

PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 6 February, 2013

- PRESENT:** Councillor J. Arwel Roberts – Chair
Councillor W.T. Hughes – Vice-Chair
- Councillors W.J. Chorlton, E.G. Davies, Lewis Davies,
Richard A. Dew, Jim Evans, Kenneth P. Hughes, Vaughan Hughes,
R.L. Owen, Clive McGregor, Eric Roberts.
- IN ATTENDANCE:** Chief Planning Officer (In respect of Item 13.1 only),
Development Control Manager,
Planning Assistant,
Senior Engineer (Development Control) (EJ),
Legal Services Manager (RJ),
Committee Officer (MEH),
Administrative Assistant (SC).
- APOLOGIES:** None.
- ALSO PRESENT:** Local Members : Councillors J.V. Owen – 7.1;
G.W. Roberts OBE – 12.1.
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1 APOLOGIES

No apologies received for absence.

2 DECLARATION OF INTEREST

No declaration of interest received.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 9 January, 2013 were submitted and confirmed as correct.

4 SITE VISITS

The minutes of the Site Visits held on 23 January, 2013 were submitted and confirmed as correct. *(Councillors Lewis Davies, Jim Evans, W.T. Hughes, C.McGregor did not attend the site visits and did not vote to confirm the minutes).*

5 PUBLIC SPEAKING

No public speaking at this meeting.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 39C285D – Full application for the erection of 17 dwellings on land at Lon Gamfa, Menai Bridge

The Development Control Manager informed the Committee that due to outstanding response from the Council's Environmental Adviser which needs to be resolved before a full report on the planning application can be submitted to the Planning and Orders Committee.

RESOLVED to defer the application in accordance with the Officer's recommendation.

6.2 41C124B – Full application for the erection of one wind turbine with a maximum hub height of up to 44m, rotor diameter of up to 56m and a maximum vertical tip height of up to 72m together with the erection of a transformer station and new access track and hardstanding on land at Ty Fry Farm, Rhoscefnhir

The Development Control Manager informed the Committee that the applicant had submitted an appeal against non-determination which had now been validated by the Planning Inspectorate. The Planning Inspectorate has contacted the Welsh Government to assess if an Environmental Assessment is required in this instance. The Officer further stated that it is intended to submit a report to the March meeting of the Planning and Orders Committee in order that the Committee can state its opinion in respect of the application for the purposes of the appeal.

RESOLVED to defer the application in accordance with the Officer's recommendation.

7 APPLICATIONS ARISING

7.1 19C313A – Outline application for the erection of 22 dwellings together with the construction of a new access on land between Pentrefelin and Waenfawr Estate, Holyhead

At the meeting of the Planning and Orders Committee held on 9th January, 2013 the Members resolved to accept the Officer's recommendation that a site visit should take place prior to determining the application. The site visit took place on 23rd January, 2013.

The Development Control Manager stated that due to technical issues and a Welsh language assessment awaited, the application would need to be deferred.

RESOLVED to defer the application in accordance with the Officer's recommendation.

8 ECONOMIC APPLICATIONS

None considered at this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None considered at this meeting.

10 DEPARTURE APPLICATIONS

None considered at this meeting.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 36C322 – Full application for alterations and extensions together with the installation of a private treatment plant at Coed Hywel, Llangristiolus

The application was brought to the Committee as the applicant is related to a 'relevant Officer' who owns the property. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.42 of the Constitution.

The Development Control Manager reported that a response has now been received from the authority's Footpaths Officer in respect of works to connect into the proposed new treatment plant will cross the line of the footpath. He noted that the Footpaths Officer has stated that the public footpath will need to be reinstated to its original condition.

Councillor Eric Roberts proposed that the application be approved and Councillor E.G. Davies seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions contained within the report and the additional condition that the public footpath will need to be reinstated to its original condition.

11.2 49C255F/TPO – Application for works to a Norway Maple Tree protected by a Tree Preservation Order at 5 Lllys Coedlys, London Road, Valley

The application was brought to the Committee as the applicant is a 'relevant Officer' as defined within paragraph 5.6.10.42 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Councillor W.J. Chorlton proposed that the application be approved and Councillor Eric 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 report.

12 REMAINDER OF APPLICATIONS

12.1 11C399E – Siting of a timber chalet for use incidental to the main dwelling at Tyn y Coed, Penrhyd, Amlwch

The application was brought to the Committee at the request of the Local Member.

Councillor G.W. Roberts OBE, Local Member requested that the site be visited to allow the Members to view the site before determination of the application.

Councillor W.J. Chorlton proposed that the site be visited and Councillor W.T. Hughes seconded the proposal.

RESOLVED to undertake a site visit to the site in accordance with the request of the Local Member.

12.2 23C306 – Improvements to existing sewage treatment works and installation of a pumping station on land to the rear of Maes Gwynedd, Capel Coch

The application was brought to the Committee as the Isle of Anglesey County Council is the applicant.

Councillor W.J. Chorlton proposed that the application be approved and Councillor Eric 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 report.

(Councillor C. McGregor wished it to be minuted that he did not vote in respect of this application as he is the Local Member).

12.3 39C524 – Full application for the installation of a sculpture on land at Anglesey Coastal Path, Menai Bridge

The application was brought to the Committee as the Isle of Anglesey County Council is the applicant and to enable a grant deadline to be met.

Councillor W.J. Chorlton proposed that the application be approved and Councillor R.L. Owen seconded the proposal.

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

12.4 46C149L – Full application for the change of use of land to form a boat storage facility together with the construction of a vehicular access on land adjacent to the car park at Trearddur Bay Hotel, Lôn Isallt, Trearddur Bay

The application was brought to the Committee at the request of the Local Member.

Councillor K.P. Hughes stated that as the Local Member is a Member of the Committee he wishes the Committee to visit the site. Councillor Hughes proposed that the site be visited and Councillor W.J. Chorlton seconded the proposal.

RESOLVED to undertake a site visit to the site in accordance with the request of the Local Member.

13 OTHER MATTERS

13.1 Representations received in respect of Land and Lakes development by third parties

The Chief Planning Officer reported that the Land and Lakes development at Holyhead is receiving an increasing level of public interest and submission of representations. The expectation is that this will increase up to the point at which the application will be submitted to the Planning and Orders Committee for consideration. The current practice of the Planning Service is to acknowledge receipt of each individual letter received and thereafter inform the writer of the eventual decision. This is a costly and time consuming exercise which is diverting valuable and increasingly constrained resources away from front line service delivery and attention given to dealing with the application. It was considered that a pack of representations received can be made available to the Committee prior to consideration of the application.

It was RESOLVED to note that Officers proposed to suspend the practice of acknowledging and individually notifying third parties of receipt of representations and the actual decision on the planning application submitted by Land and Lakes for the Penrhos/Cae Glas/Kingsland Sites.

**COUNCILLOR J. ARWEL ROBERTS
CHAIR**