

NOTICE of the Decisions of the Planning and Orders Committee held at the Council Chamber, Council Offices, Llangefni on Wednesday, 24 July 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, Neville Evans, John Ifan Jones, R LI Jones, Jackie Lewis, Dafydd Roberts, Alwen Pennant Watkin and Robin Williams

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

Apologies Councillors T LI Hughes MBE and Liz Wood

Councillor Carwyn Jones

Also Present: Local Members: Councillors Dylan Rees (application 6.1); Margaret M Roberts & Ieuan Williams (7.4); Arfon Wyn (application 7.5); Douglas Fowlie (applications 7.7 & 7.8); Alun Roberts (application 7.2 & 7.3); Gary Pritchard (application 7.3); Keith Roberts (application 12.2).

1.00 pm - 5.00 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 7.5.

ITEM NUMBER AND SUBJECT MATTER	3 MINUTES
DECISION	The minutes of the previous meeting of the Planning and Order Committee held on 5 June, 2024 were confirmed as correct.

ITEM NUMBER AND SUBJECT MATTER	4 SITE VISITS
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DECISION	The minutes of the Site Visits held on 19 June, 2024 were confirmed as correct, subject to an amendment that Councillor Robin Williams attended applications 1, 3 & 4.
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ITEM NUMBER AND SUBJECT MATTER	5 PUBLIC SPEAKING
DECISION	There were Public Speakers in respect of applications 7.1, 7.4, 7.7 and 12.2.

ITEM NUMBER AND SUBJECT MATTER	6 APPLICATIONS THAT WILL BE DEFERRED
DECISION	<p>6.1 FPL/2023/15 – Full application for the erection of 15 affordable dwellings, creation of new vehicular and pedestrian access and creation of internal access road and associated works on land adjacent to Haulfryn, Scotland Terrace, Bodffordd</p> <p>It was RESOLVED to defer the application to allow for a site visit to the site.</p>

ITEM NUMBER AND SUBJECT MATTER	7 APPLICATIONS ARISING
DECISION	<p>7.1 FPL/2023/181 – Full application for the erection of 6 residential units together with associated development at Shirehall, Glanhwfa Road, Llangefni</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>7.2 FPL/2023/118 – Full application for the change of use of land for the siting 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 associated development at Wern Farm, Pentraeth 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>

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

It was RESOLVED to reaffirm the decision to refuse the application contrary to the Officer's recommendation.

7.4 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, track and parking areas at Tyddyn Dylifws, Tynyngogl

It was RESOLVED to refuse the application, contrary to the Officer's recommendation as it was considered that the application was contrary to development plan policy TAN 13, criterion 7.

(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.)

7.5 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

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

7.6 FPL/2023/339 – Full application to change the design of the building together with a retrospective application for the installation of package treatment plant at the boat store adjacent to Lane Ends, Llanelian

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

7.7 FPL/2024/40 – Full application for the use of the existing yard to site storage containers on land at Anglesey Golf Club, Station Road, Rhosneigr

	<p>It was RESOLVED to approve the application contrary to the Officer’s recommendation as members accepted that the club was in financial difficulties and were it to close its loss would mean a loss both of jobs and of a valuable local resource. Whilst accepting that the location was, technically, in open countryside, the character of the location was more like that of a brownfield site.</p> <p>(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 approving the application.)</p> <p>7.8 HHP/2024/56 – Full application for alterations and extensions at 2 Saith Lathen, Ty Croes</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	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
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DECISION

12.1 FPL/2024/37 – Full application for an extension to the day centre to provide residential accommodation at Haulfryn, Capel Mawr, Llangristiolus

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/2023/353 – Full application for the erection of 54 new dwellings, construction of new vehicular access and road together with soft and hard landscaping on land adjacent to Cae Rhos, Porthdafarch Road, Holyhead

It was RESOLVED to approve the application in accordance with the Officer’s recommendation, subject to the planning conditions contained within the written report and a section 106 agreement to secure affordable housing.

12.3 FPL/2020/104 – Full application for the installation of an off-site surface water management system to serve the adjoining residential development previously approved under planning application reference 31C170E (Full application for the erection of 16 dwellings together with the construction of a new vehicular and pedestrian access) on land adjacent to Ty’n Llain Estate, Llanfairpwll

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 FPL/2023/364 – Full application for the removal of the existing polytunnel, erection of a new community building with mixed use for community use and school use, erection of fencing together with creating a new parking area at Ysgol Gymraeg Morswyn, Cyttir Road, Holyhead

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 VAR/2024/31 – Application und Section 73A for the variation of condition (18) (future maintenance of access and estate roads) so as to submit the information after commencement of

	<p>work on site and condition (22b) (report of archaeological work) so as to produce the information within 18 month of completing archaeological fieldwork of planning permission reference FPL/2022/46 (erection of 12 dwellings) on land near Bryn Glas Estate, Brynsiencyn</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>12.6 FPL/2024/66 – Full application for the erection of an agricultural shed at Bryncelli Ddu, Llanddaniel</p> <p>It was RESOLVED that a site visit be undertaken in accordance with the Local Member’s request for the reasons given (visual impact and drainage matters).</p>
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ITEM NUMBER AND SUBJECT MATTER	13 OTHER MATTERS
DECISION	<p>13.1 MAO/2024/4 – Minor amendments to scheme previously approved under planning permission FPL/2022/53 so as to amend the finishing material at Cae Braenar, Penrhos, Holyhead</p> <p>The Committee were informed that minor amendment application was approved on 14 June, 2024 in order to amend the finishing material.</p> <p>13.2 RM/2024/1 – Application for reserved matters for the erection of 10 dwellings along with information to discharge condition (05) (Construction Traffic Management Plan), condition (06) (Access Arrangement) and condition (09) (Public Watermain) of planning permission OP/2021/10 at land adjacent to Tyn y Ffynnon, Llannerchymedd</p> <p>The Committee were informed that a Reserved Matters application was approved on 7 June, 2024.</p> <p>13.3 MAO/2024/7 – Minor amendments to scheme previously approved under planning permission FPL/2022/71 so as to amend the design at Tre Angharad, Bodedern</p> <p>The Committee were informed that a minor amendment application was approved on 3 July, 2024 in order to amend the finishing material.</p>

