

PLANNING SITE VISIT

Minutes of the virtual meeting held on 17 August, 2022

PRESENT:	Councillor Neville Evans (Chair) Councillor Glyn Haynes (Vice-Chair) Councillors Geraint Bebb, Jeff Evans, Trefor Lloyd Hughes, MBE, R. Llewelyn Jones, Dafydd Roberts, Ken Taylor, Alwen Watkin, Robin Williams, Liz Wood.
IN ATTENDANCE:	Development Management Manager (RLIJ) Senior Planning Officer (JR) Development Management Engineer (Highways) (WIH) Committee Officer (ATH)
APOLOGIES:	None
ALSO PRESENT:	Local Member: Councillor Alun Roberts, Councillor Nicola Roberts (Portfolio Member for Planning) (for part of the meeting)

1. FPL/2022/51 – Full application for the erection of a 6 bedroom ancillary accommodation building together with associated development at Plas Rhianfa, Glyn Garth, Menai Bridge

The Senior Planning Officer outlined the proposal and its location on the site of the existing disused tennis court within the garden grounds of the Plas Rhianfa Hotel. Members were shown plans and photographs which gave an indication of the design of the proposed extension. Members were also shown videos which set out the two access points/entrances to the Hotel along with the application site within its context in the grounds of the Hotel and relative to the gardens and main listed building.

It was confirmed that the proposal had been amended and scaled down from the original submission for a two storey 8 bedroom ancillary building to a single storey, 6 bedroom ancillary building.

Councillor Alun Roberts, a Local Member highlighted parking issues in particular on-street parking including for deliveries in the vicinity of the Hotel on the A545 Beaumaris road; the potential for increased light pollution on the banks of the Menai within an AONB and concerns around tree preservation.

The Development Management Manager confirmed that parking provision was sufficient and in line with parking standards.

The Senior Planning Officer clarified points raised with regard to the proposed building's fenestration and overlooking.

The Committee noted that the availability of road traffic accident statistics for the Beaumaris road would be helpful.

**Councillor Neville Evans
(Chair)**