

Planning and Orders Committee

Minutes of the meeting held on 12 January 2022

- PRESENT:** Councillor Nicola Roberts (Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, K P Hughes, Vaughan Hughes, Eric Wyn Jones, Dafydd Roberts and Robin Williams.
- Councillor Richard A Dew – Portfolio Holder
- IN ATTENDANCE:** Development Management Manager (RLLJ),
Planning Built and Natural Environment Manager (JW),
Planning Enforcement Manager (SWO),
Senior Planning Officer (JBR),
Business Systems Manager (EW),
Development Management Engineer (Highways) (IH),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillors Richard O Jones and Ieuan Williams.
- ALSO PRESENT:** Local Members: Councillors Aled M Jones (application 12.12);
Margaret M Roberts (application 7.1).
- Councillors Alun Mummery, Bryan Owen, Dafydd R Thomas.

In the absence of the Vice-Chair, Councillor Robin Williams was appointed Vice-Chair for this meeting only.

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

The minutes of the previous virtual meeting of the Planning and Orders Committee held on 1 December, 2021 were presented and confirmed as correct.

4 SITE VISITS

The minutes of the virtual site visits held on 15 December, 2021 were confirmed as correct.

5 PUBLIC SPEAKING

There were no Public Speakers at this meeting of the Planning and Orders Committee.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

7.1 FPL/2021/136 – Full application for the conversion of the outbuilding into a holiday letting unit together with alterations and extensions thereto at Wylfa, Bangor Road, Benllech

The application was presented to the Planning and Orders Committee as the applicant is related to a 'relevant officer' as defined within paragraph 4.6.10 of the Council's Constitution. The application has been scrutinised by the Council's Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution. At its meeting held on 1 December, 2021, the Committee resolved to visit the application site. A virtual site visit subsequently took place on 15 December, 2021.

Councillor Margaret M Roberts, a Local Member said that the application is for the conversion of an outbuilding at the rear of the property for a one bedroomed holiday letting unit. She said that it was evident at the virtual site visit that the outbuilding will become a ruin if no work is undertaken on the outbuilding. The location of the outbuilding is within the applicant's curtilage and there is adequate parking to accommodate such a development. The local Highways Authority has not submitted any objection to the development. Councillor Roberts said that applications for large holiday units have been submitted in the area over recent years. She asked the Committee to approve this application as this was a single unit holiday accommodation by a local resident.

The Development Management Manager reported that planning policy TWR 2 within the Joint Local Development Plan relates to holiday accommodation. He referred to Criterion v – which requires that the proposal does not lead to an over-concentration of such accommodation within the area. Furthermore, section 4.6 of Supplementary Planning Guidance Tourism Accommodation and Facilities aims to define the issue of over-concentration with paragraph 4.6.1 stating that a high number of holiday accommodation or a concentration of holiday accommodation in a specific area can have a detrimental impact on the social fabric of communities. He further referred to Paragraph 4.6.5 which was referred to within the Officer's report. The Planning Management Manager also

referred to the most recent Council Tax data that shows that the proportion of second homes and self-catering holiday accommodation in the Llanfair Mathafarn Eithaf Community Council area is 18.47%, which is above the 15% threshold. It is recognised that some exceptional circumstances can arise where there are clear advantages to allowing holiday accommodation in an area that already has a high number of holiday accommodation and second homes beyond the 15% threshold; these exceptional cases include: An enterprise associated with rural diversification and a proposal that would involve preserving and making alternative use of a listed building of historical value. Neither of these apply to this application, consequently it is therefore considered that the proposal would lead to an over-concentration of holiday accommodation in the area and consequently the proposal fails to accord with the provisions of policy TWR 2 of the Joint Local Development Plan. The recommendation is of refusal of the application as it would lead to an over-concentration of holiday accommodation within the area.

Councillor K P Hughes said that he considered that the proposal conforms with planning policies PCYFF 1, PCYFF 2 and PCYFF 3 and also conforms to high quality design, setting and appearance and would afford work for local craftsmen and builders merchants. He further said that he disagreed that the development would lead to over-concentration of holiday accommodation in the area as the village of Benllech is very popular with visitors to the Island. Councillor K P Hughes proposed that the application be approved contrary to the Officer's recommendation.

Councillor Vaughan Hughes seconded the proposal of approval of the application as the development is for a one bedroomed holiday unit for the benefit of a local resident to the village of Benllech.

It was RESOLVED to approve the application contrary to the Officer's recommendation as it was deemed that the development conforms with planning policies PCYFF 1, PCYFF 2 AND PCYFF 3 and it was considered that the development would not lead to an over-concentration of holiday accommodation within the area.

(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 reasons given for approving the application).

Councillor John Griffith abstained from voting.

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

10.1 VAR/2021/39 – Application under Section 73A for the variation of condition (09) (Approved Plans) of planning permission reference 29C39D (renewal of conversion of outbuildings to 4 holiday units) so as to allow additional family space to units at Penmynydd, Llanfwrog, Holyhead

The application was presented to the Planning and Orders Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

The Development Management Manager reported that the principle of developing the site has already been established under planning application reference 29C39B where permission was granted for the renewal of planning permission 29C39B for the conversion of outbuildings into 4 holiday units together with the construction of a vehicular access and installation of a private treatment plant together with the variation of condition (04) of planning permission 29C39B to allow for full time accommodation of the previously approve 4 units as dwellings. An application for a certificate of proposed use was deemed lawful in which the applicant confirmed worked had commenced on site and therefore safeguarded planning permission reference 29C39D. He further noted that Policy TAI 7 of the Joint Local Development Plan states that conversion of traditional buildings for residential use will only be permitted for employment use, if this is not an option, the development could provide an affordable unit as is noted within the Officer's report. The amendments proposed is for an erection of a small extension to each of the 4 residential dwellings, measuring 3m x 4m, ranging from 3.9 m to 4.4m in height due to different ground floor levels. The two extensions are sited on the western elevation of one of the converted outbuildings while the other two extensions are sited on the southern elevation of the second converted outbuilding. The existing two outbuildings floor area measures a total of 462 square metres with the total floor area of the 4 extensions measuring a total of 48 square metres which is less than 10% increase in the total floor area. The recommendation was of approval of the application.

Councillor Robin Williams proposed that the application be approved and Councillor John Griffith seconded the proposal.

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12 REMAINDER OF APPLICATIONS

12.1 VAR/2021/38 – Application under Section 73 for the variation of conditions 15 and 16 of planning permission reference APP45-36 (permission on appeal) which permitted the construction of 15 wind turbines on land at Trysglwyn Fawr, Rhosybol) so as to extend the operational phase of 14 turbines constructed on site for a further period of 10 years up to 29.6.31, extend the period where the farm needs to be decommissioned as well as extend the period where a turbine needs to be dismantled if it is not producing electricity to the local grid at Trysglwyn Windfarm, Rhosybol

The application was presented to the Planning and Orders Committee as the application is accompanied by an addendum to an Environmental Impact Assessment. The application is required to be presented to the Planning and Orders Committee for determination in accordance with paragraph 3.5.3.5(ii) of the Constitution.

The Development Management Manager reported that the application is to extend the operational life of the wind farm by 10 years to 25 years, 35 years from the point of first generation which will expire on the 29 June, 2031. The applicant has submitted the application in an effort to maximise the wind farm generating potential; even though the life time was originally set at 25 years, if properly maintained turbines can operate beyond their original design life and contribute to the meeting of targets and supply of renewable power without the requirement of repowering. Condition 15 of the appeal decision requires that if any wind turbine fails to produce electricity supplied to the local grid for a continuous period of 6 months then that turbine along with any ancillary equipment shall be dismantled down level and removed from the site reinstated for agricultural use within 3 months. The application entails to increase the period before a wind turbine shall be decommissioned if it fails to produce continuous electricity from 3 to 9 months. Condition 16 of the appeal decision requires that the turbines are removed from the site within 6 months of the turbines being decommissioned and become disused. The application also entails to extend the decommissioning period from 6 to 12 months, which is in line with recent similar repowering consent at Rhyd y Groes Wind Farm. There is no additional construction works proposed as the life extension can make use of all existing infrastructure. Extending the consent would however require ongoing and potentially additional maintenance work as the apparatus gets older. The Development Management Manager further reported that National and Local Development Plan policies provides guidance on such applications. Whilst there is an emphasis that renewable energy should be encouraged, proposed development should not harm the surrounding area, designated sites and existing neighbouring properties. He further said that the Planning Authority has assessed the application in respect of the effects on the landscape, ecology, traffic and transport, amenities of neighbouring properties and socio economic benefits.

The Development Management Manager further said that there is a strong presumption within the Joint Local Development Plan in favour of renewable

energy together with National policy that encourages life extensions of existing windfarms provided that environmental and landscape impact are acceptable. The Environmental Statement addendum has provided valuable knowledge of the likely significant effects of the proposed life extension and it is concluded that the proposal would not pose a significant harm to local sensitive receptors such as curtilage heritage and biodiversity subject to adequately worded conditions. It is also concluded that the proposed development would not have a detrimental impact upon the residential amenity. Although the life extension will not increase the height of any of the structures or introduce any additional new elements into the landscape, it is considered that the proposed development would not have a significant adverse effect on landscape character. The proposed development will bring an improved socio economic element which will benefit the local community by providing renewable energy. A community benefit fund was in place as part of the original application; as part of the current proposal the applicant seeks to increase the community energy fund to £3,000 over MW from when the current consent expires. The money is provided to the Rhosybol Community Council who will then be responsible for administering the funds. The recommendation was of approval of the application.

Councillor John Griffith ascertained as to the reason why the applicant needs to increase the period before a wind turbine shall be decommissioned if it fails to produce continuous electricity from 3 to 9 months. The Development Management Manager responded that as the wind turbines potentially will need additional maintenance work as the apparatus gets older.

Councillor Dafydd Roberts questioned as to the number of local people who carry out maintenance works on the wind turbines. The Development Management Manager responded that he was not aware as to the number of local people who are employed to carry out maintenance work on the wind turbines. Councillor Vaughan Hughes said that he considered that the Planning Authority should confirm as to the number of people that are to be employed to carry out maintenance work on such development before it is presented to the Committee.

Councillor Robin Williams said that he would refuse any new development of windfarms on agricultural land as he considered that such developments should be erected out at sea and he was surprised that Welsh Government were still encouraging windfarms development on the land. However, as this development has been generating for 25 years and the socio economic benefits outweighed refusal of the application he proposed that the application be approved. Councillor Eric W Jones seconded the proposal.

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

12.2 FPL/2021/298 – Full application for change of use of Communal Lounge into residential ground floor flat together with alterations and installation of solar panels at St Seiriol’s Communal Lounge, St Seiriol’s Close, Holyhead

The application was presented to the Planning and Orders Committee as the application has been submitted by the Head of Housing Services.

The Development Management Manager outlined the main planning considerations in connection with the application for the change of use of the existing communal lounge into a 1 bedroom dwelling. The application site is located within the development boundary and therefore accords with planning policies PCYFF 1, PCYFF 2 and PCYFF 3 as it noted within the Officer’s report. The proposal is considered to be acceptable and it is not considered that the development will have significant detrimental impact upon the character and amenities of the designated area or nearby residential occupiers.

Councillor T LI Hughes MBE said that whilst supporting the application it was important to note that the surrounding dwellings are occupied by elderly residents and this dwelling should also be for an elderly person.

Councillor John Griffith proposed that the application be approved and Councillor K P Hughes seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer’s recommendation subject to the conditions contained within the written report.

12.3 FPL/2021/299 – Full application for change of use from communal lounge to create a residential property together with associated works at Bryn Tirion, Beaumaris

The application was presented to the Planning and Orders Committee as the application has been submitted by the Head of Housing Services.

The Development Management Manager outlined the main planning considerations in connection with the application for the change of use of the existing communal lounge into a residential dwelling. The application site is located within the development boundary and therefore accords with planning policies PCYFF 1, PCYFF 2 and PCYFF 3 as it noted within the Officer’s report. The application site is located within a designated Area of Outstanding Natural Beauty but it is not considered that the proposal would adversely affect the AONB and therefore accords with planning policy AMG1.

Councillor Robin Williams proposed that the application be approved and Councillor John Griffith seconded the proposal.

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

12.4 FPL/2021/285 – Full application for the change of use of the existing communal lounge into a residential unit at Gerddi Stanley, Beaumaris

The application was presented to the Planning and Orders Committee as the application has been submitted by the Head of Housing Services.

The Development Management Manager outlined the main planning considerations in connection with the application for the change of use of the existing communal lounge into a residential dwelling. The application site is located within the development boundary and therefore accords with planning policies PCYFF 1, PCYFF 2 and PCYFF 3 as it noted within the Officer's report. The application site is located within a designated Area of Outstanding Natural Beauty but it is not considered that the proposal would adversely affect the AONB and therefore accords with planning policy AMG1. The proposal is considered to be acceptable and it is not considered that the development gives rise to a significant detrimental impact upon the character and amenities of the designated area or nearby residential area.

Councillor K P Hughes proposed that the application be approved and Councillor Robin Williams seconded the proposal.

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

12.5 FPL/2021/297 – Full application for the change of use of the existing communal lounge into a new residential unit at Tre Rhosyr Communal Lounge, Newborough

The application was presented to the Planning and Orders Committee as the application has been submitted by the Head of Housing Services.

The Development Management Manager outlined the main planning considerations in connection with the application for the change of use of the existing communal lounge into a residential unit. The application site is located within the development boundary and therefore accords with planning policies PCYFF 1, PCYFF 2 and PCYFF 3 as it noted within the Officer's report. The proposal is considered to be acceptable and it is not considered that the development gives rise to a significant detrimental impact upon the character and amenities of the designated area or nearby residential area.

Councillor Eric W Jones proposed that the application be approved and Councillor K P Hughes seconded the proposal.

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

12.6 MAO/2021/32 – Minor amendments to scheme previously approved under planning permission FPL/2019/258 so as to amend external render finish from rough to smooth at Beaumaris Social Club, Steeple Lane, Beaumaris

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

The Planning Built and Natural Environmental Manager reported that the application is for a non-material amendment to amend the external finish of the building from rough cast render to smooth render at Beaumaris Social Club. He noted that the Heritage Advisor is satisfied with the amendments to the external render of the building.

Councillor Robin Williams proposed that the application be approved and Councillor Eric W Jones seconded the proposal.

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

12.7 DIS/2021/101 – Application to discharge condition (04) (Specification for a staged programme of archaeological work) of planning permission CAC/2019/3 : Conservation Area consent for the demolition of the existing building together with the erection of six one bedroom flats in lieu at Beaumaris Social Club, Steeple Lane, Beaumaris

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

The Planning Built and Natural Environmental Manager reported that the condition (04) stipulates that no development (including demolition, site clearance, trial pitting, topsoil strip or other groundwork) shall take place until a specification for a staged programme of archaeological work has been submitted to an approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details. The Gwynedd Archaeological Planning Service has recommended that condition (04) can be discharged.

Councillor Eric W Jones proposed that the application be approved and Councillor John Griffith seconded the proposal.

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

12.8 DIS/2021/102 – Application to discharge conditions (03) (foul drainage), (05) (Construction Traffic Management Plan), (07) (method of demolition), (08) (window details) and (11) (affordable housing scheme) of planning permission FPL/2019/258 (demolition of existing building and erection of six one bedroom flats) at Beaumaris Social Club, Steeple Lane, Beaumaris

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

The Planning Built and Natural Environmental Manager reported that planning permission was granted under planning permission FPL/2019/258 and as part of the original consent and prior to commencement of work on site, further details were required to be submitted as part of conditions (03) (foul drainage), (05) (Construction Traffic Management Plan), (07) (Method of Demolition), (08) (Window Details) and (11) (Affordable Housing Scheme). He noted that information provided for conditions (05), (07) and (11) is acceptable and the conditions can be discharged. Delegated powers to the Officers is requested as discussions are continuing as regards to condition (03) as Welsh Water has requested further details as regards to drainage arrangements. Discussions are also continuing as regards to condition (08) between the agent and the Heritage Officer.

Councillor K P Hughes proposed that the application be approved and Councillor John Griffith seconded the proposal.

It was RESOLVED :-

- **To approve Conditions (05), (07) and (11) in accordance with the Officer's recommendation contained within the written report;**
- **To delegate powers to the Officers to approve conditions (08) and (11) following successful conclusion to: discussions with the agent and the Heritage Officer with regards to Condition (08) to ensure that the window details are acceptable prior to issuing the permission: a response from Welsh Water with regards to Condition (03) as to further drainage information from the agent to satisfy Welsh Water requirements.**

12.9 TPO/2021/31 – Application for works to trees protected by a Tree Preservation Order at Dingle, Llangefni

The application was presented to the Planning and Orders Committee as the application was submitted by the County Council.

The Planning Built and Natural Environmental Manager reported that works are proposed following concerns of the owners of 16 Brig y Nant, Llangefni that trees may cause harm and were affecting their use of their garden. The proposal is to remove one lower limb of the ash tree (T2) that overhangs the rear yard and fell a single sycamore tree (T1) that also overhangs the garden. It is not considered that the works will have an adverse effects. Conditions requiring that the work be carried out to the British Standards for tree works will be conditions of consent.

Councillor Eric W Jones proposed that the application be approved and Councillor Robin Williams seconded the proposal.

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

12.10 FPL/2021/276 – Full application for the erection of 6 dwellings together with associated development on land at Burgess Agricultural Engineers, Bridge Street, Llangefni

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

The Planning Development Manager reported that part of the site has already obtained planning consent for 9 residential dwellings under planning reference FPL/2020/150. The application for consideration at this meeting of the Planning and Orders Committee is for a further 6 dwellings on site. Within the Joint Local Development Plan (JLDP) Llangefni is identified as an Urban Service Centre under policy TAI 1 – Housing in Sub-regional Centre and Urban Services Centres. The site lies within the Llangefni development boundary as identified in the JLDP; the site is not allocated in the Plan for any specific land use. The Planning Development Manager highlighted the indicative supply level for Llangefni as is noted within the Officer's report. He further said that Policy TAI 15 seeks an appropriate provision of affordable housing, it has a threshold figure of 2 or more units within Urban Service centres such as Llangefni. Since the proposed development proposes an increase of 6 units, this meets the threshold noted in Policy TAI 15 for making an affordable housing contribution; the applicant has confirmed that Plot 5 within the development will be an affordable dwelling which will be subject to a Section 106 agreement. Each dwelling will be provided with 2 parking spaces which is 12 in total, the Highways Authority has requested a total of 18 parking spaces, however, as the site is located in a highly sustainable/town centre location it is considered that there is adequate parking arrangements within a close proximity of the site. The applicant has confirmed that the vehicular turning area has been designed to adoptable standards and will be able to accommodate larger vehicles i.e. fire engine, refuse collection vehicles). It is not considered that the new residential units will have an unacceptable impact upon the amenities of adjacent residential properties. He noted that local concerns had been expressed during the initial stages of the development on the site but no objections has been received as regards to this application; two letters of support have been received. The recommendation was of approval of the application.

The Chair and a Local Member said that she had called-in the application for consideration by the Planning and Orders Committee due to initial concerns as to the development of the site.

Councillor John Griffith proposed that the application be approved and Councillor Dafydd Roberts seconded the proposal.

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

12.11 ADV/2021/9 – Application for the siting of 2 non-illuminated signs on land at Block E, Penrhos Industrial Estate, Holyhead

The application was presented to the Planning and Orders Committee as the signs are located on Council owned land.

The Planning Enforcement Manager reported that the application is made for the retention of two non-illuminated banner advertisements and the retention of the banners will not have a detrimental visual impact on the locality. The Highways Authority have been consulted and have raised no objection to the development.

Councillor K P Hughes proposed that the application be approved and Councillor John Griffith seconded the proposal.

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

12.12 FPL/2021/304 – Retrospective application for the use of a static caravan as a holiday purposes at The Lodge, Capel Bach, Rhosybol

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

Councillor Aled M Jones, a Local Member requested that the site visit be conducted so as to allow the members to view the application site within its context as the static caravan is part of the established business on site.

Councillor K P Hughes proposed that a virtual site visit be undertaken and Councillor T LI Hughes MBE seconded the proposal.

It was RESOLVED that a virtual site visit be undertaken in accordance with the Local Member's request for the reasons given.

12.13 FPL/2021/302 – Full application for the change of use of land from agricultural to accommodate 10 touring caravans at Bunwerth, Trearddur Bay

The application was presented to the Planning and Orders Committee at the request of two Local Members.

The Chair informed the Committee that Councillor J Arwel Roberts, a Local Member, who was unable to attend the meeting, had contacted her to request that a virtual site visit be conducted so as to allow members the view the application site within its context.

Councillor T LI Hughes MBE Hughes proposed that a virtual site visit be undertaken and Councillor K P Hughes seconded the proposal.

It was RESOLVED that a virtual site visit be undertaken in accordance with the Local Member's request for the reasons given.

12.14 VAR/2021/63 – Application under Section 73 for the variation of condition (02) (Approved Plans) of planning permission reference FPL/2019/278 (Full application for the demolition of existing primary school buildings in addition to the erection of 8 dwellings together with the construction of a vehicular access on land) so as to amend external design at Llanfachraeth Primary School, Llanfachraeth

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

The Planning Enforcement Manager reported that the application is under 73 for the variation of condition (02) (Approved Plans) of planning permission so as to amend external stone material choice for dwellings. The recommendation was one of approval of the application.

Councillor K P Hughes proposed that the application be approved and Councillor Eric W Jones seconded the proposal.

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

12.15 MAO/2021/31 – Minor amendments to the scheme previously approved under planning permission 20C102L/EIA/RE (Full application for the erection of 11 wind turbines) at Rhyd y Groes, Rhosgoch so as to amend the wording of condition 24 so as to allow the details to be submitted prior to the erection of the turbines rather than prior to the commencement of the development at Rhyd y Groes Wind Farm, Cemaes

The application was presented to the Planning and Orders Committee as the application seeks consent to vary conditions attached to an EIA development.

The Planning Development Manager reported that as the application seeks consent to vary conditions attached to an EIA development the application is reported to the Planning and Orders Committee as required by the Council's Constitution. The planning permission reference 20C102L/EIA/RE dated 12 October, 2016 permitted the erection of 11 wind turbines and ancillary works on land at Rhyd y Groes, Burwen, Amlwch and Condition 24 of the planning

approval was highlighted within the Officer's report to the Committee. As the turbine manufacturer has not yet been appointed, the applicant is unable to discharge this condition as the latitude and longitude of every turbine is not known at this stage. The applicant has therefore submitted an application for a non-material amendment to change the wording of this condition to that 'turbine erection' shall not commence until part (a) and (b) of condition 24 has been submitted and approved in writing as opposed to 'the development' shall not commence. This will allow other parts of the developments to proceed, subject to discharge of other conditions as necessary. Following consultation with the Ministry of Defence (MOD), in correspondence dated 29 October, 2021, the MOD has confirmed that they had no objection to the proposed non-material amendment. The recommendation was of approval of the application.

Councillor Eric W Jones proposed that the application be approved and Councillor K P Hughes seconded the proposal.

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

13 OTHER MATTERS

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

**COUNCILLOR NICOLA ROBERTS
CHAIR**