committee.**

**13.3 DEM/2023/4 - Application to determine whether prior approval is required for the demolition of garages at Maes Hyfryd, Llangefni**

The Development Management Manager reported that the application is presented to the Planning and Orders Committee for information only. The proposal entails to demolish a block of 10 disused and dilapidated domestic type garages at Maes Hyfryd, Llangefni and considered to be permitted development under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995. As part of the application to demolish the garages, an application needs to be submitted and the Local Authority must respond within 28 days to the application which has subsequently expired.

**To note the information presented to the Planning and Orders Committee.**

**13.4 DEM/2023/5 - Application to determine whether prior approval is required for the demolition of 28 garages at Bro Tudur, Llangefni**

The Development Management Manager reported that the application is presented to the Planning and Orders Committee for information only. The proposal entails to demolish a block of 28 disused and dilapidated domestic

type garages at Bro Tudur, Llangefni and considered to be permitted development under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995. As part of the application to demolish the garages, an application needs to be submitted and the Local Authority must respond within 28 days to the application which has subsequently expired.

**To note the information presented to the Planning and Orders Committee.**

**COUNCILLOR NEVILLE EVANS  
CHAIR**