

Planning and Orders Committee

Minutes of the meeting held in the Council Chamber and through Zoom on 9 May 2024

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Neville Evans, Trefor Lloyd Hughes, MBE, Robert Ll. Jones, Jackie Lewis, Dafydd Roberts, Alwen Watkin, Robin Williams, Liz Wood.
- Local Members: Councillors Alun Roberts and Gary Pritchard (for applications 12.1 and 12.2)
- IN ATTENDANCE:** Planning Development Manager (RLJ)
Group Engineer (Development Control and Traffic Management (AR)
Legal Services Manager (RJ)
Committee Officer (ATH)
Webcasting Officer (FT)
- APOLOGIES:** Councillors Jeff Evans, John I. Jones
- ALSO PRESENT:** Councillor Nicola Roberts (Portfolio Member for Planning, Public Protection and Climate Change), Sion O. Hughes (Senior Planning Officer), Cai Ll. Gruffydd (Planning Assistant), Cara Thomas (Planning Assistant)
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1 APOLOGIES

Apologies for absence were received from Councillors Jeff Evans and John I. Jones.

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 3 April 2024 were presented and were confirmed as correct.

4 SITE VISITS

None considered by 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

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

7 APPLICATIONS ARISING

7.1 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 physical 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 grounds that insufficient drainage information had been received to allow members to come to a decision.

The Planning Development Manager reported that the applicant has submitted a SuDS application to the Local Authority as the SuDS Approval Body which is being assessed the committee having deferred the application until the outcome of that process. There is also an ongoing publicity period until the 20 May 2024 by virtue of the receipt of the additional drainage information. As the two Local Members are unable to attend today's meeting, they have requested a further deferral in order to be able to present the community's concerns regarding this application when it is considered. Given the ongoing publicity process and given that the SAB application is yet to be determined, Officers consider that the request to defer is reasonable and consequently it is recommended that the application be deferred until the committee's June meeting. However the Planning Authority is not willing to defer the application beyond the June meeting as it considers that sufficient time has passed for the applicant to gain SAB approval. The application lies outside the SAB approval process and a decision regarding it needs to be made.

Councillor Robin Williams, seconded by Councillor Geraint Bebb, proposed that the application be deferred on the grounds specified by the Officer.

It was resolved to defer consideration of the application in accordance with the Officer's recommendation for the reasons given.

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 Full application for the change of use of 33 seasonal touring pitches to site 18 static holiday caravans, installation of a package treatment plant with associated works at Tŷ Hen Caravan Park, Rhosneigr

The application was presented to the Planning and Orders Committee as it is a departure from current local policies which the Local Planning Authority is minded to approve.

The Planning Development Manager referred to the key planning issues in considering the application which relate to policy, flooding of the access to the site and the proposal's potential impact on the amenities of neighbouring properties. In the absence of a specific planning policy regarding the change of use of touring pitches to static caravan pitches the Planning Authority has previously assessed such applications rigorously as they lead to the proliferation of static caravans within the AONB contrary to Policy TWR 3 which deals with proposals for the improvement of current caravan sites located within the AONB. However, following recent appeal decisions, the Planning Authority has reconsidered its interpretation of the policy and now assesses such applications against the criteria within Policy TWR 3 specifically in this case criteria (iv) and (vi) under paragraph 3 which require that the proposed development is part of a scheme to improve the range and quality of tourist accommodation and facilities on the site and that the proposed development should offer significant and permanent improvements to the design, layout and appearance of the site and its setting in the surrounding landscape. The application site has an extant permission for the siting of 35 touring caravans for ten months of the year between 1st March and 4th January and given this use of the site it is considered that the change of use to 18 static caravans together with a proposed landscaping scheme improves the appearance of the site in line with the criteria. The Planning Development Manager referred to the comments of a Planning Inspector in a recent planning appeal decision as quoted in the Officer's report as being relevant in this case in that the application site lies in close proximity to existing static caravan sites, has planning permission for static caravans and the existing touring site can be used for ten months of the year. It is therefore not considered that the proposal will have a negative impact on the locality and will improve the visual appearance of the site through a reduction in the number of units and by better integrating into the landscape in accordance with the landscaping scheme. The proposal is therefore considered compliant with the relevant policies of the JLDP.

Although the access road to the application site is prone to flooding, as the proposal is to replace the existing 35 touring caravans with the siting of 18 static caravans it is not considered that flooding of the highway which serves the site will pose a danger to life. A flood consequence assessment has been submitted as part of the application and Natural Resources Wales have raised no objections to the development. The site is considered to be in a sustainable location being within walking distance of the centre of Rhosneigr and its amenities with the train station situated opposite the site and the beach and golf club also in close proximity. The nearest dwelling lies 150m to the southwest of the application site and given the distance, the proposed reduction in the number of units on site as well as the landscaping enhancements proposed as part of the scheme it is not considered that the proposal will have any more impact on adjacent residential properties than the existing 35 touring caravans. It is therefore the Officer's recommendation that the application be approved.

Councillor Neville Evans speaking as a Local Member voiced his support for the proposal as an improvement on the current provision both visually and environmentally saying that the park is an established, long standing and well managed caravan park in Rhosneigr. He proposed that the application be approved and the proposal was seconded by Councillor Geraint Bebb.

In response to a query regarding occupancy, the Committee was advised that the development is for tourist purposes only and that its occupancy as holiday accommodation would be conditioned as part of any consent.

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 FPL/2023/118 – Full application for the change of use of land for the siting of 55 static holiday caravans/chalets, change of use of outbuilding into a laundry, reception, and site offices together with construction of new on-site roads, erection of package treatment building, construction of car parking area together with soft and hard landscaping and associated development at Wern Farm, Pentraeth Road, Menai Bridge

The application was presented to the Planning and Orders Committee having been called in by two Local Members due to the Community Council's strong opinions regarding the scale of the development.

Councillor Alun Roberts, a Local Member requested that the Committee visit the application site due to local and community council concerns regarding the access, the capacity of the area's resources, facilities, and infrastructure to cope with the proposal as well as the loss of agricultural land.

Councillor Robin Williams proposed, seconded by Councillor Alwen Watkin that a site visit be conducted.

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

12.2 FPL/2023/328 – Full application for the conversion of the chapel into 3 holiday units together with alterations and extensions at Capel Jerusalem, Llangoed

The application was presented to the Planning and Orders Committee at the request of Local Members due to concerns regarding parking and traffic issues and over concentration of holiday accommodation in the area.

Councillor Gary Pritchard, a Local Member requested that the Committee visit the application site because of local and community council concerns regarding the potential parking issues arising as a result of the proposal and its location in a busy area of the village.

Councillor Robin Williams proposed, seconded by Councillor Neville Evans that a site visit be conducted.

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

12.3 FPL/2024/28 – Full application for the siting of two containers to be used as a community hub at Gwalchmai Playground, Maes Meurig, Gwalchmai

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

The Planning Development Manager referred to the main planning considerations as the proposal's compliance with current policies and its potential impacts on the area and neighbouring properties. It is considered that the proposed development complies with Policy ISA 2 which deals with the development of new community facilities, in providing an essential facility for the community of Gwalchmai which is of an appropriate scale and which will be located in the existing playground in a sustainable central location for the whole community. The containers will be finished with timber cladding to improve their visual appearance and ensure their integration into the area. The proposed design and finish materials are considered of high quality and are a significant improvement on a standard shipping container. Due to the small-scale nature of the development and the existing use of the site as a playground, it is not considered that the proposal will affect the privacy and amenities of nearby residential properties. The proposal includes ecological and biodiversity enhancements and is acceptable to the Highways Authority as having no adverse impact on highway safety and with sufficient parking provision nearby. The Officer recommendation is therefore one of approval.

Councillor Neville Evans speaking as a Local Member confirmed that he was very happy to propose that the application be approved as bringing to fruition the efforts and hard work of the local community to secure a community resource which will serve the Maes Meurig estate and wider community of Gwalchmai. He highlighted that the hub would be an off-grid facility utilising solar energy and rainwater supply. The proposal of approval was seconded by Councillor Robin Williams.

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

13 OTHER MATTERS

13.1 DAG/2024/4 – Application to determine whether prior approval is required for the erection of an agricultural shed for storage of machinery on land at Marian, Llanddeusant

The Planning Development Manager reported that an application to determine whether prior approval was required for the erection of an agricultural shed for the storage of machinery on land at Marion, Llanddeusant was submitted by a relevant officer as defined in the Council's Constitution. As no concerns were raised by consultees, and as the details of the siting, design and appearance of the building were considered reasonable the Planning Department determined that the proposed works were classed as permitted development on 1 May 2024.

It was resolved to note the information presented.

**Councillor Ken Taylor
Chair**