

Planning and Orders Committee

Minutes of the hybrid meeting held on 2 April 2025

- 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 and
Robin Williams
- IN ATTENDANCE:** Planning Development Manager (RLJ),
Legal Advisor (BS),
Group Engineer (Development Control and Traffic Management)
(AR),
Team Leader (Planning) (GJ),
Senior Planning Officer (SOH),
Planning Assistant (CMT),
Committee Officer (MEH),
Webcasting Committee Services Officer (FT),
Public Engagement & Electoral Services Assistant (AS)
- APOLOGIES:** Councillor John Ifan Jones, Alwen P Watkin and Liz Wood
- Councillor Nicola Roberts – Portfolio Member for Planning, Public
Protection and Climate Change
- ALSO PRESENT:** Local Members : Local Members: Councillors Llio Angharad Owen
(for application 12.3); Alun Roberts (for application 12.1)

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor Geraint Bebb declared a personal interest in application 12.1. Councillor Bebb said that following legal advice he was able to take part in the discussion on the application, but he had decided to withdraw from the meeting.

Councillor Neville Evans declared a personal and prejudicial interest in application 11.1 and left the meeting during discussion and voting thereon.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 5 February, 2025 were confirmed as correct.

4 SITE VISITS

None considered by this meeting.

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

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

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 FPL/2025/26 – Retrospective application for the retention of the storage container at Iorwerth Arms, High Street, Bryngwran

(Councillor Neville Evans declared a personal and prejudicial interest in respect of the application and following legal advice he withdrew from the meeting)

The application was presented to the Planning and Orders Committee as the applicant has a connection to a serving Elected Member in accordance with section 4.6.10.2 of the Council's Constitution.

The Planning Development Manager reported that the application is a retrospective application for the retention of a storage container that is used as storage facility connected with the Iorwerth Arms. The container is of an appropriate design and scale to ensure integration into the site and is situated close to the western boundary which consists of trees and hedges. As the application is a retrospective application a condition will be imposed (Condition 04) which will allow the local planning authority to re-assess the situation in 3 years to monitor any impacts on the surrounding area. He noted that no objection had been received as regards to the application and the recommendation was to approve the application.

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 within the report.

12 REMAINDER OF APPLICATIONS

12.1 FPL/2024/264 – Full application for the creation of a new access, together with an extension to the curtilage at Hafod y Bryn, 37 Cae Mair, Beaumaris

(Councillor Geraint Bebb declared a personal interest in application 12.1. Councillor Bebb said that following legal advice he was able to take part in the discussion on the application, but he had decided to withdraw from the meeting).

The application was presented to the Planning and Orders Committee at the request of a Local Member due to local concerns and objections from Town Council.

The Planning Development Manager reported that the application is for an extension to the residential curtilage to create a new access to the property. The Committee were afforded the location and context of the proposal on 'Google Maps' and 'Google Street View'. He noted that the residents and the Town Council have expressed concerns as regards to the application due to the loss of a parking space and would also have a negative impact on traffic on the estate road. The Town Council has expressed that historically the development area has been acknowledged as a passing bay/parking area and would cause problems for other residents of the estate. The parcel of land subject to this application is currently within the ownership of the County Council, as it was adopted by the Highway's Authority in the past from the previous owner of the property. The applicant has made the case that technically and historically they have ownership of the proposed development area and appears on the deeds of the property. However, the Highway's Authority has confirmed that the estate road has been adopted and is maintained by the Local Authority. The Planning Development Manager further reported that if the application was to be approved, the applicant will need to apply to the Welsh Ministers, under Section 247 of the Town and Country Planning Act 1990, for a stopping-up order of the unused highway. The applicant has submitted the relevant Certificates and the Highway's Authority have no objection to the loss of this piece of land. He said that the new access would allow the applicant to park vehicles within the curtilage of his property, therefore the creation of the access would not lead to dangerous increase in vehicular movements. The new access would have no impact on the current parking arrangements of the neighbours in the estate as each property has its own parking provision within their properties. The Highway's Authority requested a scaled plan showing visibility splays measuring 45

meters in distance either side of the new access. The required visibility distance was not achievable; therefore, a speed survey was conducted to determine vehicle speeds. The Highway's Authority was satisfied with the results of the speed survey and visibility splay distances and are also satisfied with the dimensions of the new access. There was concern from the Highway's Authority regarding the footway width, whilst they accepted that there is a departure from standard here, but there is a visibility improvement as the kerb line is moved out and widened for improved visibility in both directions. Overall, the Highway's Authority is satisfied with the plans submitted and consequently willing to un-adopt the section of the highway, allowing the applicant to extend their curtilage and based on the Highway's Authority comments it is considered that the application is acceptable, and the recommendation is of approval of the application.

Councillor Alun Roberts, a Local Member said that the Beaumaris Town Council and numerous residents on the Cae Mair Estate are objecting to the application. Councillor Roberts read out the objections of the Town Council to the Committee which referred that the parcel of land/parking space has existed since the development of the Cae Mair Estate and there is no evidence that the applicant is the owner of this parcel of land. It is considered that the development will have an effect on the traffic flow of the estate making the estate road narrow and creating problems with the passing of traffic. Whilst a traffic speed survey was undertaken in November 2024 the Town Council considered that the survey did not reflect the movement of traffic during busy times of the day. Concerns were also raised as to road safety and the visibility of the access; creating an additional access directly opposite another dwelling with additional traffic entering and leaving the property and whether two access to a property is required. He also said that comments have been made that the applicant has indicated that the surface water will flow into the property's drainage system, but the property is on a slope and water will naturally flow down into the road.

The Planning Development Manager referred that no objections have been received by the residents of the Cae Mair Estate to the application with only a web comment which was neither an objection nor a supporting statement. He noted that it is considered that the loss of the parcel of land will not have a negative effect as the estate road is wide enough for passing traffic and having the kerb line moved out and widened will improve visibility.

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 planning conditions within the report.

12.2 HHP/2024/227 – Full application for alterations and extension at 6 Penycefn, Amlwch

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

The Planning Development Manager reported that the proposal consists of demolishing the existing single-storey flat roof extension along the eastern side elevation of the property and creating a new single-storey flat roof extension in its place. The extension will accommodate a new entrance porch, bathroom and utility room. It is considered that the proposed scale of the proposal is reasonable with the development being small in scale and subservient to the existing dwelling and it is considered that the scale of the development does not have a negative visual impact on the surrounding area.

Councillor Robin Williams 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 planning conditions within the report.

12.3 FPL/2024/296 – Full application for the erection of a dwelling together with associated developments on land adjacent to 13 Bryn Estate, Llanfaethlu

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

The Planning Development Manager reported that proposal is for the erection of a detached two storey dwelling on land at the entrance to the residential units currently under construction. He noted that planning approval has been obtained for nine dwellings on the site and the County Council has purchased these dwellings and will be let as affordable dwellings; it is anticipated that the proposed dwelling on Council owned land will be an affordable dwelling. The application site lies within the development boundary of Llanfaethlu and it is considered that it complies with planning policy TAI 4 of the Local Development Plan. Whilst four objections have been received, it is considered that the proposal complies with planning policies within the Supplementary Planning Guidelines as there is sufficient distance between the proposal and adjacent properties. Concerns have been expressed that the site was identified as an open space as part of the previous application, however, the proposal included 190m² of public amenity space. It was noted that each property will have its own private garden and there will be a community playing field and a football pitch behind the dwellings. Following an assessment of the proposed development and the surrounding area a financial contribution of £1,951.74 will be required towards informal and equipped children's play area off site. The proposal complies with current policies and the erection of an additional dwelling in this location will not have a detrimental impact on the amenities of the surrounding properties and the recommendation is of approval of the application.

Councillor Jackie Lewis, and a Local Member referred to the planning history of the site and in 2012 an application was initially submitted for the erection of 6 dwelling on land adjacent to Y Bryn, Llanfaethlu with a further application thereafter for 9 dwellings on the site. She noted that there were concerns previously that the land was an open space which included biodiversity measures and a play area, and she ascertained whether a formula is used to require a financial contribution towards the play area by the developer. She further said that the residents of the adjoining property to the application site have raised concerns due to the proximity of the proposed dwelling. Councillor Lewis read out a letter by one of the residents of the estate which raised concerns regarding continued problems with the drainage system and the approval of an additional dwelling will create further strain on the sewage system.

Councillor Llio Angharad Owen a Local Member reiterated the concerns of the residents of the estate due to the drainage issues and the lack of open space on the site.

The Planning Development Manager responded to the comments of the Local Members and said that a piece of land near the school has been identified for the planting of trees to mitigate the impacts of biodiversity as noted within the Officer's report. The provision of a football pitch and playing area is located behind the dwellings on the estate and the developer will financially contribute towards the provision of the play area. As the proposal has resulted in the site being developed for 10 properties it triggers planning policy P IA 5, as noted within the report and a financial contribution is required in accordance with the Fields in Trust benchmark standards. He further said that the proposed dwelling will be erected on a piece of land to the left of the entrance of the estate and adequate distance of between 13.1 and 20.4 metres exists between the gable end of the proposed dwelling and the front of the neighbouring property. The Planning Development Manager referred to the concerns raised regarding the drainage system on the site and noted that detailed drainage scheme would have been submitted during the initial proposed development of the site. Dwr Cymru have not raised any concerns as regards to the proposal. It is not considered that one additional dwelling will create additional strain on the current drainage system.

The Group Engineer (Development Control and Traffic Management said that the site complies with the parking requirements, and it is not considered that an additional dwelling will create a detrimental impact on the use of the estate road.

Councillor Robin Williams 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 planning conditions within the report.

13 OTHER MATTERS

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

**COUNCILLOR KEN TAYLOR
CHAIR**