

# Planning and Orders Committee

## Minutes of the hybrid meeting held on 6 December 2023

- PRESENT:** Councillor Ken Taylor (Chair)  
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Neville Evans, T LI Hughes MBE  
John Ifan Jones, R LI Jones, Dafydd Roberts,  
Alwen Pennant Watkin, Robin Williams and Liz Wood
- IN ATTENDANCE:** Development Management Manager (RLJ),  
Group Engineer (Development Control and Traffic Management  
(AR),  
Team Leader (GJ),  
Senior Planning Officer (JR),  
Planning Portal and Systems Support Officer (MO),  
Planning Assistant (HR),  
Legal Services Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** Councillor Jeff Evans
- Councillor Nicola Roberts – Portfolio Member for Planning, Public  
Protection and Climate Change.
- ALSO PRESENT:** Local Members: Councillors Gwilym O Jones (application 7.1);  
Dyfed W Jones (application 7.2); Arfon Wyn (application 7.3).
- Councillors Aled M Jones and Derek Owen

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### 1 APOLOGIES

As noted above.

### 2 DECLARATION OF INTEREST

Councillor John I Jones declared a personal and prejudicial interest in application 10.1.

Councillor John I Jones declared a personal interest in application 7.3.

### **3 MINUTES**

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

### **4 SITE VISITS**

The minutes of the Site Visits held on 15 November, 2023 were confirmed as correct, subject to the amendment that the Team Leader (Gwen Jones) was in attendance and not the Development Management Manager.

### **5 PUBLIC SPEAKING**

There were Public Speakers in respect of applications 7.2 and 7.3.

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

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

### **7 APPLICATIONS ARISING**

#### **7.1 VAR/2023/59 – Application under Section 73A for the variation of condition (04) (Seasonal use) of planning permission reference FPL/2021/30 change of use of existing Cartio Môn site into touring caravan site with 20 touring caravan pitches together with construction of a private road so as to allow all year round use of the site as touring caravan site at Bryn Goleu Touring Caravan Site, Bryngwran**

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 1<sup>st</sup> November, 2023 the Committee resolved to approve the application contrary to the Officer's recommendation as it was considered that the proposal is in line with planning policy TWR 5 as the policy does not specifically prohibit year-round use of touring caravan sites.

The Development Management Manager reported that the application is for the variation of condition (04) (Seasonal Use) to allow all year-round use of the site as touring caravan site at Bryn Goleu Touring Caravan Site, Bryngwran. He said that at the last meeting he stressed that whilst planning policy TWR 5 does not prohibit year-round use or it would have been a departure application, it must be realised that seasonal use has always been the core of the policy. This is reiterated in the policy, with the title of the policy being 'touring caravans', camping and temporary alternative camping accommodation. Permanent year round uses are considered under planning policy TWR3, which does not include touring caravans. In addition, the policy criteria make reference to units having to be able to be removed off site out of season. Criteria 3 of the policy notes that its physical connection to the ground should be limited and should be capable to be removed from the site for the winter season (end of October to beginning of March). Criteria 7 of the policy also

states that the site should be touring uses only and that any unit should be removed from the site when not in use. Paragraph 6.8.83 of the Local Development Plan also notes that 'when not in use and during the winter months all units should be removed from the site'. It is considered that policy TWR3 is clear in its purpose that the site should be use on a seasonal use only during the spring and summer months. The Development Management Manager further said that following the resolution of the Planning and Orders Committee on the 1<sup>st</sup> November, 2023, other caravan site owners and operators have contacted the Planning Department asking if they could change to 12 months operation. Approval of this scheme would pose a significant risk in setting a precedent for any similar applications in the future. The scheme is contrary to planning policy TWR 5 of the Joint Local Development Plan and there are no other material considerations that indicate the decision should be otherwise than one of refusal of the application.

Councillor G O Jones, a Local Member spoke in support of the application, and said that the Bryn Goleu Touring Caravan Site lends itself as a caravan site being close to the A5 with no highways or visibility issues. He reiterated, as in the previous meeting, that there are two laybys opposite Bryn Goleu with caravans parking in these laybys on a regular basis. Since the last meeting, a caravan was parked on the A5 layby for four consecutive nights by residents from the other side of the Island. He expressed that the Committee is advised on numerous occasions not to compare application and to deal with each application on its own merits and this application would not set a precedent in this instance. He further said that the Bodedern Community Council debated the application at length and gave their unanimous support. There have also been no objections locally to the application. He asked the Committee to reiterate their previous decision to approve the application.

The Development Management Manager in response to the comments by the Local Member and said that the Committee approved the application, against the recommendation, based on their interpretation of the planning policy TWR 5. He noted that all other future application would need to be considered in a similar manner and it would set a precedent with touring and camping site wishing to be open all year-round.

Councillor Liz Wood expressed that she considered that approval of this application would set a precedent for other similar applications.

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

**It was RESOLVED to refuse the application in accordance with the Officer's recommendation.**

## **7.2 FPL/2023/42 – Full application for the demolition of the existing dwelling together with the erection of two new dwellings at Treiddon, Beach Road, Menai Bridge**

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 1<sup>st</sup> November, 2023, it was resolved that a physical site visit be undertaken to the site. The site visit was subsequently held on 15 November 2023.

### ***Public Speaker***

Mr Owain Evans, **the applicant's agent spoke in favour of the application**, and said that the applicant, has been raised in Pentraeth and attended Ysgol Goronwy Owen in Benllech and then Ysgol David Hughes in Menai Bridge and has recently returned to his roots in Menai Bridge in the hope of creating a home for him and his wife in one of these houses. This application is the end of two years' work and as the Planning Officer states in the report, this recent application is an improvement on what was originally presented. We have worked closely with the Planning Officer, Conservation Officer, and many other agencies to get a positive response to this development. The result of this is two houses which fit into the landscape of Menai Bridge and that reflect the style that has already been permitted and established in the area, the style of the houses are acceptable and in keeping with the fabric of the area and have already been permitted from a conservation perspective. By using materials that suit the conservation area – slate, rendered stone and some cladding, the houses will fit in well here and as can be seen from the 3D images that have been created, these show the context of other houses in Menai Bridge. Consideration has been given to the concerns of neighbours that the houses have been moved from the boundary by about two meters to enable the development to have less of an effect on nearby neighbours. Two assessments of the front wall have been presented to Officers to ensure that we have taken the correct steps to re-build to the correct standard and to prove that the foundations will not affect the nearby houses which will hopefully solve the problem that has been concerning residents over time. The proposed buildings not only conform with Planning Policy but also with the County Council's strategy for the next 10 years. The development will boost the local economy by employing local workers – electricians, plumbers etc. Local building suppliers such as Huws Gray and CL Jones will be used, and it must be remembered as to how much the Building Industry contributes to the local economy. Climate change is a problem for us all, materials from the original house will be re-cycled and transported locally. The two new houses will use systems and materials that will contribute towards creating a low energy environment, low bills and the lowest possible carbon emissions over the life of the house. There are several letters from local businesses and residents that voice support for the development, which has already received conservation permission, based on it being an improvement to what was originally proposed.

The Development Management Manager reported that the application is for the demolition of the existing dwelling together with the erection of two new dwellings. The application site is located between Beach Road and Cambria Road within the designated Conservation Area and with the setting of the Grade I Listed, Menai Suspension Bridge. The proposed contemporary replacement buildings demonstrate a significant design improvement upon the previously refused application where a design of flat roof modern box

architecture dominated by full glazing to the south elevation and wrap around contemporary cladding marred the local architectural character. The current proposed scale, height and design includes a gable and frontages and greatly reduced fenestration facing the Straits which allows for a far better assimilation within the surrounding historic architecture. The proposed two gable end frontage reflects the existing variation in roof pitch and heights found within this part of the conservation area and the proposed design approach is comparable with the surrounding buildings that forms fronting the Straits. The initial proposals were amended to a slate roof, coloured render walls, and Moelfre masonry instead of metal roof and large expanse of wall cladding. Whilst the proposed design retains some new wall cladding, its location under partially recessed apexes to the front elevation will significantly reduce its notable presence and visual impact. It is considered that these amendments allow the proposal to successfully integrate into local architectural detailing and historic context of the area. The proposed design also retains the currently restrained outward views from the conservation area (Cambria Road) toward the historic Menai Suspension Bridge. Inward views of the historic conservation area, from the Menai Suspension Bridge and the mainland, would also not be adversely impacted as the height, scale and materials of the proposed dwellings are in-keeping with the surrounding buildings. The impacts of the proposal upon the setting of adjacent or nearby listed buildings are not considered to be significant.

The Development Management Manager further reported that the Highways Department have been consulted as regard to the proposal and they have commented that whilst they acknowledge that the parking provision on the proposed site is minimal, however, given the specific circumstances of the urban area and the availability of ample parking in the vicinity, as well as the accessibility of public transportation options, they have not objected to the proposed development. He further said that the application site is within Zone A of the Development Advice Map (DAM) contained in TAN 15 (2004). However, Natural Resources Wales's Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and within Flood Zone 3 (Sea). A Flood Consequences Assessment (FCA) was submitted with the application and Natural Resources Wales are satisfied that the FCA subject to the inclusion of a condition that the finished floor level of the development is set no lower than 6.50m. He further referred that the demolition of the existing dwelling and erection of 2 new dwellings results in the creation of 1 new dwelling and the proposal has therefore been assessed under the provisions of planning policy TAI 2 of the Joint Local Development Plan (JLDP). The indicative provision for Menai Bridge development is above capacity and the applicant must provide further information to justify the need for this proposal. The application has been reviewed by the Policy Officer who has confirmed that the submitted information is acceptable and would meet the needs of the local community. In addition, in compliance with criterion (1b) of Policy PS 1 'Welsh Language and Culture' and since this development would cumulatively provide more than the overall indicative housing provision for the settlement, a Welsh Language statement should be submitted with the application. A Welsh Language Statement has been submitted and reviewed by the Policy and Welsh Language Manager who has confirmed that the submitted information is

sufficient and meets the requirements of the policy. The recommendation was of approval of the application.

Councillor Robin Williams, and a Local Member said that the Menai Bridge Town Council, his fellow Local Members, local society, and several local residents disagree that the design of the proposal will be an improvement to the current dwelling on the site which was erected in 1903. The current proposal is to demolish the dwelling and erecting 2 modern houses, with a high proportion of glazing overlooking the Menai Straits and 200 yards from the Grade 1 Listed Menai Suspension Bridge. He requested the committee refuse the application on several policies listed within the Officer's report to the Committee; he did not agree that the development conforms with the provisions of planning policies PCYFF 3, PCYFF 4, PS 20 and AT1. He noted that he requested that the site visit viewed the development site from the mainland so as to view the effects of the conservation area, both the Britannia Bridge and Menai Suspension Bridge together with the historical gardens near the site. Councillor Williams referred that the Agent said that there were several letters of support of the application, however, he referred the Committee to Page 20 of the Officer's report which states that the application was afforded two means of publicity and that 18 representations had been received and these were summarised within the report and expressions of concerns have been noted within these representations. He expressed strongly that unless similar substantial developments with a proportion of the property with extensive glazing are refused, Menai Bridge will be similar to Rhosneigr and Trearddur Bay. Councillor Robin Williams proposed that the application be refused for the reasons given.

Councillor Dyfed W Jones, a Local Member reiterated the comments made by his fellow Elected Member and expressed that the Conservation Area needs to be protected as there are historical buildings in Menai Bridge and especially the Grade 1 Listed Menai Suspension Bridge. He believed that approval of such a proposal may set a precedent in the future to have similar types of dwelling on the shore of the Menai Strait.

In response to the comments of both Local Members, the Development Management Manager responded that the Planning Officers have worked closely with the applicants Agent, Conservation Officer, and external agents to agree on the design of the proposal that is acceptable which has also received Conservation Area permission. In respect of the comments as regards to the 18 letters received in opposition to the application, he considered that these have been addressed within the Officer's report to the Committee. It was noted that as the applicant Agent has referred, there has been several letters received by the Planning Department over the last few weeks from residents and businesses supporting the application.

Councillor Geraint Bebb said that as a previous member of the Menai Bridge Town Council he is aware of the negative effects such development has on the area of Conservation. He expressed that the highways' network is poor in the areas with narrow lanes. Councillor Geraint Bebb seconded the proposal of refusal of the application.

Councillor R LI Jones ascertained whether the parking spaces afforded with the development is sufficient. The Development Management Manager responded that the parking standards are assessed as to the number of bedrooms afforded within the dwelling. He noted that consultation has been undertaken with the Highways Authority and have responded that one parking place is sufficient for each dwelling as there are other parking provisions in the town of Menai Bridge.

Councillor R LI Jones proposed that the application be approved in accordance with the Officer's recommendation. Councillor Liz Wood seconded the proposal of approval of the application.

Councillor T LI Hughes MBE expressed that he would abstain from voting as he did not attend the site visit to the site.

Following the vote of 5 for approving the application and 4 against :-

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

**7.3 FPL/2023/61 – Full application for the change of use of agricultural land into holiday lodge site, siting 13 holiday lodges, construction of new road on site, alterations to existing vehicular access together with soft and hard landscaping on land at Taldrwst, Lôn Fain, Dwyran**

*(Having declared a personal interest in the application, Councillor John I Jones said that he had received legal advice and was able to take part during discussion and voting thereon on).*

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 1<sup>st</sup> November, 2023, it was resolved that a physical site visit be undertaken to the site. The site visit was subsequently held on 15 November 2023.

***Public Speakers***

Mr David Chadwick, **opposing the application**, said that he is an Environmental Scientist and has worked for Central Science laboratory and until retirement, for the Welsh Government Agricultural department. He said that he currently is a senior flood warden for Dwyran flood partnership group, with more than 12 years' experience of this area, and was speaking on behalf of the partnership group. During the site inspection the Committee will have seen that this development site slopes both towards the A4080 main road and domestic properties on the A4080. The field is agricultural land which naturally holds a great deal of water, absorbing rainfall and releases the water slowly into the water table. There does not appear to have had any kind of Environmental Impact Assessment, and there has been no flood risk assessment for this proposal. The on-site visit will have demonstrated the incline of the land and

subsequent water flow. We do appreciate that the development site itself will not flood. Because of severe flooding on the A4080 and houses below the proposed site, the Isle of Anglesey County Council installed a 600cm water storage system to collect the water run-off from the Taldrwst field. This was deemed necessary by the Council to mitigate the road flooding in the future. The considerable cost was borne by Anglesey Council and was achieved by installing twin large diameter storage pipes and a well, connected to a french drain. This is situated beneath the A4080. This stored water is released slowly into the Afon Rhyd y Valley watercourse when the tide permits. N.R.W is currently proposing a scheme close to this site to block water courses from agricultural land and reduce fast run off into Afon Rhyd y Valley. There has been no SuDs report with this application; this is surely of huge importance in this area of flooding. In this case it is vital a report is prepared and, importantly, with percolation tests done during wet winter months. Increased green field run off will be an issue with this development. 13 concrete bases and associated roadways, paths and play areas will all compact the earth reducing the capacity of the land to hold and slowly release rainwater. There will inevitably be an increase of Greenfield run-off. Soakaways from 13 lodges will exacerbate the problem by speeding up water run-off from the site. All water run-off from Taldrwst field, including soakaways, will enter the french drain and the storage and the scheme was never designed and built to accommodate an increased run-off from developments on the surrounding agricultural land; this will reduce the ability of the storage system to control the water. When the conditions are set for high tide meeting high rainfall there will be increased water run-off from this site and will lead to an increased risk of flooding of the A4080 and residential property alongside.

Councillor R LI Jones asked Mr Chadwick as to the effect of the flooding in the area.

Mr Chadwick responded that the rainwater would seep from the fields and is likely to flood the A4080 road which will have an impact on the houses on the side of the road and would make the road impassable for traffic. He noted that during the storm surge in 2017, around 2ft 6ins of water seeped into the dwelling on the side of the road on the A4080 which caused considerable damage which has resulted in the County Council installed a 600cm water storage system to collect the water run-off from the Taldrwst field. However, if the water is diverted due to this development it could have consequences for further flooding.

Mr Dafydd Jones, **in support of the application**, said that the applicant is a Welsh speaker born and raised in Newborough and runs two local businesses in Dwyran. Taldrwst Farm Bed and Breakfast is now the only pub left open in Dwyran which also offers somewhere for local families to celebrate special occasions. The Red Dragon garage is the only shop in Dwyran; this community hub is an essential service for the residents of the village, especially some older residents who are unable drive. Permitting this development will safeguard the future of the two other businesses by increasing local trade. The applicant has fully respected the planning process by considering the responses of strategic consultants and has changed the development in line with the proposed



recommendations. The concerns of the Highway Department and Natural Resources Wales have been overcome by changing the location of the entrance, moving the holiday units, and changing the direction of the track serving the site so that it is outside the flood risk area according to the most recent NRW maps. Moving the holiday units has also enabled an additional distance between the development and nearby houses. We totally agree with the detailed and thorough assessment of the planning department in their committee report regarding public opposition, several of the objections have been re-presented for each of the three revisions of the plans presented to the department. There is no basis to the objections from a planning policy perspective which is relevant to this development. 53 people have signed a petition in support of the development and from looking in detail at the names and addresses they are all local people. 50 of the 53 named Dwyran, Newborough and Llangaffo as their home address. This shows clear enthusiasm by residents for this development to continue. Since the application has been called into committee, 12 new names have been added to this petition as well as two additional letters of support by local businesses.

Several misleading and untrue communications have been published in the press and on-line and social media in relation to the development which do not present a fair and correct picture of the application. The proposed development will have to seek SuDS permission to drain the surface water before work can begin, the positive land drainage tests that have been presented with the application documents as well as the modern and sustainable design of the new track means that the development will be sure to conform with the necessary requirements. To summarise, this application conforms with the relevant planning policies and the planning department recommend approval. The unfounded concerns regarding potential flooding have been overcome by amending the design, written confirmation of this has been received by Natural Resources Wales.

Councillor R LI Jones asked Mr Jones as to the effect of the flooding in the area.

Mr Dafydd Jones responded that work has been undertaken with NRW and the applicant by evaluating the flood risk area and have look upon the recent NRW flood risk maps. The location of the development has been altered to mitigate flooding issues and a sustainable track has been proposed to the site with minimal hardstanding areas on the land which will allow for rainwater to drain into the land. He said that it is considered that there will be limited water run-off from the land and the County Council has installed a drainage system to address the issues of flooding.

The Development Management Manager reported that the application site is located on the outskirts of the rural village of Dwyran near the A4080. The site is currently use for agricultural purposes, with the farmhouse used as a Bed & Breakfast facility. The proposed development is for the creation of a 13 unit holiday chalet site, including the creation of a new associated access and track connecting to the Lôn Fain road to the west of the site. The principle of such a development is considered under planning policy TWR 3 of the Joint Local

Development Plan. TWR 3 supports the creation of new chalet sites subject to adherence with the relevant criteria of the policy which was outlined within the Officer's report to the Committee. For the purposes of planning policy TWR 3, 'intensification' is defined in connection to the 'Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study'. He noted that outside the AONB and SLAs it is considered there may be some capacity for sensitively sited very small to small scale developments which should relate well to the existing built environment/urban landcover. The study defines very small developments as up to 10 units and small developments as 11-25 units. The proposal is therefore considered as a small-scale development owing to the number of proposed units. It is considered that the units will be sensitively sited as the substantial vegetation on the boundary will screen most of the site. It is not considered that the development will result in extensive units as definition with planning policy TWR 3. The chalet units will be of high quality and will be well screened from public view by virtue of the mature hedgerow/trees which form the roadside boundary with the A4080. It is considered that the site lies on the rural fringe of an existing settlement and as such would not appear as a standalone or alien feature in the open countryside. Criterion iii of the TWR 3 planning policy requires that the site is close to the main highway network and that means of access can be provided without causing visual harm. The scheme initially proposed vehicular access from the A4080 directly to the south of the site, however, due to issues in respect of visibility and flooding, this was found to be unacceptable, and access was subsequently moved to Lôn Fain. Despite the required access track being relatively long (some 80m), it is not considered that it would cause visual harm as it transects the existing track at the Taldrwst site and as such would not intrude any new features from a visual perspective. It is considered that the proposal conforms with the criteria of planning policy TWR 3.

The Development Management Manager further referred to flooding related matters having caused significant concern regarding this application, to both the local authority and residents. The immediate locality of the site has historic flooding issues, as has been confirmed by Natural Resources Wales (NRW), residents and the local authority Drainage team. However, the application site is not within the flood zone and the Local Planning Authority has not received any objection to the application by NRW. Since January 2019, surface water considerations have been separated from the planning process with the introduction of the SuDs process (or SAB). The applicant is not required to apply for a SuDs permission before submitting the planning application, therefore, the Planning Authority must deal with the planning issues in the first instance. The applicant will need SAB approval before any works commences on the site. He further noted that as the site itself is outside the flood area there is no requirement for an EIA or a Flood Consequence Assessment. Welsh Water has not objected to the application subject to that only foul water will be release into the public sewage system. He further referred to the highway network near the site. The initial section of the road is dual width, before eventually narrowing down to a section of single width around the area of the

proposed new access. Concerns were raised by residents regarding the visibility of the new access along with the capacity of the road to accommodate traffic generated by the scheme. The Highways Department were made aware of the concerns and subsequently visited the site to view the access point and highway network. No objections were raised by the Highways Authority as they were satisfied with the scheme on the basis that sufficient visibility could be achieved at the new access and that the local highway network could accommodate the additional traffic as the initial section of road leading from the A4080 was a sufficient width to allow free flow traffic. As the site complies with planning policy TWR 3 and is not within a flood zone and that the surface water issues are dealt with outside the planning process, and that the Highways Authority have not submitted any objection to the application, it is considered that the proposal is acceptable subject to the planning conditions within the Officer's report.

Councillor Arfon Wyn, a Local Member said that he had strong concerns as regards to this application and especially due to residents having endured extreme flooding into their homes in this area over the years. He said that the County Council have spent considerable amount of money by installing a water storage system to collect the water run-off from the Taldrwst fields. However, the Council is now recommending approval of this application to make flooding problems even worse. He further said that he disagreed that the site will be well screened, and it will have a negative effect on the AONB. Planning policy AMG 1 is a policy within the JLDP that protects the negative effects of development on the AONB if they are 2 km from an AONB area and 13 wooden chalets will not enhance the area. He considered that the proposal is contrary to planning policy PS19 of the Joint Local Development Plan (JLDP). Councillor Arfon Wyn further said that sewage has been pumped into the sea by Dwr Cymru and such a development will increase such practises. He noted that there are 3 similar sites less than a mile from this proposed development site.

Councillor Robin Williams ascertain from the Local Member as to whether it is the flooding concerns that residents are objecting to the application.

Councillor Arfon Wyn responded that residents whilst residents are concerned as regards to flooding issues they are also concerned as to the negative effects such a development will have on the nearby AONB as Taldrwst is less than 2km away from the AONB. He also said that 53 letters of objections have been submitted as part of the proposal and some have listed that 22 planning policies have been breached.

Councillor John I Jones, and a Local Member said that there is a need to listen to residents when they object to planning applications. He referred that 53 letters of objections have been received, the Community Council is opposing the development and the 2 Local Elected Members. He noted that whilst the development is considered a small development, 13 chalets is extensive in open countryside. Councillor Jones referred to flooding issues and noted that the initial planning application submitted by the applicant was refused as the

access to the site was through a flood zone area. The access now is to be located through Lôn Fain which in part is a narrow single lane and visitors using this site will be unfamiliar with area and will result in traffic issues in the village of Dwyran. He referred to the application at Esgobaith Barn, Llanbedrgoch which was refused recently due to issues as regards to the narrow lanes towards the site. He further said that the Dwyran Flooding Group have conducted detailed work to address issues of flooding in the vicinity over several years. Councillor Jones also said that he had concerns that the site will be open all year and other camping sites have been refused in the area.

The Development Management Manager address the issues raised by the Local Members and reiterated that the development site is not within the AONB area, is not within a flood zone area, and during the site visit it was evident that the site is well screened and is not visible from the A4080. He said that statutory consultees have been consulted and have raised no objections to the proposal. He further said that the proposal is a small-scale development and meet the criteria within planning policy TWR 3 of the JLDP. Whilst there are 53 letters of objection received it was noted that the application has been consulted upon on three occasions and therefore several of the letters are duplicated during these consultation processes. The issue of flooding is not a planning issues and will be addressed by the SAB. The developer will not be allowed to commence works on the site, pending planning approval, until a SAB approval is secured. The Development Management Manager further responded to the comments as regards to the Esgobaith Barn, Llanbedroch application was refused due to traffic issues and he stressed that planning applications should not be compared as the highway network towards this site is much wider.

Councillor Robin Williams ascertained whether the application could be deferred to allow for the SuD's report to be completed before a decision can be undertaken by this Committee. The Legal Services Manager responded that a planning decision needs to be in place before a SuD's application can be submitted. The Development Management Manager reiterated that the planning and SAB processes are different entities and need to be addressed separately.

Councillor John I Jones proposed that the application be refused contrary to the Officer's recommendation. Councillor Robin Williams seconded the proposal of refusal of the application.

Councillor T LI Hughes MBE expressed that he would abstain from voting as he did not attend the site visit to the site.

**It was RESOLVED to refuse the application contrary to the Officer's recommendation as the Committee deemed that insufficient information was presented on the risks of surface water drainage to support the application.**

*(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report in respect of 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 were considered by this meeting of the Planning and Orders Committee.

## **10 DEPARTURE APPLICATIONS**

### **10.1 FPL/2023/193 – Full application for the erection of a dwelling together with alterations to the existing access on land adjacent to Arwel, Llanddona**

*(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 proposal is a departure from the Joint Local Development Plan in which Officers are minded to approve.

The Development Management Manager reported that outline consent was afforded for the erection of a dwelling in 1986 and a reserve matters application in 1988. In May this year, a Certificate of Lawful Use was afforded to the applicant as he had proved that material work had started on the site and that permission had been lawfully implemented. There is therefore a safeguarded consent on the land for a dwelling. This application is for the change of the design of the dwelling from a three-bedroom dormer bungalow up to a height of 7.4m to a two-storey dwelling with four bedrooms with a height of 7.6m. The proposal will be larger and slightly higher than that approved previously and due to the variety of different styles of properties within the immediate area, it is not considered that it will impact on the surrounding area or immediate neighbouring properties than the previously approved safeguarded consent. There is ample room within the large plot of land to accommodate a dwelling of this scale without harming the amenities of adjacent residential properties with ample parking provision on the site. There has been concerns by neighbouring properties that the orientation of the plot will have a negative effect on their amenities, but the property is located approximately 26m from the nearest neighbouring property.

Councillor Robin Williams proposed that the application be approved in accordance with the Officer's recommendation. Councillor Liz Wood seconded the proposal of approval.

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

**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 VAR/2023/58 – Application under Section 73A for the variation of condition (02) (Approved Plans) of planning permission reference FPL/2019/50 (alterations and extensions together with the creation of heritage play area and associated landscaping) so as to allow an amended design at Breakwater Country Park, Holyhead**

The application was presented to the Planning and Orders Committee as the County Council is the applicant and owner of the land.

The Development Management Manager reported that the proposed site is located within the Breakwater Country Park and the existing warden's visitor information centre is a single storey building with natural stone and rendered walls with a natural slate roof. The application is a retrospective application for the retention of the amendments made to the visitor centre building which includes making the previously approved extensions roof now flush with the existing roof, moving the previously approved solar panels to a new location on the roof, reducing the rear rooflight window together with omitting the front rooflight. The difference in roof height between the previously approved extension roof and the existing roof was approximately 0.25m. The works on the site is of high standards and the visitor centre and the children's playing area is popular with visitors to the site. The application has been discussed with the relevant Heritage Advisors and no objection has been received as it is considered that the proposed variations are minor and was unlikely to have a significant impact upon the area.

Councillor R LI Jones proposed that the application be approved in accordance with the Officer's recommendation. Councillor T LI Hughes MBE seconded the proposal of approval.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation and report, subject to the planning conditions set out within.**

**12.2 FPL/2023/287 – Full application for the change of use of former shop (Use Class A1) into a multi-purpose hall (Use Class D1) at Shop 2, Maes Athen, Llannerchymedd**

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

The Development Management Manager reported that the application is for the change of use of a former shop into a multi-purpose hall for the use of the local community. The application site is located within the development boundary of the service village of Llannerchymedd and therefore it complies with planning policy ISA 2 as is noted within the Officer's report. Whilst the location of the proposal is within the centre of the development boundary of the village it is considered that it is easily accessible on foot or by alternative means of transport. However, there are also parking provision at the old station carpark which is also a community run facility. At the rear of the former shop there are 3 parking spaces and there is also unrestricted parking within the Maes Athen road. He noted that the existing building will be of an appropriate scale and design for the proposed change of use, and it will have no greater impact upon its neighbouring properties than the previous shop business at the site.

Councillor Robin Williams proposed that the application be approved in accordance with the Officer's recommendation. Councillor John I Jones seconded the proposal of approval.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation and report, subject to the planning conditions set out within.**

### **12.3 FPL/2023/291 – Full application for the change of use of the existing caretaker's bungalow for educational purposes at School House, Bodedern Secondary School, Bodedern**

The application was presented to the Planning and Orders Committee as the County Council is the applicant and owner of the land.

The Development Management Manager reported that the application is for the change of use of the vacant caretaker's bungalow into additional classroom to provide additional facilities as pupil support centre. The property is a single storey detached dwelling which is in the grounds of Bodedern Secondary School and is within the development boundary of Bodedern. It is considered that the application conforms with planning policy ISA 2 'Community Facilities' as is noted within the Officer's report to the Committee. There is a distance of 70m between the rear of the properties at Maes Gwynfa estate, which is located to the north of the application site. There is a distance of 8.5m between the boundary of the properties fronting London Road and more than 30m between the building and the rear of the properties and it is considered that the proposal will not have a detrimental impact on the amenities of neighbouring properties.

Councillor Robin Williams proposed that the application be approved in accordance with the Officer's recommendation. Councillor Alwen Watkin seconded the proposal of approval.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation and report, subject to the planning conditions set out within.**

#### **12.4 FPL/2023/273 – Full application for a new childcare modular building at Llanfechell Primary School, Mountain Road, Llanfechell**

The application was presented to the Planning and Orders Committee as the County Council is the applicant and owner of the land.

The Development Management Manager reported that the application site is a section of an outdoor playing field area, located within the curtilage of Llanfechell Primary School. The new childcare provision will be an important asset for the school which will afford essential facilities for the local community. It is considered that the application conforms with planning policy ISA 2 as is noted within the Officer's report to the Committee. There will be of a high-quality design with a combination of steel and timber cladding, grey UPVC windows and doors, together with a rubber flat roof. The outdoor area to the west of the building, will consist of two rubber soft play areas and a separate grass play area with a 2m high security fencing surrounding the area. The building and outdoor area will be seen in the context of the existing school buildings and the materials are considered acceptable in this location. As the building will be located within the school grounds and viewed in the context of the existing school buildings, it is considered that the proposal will have a negligible impact on neighbouring properties. The childcare unit will use the existing public car park to the northeast of the school which has 20 car parking spaces.

Councillor John I Jones proposed that the application be approved in accordance with the Officer's recommendation. Councillor Neville Evans seconded the proposal of approval.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation and report, subject to the planning conditions set out within.**

#### **12.5 FPL/2023/297 – Full application for the construction of a car park including EV charging units, cabinet, extension to the proposed footway, lighting, landscaping, and associated development on land at Plas Arthur Leisure Centre, Llangefni**

The application was presented to the Planning and Orders Committee as the County Council is the applicant and owner of the land.

The Development Management Manager reported that the proposed development would provide a range of dual-headed, rapid, and fast EV charging units on land at Plas Arthur Leisure Centre. A total of 8 car parking spaces will be provided. The site comprises an area of approximately 0.23 ha of unused land located opposite the entrance to Plas Arthur Leisure Centre. The location of the proposed access into the site will be from the existing access road into the Plas Arthur Leisure Centre. The Highways Authority have confirmed that they are satisfied with the parking and visibility arrangements. The proposal complies with all relevant policies listed within the Officer's report to the Committee and it is considered that it will not have a negative impact upon the nearby Listed Buildings/Conservation Area or nearby residential properties.



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

**It was RESOLVED to approve the application in accordance with the Officer's recommendation and report, subject to the planning conditions set out within.**

**13 OTHER MATTERS**

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

**COUNCILLOR KEN TAYLOR  
CHAIR**