

PLANNING AND ORDERS COMMITTEE

Minutes of the virtual meeting held on 28 July, 2021

PRESENT:	Councillor Nicola Roberts (Chair) Councillors John Griffith, Trefor Lloyd Hughes MBE, Kenneth Hughes, Eric Wyn Jones, Ieuan Williams, Robin Williams. Local Members: Councillors Alun Roberts and Gary Pritchard (application 7.2), Aled M. Jones (applications 7.3 and 12.10), Margaret M. Roberts (application 12.4)
IN ATTENDANCE:	Chief Planning Officer (DFJ) Planning Enforcement Manager (SO) Planning Built and Natural Environment Manager (JIW) Senior Engineer (Traffic and Parking) (AR) Legal Services Manager (RJ) Committee Officer (ATH)
APOLOGIES:	Councillors Glyn Haynes, Richard O. Jones, Dafydd Roberts
ALSO PRESENT:	Councillor Richard Dew (Portfolio Member for Planning and Public Protection), Senior Planning Officer (JBR), Senior Planning Officer (CR), Business Systems Manager (EWW), Development Management Engineer (Highways) (WIH)

Prior to the commencing the business of the meeting, the Chair speaking on behalf of the Committee's members, thanked Mrs Nia Jones, formerly the Development Management Manager who was leaving the Council to take up a post with Planning Inspectorate Wales, for her work throughout her time in the Manager's role including the support and guidance she had provided to the Committee which was greatly appreciated. She extended her and the Committee's best wishes to Mrs Jones both personally and professionally in her new post.

1. APOLOGIES

The apologies for absence were presented and were noted as listed above.

2. DECLARATION OF INTEREST

Councillor Kenneth Hughes declared a personal and prejudicial interest in application 12.8 on the agenda as a member of the Governing Body of Bodedern Secondary School.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous virtual meeting of the Planning and Orders Committee held on 7 July, 2021 were presented and were confirmed as correct.

4. SITE VISITS

The minutes of the virtual site visit held on 21 July, 2021 were presented and were confirmed as correct.

5. PUBLIC SPEAKING

There were eight Public Speakers registered to speak in connection with applications 7.2, 7.3, 12.4, 12.6, 12.9 and 12.10.

6. APPLICATIONS THAT WILL BE DEFERRED

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

7. APPLICATIONS ARISING

7.1 FPL/2019/338 – Full application for the part removal of the existing concrete sea defence and the erection of a replacement sea defence wall in its place on the boundary of Cerrig, Penmon

The application was reported to the Planning and Orders Committee at the request of the Local Members. At the Committee's 7 July, 2021 meeting it was resolved that a site visit was required. A virtual site visit was subsequently carried out on 21 July, 2021.

The Chief Planning Officer reported that during the virtual site visit it was confirmed by the Planning Case Officer that amended plans had been received in connection with the application. It is therefore recommended that determination of the application be deferred to allow the amended plans to be considered and further consultation to take place.

It was resolved to defer determination of the application in accordance with the Officer's recommendation for the reason given.

7.2 FPL/2020/165 – Full application for the conversion of outbuilding into holiday let together with the felling of 3 trees protected by a tree preservation order and replacement planting in lieu at Outbuilding 1, Lleiniog, Penmon

The application was reported to the Planning and Orders Committee at the request of a Local Member. Determination of the application was deferred at the Planning and Order's 7 July, 2021 meeting pending the receipt of amended plans to demonstrate the compensatory planning required consequent on the proposed removal of 3 trees which are currently protected by a tree preservation order. The amended plans were received on 7 July, 2021 following which amended consultations and neighbourhood notifications were issued with the latest date for representations to be made being 29 July, 2021.

Public Speaker

Mr Rhys Davies, Cadnant Planning spoke in support of the application highlighting that Listed Building Consent for the conversion of the outbuilding into a holiday unit has already been granted and that the Officer's report confirms that the principle of the conversion of outbuildings into holiday accommodation is established under policy TWR2 of the Joint Local Development Plan (JLDP). The proposal complies with the criteria presented under Policy TWR 2 in that it makes use of a suitable previously developed site; it is appropriate in scale and does not significantly harm the residential character of the area. The proposal is also in a sustainable location being within walking distance of a bus stop and the village of Llangoed via foot or bicycle. The access from off the highway leading to Penmon is considered acceptable with minor improvements as are the plans from a heritage perspective. Questions have arisen regarding what might be the economic benefits to the locality from such a development especially as the developer is not local. The applicant has confirmed in a response to the Head of Service that Amos Leisure has to date invested £4m across three sites in Anglesey and that it directly employs four local members of staff

Additionally the company employs eight local sub-contractors on a full time basis and deploys a further thirteen local contractors to undertake various aspects of building work. Materials are also sourced locally. While the proposal's contribution to tourism is noted in the report, the wider economic benefits which the proposal will generate locally are even greater. Approving the application will ensure jobs and an additional contract for local businesses. It is hoped that after a meeting on site the Community Council and Local Members are clear about what elements of the work have been going on and that there are no enforcement issues. The work on site is being completed to a very high standard.

Councillor Alun Roberts a Local Member, spoke to confirm that following a concerted effort by all involved to address the local concerns regarding the proposed development he was pleased to be able to say that those concerns had now been allayed including the matter of the access which had been a particular source of concern to him. Through extensive dialogue and co-operation amendments have been made which have resolved what he felt could have been a potential problem and he was therefore no longer opposed to the development. Councillor Gary Pritchard, also a Local Member said that he was in full agreement with Councillor Alun Roberts and that he had appreciated being able to visit the site which had done much to put local worries to rest.

The Planning Built and Natural Environment Manager reported that no representations have hitherto been received with regard to the amended plans in connection with the removal of the protected trees and consequent compensatory planting although the publicity period does not end until the 29 July. Listed building consent for the conversion of the outbuilding into a holiday unit was granted last month under delegated powers. In terms of design the modern nature of the flat roof extension to the rear of the subject building allows for differentiation between the historic and contemporary elements of the building and the re-introduction of a pitched slate roof for the stone shed to the side of the building is a reflection of the historic forms. Additionally all fenestration to the principal elevation of the building will be retained. It is the Officer's view that the alterations and extension comply with the policy requirements in terms of the criteria for the conversion of outbuildings into holiday units with regard to design and in preserving the character of the listed building within the curtilage of Lleiniog. Neither will the adaptations affect the special character or location of the main listed building of Lleiniog itself; rather the adaptations will ensure the long-term future of the subject building. Referring to the proposed planning conditions, the Officer highlighted that as conditions (05) and (06) are almost identical, it is recommended that condition (06) be deleted and that the two plans listed therein be added to the list of plans in condition (05).

Councillor Robin Williams proposed, seconded by Councillor Trefor Lloyd Hughes, MBE that the application be approved in accordance with the Officer's recommendation with the deletion of condition (06) as outlined.

It was resolved to delegate approval of the application to Officers at the end of the consultation period in accordance with the recommendation and report subject to the conditions listed therein and the deletion of condition 6 as outlined.

7.3 VAR/2021/27 – Application under Section 73 for the variation of condition (02) (Approved plans) and (03) (Access and parking accommodation) of planning permission reference FPL/2019/322 (Conversion of church into dwelling together with construction of a new vehicular access) so as to amend the parking accommodation to omit the provision of a turntable at Christ Church, Rhosybol, Amlwch

The application was reported to the Planning and Orders Committee having been called in by the Local Member due to highway issues and impact on the landscape surrounding the church. At the Committee's 2 June, 2021 meeting, members resolved to visit the site. A virtual site visit took place on 16 June, 2021.

The Legal Services Manager read out a statement to the Committee by the applicant, Mr William Morris which set out the applicant's view that a turn circle is not required in order to be able to turn a vehicle within the property and that this had been demonstrated in a video taken on site by the Planning Case Officer at the request of the Local Member which showed the applicant manoeuvring his vehicle within the property with ease and sufficient space. The manoeuvre has been demonstrated to the satisfaction of the Council's Highways Service. The applicant goes on to say that he has surveyed the houses in close proximity to the church in Rhosybol at least 10 of which have driveways where turning a vehicle is impossible. He reiterates that turning a vehicle within his own driveway is fine and that a turn circle is not needed to do so. If a turn circle has to be installed on the property as a requirement of the Committee, then it will be the first time the Planning and Orders Committee of Anglesey Council has set this requirement, possibly the first time a Welsh Planning Authority has set such a requirement. Mr Morris points out that the Local Member does not agree that the conversion of the church should ever have been granted planning permission and he refers to the complaint made to the Planning Service by the Local Member which was unsubstantiated with no breach of planning permission having been found to have taken place. It should also be noted that the church building is in the process of being developed into a home for the applicant and his family on which has been spent a considerable amount of money. During the works the feedback from visitors to the graveyard has been nothing but positive. Most have commented that it is great that someone is making the effort to restore the building for future generations which would otherwise have collapsed sooner rather than later. The applicant asks the Committee to grant the planning permission changes.

Councillor Aled Morris Jones, a Local Member said that the original application incorporated a turn circle because it was acknowledged that there was insufficient space within the site in which to turn a vehicle. In the video showing this manoeuvre, the lower body of the applicant's car (a Vauxhall Astra) is shown to scrape against the boundary stones; he therefore put it to the Committee that this is not a suitable place in which to create a parking area because there is not enough space available within the curtilage of the church in which to turn a vehicle as proved by the video. Also there are gravestones in close proximity to the area in which the turning manoeuvre is proposed to be made.

The Chief Planning Officer reported that determination of the application was deferred at the Committee's 7 July, 2021 meeting due to the receipt of an amended plan and because the neighbour notification period had not expired. To allow sufficient time for neighbours to make comments it was agreed that the application be presented to this meeting of the Committee. At the time of the report's writing 8 letters of objection had been received raising the points documented within the report. The key issue with regard to the application is whether there is a need for the applicant to provide a turn circle as part of the planning application in the interests of highway safety, the principle of the change of use of the church into a residential dwelling having already been established by the extant planning permission. The application is to omit the provision of a turn circle after it became apparent on clearing the overgrowth on the site that there is no need for a turn circle to be able to turn a vehicle within the site. The Highways Authority has confirmed that it is satisfied with the amended access plan. The recommendation is therefore one of approval.

The Senior Engineer (Traffic and Parking) confirmed that the Highways Authority was in receipt of the amended plan which showed what is termed a swept path analysis i.e. the path a vehicle takes when it is not moving in a straight line such as when it has to turn which demonstrated that it is possible to undertake a turning manoeuvre within the site. The Highways Authority is satisfied with the evidence and information provided and that a turn circle is not required.

The video of the applicant manoeuvring the vehicle within the application site was then shown to the Committee.

Councillor Ieuan Williams thought that the evidence showed how difficult it is to make the manoeuvre within the space available as well as how close the turning area is to the nearest gravestones; the video does show the applicant's vehicle coming into contact with the stones alongside the boundary when turning. He highlighted a further consideration in that the applicant states he is developing the church as a family home which makes it likely that the property will be accommodating more than one vehicle meaning that they will have to reverse onto the highway. It was his view that the site is not a suitable area for parking and that a turn circle should be re-incorporated within the access plan; he proposed that the application be therefore refused contrary to the Officer's recommendation. The proposal was seconded by Councillor Trefor Lloyd Hughes, MBE.

Councillor John Griffith referred to the video as showing vehicles parked along the pavement next door to the church building thereby posing an obstruction to pedestrians, prams and wheelchair users. He thought that should the application be approved there needed to be a traffic regulation provision to prohibit parking on the pavement. He proposed that the application be approved in accordance with the Officer's recommendation; in seconding the proposal Councillor Robin Williams said that he found it a difficult matter to determine having initially approved the application with a turn circle and now being asked to approve dispensing with the turn circle. He referred to there being many instances whereby cars reverse out onto the highway from their properties and therefore on balance he accepted that there is no need for a turn circle.

Councillor Ieuan Williams sought the professional opinion of the Senior Engineer (Traffic and Parking) on reversing onto the busy highway between Amlwch and Llanerchymedd; the Officer confirmed that he would not recommend the manoeuvre.

In the subsequent vote the proposal to refuse the application contrary to the Officer's recommendation was carried by 4 votes to 2.

It was resolved to refuse the application contrary to the Officer's recommendation as it was deemed a turn circle is required in the interests of highway safety.

(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report in respect of the reason given for refusing the application)

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 LUP/2021/1 – Application for a Certificate of Lawfulness for the proposed use of existing workshop as dwellings (C3) at Workshop, Tre Wen, Pen Lôn, Newborough

The application was reported to the Planning and Orders Committee as the applicant is related to a relevant officer. The application has been scrutinised by the Council's Monitoring Officer.

The Planning Enforcement Manager reported that planning permission to convert the workshop into three dwellings has been granted following which an application to vary the permission (VAR/2020/74) to include two porches was approved. The foundations of the porches have now been constructed under this permission the issue being whether the planning permission VAR/2020/74 has lawfully commenced. It should be noted that planning policies do not apply to the determination of an application for a Certificate of Lawfulness of Proposed Use or Development (CLPUD); the Local Planning Authority's considerations in relation to such applications are based solely on an assessment of the evidence submitted by the applicant to determine whether the development subject to the application is lawful under the planning act. In accordance with the legal advice provided as outlined in the report, the Officer's view is that the burden of proof has been discharged on the burden of probabilities and the recommendation is therefore to approve the application.

Councillor Eric Jones proposed, seconded by Councillor Kenneth Hughes 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.

12. REMAINDER OF APPLICATIONS

12.1 FPL/2021/92 – Full application for the erection of a new agricultural building for storage and lambing on land near Graianbwll, Llanddaniel

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

The Chair informed the Committee that the Local Member had been in touch with her to confirm that although he had called in the application due to local concerns, he thought the Officer's report was fair and that with the addition of the two landscaping conditions as outlined, the application is now acceptable.

The Chief Planning Officer reported that it is the Officer's view that the site is suitable for the agricultural shed as proposed being in a low-lying location with hills coming up/down from both directions. Given the location, the current screening and the additional screening to be conditioned in line with the request made by the Landscape Advisor and Ecological Advisor for additional mitigation, the visual impacts are perceived to be minimal. The design and colour of the proposed shed are also considered acceptable and the recommendation is therefore one of approval.

Councillor Robin Williams proposed, seconded by Councillor Eric Jones 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 conditions listed therein.

12.2 FPL/2021/147 – Full application for the removal of the existing mobile teaching classroom building, siting new mobile classroom building, erection of fencing together with hard landscaping at Ysgol Henblas, Henblas

The application was reported to the Planning and Orders Committee as the Isle of Anglesey County Council is the applicant and landowner.

The Planning Enforcement Manager reported that the proposed new classroom will be located in the same location as the existing classroom but will be of a slightly larger footprint. The height will remain at approximately 3.6m such that the new classroom should integrate into its surroundings. Privacy concerns raised by the owner of the neighbouring property will be addressed via a 2m high welded mesh fence along the west boundary of the school playground which will protect the privacy of both the school grounds and the neighbouring properties. Welsh Water has now confirmed conditional approval and Gwynedd Consultancy has confirmed that it has no comments on the application. The recommendation is therefore to approve the application subject to no new issues being raised before the expiry of the consultation and publicity period on 29 July, 2021.

Councillor Robin Williams proposed, seconded by Councillor Kenneth Hughes that the application be approved in accordance with the Officer's recommendation.

It was resolved to delegate approval of the application to Officers at the end of the consultation period in accordance with the recommendation and report subject to the planning conditions contained therein and subject also to no new issues being raised before the expiry of the publicity period.

12.3 FPL/2021/86 – Retrospective application for alterations to the existing vehicular access, re-building of a stone boundary wall together with the erection of associated gate at The Old Abbey & Abbey Lodge, Ravenspoint Road, Trearddur Bay

The application was reported to the Planning and Orders Committee as the applicant has served notice on the Isle of Anglesey Council as the landowner.

The Planning Enforcement Manager reported that the application seeks retrospective permission for a widened vehicular access; no representations have been received as a result of the publicity afforded the application. The Highways Authority has no objection to the proposal and in terms of design it is considered the proposal reflects the characteristics of the locality and enhances the character and appearance of the site in line with the requirements of Policy CYFF 2 and Policy CYFF 3. A recommendation of approval is therefore made.

Councillor Ieuan Williams proposed, seconded by Councillor Robin Williams 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 condition set out therein.

12.4 FPL/2020/215 – Full application for the erection of 23 dwellings (including 4 apartments) together with the creation of two new access and associated development on land adjacent to Lôn Lwyd, Pentraeth

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

Councillor Margaret Roberts, a Local Member asked the Committee to conduct a virtual site visit so that members can better appreciate the proposal within its context and in fairness to local concerns.

Councillor Kenneth Hughes proposed, seconded by Councillor Robin Williams, that a virtual site inspection be undertaken.

It was resolved that a virtual site visit be carried out in accordance with the Local Member's request for the reason given.

12.5 HHP/2021/166 – Retrospective application for the re-siting and retention of the annex on land to the rear of 21 Ravenspoint Estate, Trearddur Bay

The application was reported to the Planning and Orders Committee at the request of a Local Member amid concerns of over-development.

The Planning Enforcement Manager reported that prior to the submission of the current planning application which was prompted by an enforcement investigation, the applicant had been in discussion with neighbours and had agreed to re-site the annexe building closer to the to the main dwelling and further away from the rear boundary with the neighbouring properties. The applicant has also confirmed that vegetation along the rear boundary of the site will be retained and will be supplemented by additional planting, fencing and a trellis. The report addresses the objections raised as regards over-development, impact on privacy and on amenity and on balance, it is considered that the proposal is acceptable providing no new issues are raised before the expiry of the publicity period on 30 July, 2021.

Councillor Eric Jones proposed, seconded by Councillor Robin Williams that the application be approved in accordance with the Officer's recommendation.

It was resolved to delegate approval of the application to Officers on expiry of the consultation period in accordance with the recommendation and report subject to the planning conditions contained therein and subject also to no new issues being raised before the end of the publicity period.

12.6 FPL/2021/111 – Full application for change of use of agricultural land into holiday chalet site, siting 30 holiday chalet buildings, erection of reception building, engineering works to create lake, construction of private roads, construction of parking areas, soft and hard landscaping together with associated works on land at Penmynydd Farm, Caergeiliog

The application was reported to the Planning and Orders Committee as it has been called in by a Local Member.

Public Speakers

Mr Neil Oldham, the applicant spoke in support of the application saying that it was his aim to provide a high quality development and one that looks as if it has always been on site. The planting of over 5,000 shrubs and trees will ensure that the proposed development will have a low visual and environmental impact on the surrounding area. Mr Oldham emphasised that it was important to him as a long-time resident of Anglesey who is passionate about the Island that the development compliments the countryside and does not resemble other development with endless rows of white caravans. He was keen that the site should provide employment both directly and by encouraging visitors to use and enjoy the facilities in nearby villages and the wider area. This type of scheme should balance the desire for people to visit the area whilst also ensuring benefits for the local community and avoiding impact from second homes. He acknowledged that there had been an appeal on site and that the Planning Inspector was entirely satisfied on all grounds except for sustainability and the availability of non-car modes of transport.

Mr Jamie Bradshaw also speaking in support of the application said that he and Mr Oldham felt that there are significant factors and new information that weigh in favour of approval. While the application site is in a rural position, it is located between Caergeiliog, Bodedern and Llanfihangel yn Nhowyn which are all within walking distance. For cycling, a number of settlements as well as attractions and facilities are within easy cycling distance, including Valley, Holyhead as well as there being access to longer range cycle routes including three national cycle network routes. The proposal includes on-site cycle hire.

The A5 which passes the site is already well used as a cycle route and is shown on the Authority's Active Travel Plan as a planned designated combined walking and cycling route. The applicant is happy to contribute to improvements if needed. The site is also within easy walking distance of the number 4 bus route linking Holyhead and Llangefni and to railway stations thereby allowing onward trips across the Island. An on-site mini bus is proposed to allow for the collection and return of visitors to railway stations and local attractions and facilities. Robust and detailed information on the above is provided as part of the submission which is not examined in detail in the Officer's report. This includes a detailed Travel Plan which could be imposed and controlled by condition.

Mr Bradshaw referred to the planned inclusion of onsite facilities to include a small shop and café which are proposed in response to comments by the Inspector that the site could be more self-contained. Whilst the Inspector was not convinced that the site is accessible, it is clear that this did not account for the true accessibility of the site and did not benefit from the new information that is presented today. Many new sites in a similarly rural position have been approved by the Authority for example Cartio Môn, Bryn Ednyfed near Caergeiliog and Dronwy, Llanfachraeth. The Committee is therefore respectfully asked to support the application.

Councillor Kenneth Hughes, a member of the Committee and a Local Member wanted to know why the applicant thought the site is sustainable and what has changed from when the appeal was determined; the rationale for having a shop and café on site if the aim is to encourage users of the site to enjoy the benefits and facilities provided by nearby villages and the wider area, and the relevance of the Authority's Active Travel Map to the application.

Mr Jamie Bradshaw clarified that new information has been made available to the Planning Authority in the form of a detailed Travel Plan that focuses specifically on the issue of sustainability and shows the site to be sustainable. Mr Bradshaw said that he and Mr Oldham felt that at the time of the inspection, the Inspector did not have a proper grasp of the site's circumstances and the area – the site visit was brief and did not benefit from the same local knowledge as that held by people who are on the Island regularly. It is felt that the proposal is within walking and cycling distance of shops and facilities and will benefit from the no.4 bus route past the site which might not necessarily have been in the Inspector's mind when making her decision. Mr Oldham added that the site is on the boundary between Bodedern and Caergeiliog and that the Planning Inspector when undertaking her site visit went to Caergeiliog which has fewer facilities than Bodedern or further afield in Valley.

The inclusion of an on-site shop and café is in response to the Inspector's comment that the site could be more-self-contained the idea being that users of the site would be able to pick up sundries without having to use a car to leave the site for a pint of milk for example. Although the preference would be not to have an on-site shop and café they have been incorporated to enhance the site's sustainability and they will employ local people. Mr Oldham emphasised that he did not want to be a café owner or a shop keeper but these facilities answer the Inspector's comments about keeping people on site. It was important to him personally that the proposal should support local businesses and the wider community which is generally supportive of the proposal including the Community Council.

Mr Bradshaw clarified that under the Active Travel Wales Act, the Authority like other local authorities, is looking to improve the links through the area; the A5 which passes the

application site is one of the proposed active travel routes which ideally - although it is already used as such - will be upgraded to a recognised combined walking and cycling route. The route map was not available to the Inspector at the time of the appeal as it had not been produced – the applicant would be happy to contribute to the route by way of making improvements between the application site and the route. Mr Oldham confirmed that he thought it would be a great asset to the site which will add to the footpath that goes into Bodedern.

Councillor Trefor Lloyd Hughes, MBE voiced concerns about pedestrian safety citing a fatal accident on the road from Dalar to Bodedern and sought clarity on the availability of footpaths from Caergeiliog to the application site and therefrom to Bodedern and RAF Valley.

Mr Jamie Bradshaw clarified that the only route where there is no footpath is at the bus stop at Junction 4 near Caergeiliog where there is a gap in footway provision but in all other directions there are footpaths from the application site through the A55 junction north to Bodedern and further on to RAF Valley and Valley airport.

The Chief Planning Officer reported that the application site lies to the rear of the Botha site and has its own access onto the road that leads from the A55 towards Bodedern. With regard to consultees, the MOD has now provided a response to the effect that conditions are required to manage birds on the site; likewise the Joint Planning Policy Unit has responded to confirm that there is no risk that the proposed development will have a significant detrimental impact on the Welsh language. To date no formal response had been received from the Community Council. An application for a similar proposal was refused by the Council under application reference FPL/2018/2 and the subsequent appeal was dismissed in February, 2020 on the basis that the proposed development was not deemed to be in a sustainable location as it is not so well served by local services or public transport for it to be described as accessible by means of active travel and public transport being instead overly dependent on private car use. Some amendments to the proposal have been made with the introduction of a reception building and an on-site café and shop as well as a cycle hire facility. However, the inclusion of these retail elements to make the development more self-contained reinforces the Council's view that the proposed development is located in an unsustainable location. Additionally, since the appeal on planning application FPL/2018/2 was dismissed, the SPG on Tourism Facilities and Accommodation has been formally adopted by the Council and this lists factors that will be assessed in determining whether a development is high quality or not and includes as a consideration sites being in a sustainable location which serves to lend further weight to the objections on sustainability grounds. The Officer said that notwithstanding the amendments made to the proposal, the position in planning terms has not materially changed and the proposed development is therefore still deemed to be situated in an unsustainable location making it reliant on private car use. Consequently, the recommendation is to refuse the application.

Councillor Kenneth Hughes said that he took a different view to that of the Officer on the basis of policy. National policy guidelines recognise the importance of tourism development to the rural economy as long as developments are in a suitable location. Councillor Hughes said that he thought the proposal is suitable as he felt it is in a sustainable area. The JLDP notes that new development should be in a location that is unobtrusive which means that it is well screened by existing landscape features without too many features that are not natural. The application site lends itself to this type of development; the Planning Inspector had no concerns on this point and disagreed with the Officer's standpoint at the time concluding instead that the development was appropriate in its location and would not have a harmful impact on the character or appearance of the surrounding countryside. Councillor Hughes thought that the Officers had missed an opportunity to support a proposal knowing how important tourism is to the countryside economy; put simply this comes down to a difference of opinion since a few months ago the Committee was unanimously of the opinion that this area is a sustainable location; to say otherwise now would make a mockery of everyone, this

being so it is everyone's duty to support the application. He proposed that the application be approved and was seconded by Councillor Eric Jones.

Councillor John Griffith proposed that the Committee undertake a virtual site visit given the potential visual impact of the development especially from the A55 and the resulting effects on the surrounding countryside. The proposal for a site visit was seconded by Councillor Trefor Lloyd Hughes, MBE. In the ensuing vote, the proposal that a virtual site visit be undertaken was carried.

It was resolved that a virtual site visit be carried out for the reason given.

12.7 MAO/2021/21 – Minor amendments to scheme previously approved under planning permission FPL/2018/4 so as to allow surface water to connect to public sewer at Sŵn y Gwynt, Holyhead

The application was presented to the Planning and Orders Committee as the Isle of Anglesey County Council is the applicant and landowner.

The Chief Planning Officer reported that planning permission for the erection of 4 single person dwellings has been granted on the site and the application now submitted seeks to amend condition (08) of the consent so that both the site's surface water and foul water are allowed to discharge in to the public sewer system. Welsh Water has confirmed that it has no objection to the proposed amendment of condition (08); the recommendation is therefore to approve the application.

Councillor Trefor Lloyd Hughes, MBE queried whether the correct name for the site was Llys y Gwynt rather than Sŵn y Gwynt. The Chief Planning Officer said that should the application be approved, details of the name would be confirmed ahead of the release of consent.

Councillor Eric Jones proposed, seconded by Councillor John Griffith 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.

12.8 FPL/2021/112 – Full application for the erection of safety fences at Bodedern Secondary School, Bodedern

The application was reported to the Planning and Orders Committee as the Isle of Anglesey County Council is the applicant and the landowner.

Having declared a prejudicial interest in the application, Councillor Kenneth Hughes withdrew from the meeting for the discussion and determination thereof.

The Planning Built and Natural Environment Manager reported that the application is for the erection of 2.15 metre high safety fences located at the front and sides of the school grounds with access gates. The proposal is considered acceptable in terms of scale, design and appearance and thus will not have a negative impact on the existing building's character and appearance nor on nearby properties; the recommendation is to approve the proposal.

Councillor Robin Williams proposed, seconded by Councillor John Griffith 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 conditions contained therein.

12.9 FPL/2020/234 – Full application for the erection of food production warehouse, extension to existing building to create brining areas, erection of Effluent Treatment Plant (ETP) tank, associated balance tank and structures (part retrospective in relation to foundations), creation of attenuation ponds, erection of building to accommodate DAF units, alterations to existing access points along with

amendments to existing parking, de-adoption of part of existing adopted highway with landscaping and associated works at 8 Mona Industrial Estate, Mona

The application was reported to the Planning and Orders Committee as it encompasses Council owned land.

Public Speaker

Sioned Edwards, Cadnant Planning spoke in support of the application stating that the proposed development represents the second phase of the dairy and cheese plant development following the granting of permission for the first phase in 2019. Once operational, this will be the most modern and sustainable cheese production plant in Europe with the second phase enabling cheese production to be increased from 2,500 tonnes per annum to 7,800 tonnes per annum. Once completed the plant will use 80 million litres of milk from 35 Welsh farms to create 7,800 tonnes of premium cheese of the highest quality. Expansion of the plant formed part of the initial proposal and indicative plans for the second phase were presented as part of the original application. The plant's turnover will rise to £25m by 2022 and it will establish new standards for the industry. When cheese production commences in September, 2021, there will be initial capacity for 22 million litres of milk per annum with initial investment of £15m and a further £12m for the second phase. The first phase will create up to 30 full time jobs and a further 34 full-time jobs will follow with the second phase. By the end of 2021, the business is expected to have grown to provide over 100 jobs. The enterprise also seeks to develop young people's skills and to become a key local employer on Anglesey. The company is keen to develop all parts of the workforce and is working closely with Coleg Menai's Food Technology Centre; the latter will use the plant as a location for education, training and development opportunities for some of its students and courses. Since the publication of the Officer's report, the MOD has confirmed acceptance of the proposal subject to the submission of an amended bird strike report. Extensive discussions have been held with Natural Resources Wales regarding site permits and discussions are also ongoing with the Council's Ecology Advisor regarding biodiversity improvements in connection both with the application and also to enable further steps in the development of the site. The Committee is asked to approve the application as a significant investment on the Island providing benefits in the form of employment for local people, educational and training opportunities for young people and a fair price for milk for Welsh farmers.

The Chief Planning Officer reported with regard to the consultee response that the MOD is satisfied with the proposal and has recommended a condition; the Council's Landscape Advisor is also supportive subject to a condition to protect trees on site and Bodffordd Community Council has confirmed it has no objections to the application. The proposal represents the second phase of the enterprise that will enable increased cheese production; the principle of the development is acceptable on the industrial estate location and is supported in terms of the investment in jobs that is proposed. Further information in relation to ecology and biodiversity matters is awaited and subject to the receipt of this information, the recommendation is to approve the application.

Councillor Kenneth Hughes proposed, seconded by Councillor Robin Williams 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 contained therein and subject also to the receipt of outstanding consultation responses and any additional planning conditions following therefrom.

12.10 FPL/2019/251/EIA – Full application for the erection of a free range poultry unit (egg production) together with a manure store, feeding bins and associated works at Cae Mawr, Llanerchymedd

The application was reported to the Planning and Orders Committee as it is accompanied by an Environment Impact Assessment and has also been called in to the Committee by a Local Member.

Councillor John Griffith, also a Local Member proposed that given the scale of the proposed development, its location in the open countryside and local concerns regarding potential noise, odour and traffic impacts the Committee should conduct a virtual site visit. The proposal was seconded by Councillor Robin Williams.

It was resolved that a virtual site visit be conducted for the reasons given.

13. OTHER MATTERS

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

Councillor Nicola Roberts
Chair