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COUNTY COUNCIL

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 5 CHWEFROR, 2025 am 1.00 o'r gloch yp	WEDNESDAY, 5 FEBRUARY 2025 at 1.00 pm
CYFARFOD HYBRID - SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI AC YN RHITHIOL DRWY ZOOM	HYBRID MEETING - COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI AND VIRTUALLY THROUGH ZOOM
Swyddog Pwyllgor	Mrs Mairwen Hughes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

Geraint Bebb
Jeff Evans
Neville Evans
Glyn Haynes (**Vice-Chair**)
Trefor LI Hughes MBE
John Ifan Jones
R. Llewelyn Jones
Jackie Lewis
Dafydd Roberts
Ken Taylor (**Chair**)
Alwen P Watkin
Robin Williams
Liz Wood

Please note that meetings of the Committee are streamed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this live stream will be retained in accordance with the Authority's published policy

A g e n d a

Any additional information to hand following publication of reports will be verbally reported upon to the meeting.

Before a decision notice is released conditions of approval or reasons for refusal given in written reports may be subject to minor amendments to account for typographical errors.

MEMBERS OF THE COMMITTEE

Councillors:-

Geraint Bebb
Jeff Evans
Neville Evans
Glyn Haynes (*Vice-Chair*)
Trefor LI Hughes MBE
John I Jones
Robert LI Jones
Jackie Lewis
Dafydd Roberts
Ken Taylor (*Chair*)
Alwen P Watkin
Robin Williams
Liz Wood

INDEX the link to the Public Register is given for each individual application as shown

1 APOLOGIES

2 DECLARATION OF INTEREST

To receive any declaration of interest by any Member or Officer in respect of any item of business.

3 MINUTES_(Pages 1 - 6)

To submit, for confirmation, the minutes of the previous meeting of the Planning and Orders Committee held on 8 January, 2025.

4 SITE VISITS

None to be considered by this meeting.

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5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED

None to be considered by this meeting.

7 APPLICATIONS ARISING

None to be considered by this meeting.

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS

None to be considered by this meeting.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

12 REMAINDER OF APPLICATIONS_ (Pages 7 - 12)

12.1 – FPL/2024/304 – Breakwater Country Park, Holyhead
[FPL/2024/304](#)

13 OTHER MATTERS

None to be considered by this meeting.

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PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held in the Council Chamber and on Zoom on 8 January, 2025

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff Evans, Trefor Lloyd Hughes, MBE, John Ifan Jones, Robert Ll. Jones, Dafydd Roberts, Alwen Watkin.
- Local Members: Councillor Douglas Fowle (for applications 7.1 and 7.2)
- IN ATTENDANCE:** Planning Development Manager (RLJ)
Group Engineer (Development Control and Traffic Management) (AR)
Legal Advisor (BS)
Committee Officer (ATH)
Webcasting Officer (FT)
- APOLOGIES:** Councillors Neville Evans, Robin Williams, Liz Wood
- ALSO PRESENT:** Councillors Nicola Roberts (Portfolio Member for Planning, Public Protection and Climate Change), Kenneth Hughes, Derek Owen, David Parr-Sturgess (Planning Assistant), Cai Gruffydd (Planning Assistant), Elena White (Business Systems Manager)
-

1. APOLOGIES

Apologies for absence were received from Councillors Neville Evans, Robin Williams and Liz Wood

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 4 December 2024 were presented and were confirmed as correct.

4. SITE VISITS

The minutes of the planning site visits held on 18 December 2024 were presented and were confirmed as correct.

5. PUBLIC SPEAKING

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

6. APPLICATIONS THAT WILL BE DEFERRED

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

7. APPLICATIONS ARISING

7.1 FPL/2024/230 – Full application for the change of use of the existing ground floor of dwelling to form part of existing shop (A1 Use) at Mona House, Holyhead Road, Gwalchmai

The application was presented to the Planning and Orders Committee at the request of a Local Member who was concerned that the proposal would exacerbate local parking and traffic issues. At its meeting held on 4 December 2024, the committee resolved to conduct a site visit which subsequently took place on 18 December 2024.

The Planning Development Manager reported that the application is to extend the existing retail facility into the adjacent dwelling and to create a one bedroom flat above with access provided by an external stairway to the rear. The scheme will only increase the floor area of the existing retail unit and does not entail creating any new units. As such the scheme is acceptable in principle and must be assessed against other material considerations. The main concerns are in relation to highway issues and are the reason for the Local Member calling in the application. The proposed increase of 37m² in the retail floor area means that the parking requirement increases by 3 spaces in accordance with the Highway Authority's parking standards. The scheme proposes the creation of 3 new parking spaces to the rear of the site with existing access provided from the A5 highway. The provision of 3 additional parking spaces along with suitable means of access and sufficient visibility of 2.4m x 45m are considered acceptable by the Highways Authority. While the Local Member has raised concerns regarding existing parking and traffic issues in this location, it is not a matter for the planning process to resolve existing issues. In the context of the application, the parking requirements have been met in line with the Local Authority's parking standards and therefore there is no reason to refuse the application on this basis. The Planning Development Manager highlighted that extending the shop does not necessarily mean increased use of the shop or a worsening of traffic problems. The shop is considered an asset to the community and the provision of 3 extra parking spaces will improve the overall situation. The Community Council has not directly objected to the proposal and no letters of representations have been received. The Officer's recommendation is therefore to approve the application.

The Chair read out comments forwarded to him and to the Planning Development Manager in respect of the application by Councillor Neville Evans, a member of the Committee and a Local Member who was unable to be present at this meeting. Those comments referred to a letter having now been received from the Community Council raising parking issues specifically the risk of an accident should a vehicle reverse into the road from the very small parking space for 3 vehicles as seen on the site visit. Councillor Evans confirms that neither he nor the Community Council have any objections to the shop but wish to again note and put on record the intolerable situation in Gwalchmai regarding traffic and parking problems around the shop. As the Highways Authority does not object to the proposal and as the Planning Officer recommends approval then Councillor Evans says that he will support the application providing the Community Council's concerns are noted.

Councillor Douglas Fowlie, also a Local Member in saying that he believed the issues had been covered by the Planning Development Manager and that he noted that Councillor Neville Evans was happy to support the proposal, added that he had wanted to speak and explain matters when the application came before the committee's December meeting which

meant that a month had been lost in which time works could have started. The Chair clarified that a request for a site visit must be considered and put to the committee for a decision.

Councillor Jackie Lewis said that having been on the site visit she was satisfied with the proposal and although the parking space is tight she did not think that extending the shop's floor space would lead to any more people stopping by than at present and that numbers can fluctuate depending on the season. She thought that small businesses such as this seeking to provide an improved service to the community should be supported and she therefore proposed that the application be approved in accordance with the Officer's recommendation. The proposal was seconded by Councillor Geraint Bebb.

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

7.2 FPL/2024/65 – Retrospective application for the construction of a slurry lagoon on land near Bryn Cwr, Gwalchmai

The application was presented to the Planning and Orders Committee at the request of a Local Member due to concerns regarding odour and air pollution, the development's proximity to residential properties and public spaces and concerns also in relation to a nearby swamp and well. At its meeting held on 4 December 2024, the committee resolved to conduct a site visit which subsequently took place on 18 December 2024.

The Planning Development Manager outlined the principal planning considerations with regard to the application and addressed those individually. The application site is an agricultural holding located to the south of the A5 in Gwalchmai comprising of around 77 acres of land which form part of a total area of approximately 500 acres in the wider area. The slurry lagoon has been constructed to improve the existing slurry management system at the farm to conform with new regulations in relation to the storing and spreading of slurry. Extensive discussions have been held with Natural Resources Wales over the past year regarding the proposal and the applicant has addressed all the issues raised. Consequently, NRW have raised no objections to the development. Planning Policy Wales states that planning authorities should adopt a constructive approach towards agricultural development proposals especially when those are designed to meet the needs of changing farming practices or are necessary to comply with new environmental, hygiene or welfare legislation. Based on the scale of the holding and number of stock and the new regulations imposed, the proposal is considered justified.

The Planning Development Manager referred to siting and design considerations and to the dimensions of the proposed slurry lagoon which although large are considered acceptable because of the scale of the holding and number of stock as well as the new regulations and requirements. The location of the development within a rural setting is appropriate and sustainable and allows the operation of the existing farm business. Security fencing will be installed at the top of the bank surrounding the lagoon to specifications recommended by the HSE and stock proof fencing will be installed around the bottom of the outer bank. A planning condition will ensure that this fencing is installed within 6 months. The slurry lagoon has been built to a high quality in line with current standards and regulations and will be well screened by existing vegetation to prevent visual impact and to ensure its integration into the surrounding natural environment. Additional planting is also proposed.

In terms of the impact of the proposal on adjacent residential properties, numerous concerns have been raised about the distance between the lagoon and the village and the potential for odour from the lagoon affecting residential amenity and causing health concerns. The Officer's report details the distances between the proposed lagoon and nearby properties as well as other public spaces in Gwalchmai in close proximity to the lagoon such as the

football ground, children's playground and recently approved community hub. While it is acknowledged that there will be some occasional odour associated with the slurry lagoon and the operation of the farm enterprise this is a known feature of living in a rural community. Slurry spreading on this land would occur regardless of the presence of the lagoon generating short term odour and there would have been an odour when the lagoon was used for the first time before the formation of a surface crust. Once a crust has formed, all new slurry deposits will be passed under the crust with a pipe with the crust remaining in place at all times except for when the lagoon is agitated. An odour management plan has been submitted in support of the application and has been scrutinised by the Environmental Health Department which found it to be a comprehensive document. The Public Protection Department agrees with the control measures and methodologies proposed in the report.

Questions were also asked during consultation about why the lagoon is not covered. Covering the lagoon would entail a significant cost which would impact on the farm business and the surface crust has the same effect. To address concerns that waste from elsewhere is being carried to and deposited at the lagoon, a planning condition will ensure that nothing other than biodegradable material deriving from Bodwina Farm will be deposited and treated at the site. On balance having given detailed consideration to all objections received in response to the development it is not considered that the proposal would have such a detrimental impact on local amenity such as to warrant refusal, and having been fully assessed in regard to all the relevant planning policies and issues, the proposal is considered acceptable and the recommendation is one of approval.

As with the previous application the Chair read out comments forwarded to him and to the Planning Development Manager in respect of the application by Councillor Neville Evans, a member of the Committee and a Local Member who had referred the matter to the committee but who was unable to be present at this meeting. In those comments Councillor Evans praises the Planning Service and the applicant for co-operating and confirms that he is happy to support the application providing the purpose built fencing is installed and the applicant does not agitate the lagoon when the weather and/or conditions are unfavourable to the residents of Maes Meurig.

Councillor Douglas Fowlie, also a Local Member in saying that he agreed with Councillor Neville Evans referred to the regulations which made the slurry lagoon necessary at great expense and suggested that they needed to be looked at.

Councillor Robert Ll. Jones raised a number of issues in relation to safety and amenity impacts. He questioned whether there were any plans to cover the slurry lagoon eventually and whether a warning sign and lighting would be erected. As the lagoon has been built to comply with Welsh Government regulations he queried whether funding is available to help with the cost of providing a cover. He expressed concerns about the possible effects of odour on the residents of properties in the locality and asked what would happen if complaints were to be made in this regard. He was doubtful whether the crust would be effective in preventing the release of odour especially as it would likely be disturbed by heavy rain.

The Planning Development Manager in response advised that a natural crust formation within the slurry lagoon will have the same effect as a cover which can cost in excess of £50k and the crust will only be agitated for spreading purposes about four times a year. While a temporary fence is currently in place, planning consent is conditional on the installation of a fence at the top of the bank in line with Health and Safety Executive guidance as well as a stock proof fence around the bottom of the outer bank. Should there be any complaints about odour issues the Environmental Health Department can investigate whether those issues constitute a statutory nuisance and can require further controls to be put in place. However, the applicant has provided an odour management plan setting out

mitigation measures to the satisfaction of the Environmental Health Department. The availability of funding is a matter for individual farmers to investigate and the application is under consideration from a planning perspective only.

Councillor Jackie Lewis in noting that this is a retrospective application queried whether Natural Resources Wales in its discussions with the applicant should have raised the need for planning consent.

The Planning Development Manager said that as he was not party to those discussions he could only report on matters after the submission of the application and that it is the Planning Authority that deals with planning matters rather than NRW. Additionally, in agricultural settings many such developments can come under permitted development and had the slurry lagoon been located 400m or more away from nearby residential properties it could have been seen as permitted development which the applicant might have assumed to be the case. Also, the current regulations came into effect in 2021 and are relatively new to the farming community.

Councillor Jackie Lewis subsequently proposed that the application be approved in accordance with the Officer's recommendation. The proposal was seconded by Councillor John Ifan Jones.

Councillor Alwen Watkin said that she was surprised by where the slurry lagoon had been sited at a distance from the farmyard and shed although the reasons why are explained. She referred to the six month timeframe for the installation of the fencing as per condition (03) and questioned whether given the risks and the proximity of houses and children, the timeframe needs to be shorter.

The Planning Development Manager advised that the timeframe was considered reasonable in light of the work required and time of year and while it could be reduced to three months if the committee so wishes, anything shorter would be impractical given the work involved.

Councillor Alwen Watkin proposed that the application be approved with an amendment to condition (03) to require that all fencing be installed within three months of the date of planning permission. The amendment was seconded by Councillor Jackie Lewis who withdrew her original proposal.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions set out therein and to amending condition (03) to require that all fencing shall be installed within three months of the date of the planning permission.

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

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

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/2024/209 – Retrospective application for the retention of the river restoration works to the Afon Braint and the Afon Eyr Uchaf on land adjacent to Penhesgyn Household Waste Management Centre, Penhesgyn

The application was presented to the Planning and Orders Committee as it is being made by the Isle of Anglesey County Council.

The Planning Development Manager reported that the application is for the retention of restoration works to the Afon Braint which will result in a more natural, diverse hydrological scheme to improve habitat for aquatic species and improvement to flood management and water quality. The main objectives of the scheme are to improve the ability of the river to deal with flood water whilst also improving its ecological value. The Planning Development Manager referred to the main engineering operations of the scheme and what those entailed as described in the Officer's report. He confirmed that Natural Resources Wales had requested additional information which was found acceptable and that the Council's Ecology Officer had assessed the Green Infrastructure Statement in support of the application and was satisfied with the proposal. The recommendation is therefore to approve the application.

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

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

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

**Councillor Ken Taylor
Chair**

Planning Committee: 05/02/2025

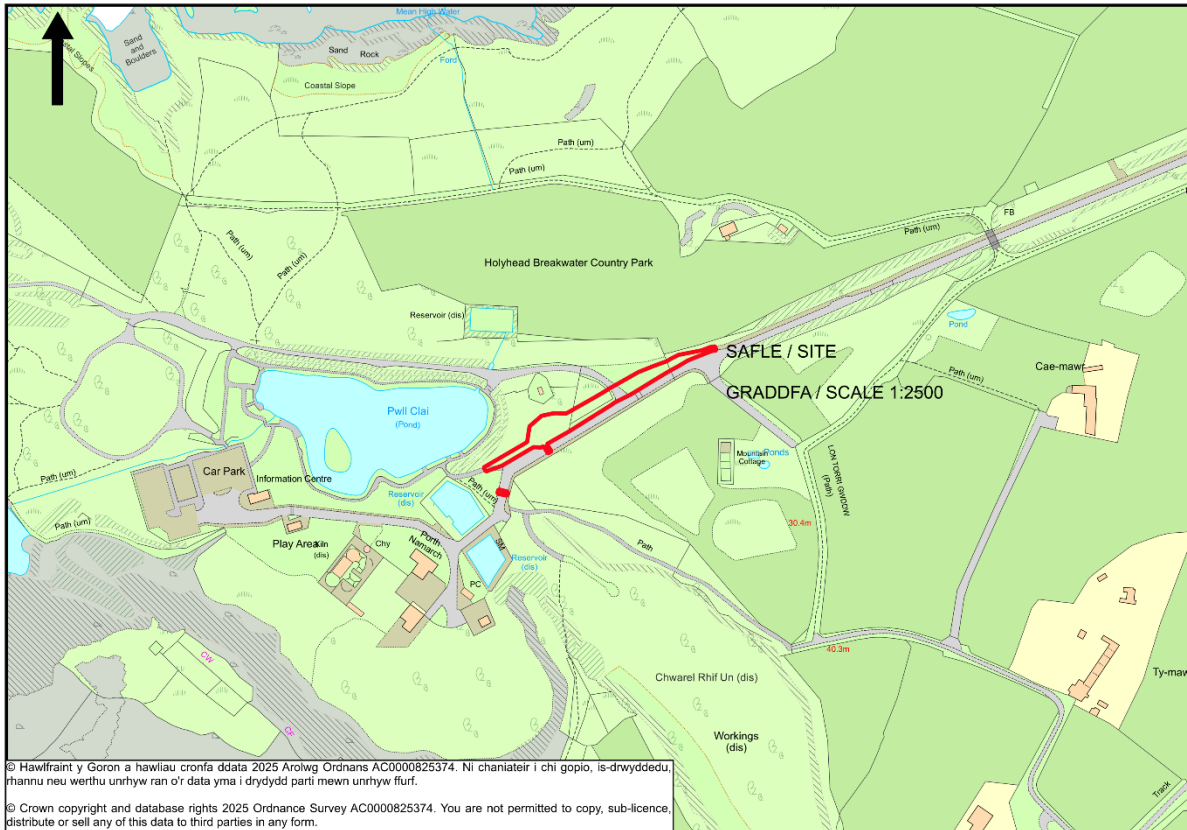
12.1

Application Reference: FPL/2024/304

Applicant: Head of Service Regulation and Economic Development

Description: Full application for the creation of a parking area, footpath and cycle path at

Site Address: Breakwater Country Park, Holyhead



Report of Head of Regulation and Economic Development Service (Owain Rowlands)

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application site is the Breakwater Country Park, which is located in an open countryside location to the west of Holyhead.

The application presented is for the creation of a parking area, footpath and cycle path.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

Policies

Joint Local Development Plan

Policy AMG 5: Local Biodiversity Conservation
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

Supplementary Planning Guidance (SPG): Parking Standards (2008)

Planning Policy Wales – Edition 12 (2024)

Technical Advice Note 5: Nature Conservation and Planning (2009)

Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Cyngor Tref Caerdybi / Holyhead Town Council	No response received.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The application site is near several designated sites, but the proposed development is unlikely to impact these sites. Satisfied with the contents of the green infrastructure statement and the biodiversity enhancements proposed.
Ymgynghorydd Treftadaeth / Heritage Advisor	No built heritage comments.
Cynghorydd Glyn Haynes	No objections.
Cynghorydd Robert Llewelyn Jones	No response received.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The proposal will have no detrimental effect on the local highway network. Requested a CTMP condition due to the narrow road between Newry Beach and the Breakwater Country Park. Provided highways informatives and advice regarding traffic humps.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representation was the 20/12/2024. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

There is extensive planning history across the whole of Breakwater Country Park, but no relevant applications relating to the application site itself.

Main Planning Considerations

The main planning considerations are whether the proposal complies with current policies, and whether the development would have any negative impacts on the area or any neighbouring properties.

Proposal and Site

The application site is the Breakwater Country Park, which is located in an open countryside location to the west of Holyhead.

The application presented is for the creation of a parking area, footpath and cycle path.

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties
- iii. Ecology and Biodiversity
- iv. Highways and Parking

i. Siting and Design

The existing walking and cycling path that runs along the access road comes to an end before the entrance gate of the Breakwater Country Park. As part of this application, the path will be extended by around 150m to the west, leading to the main hub of the country park. It will be a 3m wide path that will be constructed of loose gravel to match the existing. This work will include the relocation of the sign at the site entrance, a pedestrian crossing and some vegetation removal. Together with the cycling and walking path, twelve new parking bays will be created on the grassed area along the access road, to the east of four existing roadside spaces. These will consist of ten standard spaces, one disabled space and one parent and child space.

The proposal is considered a high-quality scheme in accordance with policy PCYFF 3, that will enhance the facilities at the Breakwater Country Park to the benefit of its users. The extended cycling and walking path will integrate with the existing paths and will provide an enhanced active travel route connecting to Holyhead town centre. The twelve additional parking spaces will be situated immediately adjacent to the access road and will have no negative impacts on the surrounding landscape.

ii. Impact on Adjacent Residential Properties

The Breakwater Country Park is situated in an open countryside location to the west of Holyhead. The proposed scheme entails minor works to enhance the existing parking areas and paths, and all nearby residential properties are over 200m away from the site. The proposed development is not considered to impact any nearby residential properties, complying with policy PCYFF 2.

iii. Ecology and Biodiversity

Small areas of vegetation will be removed to facilitate the development. To mitigate this loss and to improve the habitat on site, wildflower meadows will be managed in the surrounding fields. The ecological advisor is satisfied with the proposal, which will provide overall biodiversity enhancement, in accordance with policy AMG 5 and the Environment Wales Act (2016). A green infrastructure statement has also been submitted outlining the ecological considerations of the development to ensure compliance with Chapter 6 of Planning Policy Wales.

iv. Highways and Parking

The highways department have no objection to the development, and as the road leading from Newry Beach to the Breakwater Country Park is unclassified, they have limited control over the development. Condition (03) will require the submission of a CTMP to ensure no detriment to highway safety during construction, in accordance with policy TRA 4. Twelve additional parking spaces will be provided, all of which comply with the measurements outlined in the parking standards SPG, complying with policy TRA 2.

Conclusion

This application is a small-scale development to improve and extend the existing cycling and walking path and to provide additional parking spaces. It is a high-quality scheme that will have no impact on its surrounding natural environment and will improve the facilities at the Breakwater Country Park. The proposed development will have no negative impacts on nearby residential properties, will provide biodiversity enhancement and will not impact highway safety, complying with the relevant planning policies.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- **D1026.101 Rev C - Location plan**
- **202223-YM-DES-018-500-02 Rev D - Proposed site layout**
- **Green Infrastructure Statement**

Reason: To ensure that the development is implemented in accord with the approved details.

(03) No development shall commence until the written approval of the local planning authority has been obtained in relation to a full comprehensive traffic management scheme including:

- i. The parking of vehicles for site operatives and visitors**
- ii. Loading and unloading of plant and materials**
- iii. Storage of plant and materials used in constructing the development**
- iv. Wheel washing facilities (if appropriate)**
- v. Hours and days of operation and the management and operation of construction and delivery vehicles.**

The works shall be carried out strictly in accordance with the approved details.

Reason: In the interests of highway safety.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: AMG 5, PCYFF 2, PCYFF 3, PCYFF 4, TRA 2, TRA 4

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

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