

PLANNING SITE VISITS

Minutes of the virtual meeting held on 21 September, 2022

- PRESENT:** Councillor Glyn Haynes (Vice-Chair) (In the Chair)
- Councillors Geraint Bebb, Jeff Evans, Trefor Lloyd Hughes, MBE, John I. Jones, R. Llewelyn Jones, Dafydd Roberts, Ken Taylor, Liz Wood.
- IN ATTENDANCE:** Development Management Manager (RLIJ)
Planning Team Leader (GJ)
Senior Planning Officer (JR)
Group Engineer (Development Control & Traffic Management) (Highways) (AR)
Committee Officer (ATH)
- APOLOGIES:** Councillors Neville Evans, Robin Williams
- ALSO PRESENT:** Local Members: Councillors Nicola Roberts (for application 1)
Aled M. Jones, Derek Owen (for applications 2 and 3)
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1. FPL/2021/159 – Full application for the erection of 50 residential dwellings, 12 residential apartments, construction of a new vehicular access and road, construction of a foul water pumping station together with soft and hard landscaping on land adjacent to Maes Derwydd Estate, Llangefni

The Planning Team Leader outlined the proposal and showed a video of the access to and from the application site onto the highway including the visibility splay. Members were then shown the view from the centre of the application site and the Ty Hen and Maes Derwydd estates were highlighted as was Ysgol Gyfun Llangefni. Additionally a short video showing a stream running from the rear of the school alongside the application site was also presented.

Councillor Nicola Roberts as a Local Member drew attention to traffic congestion issues on the road leading to the site especially during school drop-off and pick-up times which effectively reduced the road to a single lane. She referred to local concerns regarding the proposal especially in relation to parking and traffic issues, access, ecological impact and the loss of green space.

2. FPL/2022/14 – Full application for the demolition of the existing dwelling and garage and erection of new dwelling together with alterations to the vehicular access at Green Bank, Bull Bay Road, Amlwch

The Planning Team Leader outlined the proposal and a video showing the application site and existing dwelling within their setting from a viewpoint on the A5025 road was presented. A second video showed the view from the rear of the property towards the front including boundary treatments. The Officer clarified that a window and door at the gable end of the existing dwelling had obscure glazing. A third video provided views from the rear of the application site towards the A5025.

Responding to the Local Member, Councillor Aled M. Jones who explained that the site visit had been requested because of concerns regarding the design and scale of the proposal which he believed to be out of character with its surroundings, the Officer showed Members the site plans illustrating the size of the proposed replacement dwelling compared to the existing dwelling on site including the new dwelling's proposed front and street elevations.

In response to questions, the Officer confirmed that the proposal was for an open market dwelling.

3. FPL/2022/66 – Full application for the change of use of land into car parking area at Porth Wen, Llanbadrig

The Senior Planning Officer showed an aerial view of the application site which set the site in its geographical context. A video showing the lane and access to the site via an agricultural gateway was presented. The field on which the proposed car parking area was to be sited was shown from an elevated position and from a position which showed the site in its entirety including boundaries. The Officer also presented photographs showing the layby and lane.

Councillor Aled M. Jones, a Local Member referred to traffic and parking issues during the summer months as a result of visitors to the area with parked cars in the layby and on the lane along the application site making it difficult for emergency and local residents' vehicles to pass through. He thought the proposal would alleviate these problems as well as facilitating access to the Coastal Path and other sites of local interest. Councillor Derek Owen, also a Local Member made comments to the same effect.

In response to questions, the Officer confirmed that the site is flanked by two public footpaths which do not cross the site. The site plans were shown which highlighted the main parking area that would be covered in grass protection mesh with the remainder intended for dry weather parking.

**Councillor Glyn Haynes
(Chair)**