

Planning and Orders Committee

Minutes of the hybrid meeting held on 6 September 2023

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff Evans, Neville Evans, Trefor Lloyd Hughes, MBE, John I. Jones, R. Llewelyn Jones, Jackie Lewis, Dafydd Roberts, Liz Wood.
- Local Members: Councillors Non Dafydd, Paul Ellis (for application 12.1)
- IN ATTENDANCE:** Development Management Manager (RLJ)
Group Engineer (Development Control and Traffic Management (AR)
Senior Planning Officer (JR)
Planning Assistant (CG)
Planning Portal and Systems Support Officer (MO)
Legal Services Manager (RJ)
Committee Officer (ATH)
Webcasting Officer (FT)
- APOLOGIES:** Councillors Alwen Watkin and Robin Williams
- ALSO PRESENT:** Councillor Margaret M. Roberts
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1 APOLOGIES

Apologies for absence were received from Councillors Alwen Watkin and Robin Williams.

2 DECLARATION OF INTEREST

No declaration of interest was received.

3 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on the 27 July, 2023 were presented and were confirmed as correct.

4 SITE VISITS

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

5 PUBLIC SPEAKING

There were Public Speakers in respect of application 12.3.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

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

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 VAR/2023/37 – Application under Section 73A for the variation of condition (09) (Approved plans) of planning permission reference VAR/2019/32 (erection of a dwelling) so as to allow for amendments to the design at Yr Erw, Llansadwrn

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

The Development Management Manager reported that the principle of the development in this location has already been established by a previous planning permission and a certificate of lawfulness was issued on 15 October, 2018. The planning permission for the erection of a dwelling is thereby safeguarded in perpetuity. This application seeks approval for amendments to the design of the dwelling. The Development Management Manager referred to those amendments as detailed in the Officer's written report and confirmed that as there is no issue with regard to overlooking, they are considered acceptable and an overall improvement on the previously approved plans. The recommendation is therefore to approve the application.

Councillor Geraint Bebb proposed, seconded by Councillor Neville Evans that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendations and report subject to the conditions set out therein.

10.2 FPL/2023/23 – Full application for the erection of a detached garage together with alterations to the scheme approved under planning application reference 28C257B/DA at Bryn Awel, Ty Croes

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

The Development Management Manager reported that the principle of developing the site has already been established under a previous planning permission and work has commenced on site with the construction of the vehicle access and the partial erection of the dwelling up to roof level. He referred to the main planning considerations as being the

impact of the proposed alterations to the dwelling and proposed new detached garage on the previously approved dwelling as well as on the neighbouring dwellings and surrounding area. The proposed alterations include increasing the roof ridge height from 6.6m to 7.7m, the replacement of the two dormer windows on the front elevation with roof lights and the removal of the rear roof dormer. The design and appearance of the dwelling is very similar to the previously approved dwelling and matches neighbouring properties in terms of scale and character and as such are considered acceptable. The Development Management Manager referred to the dimensions of the proposed detached garage and confirmed that the garage is considered acceptable as regards its siting, scale, design and appearance as it would not have a negative impact on the existing site or on neighbouring properties and it is compliant with the relevant planning policies. The recommendation is therefore to approve the application.

Councillor Neville Evans commenting as a Local Member confirmed that he had received no representations regarding the proposal and neither had the Community Council raised any issues. He proposed, seconded by Councillor John I. Jones that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the conditions set out therein.

10.3 VAR/2023/15 – Application under Section 73 for the variation of condition (06) (Approved Plans) of planning permission reference VAR/2018/14 (Erection of 3 dwellings on plots 8, 9 and 10) so as to amend the siting and orientation of the 3 dwellings at Llain Capelulo, Pentre Berw, Gaerwen

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

The Development Management Manager reported that full planning permission has been granted on the site under planning reference 33C102G which was approved in June 2008 and a subsequent certificate of lawfulness was proved lawful in November 2018. The application seeks to vary condition (06) of planning permission VAR/2018/14 so as to allow the re-positioning of plot 8 within the site. Due to a NRW easement at the rear of the site for the maintenance of a watercourse and a Welsh Water easement at the lower end for the maintenance of a water pipe, the applicant is unable to implement the existing permission. The proposal entails reorientating plot 8 by approximately 90° to avoid the areas to which the easements apply meaning that the property will now front the neighbouring property. The occupants of the neighbouring property had originally raised concerns about overlooking but following discussions between the applicant and the owner of the neighbouring property the scheme was amended to include the installation of obscure glazing in one of the first-floor windows closest to the adjoining property. No further representations have been received during the re-consultation on the amended scheme which ends on 8 September, 2023. The recommendation is therefore to approve the application subject to the planning conditions set out and subject to no new matters being raised before the expiry of the re-consultation period.

Councillor Dafydd Roberts proposed, seconded by Councillor Geraint Bebb that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the conditions set out therein and subject also to no new representations being made before the expiry of the re-consultation period on 8 September 2023.

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/2022/186 – Change of use of agricultural land into touring caravan park, change of use of existing building to use ancillary to the caravan park together with the installation of a package treatment plant at Esgobaeth Bran, Llanbedrgoch

The application was reported to the Planning and Orders Committee at the request of two of the Local Members because of local concern.

Councillor Non Dafydd, a Local Member requested that the Committee's members visit the site in person because of local concerns regarding highway issues. The request was supported by Councillor Paul Ellis, a fellow Local Member.

Councillor Neville Evans proposed, seconded by Councillor Jeff Evans that the site be visited in accordance with the Local Member's wishes.

It was resolved that a physical site visit be conducted in accordance with the Local Member's request for the reason given.

12.2 FPL/2023/177 – Full application for the replacement of the existing floodlights on the synthetic turf pitch at Plas Arthur Leisure Centre, Llangefni

The application was reported to the Planning and Orders Committee as the application is on Council owned land.

The Development Management Manager reported that the proposal seeks permission to replace the existing old metal floodlighting system and columns at the Plas Arthur Leisure Centre with new energy efficient modern directional LED lamps to recognised sporting performance standards. The predominant floodlit facility usage will be for football activities at the Leisure Centre. The proposed plans show 8 replacement floodlights at the site of the same dimensions as the existing columns located within the existing rectangular pitch area. The new system will not incorporate columns that are larger or greater in number than those under the current lighting arrangement. No objections to the proposal have been received and the Environmental Health Department has raised no issues following its assessment of the information presented in respect of lighting /illumination levels which accompanied the application. The recommendation is therefore one of approval.

Councillor Trefor Lloyd Hughes MBE queried whether he should declare an interest given that the proposed new lighting scheme will be used for football purposes in the main and given his own personal involvement with footballing activities. The Legal Services Manager advised that the interest amounts to no more than a personal interest if that and the member could therefore fully participate in the discussion and voting.

Councillor Geraint Bebb proposed, seconded by Councillor Trefor Lloyd Hughes MBE that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the conditions set out therein.

12.3 FPL/2022/296 – Full application for the erection of solar panels array consisting of two rows of 20 solar panels at The Lodge, Ffordd yr Ysgol, Llanddaniel

The application was presented to the Planning and Orders Committee having been called in by a Local Member due to concern about the impact on the amenities of neighbouring properties.

Public Speakers

Mr David Tudor addressed the Committee **as an objector** to the proposal saying that the Committee might consider whether it is appropriate to install a solar farm in a garden in a designated residential area when in his experience, they are more usually located on brown field sites or on arable land. This is because they are ugly and detract from the visual appeal of the neighbourhood. For permitted development, the Welsh Office has set a limit of 9 square metres in area for standalone panels in a residential area. This proposal is for 68 square metres which is over seven times more than for permitted development.

With regards to location Mr Tudor highlighted that the applicants have chosen to site the proposed solar farm as far away as possible from their own house so as not to affect their visual amenity but as close as possible to his property. This is despite their having a garden approaching $\frac{3}{4}$ of an acre or 1 acre if the neighbour's land is included in the proposal. He referred to the original proposal which sited the panels immediately adjacent to the low stone wall which is the boundary of their properties which would have resulted in a Berlin Wall effect almost 7ft 6in tall and 40 yards long immediately in front of his property. Following his objection, the wall was moved some 8ft or 2.4m away from the boundary. Now the Welsh Office has ruled that for permitted development standalone solar panels over 2m tall should at least be 5m away from a boundary. This rule applies to a solar array of only 9sq.m and yet it seems acceptable for 68sq.m of panels to be installed only 2.4m away from their boundary.

Mr Tudor explained why the small wood was important to him forming as it did part of his garden and comprising a vegetable garden, shed and greenhouse and on the site nearest the applicant's property a wildlife pond, chicken run, log stores and picnic table. There are pathways and wildflowers and several hours are spent in and around the wood daily. By contrast the only time the applicants venture into this part of their garden is to cut the grass. Hence installing a Berlin Wall of solar panels next to their boundary wall would have a very adverse effect on his visual amenity. Regarding visibility, although the applicants claim that the site is well screened in practice this is made up of deciduous trees so that for six months of the year there will be no screening meaning the development will be very visible.

Mr Rhys Davies, Cadnant Planning spoke **in support** of the application and stated with regard to the references made by the objector to a Berlin Wall that the applicants could erect a 2-metre-high fence along their boundary without planning permission. The proposal is not for a solar farm but for two rows of 20 solar panels to provide power to the applicant's property for domestic purposes to power domestic equipment. Objections have been raised by neighbours that the proposed panels would not accord with permitted development within a property's curtilage. This should not be a reason to refuse the application. Permitted development allows for solar panels to sit at a maximum of 2m in height, the proposed panels would have a maximum height of 2.2m, only 0.2m higher than that allowed by permitted development. The panels would be 2.4m from the nearest boundary wall and are positioned in this part of the site as the best area to capture sunlight. The proposal is supported by Local Development Plan Policy PS7 which seeks to support freestanding renewable energy technology to generate energy including solar. One of the aspired outcomes of national planning guidance Future Wales the National Plan 2040 is for Wales to become decarbonised and climate resistant and the promotion of renewable

energy will help achieve this. Therefore, the proposal complies with local planning guidelines regarding impacts on neighbours and the character of the area and should therefore be approved especially as the Council itself declared a climate emergency in 2020 and has taken an ambitious approach to becoming carbon neutral by 2030. Given that the Council is undertaking good work in making progress towards this target why would it want to frustrate the Island's residents in their own efforts.

The Development Management Manager reported that the application site is approximately 320m outside the development boundary of Llanddaniel Fab within the open countryside as defined by the Joint Local Development Plan. The proposed solar panels will be sited within the northern corner of the residential garden of the property at a distance from the public highway and surrounded by mature trees. The site is large at over 2.5 hectares of land with the area where the solar panels are to be sited amounting to 0.017 hectares forming a small part of the corner of the site. The panels will be 2.4m from the 1.5m high boundary stone wall and in terms of scale they will measure 20m in length, 2.6m in width and 2.2m in height with a surface area of 68.4m square. They will be arranged in two rows of 20 panels one on top of the other supported by an iron structure and each panel will measure 1.7m high and 1.0m wide and together they will generate 9.92kw of electricity which is average for domestic use. Permitted development rights are not material in this case – such rights simply set a threshold for what can be developed without permission. The proposal requires consent and has been assessed on its own merits based on policy. Neither is the proposal a solar farm due to its size and the fact that no electricity will be exported. Trees and vegetation to the Western boundary of the site screen the proposed solar panels from the public road and additional trees/ hedgerow to the Northwest are also proposed as part of the application and will provide additional screening from people using the private access track. The site is surrounded by various trees and is not visible from the highway nor from any other property. The nearest dwelling to the solar panels is Carreg Boeth which is approximately 40m away with trees, private garden and boundary wall between it and the application site. The property of Sgubor Hen is approximately 45m away from the solar panels and is also separated from the application site by trees, private garden, and boundary wall. Although the proposed solar panels are considered large in scale when traditionally such panels are placed on residential dwellings, the existing garden is large enough to accommodate the panels and given the screening provided by existing and proposed trees and hedges and the distance from neighbouring properties, it is not considered that the proposal will result in any negative impact on their amenities. As national and local policies support renewable energy and sustainable sources such as solar panels, the proposed works are considered acceptable and the recommendation is to approve the application.

Councillor Dafydd Roberts speaking as a Local Member queried why in such a large garden the applicants cannot position the proposed solar panels at 5m from the boundary to comply with the distance set within permitted development rights. The visibility of the panels from the public highway is not so much the point as their visibility from the neighbouring property whose occupant makes extensive use of his garden. Moving the panels a further 2.6m away from the boundary and closer to the applicants' home would not affect the proposal as the panels would not have to be reorientated. Councillor Roberts said that had the proposal been to site the panels 5m away from the boundary then he would not have called in the application.

The Development Management Manager advised that permitted development rights are not relevant in this instance but if someone wanted to build solar panels under permitted development rights, they would have to be 5m from the boundary and 9m square. As that is not the case in this instance the panels can be positioned anywhere within the curtilage of the applicants' own property. Taking into consideration the height of the panels, the distance from the boundary, the 1.5m high boundary wall and the 40m distance between

the proposal and the neighbouring property he did not believe that it would affect the neighbour's use of his garden. The solar panels would be as visible were they placed a further 2.6m away from the boundary since they would remain the same height. The proposal is in the best place to capture the sunlight and it is not considered that it will have any adverse effects on the amenities of the neighbouring property. In response to a further query, the Officer confirmed that although it is relatively uncommon, this is not the first such application for the erection of solar panels within a residential garden for personal use.

Councillor Jackie Lewis proposed, seconded by Councillor Geraint Bebb that the application be approved in accordance with the Officer's recommendation. Councillor Dafydd Roberts proposed that the application be refused contrary to the Officer's recommendation. The proposal was not seconded.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the conditions set out therein.

12.4 FPL/2023/143 – Full application for a new childcare modular building at Ysgol Gymuned Y Fali, Lôn Spencer, Valley

The application was presented to the Planning and Orders Committee as it involves a site which is owned by the County Council.

The Development Management Manager reported that the proposed childcare unit will be sited on an area of scrub habitat around 20m to the north of the school near the existing car park. The building will be a single storey unit with a flat roof sloping from 3.1m to 2.7m in height and it will measure 21.4m in length and 12m in width and will be integrated between the car park and school playing field. Being located within the school grounds and viewed within the context of the existing school buildings it is considered that the proposed scheme will have negligible impacts upon its neighbours in compliance with Policy PCYFF 2. The closest neighbouring property to the proposed unit is around 35m to the northeast with a few other dwellings located around 40m away to the north and east. These are considered ample distances so as to cause no direct overlooking issues. The childcare unit will use the existing public car park to the north of the school which has approximately 20 car parking spaces. The Highways Authority has raised no objections to the development as the parking arrangements are deemed adequate and as the proposal will not affect highway safety. To avoid the loss of playing fields, the proposed building will be located on an existing area of scrub habitat and will require the removal of vegetation and rock excavation. A proposed landscaping plan includes four areas of new scrub habitat to replace that being lost along with a new hedgerow, hibernacula, and the planting of ten new trees. This will provide overall biodiversity enhancement as part of the application in accordance with policy and legislative requirements.

It is considered that the proposed development complies with the relevant policies. It will provide an essential facility for the community of Valley and being of appropriate scale and design it will have no greater impact upon its neighbours than the existing school. Its effects on the AONB and biodiversity are considered negligible because of the enhancements proposed. It is therefore recommended that the application be approved.

Councillor Ken Taylor speaking as a Local Member welcomed the proposed development as it would release a great deal of space in the existing school where the childcare provision is currently located. He highlighted that the proposal derives from Welsh Government grant funding linked to the Cymraeg 2050 Strategy which seeks to achieve a target of a million Welsh speakers by 2050. The childcare unit will be an important asset to the school, the community and the area as a whole and is unanimously supported by the Valley Community Council.

Councillor Geraint Bebb proposed, seconded by Councillor John I. Jones that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the conditions set out therein.

12.5 FPL/2023/155 – Full application for the conversion of the outbuilding into holiday unit together with associated works at Llwyn Onn, Llanfairpwll

The application was presented to the Planning and Orders Committee having been called in for the Committee's determination by a Local Member.

Councillor Dafydd Roberts speaking as a Local Member asked that a physical site visit be undertaken due to local concerns about overdevelopment.

Councillor Geraint Bebb proposed, seconded by Councillor John I. Jones that the site be visited in accordance with the Local Member's wishes.

It was resolved that a physical site visit be conducted in accordance with the Local Member's request for the reason given.

12.6 VAR/2023/36 – Application under Section 73 for the variation of condition (05) (Road layout and street lighting) of planning permission reference FPL/2020/149 (erection of 8 affordable dwellings together with the creation of a new vehicular access and associated development) so as to change the pre-commencement condition to pre-occupation condition on land at Stad y Felin, Llanfaelog

The application was presented to the Planning and Orders Committee as it is a Section 73 application to vary a consent that was granted by the Committee.

The Development Management Manager reported that condition (05) of planning permission reference FPL/2020/149 requires the applicant to provide information about the proposed road layout and typical construction details based on ground investigation information as well as the location and type of street lighting furniture before the commencement of any development. The variation is sought to amend the wording of the condition so that the details required can be provided prior to occupation rather than prior to the work commencing. The variation is requested so that works may begin on site. As the condition was originally requested by the Highways Authority, the Authority was consulted on the proposed amended wording of condition (05) and has confirmed that it has no objection. As such the Planning Department is satisfied to recommend approval of the S73 application. It is not considered that there is any material disadvantage to the amended wording and it would not affect the requirements of the condition. It is recommended that the application be approved subject to the applicant signing a new Section 106 agreement as a Section 106 agreement was linked to the original application approved by the Committee.

Councillor Neville Evans proposed, seconded by Councillor Geraint Bebb that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the conditions set out therein and subject also to the applicant signing a new Section 106 agreement.

13 OTHER MATTERS

13.1 Land and Lakes, Penrhos Coastal Park, Holyhead

The matter was brought back to the Planning and Orders Committee following its consideration at the meeting held on 7 June 2023 in light of a letter received from Richard Buxton Solicitors for a local resident alleging that the Committee had been misdirected on a number of matters.

The Development Management Manager reported that a letter from Richard Buxton Solicitors had been received following the Committee's approval of the Land and Lakes applications on 7 June, 2023. The letter alleges that the Committee had been misdirected on a number of matters. Whilst Officers are confident that the matter was properly reported to the Committee and that Members were fully aware of the issues before them for consideration this opportunity is being taken to address some of those matters and to confirm the decision made and the material on which that decision was based. As it is apparent that the objectors will challenge the decision the report is an opportunity to deal with some of the matters raised by the letter. Members are asked to endorse the report as a reflection of the decision they have already taken.

Councillor Robert Ll. Jones said that a matter had been brought to his attention in a letter by a former employee of Anglesey Aluminium which he wished to read out to the Committee. He had informed the Development Management Manager of the letter and was awaiting his response.

The Chair declined for the letter to be read out saying that the Land and Lakes applications had been discussed at length over more than one meeting and a decision had been made. The contents of the letter are not relevant to the matter under consideration at today's meeting which was for the Committee's members to confirm that they had understood what they were voting on at the meeting on 7 June 2023.

Councillor Jeff Evans said that he did not think it right nor just that Councillor R. Llewelyn Jones was not allowed to read out the letter to which he had referred. He also thought that the kind of mistrust created by the prevention of certain people from speaking is contributing to the prolonging of the matter and whilst personally he believed the letter should be allowed to be read out, he would be guided by the Chair's view. He referred to the Land and Lakes application and what it had involved in time, discussions and various legalities and opinions and said that he believed the information presented by the Isle of Anglesey County Council had been understood regardless of whether or not one agreed with it and had been fairly put out. Because of the major difference of opinion between those for and against the Land and Lakes application he believed it would inevitably be determined by the courts. However, he would like to see both sides coming to a determination regarding a positive way forwards and the sooner the matter can be taken for an independent legal judgment the better for all concerned.

The Development Management Manager advised that the letter sent to him by Councillor R. Llewelyn Jones is about historic contamination at Cae Glas and other sites. He explained that he had not as yet provided the member with a response as he was in the process of looking into the matter. However, the subject matter of the letter has nothing to do with the three Land and Lakes applications that have lately been considered by the Committee which is why it is deemed as not relevant to this discussion.

The Chair clarified that the rulings which he makes as Chair are based on professional Officer advice.

Councillor Geraint Bebb proposed, seconded by Councillor Jackie Lewis that the report be endorsed in accordance with the Officer's recommendation. Councillor R. Llewelyn Jones indicated that he was against the report, there was no support for that view.

It was resolved to endorse the position as detailed within the Officer's report.
(Councillor R. Llewelyn Jones did not vote on the matter)

13.2 Traffic Regulation Order - Cemaes

The report of the Head of Highways, Waste and Property detailing the objection and comments received following the advertisement of several proposed Traffic Regulation Orders for numerous locations in relation to lengths of roads to be exempt from the forthcoming implementation of mandatory 20mph speed limit areas across Anglesey was presented for the Committee's consideration and determination.

The Highways Group Engineer (Development Control and Traffic Management) reported that the Traffic Regulation Orders are being proposed as part of the introduction of the new mandatory 20 mph speed limits across Anglesey which will come into force on 17 September 2023. In accordance with Welsh Government's programme of reducing speeds in residential areas, all roads with a restricted roads status by virtue of a system of street lighting and with a current limit of 30mph will reduce to 20mph unless exempted. The Authority in conjunction with Welsh Government/Transport for Wales has identified 13 locations where it is considered that the 20mph speed limit should not apply based on the guidance and criteria provided by Welsh Government as noted in the report. The initial consultation on the proposals involving the emergency services, road haulage and freight representatives, elected members and town and community councils produced two comments. These and the Highways Authority's response to them are outlined in the report. At the formal public advertising stage, thirteen comments were received from which only one was considered relevant and a valid objection as it made specific reference to a location included in the proposed orders whilst the other comments made general reference to the introduction of the new 20 mph areas or referred to locations not included in the proposed orders.

An objection was received to the proposed exemption on the A5025 in Cemaes between Gwelfor Estate and the roundabout. The objector noted issues regarding compliance with the current 30mph speed limit along this section of the A5025 which in their opinion deterred pedestrians from using the pavement. The objector wished for this section to be included within the 20mph speed limit proposed for Cemaes. The Highways Authority considered the objection in light of the Welsh Government's guidance and criteria and concluded that it would be unrealistic to expect motorists to drive at 20mph on this length of road. It is therefore recommended that the proposals are approved in accordance with the advertised Orders and Plans and that the length of road between Gwelfor Estate and the roundabout on the A5025 remains as a 30mph limit.

In response to questions by the Committee, the Officer further advised –

- That measures are in hand to change all existing 30 mph signage and where appropriate, replace it with 20mph signs. Once a motorist has entered a 20mph zone there will be no repeater signs and everyone should assume they are in a 20mph area until they come to a derestriction sign. Stretches of roads that are exempted and remain as 30mph will be signed as such with repeaters similar to 40mph.
- That Cemaes High Street and the majority of Cemaes is 20mph. The proposed exemption under consideration relates to the length of road between Gwelfor Estate and the roundabout on the A5025.

- That he understood but could not confirm definitively that emergency services vehicles will be exempt from the restrictions but subject to their own professional judgement of the appropriate speed at which to travel within an area based on the emergency and the light and sirens they use.

Councillor Liz Wood proposed, seconded by Councillor Neville Evans that the proposals be approved in accordance with the Officer's recommendation.

It was resolved –

- **To approve the proposals in accordance with the advertised orders and plans and**
- **To agree that the length of road between Gwelfor estate and the roundabout on the A5025 shall remain as a 30mph limit as detailed in the draft Order and for this and the other draft orders listed in the report to be confirmed.**

(Councillor Jeff Evans did not vote on the matter as he was not confident of the benefits of the move to 20mph for Anglesey and the wider society. If it does save lives then that was to be welcomed but he thought it would bring problems and difficulties with questions around enforcement and the likelihood of many people receiving penalties).

13.3 Traffic Regulation Order - Rhostrehwfa

The report of the Head of Highways, Waste and Property detailing the objections received following the advertisement of a proposed Traffic Regulation Order for Bryngwran and Rhostrehwfa was presented for the Committee's consideration and determination.

The Highways Group Engineer (Development Control and Traffic Management) reported that the proposed orders would amend and create additional parking restrictions in numerous locations in Bryngwran and Rhostrehwfa. Whilst no objections were received to the proposal for the village of Bryngwran, there were objections to the order to introduce double yellow lines along a section of the B4422 near the Tafarn y Rhos public house in Rhostrehwfa. The Traffic Regulation Order was proposed in response to complaints received by the Highways Authority regarding obstructive parking, traffic congestion and road safety issues in Rhostrehwfa in that parked vehicles along the B4422 and into Ty Gwyn estate were causing visibility problems of an obstructive nature for other road users. No objections were received at the initial consultation stage whilst two objections were received following the formal advertising stage the one from the Brewery company owners of the Tafarn y Rhos public house and the other from the tenant with the main concern being the reduction in the availability of off-street parking at peak times for customers of the public house which the restrictions would result in and the impact this would have on the business. Having reviewed the proposal for the B4422 and Ty Gwyn estate, the Highways Authority is of the view that as the primary function and purpose of a public highway is to provide a safe and convenient passage for all road users, its use as a parking area associated with a business establishment is not consistent with this purpose and is not a plausible ground for objection. The recommendation is therefore to approve the proposal.

Councillor Geraint Bebb proposed, seconded by Councillor Neville Evans that the proposal be approved in accordance with the Officer's recommendation.

It was resolved to approve the proposal in accordance with the advertised Order and plans and for the Authority to proceed to confirm the Traffic Regulation Order and plans.

Councillor Ken Taylor
Chair