

**NOTICE of the Decisions of the hybrid meeting of the Planning and Orders Committee held on Wednesday, 3 May 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 Ken Taylor (Chair)  
Councillor Glyn Haynes (Vice-Chair)

Councillors Geraint ap Ifan Bebb, Jeff M Evans, Neville Evans, T LI Hughes MBE, John Ifan Jones, R LI Jones, Jackie Lewis, Dafydd Roberts, Alwen Pennant Watkin, Robin Williams and Liz Wood

Councillor Nicola Roberts – Portfolio Member for Planning, Public Protection & Climate Change and Local Member (for applications 7.5 & 12.1)

**Apologies** None

**Also Present:** Local Members: Councillors Douglas M Fowlie (application 7.4); Llinos Medi (application 7.6); Dafydd R Thomas (applications 7.1, 7.2 & 7.3); Ieuan Williams (application 12.3)

Councillors Paul Ellis, Carwyn Jones, Pip O'Neill, Gary Pritchard, Arfon Wyn

1.00 pm - 3.40 pm

ITEM NUMBER AND SUBJECT MATTER	<b>2 DECLARATION OF INTEREST</b>
DECISION	Councillor Jeff Evans declared that following legal advice he was able to take part and vote in respect of applications 7.1, 7.2 and 7.3.  Councillor Liz Wood declared a prejudicial interest in applications 7.4 and 7.6.

ITEM NUMBER AND SUBJECT MATTER	<b>3 MINUTES</b>
DECISION	The minutes of the previous meeting of the Planning and Orders Committee held on 5 April, 2023 were confirmed as correct subject to the inclusion of the name of Councillor Alwen Watkin to the members

	present.
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ITEM NUMBER AND SUBJECT MATTER	<b>4 SITE VISITS</b>
DECISION	The minutes of the Site Visits held on 26 April, 2023 were confirmed as correct.

ITEM NUMBER AND SUBJECT MATTER	<b>5 PUBLIC SPEAKING</b>
DECISION	There were Public Speakers in respect of applications 7.1, 7.2, 7.3, 7.4 and 7.6.

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

ITEM NUMBER AND SUBJECT MATTER	<b>7 APPLICATIONS ARISING</b>
DECISION	<p><b>7.1 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</b></p> <p><b>It was RESOLVED to refuse the application contrary to the Officer’s recommendation as it appears unclear whether the permission has been implemented at Penrhos Coastal Park.</b></p> <p><b><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></b></p> <p><b>7.2 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</b></p>

submission of a Deed of Variation to vary the following provisions of this legal agreement: paragraphs 2.2.2 Schedule 8 (Cae Glas Nature Reserve and Visitor Centre Specification), Appendix 2 Bond Table Penrhos Visitor Centre (including the Penrhos Visitor Centre Toilets) and their maintenance, paragraph 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 Coast Park, Holyhead

It was RESOLVED to refuse the application contrary to the Officer's recommendation for the same reason as in 7.1 above.

*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.*

7.3 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 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 8, Section 19, Clause 19.4; Ecological Compliance Audit – Penrhos Coastal Park Phase. Schedule 8, Section 20, Clause 20.1 – Warden Service Appointment/Warden Service Annual Reporting – Penrhos Coastal Park Phase. Schedule 8, Section 21, Clause 21.2 – Warden Service, Security obligations/AONB Impact and use of Green Linkage monitoring assessment – Penrhos Coastal Park Phase. Schedule 8, Section 21, Clause 21.3 – Warden Service, AONB Impact Annual Report commitment – 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 106 agreement obligations attached to planning permission

**46C427K/TR/EIA/ECON at Land and Lakes, Penrhos Coastal Park, Holyhead**

**It was RESOLVED to refuse the application contrary to the Officer's recommendation for the same reason as in 7.1 above.**

***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.***

**7.4 FPL/2022/256 – Full application for the erection of 33 affordable homes, new vehicular and pedestrian access, construction of new estate road together with associated works on land adjacent to Crown Street, Gwalchmai**

**It was RESOLVED to refuse the application contrary to the Officer's recommendation as it was deemed to be overdevelopment, doubts as to whether there was sufficient local needs, too large a development for the village and outside the development boundary, strong objections within the community and against several policies within the Council's Corporate Plan.**

***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.***

**7.5 HHP/2022/291 – Full application for the conversion of the garage into an annexe at Monfa, Holyhead Road, Mona**

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

**7.6 FPL/2020/247 – Full application for the erection of 9 dwellings together with associated works on land adjacent to Bryn Estate, Llanfaethlu**

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

ITEM NUMBER AND SUBJECT MATTER	<b>8 ECONOMIC APPLICATIONS</b>
DECISION	None were considered by this meeting of the Planning and Orders Committee.

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

ITEM NUMBER AND SUBJECT MATTER	<b>10 DEPARTURE APPLICATIONS</b>
DECISION	<p><b>10.1 FPL/2023/43 – Retrospective application for the erection of a new dwelling together with the construction of new vehicular access on land adjacent to 27 Zeland Park, Caergeiliog</b></p> <p><b>It was RESOLVED to approve the application in accordance with the Officer’s recommendation subject to the conditions contained within the written report.</b></p>

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

ITEM NUMBER AND SUBJECT MATTER	<b>12 REMAINDER OF APPLICATIONS</b>
DECISION	<p><b>12.1 FPL/2023/49 – Full application for the retention of a prefabricated building to the located on the land temporary until an additional 5 years to house two classrooms and toilets for use by pupils at Canolfan Addysg y Bont, Cildwrn Road, Llangefni</b></p> <p><b>It was RESOLVED to approve the application in accordance with the Officer’s recommendation subject to the conditions contained within the report.</b></p> <p><b>12.2 FPL/2023/38 – Full application for the change of use of the former primary school into a community centre at Bodorgan Primary School, Bodorgan</b></p>

	<p>It was <b>RESOLVED</b> to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the report.</p> <p><b>12.3 HHP/2023/51 – Full application for demolition of the existing garage together with the erection of a two storey annexe at Lancefield, Ffordd Cynlas, Benllech</b></p> <p>It was <b>RESOLVED</b> that a physical site visit be undertaken for the reason given.</p> <p><b>12.4 ADV/2023/6 – Application for the replacement of interpretation sign at Amlwch Watchtower, Amlwch</b></p> <p>It was <b>RESOLVED</b> to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the report.</p> <p><b>12.5 MAO/2023/2 – Minor amendments to scheme previously approved under planning permission FPL/2022/46 (erection of 12 dwellings together with the creation of an internal access) so as to allow amendments to the design and boundary treatment at land near Bryn Glas Estate, Brynsiencyn</b></p> <p>It was <b>RESOLVED</b> to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the report.</p> <p><b>12.6 FPL/2022/219 – Full application for the change of use on ground floor from communal lounge to extension to flat above at 1 Lon Deg, Holyhead</b></p> <p>It was <b>RESOLVED</b> to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the report.</p>
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<b>ITEM NUMBER AND SUBJECT MATTER</b>	<b>13 OTHER MATTERS</b>
<b>DECISION</b>	None were considered by this meeting of the Planning and Orders Committee.