

Planning and Orders Committee

Minutes of the hybrid meeting held on 2 July 2025

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Bebb, Jeff M Evans, Neville Evans, Kenneth P Hughes, T LI Hughes MBE, John Ifan Jones, R LI Jones, Jackie Lewis, Dafydd Roberts, Alwen P Watkin and Robin Williams
- Councillor Nicola Roberts – Portfolio Member for Planning, Public Protection & Climate Change
- IN ATTENDANCE:** Planning Development Manager (RLJ),
Legal Advisor (BS)
Group Engineer (Development Control and Traffic Management) (AR),
Planning Officer (OR),
Planning Assistant (HW),
Committee Officer (MEH),
Webcasting Committee Services Officer (FT).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members : Councillors Paul Ellis (for application 12.4); Keith Roberts (for application 12.2); Arfon Wyn (for application 12.1).

1 APOLOGIES

None received.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 4 June, 2025 were confirmed as correct.

4 SITE VISITS

None were considered by this meeting.

5 PUBLIC SPEAKING

There were no Public Speakers.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 FPL/2023/181 – Full application for the erection of 6 residential units together with associated development at Shire Hall, Glanhwfa Road, Llangefni

The application was presented to the Planning and Orders Committee as the applicant failed to complete and sign a S106 legal agreement. The Planning and Orders Committee approved the application at its meeting held on 9 July, 2024. At the last meeting of the Planning and Orders Committee held on 4 June, 2025 the applicant requested further time to arrange funds to draft the S106 agreement and the Committee resolved to defer the application for one month.

The Planning Development Manager reported that discussions are continuing as regards to the application and a deferment of the application for one month was proposed. The developer is optimistic to secure funding with a partner to develop the site.

Councillor Geraint Bebb proposed that the application be deferred to the next meeting. Councillor Kenneth P Hughes seconded the proposal of deferment.

It was RESOLVED to defer the application in accordance with the applicant's request to allow for further time to progress the S106 legal agreement.

7 APPLICATIONS ARISING

7.1 VAR/2025/18 – Application under Section 73 for the variation of condition (02) (sale of non-food goods only) of planning permission reference FPL/2023/18 (Retrospective consent for the sub-division of a single retail unit into 2 separate retail units) so as to allow for the sale of food from Unit 2a, Herron Services, Glanhwfa Road, Llangefni

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the last meeting of the Planning and Orders Committee held on 4 June, 2025 the Committee resolved to refuse the application contrary to the Officer's recommendation as it was considered that the proposal is contrary to policies MAN 3 and MAN 7 within the Joint Local Development Plan.

The Planning Development Manager reported that planning policy MAN 3 relates to retailing outside defined town centres but within development boundaries. The policy seeks to safeguard existing A1 retail shops from change of use to other uses and to the development of new A1 retail shops. He noted that as was explained at the last meeting there is no material change of use proposed under the current application and the use of the unit would continue to be A1 retail, consequently it is not considered that planning policy MAN 3 is relevant to the proposal. Analysis of the original planning application indicated that the permission sought was specifically for 'non-food' retail use and the Officer's delegated report provides no clear planning or policy

justification to restrict the use of the units to 'non-food' retail and it therefore appears that the condition was imposed solely on the basis of the applicant's original specification. The Planning Development Manager referred to planning policy MAN 7 which relates to hot food take-away uses. Hot food take-away's fall under class A3. Greggs is defined as a bakery under class A1 retail unit. Consequently, planning policy MAN 7 is not relevant to the proposal. He noted that the applicant has submitted a brief summary outlining as to how they benefit the community. Greggs is the largest bakery in the UK, with over 2,000 shops and 20,000 employees. Greggs support over 890 school breakfast clubs and affords the provision of over 62,000 free school meals each day across the UK. 950 charities receive donations of food that has passed the 'sell-by' date from their stores within deprived areas. 1% of profits, before tax, is donated to the 'Greggs Foundation' which supports families in hardship and also supports community projects. Greggs uses sustainable resources to reduce food waste and use 97% of renewable energy. The company also respects the Welsh culture and heritage of Wales with providing bilingual signage within their stores and recruiting Welsh speaking employees.

The Planning Development Manager further said that it is considered that the proposal is considered to be acceptable and accords with relevant local development plan policies and if the application was refused there is a risk of an appeal with costs. The recommendation was of approval of the application.

Councillor Geraint Bebb and a Local Member reiterated is opposition to the application. He referred to planning policy MAN 3 which states that such development can affect town centres. In respect of MAN 7 he considered that there will be problems relating to litter and odour from the store and since opening the Subway fast-food outlet in Herron Garage there has been an increase in litter in the vicinity. He further referred that he disagreed that there will be no increase in traffic in the area as he considered that people will not walk to the store and will result to increase in traffic within the Herron Garage site. He also considered that the proposal will have a negative effect on the town of Llangefni. Councillor Bebb reiterated his proposal to refuse the application contrary to the Officers recommendation. Councillor Robin Williams seconded the proposal of refusal.

The Planning Development Manager responded that planning policy MAN 3 is to protect the A1 use of units. He noted that this proposal is already an A1 use and if the application was refused there would be high risk of costs associated within any appeal process. The Legal Advisor reiterated that the proposal will be for an A1 use of the unit.

Councillor Kenneth P Hughes said that he considered that there are insufficient reasons to refuse the application and there is a high risk of costs associated if the appeal was granted. Councillor Hughes proposed that the application be approved in accordance with the Officer's recommendation. Councillor Jackie Lewis seconded the proposal of approval.

Councillor Dafydd Roberts said that he considered that the Greggs bakery should be located within the town of Llangefni. He further said that there is a

condition on the previous approval of the units on the site that restricts the sale on non-food goods.

The Planning Development Manager responded that the Officer's delegated report which recommended approval of the original proposal provides no clear planning or policy justification to restrict the use of the units to 'non-food' retail and it therefore appears that the condition was imposed solely on the basis of the applicant's original specification.

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

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 HHP/2025/91 – Full application for the erection of a fence at 2 Bro Mynydd, Bryngwran

The application was presented to the Planning and Orders Committee as the Applicant is a relevant Officer as defined in section 4.6.10.2 of the Council's Constitution. The application has been scrutinised by the Monitoring Officer in accordance with the requirements of section 4.6.10.4 of the Constitution.

The Planning Development Manager reported that the application is for the demolition of the boundary wall on the southern elevations together with the erection of a new timber fence along the southern and western boundaries. The timber fence will be 1.46m high on the western boundary and a short section of the southern boundary. On the southern elevation, the timber fence will be 2m high and will be erected along the line of the access visibility splay in lieu of the existing low stone wall which is to be demolished. The fencing will be positioned to follow the line of the existing visibility splay and thus will ensure that vehicles can continue to access and egress the site in a safe manner. The Highways Authority were consulted as part of the application and have no raised concerns on condition the existing visibility splay will be maintained and that nothing exceeding 1.05m will be erected

within the visibility splay; a condition will be imposed to safeguard this condition. The recommendation was of approval of the application.

Councillor Neville Evans 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 OP/2025/3 – Outline application for the erection of a dwelling with all matters reserved on land adjacent to Tyn Llain, Malltraeth

The application was presented to the Planning and Orders Committee at the request of a Local Member.

Councillor John Ifan Jones and a Local Member requested a site visit to the application site. He referred that the Officer's recommendation was given for refusing the application due to the site being within a flood zone. He requested that the Members viewed the flood gates and other locations within the area.

Councillor Geraint Bebb proposed that a site visit be undertaken to the site. Councillor Neville Evans seconded the proposal.

It was RESOLVED that a site visit be undertaken in accordance with a Local Member's request.

12.2 FPL/2025/97 – Full application for the demolition of the existing dwelling and the erection of a replacement dwelling at Ponta Delgada, Ravenspoint Estate, Trearddur Bay

The application was presented to the Planning and Orders Committee at the request of a Local Member.

Councillor Keith Roberts, a Local Member requested a site visit to the application site due to concerns within the locality as regards to the proposal.

Councillor Robin Williams proposed that a site visit be undertaken to the site. Councillor John Ifan Jones seconded the proposal.

It was RESOLVED that a site visit be undertaken in accordance with a Local Member's request.

12.3 FPL/2024/362 – Retrospective application for an extension to the curtilage and the retention of a new vehicle access and driveway at 48 Ffordd Lligwy, Moelfre

The application was presented to the Planning and Orders Committee as the visibility splay from the vehicle access crosses a small section of the garden of 91 Ffordd Lligwy, which is owned by the County Council.

The Planning Development Manager reported that the application is a retrospective application for the retention of the extension to the residential curtilage and the retention of a new vehicle access and driveway. The extension to the curtilage is located to the Southeast of the existing dwelling and used to be a small patch of grassed area between 48 Ffordd Lligwy and 91 Ffordd Lligwy. The change of use of land into part of the residential curtilage of 48 Ffordd Lligwy has already been carried out on site with part of the land now converted into a driveway and vehicle access onto Ffordd Lligwy. The area of land measures approximately 95 metres squared with half of the land enclosed by a low wall and the other half to the rear enclosed by a timber fence. The extension to the curtilage is considered acceptable with the siting located adjacent to the properties gable wall and existing front garden, there remains a patch of grassed land open for pedestrian use between 48 and 91 Ffordd Lligwy to gain access to the rear houses and the small wall and timber fence enclosures have no negative impact on the existing dwelling or neighbouring dwellings in the area. The new vehicle access and driveway located on the extension of the curtilage have already been carried out on the site. The vehicle access measures 4.7m wide, has a boundary wall height of 1m in height with the loose stone drive area measuring 8.3m in length and 5.6 wide. The visibility splay plan provided with the application shows that there is more than 50m of visibility splay to the North and South of the vehicle access. The visibility splay to the South shown on the visibility splay plan provided crosses over a small part of the garden of 91 Ffordd Lligwy with the garden wall of this property measuring less than 1m in height and is at a lower level than the driveway of the application site. The Highways Authority has been consulted as part of the application and have raised no objection to the vehicle access or driveway and requested the driveway be bound finished for the first 5m back from the adjoining carriageway and that surface water from the driveway is intercepted and disposed of separately so that it does not discharge from or onto the highway with a condition imposed on approval of the application.

The Planning Development Manager said that the retention of the extension to the residential curtilage and the retention of a new vehicle access and driveway is considered acceptable as it would not have a negative impact on the existing site, properties in the area and can be conditioned to reduce any negative impact so as to comply with planning policies. The recommendation was of approval of the application.

Councillor Robin Williams said that he had received legal advice to declare that he is the Portfolio Member for Finance and Housing Services but has not discussed the application with any Officer within the Authority.

Councillor Kenneth P Hughes 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.

12.4 VAR/2025/17 – Application under Section 73 for the variation of condition (09) (Approved plans) of planning permission FPL/2022/85 (Full application for an extension to the existing golf course to create a Putt Stroke putting course, together with the erection of a clubhouse building, a bar and refreshment building, a 'half-way' house refreshment building a toilet block and associated development) so as to amend the siting and design of the proposed buildings at Llangefni Golf Course

The application was presented to the Planning and Orders Committee as the County Council owns the land.

The Planning Development Manager reported that the application is made under Section 73 for the variation of condition (09) (Approved plans) of a planning permission FPL/2022/85. The proposed amendments comprise of the relocation of the approved half-house building some 4.5m to the South; a 4m increase in the length of the bar/refreshment building from 8m to 12m; amendments to the design of the three approved buildings from pitch roofs to mono-pitch roofs and minor amendments to the course layout. The proposed amendments are considered to be of a relatively minor nature which would not significantly or materially alter the approved development and are therefore considered to be acceptable having regard to the provisions of the Joint Local Development Plan policies. The recommendation was of approval of the application.

Councillor Geraint Bebb proposed that the application be approved in accordance with the Officer's recommendation. Councillor Robin Williams 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.

13 OTHER MATTERS

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

**COUNCILLOR KEN TAYLOR
CHAIR**