

# PLANNING SITE VISITS

## Minutes of the meeting held on 19 December, 2012

- PRESENT:** Councillor J.Arwel Roberts (Chair)
- Councillors W.J.Chorlton, E.G.Davies, Richard Dew, Jim Evans, Kenneth Hughes, Vaughan Hughes, W.T.Hughes, Clive McGregor, R.L.Owen, Eric Roberts
- IN ATTENDANCE:** Development Management Team Leader (Nia Jones)  
Development Control Officer (Highways) (Richard Eames) (for item 3 only)  
Committee Officer (ATH)
- APOLOGIES:** Councillor Lewis Davies
- ALSO PRESENT:** Local Members: Councillor H.Eifion Jones (item 2), Councillor Selwyn Williams (item 3), Councillor R.Dylan Jones (item 4)
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### **1. 10C114A - Full application for the siting of a solar array farm on land adjacent to Tai Moelion, Ty Croes**

The site was visited upon the recommendation of the Officers made at the meeting of the Planning and Orders Committee held on 5 December, 2012.

The Planning Officer showed Members a map of the development site which amounted to 30 hectares in total of which 10 hectares were being earmarked for the development. The Officer explained that the proposal entailed the siting of 3,200 solar modules comprising of 20 cells each. Each module measures 10m in length by 3m in width and is 2.5m high. Members viewed the site and were informed by the Officer that sheep would be able to graze between the modules meaning there would be a mixed use of the site. The modules will generate 15 megawatts of power. The solar modules are also meant to be anti-reflective.

Members asked questions of the Officer on issues in relation to power and orientation and they also viewed the proposed development site from an alternative perspective towards the rear of the site. The Officer confirmed that a landscape and visual impact assessment had been undertaken.

### **2. 37C174C – Full application for the erection of one wind turbine with a maximum hub height of up to 36.5m, a maximum rotor diameter of up to 30m and a maximum upright vertical tip height of up to 46.1m together with the installation of a control kiosk and access track on land at Tre-lfan, Brynsiencyn**

The site was visited upon the recommendation of the Officers made at the meeting of the Planning and Orders Committee held on 5 December, 2012

The Planning Officer referred to the dimensions of the proposed wind turbine and she informed Members that an access plan to the site was available. She referred to Melin Bodowyr as a listed building in relation to which a visual image had been submitted. She also directed Members to the two properties nearest the proposal the residents of which had expressed concern regarding the potential impact of the proposal in terms of shadow flicker. She explained that the application was accompanied by a shadow flicker assessment but which was based on a larger scale turbine. Shadow flicker from a turbine of the size proposed is not likely to reach the properties in question.

Concerns have also been expressed by residents of properties in the opposite direction the owner of which has planning permission for a holiday conversion and is worried by the potential effects from a tourist perspective.

Members asked questions regarding the visual impact of the proposal from the direction of Gwynedd. The Officer confirmed that a visual impact assessment from the perspective of Gwynedd had been carried out and has been assessed by officers. The proposed development site is also 1.1 km from the AONB. The Officer said that other issues arising related to the potential effects on the area as an area of archaeological interest as regards the archaeological landmarks to be found at Caer Leb and the 2 standing stones in terms of the potential impact on the archaeological setting.

**3. 39C285D – Full application for the erection of 17 dwellings on land at Lôn Gamfa, Menai Bridge**

The site was visited upon the recommendation of the Officers made at the meeting of the Planning and Orders Committee held on 5<sup>th</sup> December, 2012.

The Planning Officer informed Members that confirmation allowing access onto the site had not been received. Members viewed the proposed development site from the end of the adjacent housing estate. The Officer stated that the main issues arising are highways and drainage issues. There are also concerns in relation to parking. The Authority's Highways and Drainage Sections have confirmed that they are satisfied with the proposal. The application has been advertised as a departure as it falls outside the Development Plan but it is within the provisions of the Stopped Unitary Development Plan. An ecological report is also available regarding which there are questions by the Council's Ecological Officer.

The Development Control Officer (Highways) showed Members a copy of the access plan and he explained that access and traffic to the site would be governed by a priority system. A full independent audit survey of the site entrance has been conducted the results of which are satisfactory.

The Local Member referred to issues in respect of parking, highways, flooding and overlooking.

**4. 11C591 – Change of use of derelict land to form a nature and recreation area on land to the rear of 16-21 Bro Trehirion, Amlwch**

The site was visited at the request of the Local Member.

The Planning Officer stated that the application entailed a change of use of derelict land into a nature area complete with pathways and interpretation boards. She showed Members a plan of the proposed layout of the site. Members viewed the site and noted its proximity to nearby residential properties. The Local Member referred to residents' concerns.

**Councillor J.Arwel Roberts  
Chair**