

Planning and Orders Committee

Minutes of the hybrid meeting held on 3 April 2024

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff M Evans, Neville Evans,
T LI Hughes MBE, R LI Jones, Jackie Lewis, Dafydd Roberts,
Alwen P Watkin, Robin Williams
- Councillor Nicola Roberts – Portfolio Member for Planning, Public
Protection and Climate Change
- IN ATTENDANCE:** Planning Development Manager (RLJ),
Senior Planning Officer (JBR),
Planning Assistant (HW),
Group Engineer (Development Control) and Traffic Management
(AR),
Legal Services Manager (RJ),
Committee Officer (MEH),
Webcasting Committee Services Officer (FT).
- APOLOGIES:** Councillor John Ifan Jones
- ALSO PRESENT:** Councillors Paul Ellis and Derek Owen.
- Mr Trefor Owen – Vice-Chair of the Standards Committee
Mr Brace Griffiths – Independent Member of the Standards
Committee (Observers)
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1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 6 March, 2024 were confirmed as correct.

4 SITE VISITS

None considered at this meeting of the Planning and Orders Committee.

5 PUBLIC SPEAKING

There were no Public Speakers at this meeting of the Planning and Orders Committee.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 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

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 1 November, 2023 the Committee resolved to conduct a site visit which subsequently took place on 15 November, 2023. At its meeting held on 6 December, 2023 the Committee resolved to refuse the application contrary to the Officer's recommendation on the basis that insufficient drainage information had been provided to allow Members to make a decision.

The Planning Development Manager reported that the developer has submitted a SuDS application to the Local Authority as the SuDS approval body and that information is currently being assessed. The Officer's recommendation was that the application be deferred until the next meeting of the Planning and Orders Committee so as the information can be fully assessed, and a decision can be made on the SuDS application.

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

It was RESOLVED to defer consideration of the application for the reasons given.

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 FPL/2023/359 – Full application for amended plans for the erection of a dwelling previously approved under planning permission reference FPL/2021/47 on land adjacent to Pen Bryn, Rhosmeirch

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

The Planning Development Manager reported that the application is made for amended plans for the erection of a dwelling previously approved under planning permission reference FPL/2021/47. In October 2023 a Lawful Development Certificate was granted under reference LUE/2023/23 which established that a lawful material start had been made on the development thereby safeguarding the planning permission in perpetuity. The proposed amendments include the siting of the dwelling, site boundaries, design and means of access to the site. The proposed dwelling will be re-sited centrally within the plot and the access relocated from the northern to the southern corner of the site. There are also amendments to the design from a red brick dormer bungalow with attached double garage to a two-storey facing brick and painted render dwelling with attached single garage. The proposed amendments are acceptable in terms of scale, siting, and are considered to be of a higher quality and an improvement to the previously approved scheme and will be in keeping with the general dwellings nearby. The Highways Authority have been consulted in relation to the revised matters of access and have raised no objections. The proposal also includes biodiversity improvements with new planting and landscaping and the erection of bat and bird boxes on the gable-end of the dwelling.

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

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

10.2 VAR/2024/9 – Application under Section 73 for the variation of condition (02) of planning permission reference FPL/2023/23 (erection of a detached garage together with alterations to the scheme approved under planning application reference 28C257B/DA) so as to amend the siting of the garage at Bryn Tawel, Ty Croes

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

The Planning Development Manager reported that the principle of the development has already been established under the previously approved

planning permission reference 28C257A and 28C257B/DA for a new dwelling together with a new vehicle access. Work has commenced on site with the construction of the vehicle access and the dwelling partially erected with work stopped before the erection of the roof. The last application approved on the site was planning permission reference FPL/2023/23 which granted alterations to the dwelling and a new detached garage. The proposal is for the new siting of the garage would be closer to the eastern boundary of the site, having a covered entrance hallway connecting the garage to the dwelling. The garage will be similar in size to the previously approved application and would not have a negative impact on existing site, neighbouring properties and complies with planning policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan.

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

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

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/2024/12 – Application under Section 73A for the variation of conditions (04) (CEMP), (11) (CTM), (17) (measures in place to secure the future maintenance of the access and estate road) (20) (Biosecurity Risk Assessment), (22) (Foundation designs) and (24) (Affordable housing) of planning permission FPL/2022/60 (erection of 14 dwellings together with the creation of an internal access road and associated works) so as to allow the submission of requested information following the commencement of work on site on the former site of Newborough School, Pen Dref Street, Newborough

The application was reported to the Planning and Orders Committee as the land that forms the application site is owned by the Local Authority.

The Planning Development Manager reported that as part of planning permission FPL/2022/60 the developer was required to submit details for approval prior to the commencement of works on site. The developer cleared the site prior to the discharging of the required details and therefore was required to submit an application under Section 73 in order to approve the details following the commencement of the works. The conditions related to conditions (04), (11), (17), (20), (22) and (24). Following consultation with the relevant consultees, it was considered that the details submitted by the

applicant were acceptable. It is therefore considered that discharging the conditions is acceptable. Since the publication of the written report the Highways Authority has confirmed that they have no objection to the variation of the CTMP (condition 11) and the Council's Ecological Advisor has also confirmed no objection to the variation of the CEMP (condition 4).

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

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

12.2 FPL/2024/10 – Full application for the siting of two containers for storage of equipment at Football Ground, Llanerchymedd

The application was reported to the Planning and Orders Committee as the land is in the ownership of the County Council.

The Planning Development Manager reported that the application is for the siting of two storage containers to safely store the club's equipment. The siting of these containers is to be for a temporary period of 5 years and a condition will be imposed to specify the temporary siting of both containers on the site. The scale of the development is considered acceptable given that it does not have a negative visual impact on the neighbouring properties and the surrounding area. Furthermore, the biodiversity enhancements will contribute to conserve and safeguard biodiversity.

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

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

12.3 VAR//2024/4 – Application under Section 73 for the variation of condition (01) (approved plans) of planning permission reference FPL/2021/337 (Full application for the construction of an Inland Border Facility (IBF) so as to reinstate the staff car park at Former Roadking Truckstop, Parc Cybi, Holyhead

The application was reported to the Planning and Orders Committee by virtue of the original consent being one granted by the Committee.

The Planning Development Manager reported that the application is made under Section 73 for the variation of condition so as to amend the approved plans to allow the re-instatement of the staff car park exit route onto the internal site road. The access will be a dual width gated access, which will be

reserved only for emergency situations and not for daily use. The reinstatement of the access would not have any material impact upon the local highway network and therefore the proposal is in accordance with the relevant planning policy within the Joint Local Development Plan. Both the Local Authority and Welsh Government Highway were consulted as part of the process, with neither party raising any objections or issues with the scheme.

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

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

12.4 HHP/2024/9 – Full application for alterations and extensions at 29 Maes Hyfryd Road, Holyhead

The application was reported to the Planning and Orders Committee at the request of a Local Member, due to concerns that the design and size of the extension is out of character for the area and due to the lack of car parking facilities.

The Planning Development Manager reported that the application site is a two-storey end of terrace dwelling, located along Maes Hyfryd Road, within the development boundary of Holyhead as defined by the Joint Local Development Plan. The application presented is for alterations and extension to the property, consisting of a two-storey side extension. The existing dwelling is a two-bedroom property, proposed to be increased to three bedrooms as part of this application. The proposed extension will extend 3.4m beyond the side elevation and will measure 7.5m in length from front to rear, matching the existing dwelling. It will have a hipped roof at 8m in height and eaves at 5.2m, which will match the existing dwelling. There will be two windows on the front elevation, a window, and double doors on the rear elevation, together with a blank wall on the side elevation. It is a modest design that will integrate with the existing dwellings, respecting the context of the site and its place within the local landscape, complying with planning policy PCYFF 3. The surrounding built environment features a wide range of property types and designs, mainly terraced and semi-detached properties of two storey, with a mixed range of finishes and colours. The application site is in a built-up area, with several neighbouring properties in close proximity. The extension will have a window and double doors on the rear elevation. The double doors will be contained within the rear garden with boundary fences restricting any overlooking. The first-floor rear window will be a bedroom window, with the same outlook as the existing first floor bedroom. This outlook will be over the rear garden of the application site, intersecting a small section of the northeast corner of the garden of 31 Maes Hyfryd Road towards the gardens of the properties on Moreton Road. This window is considered a secondary aspect in the Supplementary Planning Guidance (SPG), Note 8, which notes a distance of 7.5m from a secondary aspect to the boundary.

There is around 3.4m from the window to the boundary with 31 Maes Hyfryd Road and 26 Moreton Road, which is below the standard of the SPG, but due to the density of development in the area there is an existing degree of intervisibility between properties. A natural feature of living in this part of Holyhead is that a certain degree of overlooking between neighbouring properties will incur as the properties face each other. The window will not look towards 31 Maes Hyfryd Road or the majority of its garden, with the blank side elevation ensuring no overlooking towards the main dwelling. The window would be around 6m away from 26 Moreton Road but is facing its flat roof rear extension and two storey extension without windows, ensuring no overlooking concerns, complying with planning policy PCYFF 2.

The Planning Development Manager referred to highways and parking and said that a three-bedroom dwelling requires three parking spaces. The application site can provide three off-street parking spaces complying with the highways department requirements and policy TRA 2. The vast majority of properties in the vicinity have no off-street parking within their curtilages and depend on on-street parking. This highlights how the proposal complies with the transport policies of the Joint Local Development Plan, improving highway safety and the parking situation in the vicinity. It is considered that the application is an appropriate scale extension, integrating with the high density and close proximity of development in this central location of Holyhead. Three off-road parking spaces will be provided within the curtilage, which is a rarity in such a built-up area, complying with the transport policies. The recommendation was of approval of the application.

Councillor T LI Hughes MBE, a Local Member, referred to the concerns of local residents due to parking issues as the Maes Hyfryd Road is a one-way road which has access to the Maes Hyfryd Cemetery and to the site of the former Thomas Ellis Primary School which will be developed for housing. He said that bollards have been erected outside 31 and 33 Maes Hyfryd Road to restrict parking on the pavement but there is still parking issues in the area. He further said that he did not consider that there is adequate space for three parking spaces on the site. Councillor Hughes proposed that a physical site visit be undertaken to the site. Councillor Jeff Evans seconded the proposal of a site visit as he considered that there are currently parking issues in the area with cars parking on both sides of the road.

The Planning Development Manager said that he did not consider that a site visit to the site would be beneficial, and a street view of the site was shown to the Committee. He further said that the proposed small extension will not take a large proportion of the site and there will be adequate space for three cars on the site. He noted that the Highways Authority have raised no objection to the proposal.

Councillor Robin Williams, whilst sympathising with the local Members as to the parking issues in the area, he did not consider that the applicant should be penalised for the parking problems in the area. He noted that it is evident that there is adequate parking on the site, which complies with the requirement for three parking spaces for a three-bedroom property. Councillor Robin Williams

proposed that the application be approved in accordance with the Officer's recommendation. Councillor Jackie Lewis seconded the proposal of approval.

The proposal for a site visit was defeated by 6 votes to 5 and following a vote on the proposal to approve the application:-

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

12.5 FPL/2023/275 – Full application for the construction of two business units comprising of 10 individual units together with associated works on land at Amlwch Industrial Estate

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

The Planning Development Manager reported that the application is for the construction of two business units comprising of 10 individual units for B1, B2 and B8 business use. The development is within the development boundary of Amlwch, next to the Amlwch Industrial Estate, and the land is identified as an 'Open Space' for employment area in the Joint Local Development Plan. It is considered that the proposal complies with the relevant planning policies within the Joint Local Development Plan as noted in detail within the Officer's report. The site is not currently used as part of the school nor leisure centre fields and therefore it complies with criterion 4 of planning policy ISA 4 of the Joint Local Development Plan. The Planning Development Manager further said that the application site is within Zone A of the Development Advice Map (DAM) contained in TAN 15. A Flood Consequence Assessment has been submitted with the planning application and Natural Resources Wales (NRW) have confirmed that they are satisfied with the proposal. The proposal consists of two blocks of two-storey industrial units with a total of 1386 square metres floor area. The units will have a low angle mono-pitched roof. The primary cladding elevation material is a metallic silver/grey colour. Double height glazing units will be placed in the main entrances to allow light and ventilation to ground and first floor levels. It is considered that the proposal is acceptable in terms of design and appearance and is in keeping with existing nearby buildings on the industrial estate and is of a high quality. It is considered that that the proposal accords with planning policy PCYFF 3.

A Transport Assessment has been submitted with the application, which includes considerations of the provisions and requirements in relation to the locational sustainability of the development in accordance with TAN 18. The Transport Statement has concluded that the development is unlikely to generate significant number of additional traffic movement to have any material impact on the highway network. A new vehicular access will be constructed from Mona Street and parking provision has been calculated based on a combination of B1, B2 and B8 uses. The proposed development consists of 33 parking spaces (6 of which are accessible) and 10 cycle

spaces. In addition, there is an allowance for the provision of infrastructure to support up to 14 electric vehicle charging points. The Highways Authority has confirmed that they are satisfied with parking and access arrangements and have recommended appropriate highway conditions. The Planning Development Manager further said that there are no available units available in Amlwch and this proposal would meet the need and demand in the locality and likely to support around 33 employment opportunities locally.

Councillor Robin Williams said that there is a dire need for such industrial units in Amlwch and 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 subject to the planning conditions contained within the written report.

13 OTHER MATTERS

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

**COUNCILLOR KEN TAYLOR
CHAIR**