

NOTICE of the Decisions of the hybrid meeting of the Planning and Orders Committee held on Wednesday, 5 June 2024.

[This document is for information purposes only and full minutes of the meeting will be before the next Planning and Orders Committee for approval.]

Documents for the above meeting are available on the Council website, together with a webcast of the proceedings].

Present Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)

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

Apologies Councillor Neville Evans
Councillor Nicola Roberts – Portfolio Member for Planning, Public Protection & Climate Change

Also Present: Local Members: Councillors Carwyn Jones (application 7.1); Arfon Wyn (application 7.2); Aled Morris Jones & Derek Owen (application 12.1); Ieuan Williams (application 12.5)

1.00 pm - 3.30 pm

ITEM NUMBER AND SUBJECT MATTER	2 DECLARATION OF INTEREST
DECISION	Councillor John I Jones declared a personal (but not prejudicial) interest in respect of application 7.2 and on which he had received advice.

ITEM NUMBER AND SUBJECT MATTER	3 MINUTES
DECISION	The minutes of the following meetings of the Planning and Orders Committee were confirmed as correct:- <ul style="list-style-type: none"> • Minutes of the meeting held on 9 May, 2024; • Minutes of the meeting held on 21 May, 2024 (Election of Chair/Vice-Chair)

ITEM NUMBER AND SUBJECT MATTER	4 SITE VISITS
DECISION	The minutes of the Site Visits held on 22 May, 2024 were confirmed as correct.

ITEM NUMBER AND SUBJECT MATTER	5 PUBLIC SPEAKING
DECISION	There were Public Speakers in respect of applications 7.3 and 12.1.

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

ITEM NUMBER AND SUBJECT MATTER	7 APPLICATIONS ARISING
DECISION	<p>7.1 FPL/2023/328 – Full application for the conversion of the chapel into 3 holiday units together with alterations and extensions at Capel Jerusalem, Llangoed</p> <p>It was RESOLVED to refuse the application contrary to the Officer’s recommendation as it was considered that the development would exceed the 15% threshold for holiday accommodation in the Llangoed area as noted within the Supplementary Planning Guidance (and that the number of AirBnB’s have not been included in the number of holiday accommodation units and their inclusion would take the figure well beyond the 15% threshold).</p> <p><i>(In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reasons given for refusing the application.)</i></p> <p>7.2 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, Lon Fain, Dwyran</p> <p>It was RESOLVED to defer the application to the next meeting as other material consideration were raised in objections to the application. These were: the proposal would amount to a nuisance to neighbours (contrary to policy PCYFF 2); there would be insufficient</p>

	<p>screening of the site (contrary to policy PCYFF 3); it would unacceptably add to local traffic (contrary to policy PCYFF 4); and the proposed access poses a danger to road users.</p> <p>7.3 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 office 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 associate development at Wern Farm, Pentraeth Road, Menai Bridge</p> <p>It was RESOLVED to refuse the application contrary to the Officer’s recommendation as it was considered that the access to the location is inadequate to cater for such a large-scale development and that the development is not in a sustainable location.</p> <p><i>(In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reasons given for refusing the application.)</i></p>
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ITEM NUMBER AND SUBJECT MATTER	8 ECONOMIC APPLICATIONS
DECISION	None were considered by this meeting of the Planning and Orders Committee.

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

ITEM NUMBER AND SUBJECT MATTER	10 DEPARTURE APPLICATIONS
DECISION	None were considered by this meeting of the Planning and Orders Committee.

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

ITEM NUMBER AND SUBJECT MATTER	12 REMAINDER OF APPLICATIONS
DECISION	<p>12.1 FPL/2023/339 – Full application to change the design of the building together with a retrospective application for the installation of a package treatment plant at the boat store adjacent to Lane Ends, Llaneilian</p> <p>It was RESOLVED to defer the application to allow for the Committee to view the PEDW report before making a decision.</p> <p>12.2 FPL/2024/43 – Full application for the change of use of agricultural land to create an extension to the existing cemetery at Y Rhyd Cemetery, Cemaes</p> <p>It was RESOLVED to approve the application in accordance with the Officer’s recommendation, subject to the planning conditions contained within the written report.</p> <p>12.3 VAR/2024/26 – Application under Section 73 for the variation of conditions (03) Ecology, (05) (Landscaping design) and (09) (Approved plans) of planning permission reference FPL/2023/141 (change of use of church into one residential dwelling) (Class Use C3) and one short-term holiday accommodation (Class Use C6) together with erecting a shed/garage building) so as to allow amendment to location of the shed and removing trees to the rear of the building at English Presbyterian Church, Telford Road, Menai Bridge</p> <p>It was RESOLVED to approve the application in accordance with the Officer’s recommendation, subject to the planning conditions contained within the written report.</p> <p>12.4 FPL/2023/181 – Full application for the erection of 6 residential units together with associated development at Shirehall, Glanhwfa Road, Llangejni</p>

	<p>It was RESOLVED that a site visit be undertaken in accordance with the Local Members request for the reasons given.</p> <p>12.5 FPL/2024/64 – Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling and retention of new vehicular access at Tyddyn Dylifws, Tynyngongl</p> <p>It was RESOLVED that a site visit be undertaken in accordance with the Local Member’s request for the reasons given.</p> <p>12.6 HHP/2024/56 – Full application for alterations and extensions at 2 Saith Lathen, Ty Croes</p> <p>It was RESOLVED that a site visit be undertaken in accordance with the Local Members request for the reasons given.</p> <p>12.7 FPL/2024/40 – Full application for the use of the existing year to site storage containers on land at Anglesey Golf Club, Station Road, Rhosneigr</p> <p>It was RESOLVED that a site visit be undertaken in accordance with the Local Members request for the reasons given.</p> <p>12.8 FPL/2024/60 – Full application for the siting of a refreshment cabin at Trearddur Bay Football Ground</p> <p>It was RESOLVED to approve the application in accordance with the Officer’s recommendation, subject to the planning conditions contained within the written report.</p>
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ITEM NUMBER AND SUBJECT MATTER	13 OTHER MATTERS
DECISION	None were considered by this meeting of the Planning and Orders Committee.