

Planning and Orders Committee

Minutes of the hybrid meeting held on 1 July 2026

- PRESENT:** Councillor Geraint Bebb (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Jeff M Evans, Neville Evans, Douglas M Fowlie, Kenneth P Hughes, Robert LI Jones, Jackie Lewis, Euryr Morris, Dafydd Roberts and Robin Williams
- Councillor Nicola Roberts – Portfolio Member for Planning and Public Protection
- IN ATTENDANCE:** Planning Development Manager (RLJ),
Legal Advisor (BS),
Planning Assistant (DPS),
Planning Assistant (HW),
Planning Assistant (JR),
Committee Officer (MEH),
Webcasting Committee Services Officer (FT).
- APOLOGIES:** Councillor John Ifan Jones
- ALSO PRESENT:** Local Members : Councillors Gwilym O Jones (for application 12.3); Llio Angharad Owen (for application 12.6).
Councillor Ieuan Williams

Members of the Committee expressed their deepest sympathy with the family of the late Councillor Ken Taylor who has passed away suddenly recently. Councillor Taylor was a dedicated member of the Council and was passionate about his community he represented. He was dedicated to his role as Chair of the Planning and Orders Committee and was highly respected and was always fair as Chair.

A minute silence was undertaken by Members and Officers.

1 ELECTION OF CHAIRPERSON

Councillor Geraint Bebb was elected Chairperson for the Planning and Orders Committee.

2 DECLARATION OF INTEREST

Councillor Geraint Bebb declared a personal interest in application 12.4 – Ysgol Gyfun, Llangefni as he is a Governor at the school. He left the meeting during the discussion and voting thereon.

Councillor Euryrn Morris declared a personal and prejudicial interest in application 12.6 – A5025 between A5 East of Valley Junction to Power Station Cemaes – as his wife is employed by the company. He left the meeting during discussion and voting thereon.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 1 April, 2026 were confirmed as correct.

4 SITE VISITS

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

5 PUBLIC SPEAKING

There was a Public Speaker in respect of application 12.6.

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/2026/61 – Full application for alterations and extensions at 32 High Street, Menai Bridge

The application was presented to the Planning and Orders Committee as the applicant is related to a relevant Officer as defined in the Council's

Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager reported that the application is a full application for the construction of a single storey flat roof extension at the rear of a dentist and health clinic at 32 High Street, Menai Bridge. He noted that the Planning and Orders Committee approved a previous application to convert the dwelling into a dentist and health clinic and this application is to construction a further extension to create additional space within the building. The extension will measure 2.8m x 1.5m and 2.5m high and an extension of this size and on the rear elevation would normally be considered permitted development, however, the site is in a Conservation Area. As this is a small, high-quality extension to the rear of the building, it will not have an adverse effect on character of the Conservation Area or any neighbouring properties as several of the properties nearby have similar extensions. The recommendation was of approval of the application.

Councillor Robin Williams and a Local Member said that he had no objection to the application and proposed that the application be approved in accordance with the Officer's recommendation. Councillor Kenneth P Hughes seconded the proposal of approval.

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

12 REMAINDER OF APPLICATIONS

12.1 FPL/2026/7 – Full application for the creation of a slurry lagoon on land at Tyn Llan, Penmynydd Road, Penmynydd

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

The Planning Development Manager reported that the application is for a slurry lagoon to improve the existing slurry management system at the farm to conform with the requirements of The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021. Furthermore, the non-spreading period over winter which has been imposed by the Welsh Government means that all farms must have a minimum slurry storage capacity of five months to comply with the regulations. The application, as is the case for several farms on Anglesey, is being presented to comply with these regulations. Section 5.6.8 of Planning Policy Wales states that planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. The application site is an agricultural holding of approximately 170 acres, with stock numbers

comprising 75 suckler cows and 200 breeding ewes. At present, the southernmost aspect of the existing farm are the two existing concrete slurry stores. These are pre-1991 structures with a usable capacity of approximately 244.7 cubic metres. Slurry calculations included in the farm infrastructure report note a requirement to store 1900 cubic metres. This highlights a significant shortfall in slurry storing capacity on the holding, requiring an upgrade to meet the overall storage capacity requirements set by the Welsh Government. Natural Resources Wales have no objection to the development which is to improve existing slurry management on the farm. He noted that 2 letters of objection had been received due to concerns regarding odour, visual impact and impact on neighbouring properties. The proposed lagoon will be around 120m away from the boundary with 4 Glanffrwd to the southeast, which is the closest of a terrace of four properties along the B5420. The lagoon will also be a similar distance away from Tyn Pistyll and Derw Newydd to the south and Tyn Refail to the southwest, each on the opposite side of the public highway. Several other residential properties to the west are between 200m and 350m away from the proposed lagoon. It is acknowledged that there will be some occasional odour associated with the slurry lagoon and the operation of the farm enterprise, but this is considered a known feature of living in a rural community. When considering the rural setting and the presence of the existing slurry lagoons that are only 30m further away than the proposed lagoon, the development is considered to have no greater impact on residential amenity in the area. As such the proposal is considered acceptable and is required to comply with Welsh Government regulations, the recommendation was of approval of the application.

Councillor Robert LI Jones said that slurry lagoons can be an issue for neighbouring properties due to odour. He ascertained whether a condition could be imposed that a cover be erected over the lagoon. The Planning Development Manager responded that when the slurry has crusted over in the lagoon, the erection of a cover would not be more effective. He noted that the odour would be when the slurry is spread on the land and imposing a condition that a cover needs to be put over the lagoon would place an additional financial burden on the applicant. He further said that covering on slurry lagoons have been imposed on farms who are much closer to neighbouring properties than this application.

Councillor Robin Williams, and a Local Member said that he had no objection to the proposal. Councillor Williams proposed that the application be approved in accordance with the Officer's recommendation.

Councillor Dafydd Roberts said that as it is not the intention of the applicant to increase the number of livestock on the farm, Councillor Roberts seconded the proposal of approval.

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

12.2 FPL/2026/34 – Retrospective application for the retention of the existing building as a holiday let at Ty Llwyd, Llanfaelog

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

Councillor Douglas M Fowlie and a Local Member said it would be beneficial for the Committee to visit the site.

Councillor Neville Evans proposed that a site visit be undertaken to the site. Councillor Jeff Evans seconded the proposal for a site visit.

It was RESOLVED that a site visit be undertaken to the site at the request of a Local Member.

12.3 FPL/2026/59 – Retrospective application for the retention of a storage container at Enochs, Holyhead Road, Valley

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

Councillor Gwilym O Jones, a Local Member said that he was under the impression that a resident of a neighbouring property, who was objecting to the application, was attending the meeting as a public speaker. He questioned whether the statement by the person could be read out on her behalf. The Legal Advisor said that he considered that it was inappropriate for the Chair nor himself to read out the statement by the objector. He said that it would be more appropriate for the Elected Member or her representative to report on her objection to the Committee.

Councillor Gwilym O Jones said that the objector was objecting that two storage containers have been erected outside the Enochs Fish and Chips shop in Valley as she lives directly behind the shop at Church Drive, Valley. He expressed his appreciation to the Planning Officer for his work in trying to mediate between both parties and improvements have been made since the application has been submitted. The containers will be painted in a neutral colour which will be less prominent and will have a reduced impact on the amenities of neighbouring properties. Bird box will also be erected on top of the container together with a fence between Church Drive and the site.

Councillor Jones referred to the Officer's report and noted that Condition (03) attached to any approval of the application will require that the fence be erected within a period of three months if there was to be approval of the application. Councillor Jones ascertained whether the Planning Officer's will be visiting the site to ensure that this Condition is adhered to. The Planning Development Manager responded that due to a high number of applications it

is impossible to be able to visit every application site to ensure that such conditions are adhered to, but he was sure that the objector to the application will inform the Planning Department if the applicant has not erect the fence within the three-month period.

The Planning Development Manager reported that the application is a retrospective application for the siting of a storage container in the northeast corner of the rear yard at Enochs Fish and Chips Shop in Valley. The container is required for additional storage, as the existing storage within the premises is limited. The container will also provide a dedicated space for staff to use during break periods as there is currently no suitable area due to the limited size and operational nature of the existing premises. There is an existing container in the rear yard which has been sited since the redevelopment of the site 10 years ago. This application will allow an additional container, a total of two. 4 letters of objection have been received by the department from a resident of a neighbouring property. At present the containers are coloured of a mixture of blue and red which is considered low quality, creating a negative visual impact and not respecting the context of the site. As part of this proposal, the container will be painted beige/grey. This will be a similar colour to the existing container on site, providing a more modest and muted colour scheme that will respect its built environment context. Condition (02) will ensure that the container is painted within three months. He noted that there is a fence on the eastern boundary with the car park, a low wall on the northern boundary with 1 Church Drive and a fence and existing building on the western boundary with 3A Holyhead Road. As part of this proposal a fence will be erected above the existing northern boundary wall to a height of 2m, containing the container within the rear yard and further contributing to its integration. Condition (03) will ensure that the fence is erected along the northern boundary within three months. Despite the neighbour's objection, the proposed container along with its mitigation measures is considered acceptable. If the site was residential the container would be considered permitted development, therefore this demonstrates that it is acceptable within the context of the residential area nearby. The applicant has responded to the concerns and has agreed to the mitigation measures such as painting the container and erecting a fence and a bird box. The recommendation was of approval of the application.

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

Councillor Eurn Morris seconded the proposal of approval.

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

12.4 FPL/2026/66 – Application for the installation of replacement windows, together with new cladding at Ysgol Gyfun, Llangefni

(Councillor Geraint Bebb declared a personal interest in the application and left the meeting during discussion and voting thereon. The Vice-Chair was in the Chair for the application).

The application was presented to the Planning and Orders Committee as the applicant is made by the County Council.

The Planning Development Manager reported that the application is for the installation of replacement windows, together with new external cladding at Ysgol Gyfun Llangefni. The new façade cladding comprises five colours in a scheme of white, grey and blue. The replacement windows are aluminium frames in anthracite grey. The proposal also includes the installation of an engineered brick plinth below ground-floor window level on selected sections of the front, rear and side elevations. The proposed development demonstrated high-quality design, it will modernise the appearance and character of the building and offers biodiversity enhancements.

Councillor Douglas M Fowlie said that he considered that maintaining old school buildings is not cost-effective. The Planning Development Manager responded that the cost related issues are not planning considerations.

Councillor Euryn Morris 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 contained within the report.

12.5 RM/2026/1 – Application for reserved matters for the construction of the access road at Peboc, Llangefni

The application was presented to the Planning and Orders Committee as the Local Authority is the applicant and owner of the site. The application site was shown on-screen to the Committee.

The Planning Development Manager reported that this application is a reserved matters application for the construction of an access road at Peboc, Llangefni. The principle of the development has been established through outline permissions and Section 73 agreements. The application is for the construction of an access road via Tregarnedd Industrial Park which is part of Bryn Cefni Industrial Estate. The Highway Authority has confirmed that it is satisfied with the proposal, and the recommendation was of approval of the application.

Councillor Robin Williams proposed that the application be approved in accordance with the Officer's recommendation. Councillor Kenneth P Hughes seconded the proposal of approval.

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

- 12.6 VAR/2026/14 – Section 73 application to vary condition (01) of application VAR/2023/41 (Improvements to the existing highway (A5025) between A5 east of Valley Junction to the proposed Power Station Access Road Junction at eight separate locations together with reconstruction and localised widening of existing pavement and surface dressing, temporary construction compound including temporary pavement recycling facility, creation of 2 attenuation ponds and maintenance access, creation/temporary diversion of cycle routes, creation of alternative parking facilities to mitigate loss of lay-by together with other associated works including drainage, boundary treatments, planting, new signage and road markings) so as to extend the implementation period of the development by a further three years along the A5025 between A5 east of Valley Junction to Power Station, Cemaes**

(Councillor Euryr Morris declared a personal and prejudicial interest in the application and left the meeting during discussion and voting thereon).

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

Public Speaker

Mr Neil Burke, **in support of the application**, said Great British Energy Nuclear (GBE-N) has been set up by the UK Government to drive the delivery of new nuclear projects in the UK, starting with the delivery of a fleet of Small Modular Reactors (SMRs). In July 2024 GBE-N bought the Wylfa and Oldbury nuclear new build sites from Horizon Nuclear Power. Last year it completed a technology competition for the first SMR projects, with Rolls-Royce SMR selected as the winner. In November last year the Government announced that the Wylfa site had been selected to host the UK's first SMR project. When Horizon Nuclear Power was the owner of the site, it obtained planning permission from the County Council to bring forward some early works to facilitate the delivery of the new nuclear power station and manage the construction effects. These works in summary were online improvements works to the A5025, which is the context of the application before the Committee. This Section 73 application is seeking to extend the time limit for the A5025 online improvement works by a period of three years, up to 13 July, 2029. This would enable to finally realise the delivery of these important works, working closely with the Highways Department. The detailed scope of these works is set out in the Committee Report. As part of the application, expert advisors have considered and assessed any changes in the environmental, technical or policy context since the previous Section 73 application was approved in 2023 and they have identified no material changes. Consultees, including Council's Officers, Natural Resources Wales and Welsh Government are also satisfied that the development remains

acceptable. The improvements works are an integral part in bringing forward the nuclear new build project. It will address existing physical and operational constraints along the A5025 in order to mitigate likely traffic impacts associated with the early phases of the new nuclear build project. Irrespective of the wider project, the works will overcome existing safety concerns and surface condition issues on the A5025, providing an important legacy for the area. The works were originally designed with the Council's Highways Department and work will continue with them through the delivery stages. It is important to note that these works are standalone to the wider nuclear new build project, and that the Committee's decision does not predetermine the Council's view on the nuclear new build project. A lot of work continues as regards to the power station proposals, both in respect to the main site developments and wider developments across the Island.

Councillor Kenneth P Hughes whilst supportive of the application, ascertained whether the Llanfachraeth by-pass will be included within the works proposed as there are local concerns as to the heavy traffic through the village and the road is narrow. The Planning Development Manager explained that the Llanfachraeth by-pass was part of the off-line works which is not part of this application.

The Planning Development Manager reported that planning permission was granted in 2017 for on-line improvements to approximately 16.19 km of the A5025, extending from the A5 east of Valley Junction to the proposed Power Station access road junction at Wylfa. The approved works comprise reconstruction and localised widening of the existing carriageway, surface dressing, drainage infrastructure, boundary treatments, landscaping, and the provision of signage and road markings. The scheme also includes a temporary construction compound incorporating a pavement recycling facility and associated enabling works. Condition (01) of the application required the development to commence within three years of the date of permission (by 13 July 2020). Subsequent Section 73 approvals (refs. VAR/2020/24 and VAR/2023/41) have extended the implementation period, most recently to 13 July 2026. The current application seeks to amend Condition (01) of planning reference VAR/2023/41 to extend the implementation period for a further 3 years until July 2029. As the Public Speaker has outlined, this work is necessary due to Great British Nuclear purchasing the site from Horizon Nuclear Power in November last year, and the UK Government announcing that the Rolls Royce will be developing SMRs on the site. No further changes to the original permission are being proposed. The principle of the development, together with its associated benefits and impacts, has been established through the original permission and subsequent Section 73 approvals. The application remains unchanged and there have been no changes to local or national policies that would warrant the submission of a new full planning application. The impacts are unchanged and have been previously assessed, and mitigations will be secured through conditions. Relevant consultants, including NRW and the Council's internal consultants are satisfied that the development is still acceptable, subject to the controls agreed through conditions.

He further said that the highway improvements are vital to any subsequent applications at Wylfa and allows the developer to address the physical and operational constraints to mitigate any traffic impact early in the project. Importantly, the Council considers that extending the implementation period represents a proportionate and pragmatic approach given that the principle of the development has already been accepted and no material changes have arisen. In this context, the benefits of retaining the extant permission clearly outweigh the need to reassess the proposal in full. Accordingly, the proposal to extend the implementation period is considered acceptable, compliant with the development plan and national policy, and represents a sustainable form of development. The recommendation was of approval of the application.

Councillor Llio Angharad Owen, a Local Member said local residents accept that there is a need for the improvements to the A5025 but the lack of clarity as to when these developments are to take place is of concerns. She referred to an example that works is to start in the north of Valley but there are uncertainties as to what the improvements are to be made as there are houses bordering on the roadside. The Planning Development Manager responded that this is a complex application with 25 Conditions attached to any approval of the application. The developer must submit detailed information as regards to landscaping, impact on ecology, drainage etc., and there will be more clarity when the development commences. Councillor Llio Angharad Owen ascertained as to why the developer does not have to submit such information before approval. The Planning Development Manager responded that a Contractors would need to be appointed to carry out the necessary works and it is then the required information is to be submitted by the developer, and an additional ecological assessment will be required.

Councillor Jackie Lewis, and a Local Member questioned whether this is an extension to the implementation period for a further 3 years and when a Contractor is appointed to carry out the works there may be further assessments and changes as to how the work will be carried out. She ascertained whether the changes to the application will be submitted to the Planning and Orders Committee for a decision. The Planning Development Manager responded that the timetable to carry out the works will be extended for a period of 3 years and since GBE-N have taken over the site, there is a commitment by Westminster for an SMR on the site. He noted that if there are any changes to the application it will be submitted to the Planning and Orders Committee for consideration as it would be a Section 73 application as part of the land is in the ownership of the Local Authority. However, changes to the Conditions may not be submitted to the Committee for approval.

Councillor Dafydd Roberts questioned whether there will be an opportunity to 'call-in' discharge of any contentious Conditions as part of this application. The Legal Advisor responded that the Constitution notes that the discharge of

Conditions would be delegated to Officer's. The Planning Development Manager said that he is aware that the discharge of Conditions in respect of the Penrhos Site, Holyhead and Ysgol y Graig, Llangefni have been submitted for consideration by the Committee. He noted that consultation is undertaken with consultants due to complex of such Conditions.

Councillor Jackie Lewis further ascertained whether the public will be consulted and able to express their views at each step of the improvement works. The Planning Development Manager responded that it is anticipated that GBE-N and the Local Authority will be consulting with the local community during each step of the improvement works.

Councillor Kenneth P Hughes 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 contained within the report.

12.7 HHP/2026/72 – Full application for alterations and extensions at Ardraeth, Lon Traeth Llydan, Rhosneigr

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

Councillor Douglas M Fowlie and a Local Member said it would be beneficial for the Committee to visit the site.

Councillor Neville Evans proposed that a site visit be undertaken to the site. Councillor Jeff Evans seconded the proposal for a site visit.

It was RESOLVED that a site visit be undertaken to the site at the request of a Local Member.

13 OTHER MATTERS

13.1 DAG/2026/11 – Application to determine whether prior approval is required for the erection of a yard covering at Gwyndy, Penmynydd Road, Penmynydd

It was noted that the application was to be permitted development under Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

COUNCILLOR GERAINT BEBB
CHAIR