

Planning and Orders Committee

Minutes of the hybrid meeting held on 4 October 2023

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff M Evans, Neville Evans,
T LI Hughes MBE, John Ifan Jones, Dafydd Roberts,
Robin Williams and Liz Wood
- IN ATTENDANCE:** Development Management Manager (RLJ),
Group Engineer (Development Control) and Traffic Management
(AR),
Planning Assistants,
Planning Portal and Systems Support Officer (MO),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillors Jackie Lewis and Alwen Pennant Watkin
- ALSO PRESENT:** Local Members: Councillors Non Dafayd (application 7.2); Paul
Ellis (application 7.2); Douglas Fowlie (application 12.6); Margaret
M Roberts (application 7.2); Ieuan Williams (12.2)
- Councillor Derek Owen
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1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor Liz Wood declared a personal interest in application 12.2 – Rynys Caravan Park, Penrhoslligwy, Dulas.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 6 September, 2023 were confirmed as correct.

4 SITE VISITS

The minutes of the Site Visits held on 20 September, 2023 were confirmed as correct.

5 PUBLIC SPEAKING

There were Public Speakers in respect of applications 7.1, 7.2, 12.1, 12.2.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

7.1 FPL/2023/155 – Full application for the conversion of the outbuilding into holiday unit together with associated works at Llwyn Onn, Llanfairpwll

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 6 September, 2023 it was resolved that a physical site visit be undertaken to the site. The site visit was subsequently held on 20 September, 2023.

Public Speakers

Mr Elfed Roberts addressed the Committee **as an objector** to the proposal and said that he appreciated that the Committee had undertaken a site visit to the site and to view how dangerous the access is to the A4080 highway. He said that he would refer to three main reasons as to why the application should be refused. He noted firstly that safety issues should be considered and said that the Highways Section should have followed their previous decision in 2016 that a condition needed to be included that the A4080 should conform with national standards as regards to splay visibility and as a result the junction is dangerous as it is not possible to see clearly for 70 metres whist driving onto the highway; this is an accident waiting to happen in this location. Increasing the traffic to the proposed site would endanger more lives. Secondly, he referred to overdevelopment of tourist development which has already had a negative effect in communities such as Rhosneigr and Moelfre. He considered that there is no justification for more holiday lets in this area as was expressed in the Community Council who had objected to this application. He further said that he considered that there are enough holiday lets in the area such as Plas Coch, Parc Eurach, Plas Newydd Cottages and a number of other holiday accommodation; approval of this application would endanger the balance of the area. In the vicinity of Llwyn Onn, there are 11 permanent residential dwellings with a number of these residents learning the Welsh language. He expressed that it was essential to develop the Welsh language and this application is against policies in encouraging people to learn the Welsh language. The number of full-time residences compared to the 24 beds within the holiday lets at Llwyn Onn will result in the character and tranquillity of the area be taken over by people on holidays during the holiday period. Thirdly, he referred to the strength of the objection to the development by residents of the community as they consider that the proposal will be overdevelopment of the site and will affect the nature of wildlife in the vicinity of the site. The development is mainly to generate income for the applicant who lives in Derbyshire.

Mr Rhys Davies addressed the Committee **as the applicant Agent in support of the application** saying that he wished to respond to the comment by the objector as regards to the applicant living in Derbyshire, he noted that the developer Amos Group Ltd., are a registered company on Anglesey who employ 70 local people on a full-time and part-time basis on various development projects across the Island. During the site visit it was evident as to the high standards of the work of the company and they have invested millions into the local economy and supported local suppliers of building materials for several years. The applicant fully supports the Officer's recommendation as regards to the application. He further said that as was viewed during the site visit this application is for the conversion of a traditional vacant barn which used to form part of the Llwyn Onn farm estate, and it is important that farm buildings are used for the future and a holiday let is the option that planning policies allow at present. He stressed that the proposal will not result in the loss of existing residential accommodation as sustainable re-use needs to be undertaken. The proposal does not conflict with Welsh Government's measures introduced last year which tries to protect existing housing stock being used as holiday accommodation. He expressed that this application is to create a holiday let that is currently not in use which put less pressure on the housing stock if someone converts a home into a holiday let. Mr Davies referred that it is acknowledged that there are holiday lets at Llwyn Onn at present, however, these developments were developed as open market dwellings and there are no restrictions nor conditions on these premises solely as holiday accommodation. He referred that he wished to correct the reference to the ancient woodland noted in the Officer's report as it should refer as a plantation on an ancient woodland as there is significant differences between the two designations. The planting of 200 trees and hedgerows will restore the biodiversity of the woodland is proposed. Mr Davies further said that the applicant considers that the proposal accords to the Development Plan and will deliver significant ecological benefit as regards to the landscape enhancement to the woodland.

The Development Management Manager reported that the site is in open countryside of the Llanfairpwll area in a position set back from the A4080 highway and adjacent to the Llwyn Onn site. Access is provided via an existing vehicular access which serves the Llwyn Onn site. Work had been undertaken to the external building, however, following an enforcement investigation the works can be considered as maintenance works and no planning permission was required. The Case Officer noted that following the site visit trees had been felled but as they are not protected by TPO and are not located in a conservation area, planning permission was not required. Natural Resources Wales are aware of this matter and are currently investigating the issue as regards to environmental issues which do not relate to the planning process. He referred that the building is a single storey outbuilding which sits on the edge of a woodland, which is afforded designation as Ancient Woodland. The rear of the site is defined by open agricultural land. Views of the site are for the most part obscured from public view, except for the local footpath network which closely pass the site. The building itself is of single storey stone wall construction, with the mono pitch roof finished in natural slate. The application is made for the conversion of the outbuilding into a holiday letting unit together

with the creation of a parking area. No additional extensions or external works to the building are proposed as part of the scheme. The parking area will be located on the opposite side of the woodland, with some 100m of woodchip path linking the parking area and accommodation. The Development Management Manager further said that 15 letters of objections had been received as regards to the application which were noted within the Officer's report together with the response to the objections. He noted that the principle of such a development is assessed against policy TWR 2 of the Joint Local Development Plan as was noted within the report. In order to demonstrate the suitability of the building, a structural survey was provided by the applicant. The survey concluded that the building is structurally sound and is suitable for the proposed scheme without the need for any major rebuilding or structural works. In addressing the concerns as regards to over-development of the site a Business Case was provided which demonstrates the scheme is viable and non-speculative in nature and as such the Planning Authority is satisfied that the scheme would not amount to an over-concentration of such accommodation. The latest Council Tax figures as regards to holiday lets and second homes shows that the percentage in Llanddaniel Fab is 2.38% which is substantially lower than the threshold of 15% which is identified within the Supplementary Planning Guidance.

The Development Management Manager further said that the Highways Authority has not raised concerns regarding access or impact on the local highway network as the site will be using the current access to the Llwyn Onn site. The Ecology Officer and Natural Resources Wales are satisfied with the Ecological Report. The applicant has afforded a Landscape Strategy Plan which has been included in Condition (03) of any approval of the application with the planting of over 200 trees and 100 metres of hedgerow which will improve the biodiversity of the site together with the erection of bird and bat boxes. The recommendation was of approval of the application.

Councillor Dafydd Roberts, and a Local Member said that Llanedwen is identified as a Special Area of Landscape and is in open countryside. There are several old agricultural buildings which have already been converted to holiday lets in the area. He noted that there is a need for residential properties in the area and planning policies are restrictive in only allowing for the conversion of this proposal into a holiday accommodation which may not be viable in 5 years due to the over subscription of holiday accommodation at present.

The Development Management Manager responded that he acknowledged that the application site is within open countryside and residential dwelling is not acceptable within the site due to current policies within the Joint Local Development Plan. The application complies with planning policy TWR 2 and the site is sustainable as there is a footpath near the site to Llanfairpwll and a bus stop near the site.

Councillor John I Jones said that he considered that there is over-development of such holiday accommodation in the area. He questioned whether it is contrary to policies within the Joint Local Development Plan due to over

Supply of such holiday units. The Development Management Manager responded that as previously reported that the percentage of Council Tax provision for holiday homes and holiday lets in the area is 2.38% and the threshold identified within the Supplementary Planning Guidance is 15%. He noted that the purpose-built holiday units at Plas Coch and others in the area are not included within the definition of a second home or holiday let.

Councillor Robin Williams said that when the current Joint Local Development Plan was produced the 15% threshold for holiday homes and holiday let may have been too high and there will be a need to re-evaluate the percentage within the new Local Development Plan in the future. He said that he sympathised with the objectors to this application, but he was aware that any refusal of the application could result in costs to the Council if the applicant was to appeal the decision. Councillor Williams proposed that the application be approved. Councillor Jeff Evans seconded the proposal of approval.

Councillor Dafydd Roberts proposed that the application be refused due to over-development of holiday homes and holiday lets in the area. Councillor John I Jones seconded the proposal of refusal.

Following the vote of 5 in support of the application and 3 against:-

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

7.2 FPL/2022/186 – Change of use of agricultural land into touring caravan park, change of use of existing building to use ancillary to the caravan park together with the installation of a package treatment plant at Esgobaeth Bran, Llanbedrgoch

The application was presented to the Planning and Orders Committee at the request of two Local Members due to local concerns. At the meeting held on 6 September, 2023 it was resolved that a physical site visit be undertaken to the site. The site visit was subsequently held on 20 September, 2023.

Public Speakers

Ms Catrin Owen addressed the Committee **as an objector** to the proposal and said that she was representing the 123 objectors who oppose this application. She said that in an ideal situation the community would support such an enterprise by a local family but unfortunately there are valid reasons that have been ignored during the consultation process that should be addressed. Questions have been raised as to whether it is an essential development. The main concerns are the junction of the A5025 into the development and a journey of two miles along a rural and narrow road. The planning regulations clearly state that such development should be accessible, and she questioned whether two miles on a rural road is acceptable. The proposal is contrary to planning policy TWR 5 as noted in the report at point 5 (Page 108) that the development should be accessible from a main highway network without

harming significant landscape characteristics; therefore, why is two miles along a rural road acceptable in this application when a similar development was refused in Gwalchmai. TAN 13, point 11 at page 2 also states that Local Authority must evaluate the effect of the development on neighbouring roads. It was considered that detailed assessment has not been considered as to the concerns of the residents as regards to the development. Questions have been raised as to what will happen when two cars with caravans will come towards each other and where will they be able to pass each other. She questioned whether cars would have to travel along blind bends for over 300 metres. Ms Owen said that the two local Community Councils have put valid reasons why they are concerned as regards to the rural road, and it was considered that this has not been recognized within the Officer's report. TAN 18 – Transport (page 24) that the local users of the road should receive adequate attention. The local residents using the Lon Gwenfro on a daily basis; however, it is a dangerous one-track road with blind bends and the lack of passing bays; there is no footpath nor side-road. Ms Owen said that it is difficult to promote active and sustainable travel on Lon Gwenfro as residents must use their vehicles in this area. The Joint Local Development Plan states that a development must be 800 metres of the Transport Plan to be acceptable. The nearest bus stop is over a mile from the site with which travels to the town of Llangefni twice a day. Ms Owen urged the Committee to consider the local concerns seriously that the Lon Gwenfro road is not suitable for such a development proposed. She referred to an application considered by the Planning and Orders Committee over three years previously that a car towing a caravan/trailer is going to have a detrimental effect on the road network. She questioned why is it considered acceptable as regards to this application for vehicles to tow caravans on such a narrow road.

Mr Berwyn Owen addressed the Committee **as the applicant Agent in support of the application** saying that the proposal is a minor application for a small caravan site with 14 pitches; this an opportunity for a local family to take advantage of the tourism industry which exists on Anglesey. The application was presented to the Local Authority in July 2022, together with a Traffic Management Plan which included a record of the speed of cars and the number of cars using the Lon Gwenfro road. Several additional information was submitted thereafter following discussions with the Planning and Highways Officers. In August 2022, the Highways Authority expressed following consultation that they had no objections to the application as the applicant has afforded sufficient evidence that the development will not have a detrimental effect on the highways network. However, after 5 months the Highways Authority requested that 4 passing bays needed to be created despite having said earlier that they had sufficient evidence to support the application. Following a site meeting on the site between the Highways Officers of the Local Authority, the applicant, Highways Consultant, and a Planning Officer it was agreed that 4 passing bays would be created and once again the Highways Authority confirmed that this was acceptable. He further said that the main reasons for the delay in considering the application were the sewerage and ecological issues. Mr Owen referred to the objector's comment that an application in Gwalchmai had been refused by the Planning and Orders

Committee recently; the developer has appealed the decision and there are potential costs resulting from any approval of the appeal process.

The Development Management Manager reported that the application was advertised by posting letters to neighbouring properties and at the time of writing the report 56 web comments had been received and 67 formal letters. A petition containing 34 names together with a video showing the difficulty of a car towing a caravan encountering other vehicles such as cars and a tractor and trailer and photographs of the road. 19 further emails from 6 different persons together with 7 web comments have been received following publication of the agenda for the meeting. The Development Management Manager said that an accident occurred on the Lon Gwenfro road last night. The concerns as regards to the development are highlighted within the Case Officer's report together with the responses.

The Development Management Manager said that he would refer to the main planning consideration of the application in respect of planning policy considerations, highways and sustainability, landscape and ecology issues, drainage, effect on nearby amenities and the use of agricultural land. These main planning considerations were highlighted within the Officer's report to the Committee. He noted that the proposal complies with the requirements of Policy TWR 5, the site has a choice of travel modes such as public rights of way and a bus stop within walking distance of the site. The Highways Department has confirmed that they are satisfied with the access, the additional traffic using the road and the passing places identified as part of the planning application. It is not considered that the proposal would have a negative impact upon the landscape, or any protected sites listed within the report as there will be no hardstanding provision on the site and grazing of the agricultural land can continue once the holiday season comes to an end. The proposal provides biodiversity gain in accordance with the Environment Wales Act 2016. There are no immediate residential properties that would be affected by the development due to the distances achieved between the site and the intervening uses, such as the road, trees and hedges and the topography of the land. It is considered that the proposal complies with relevant planning policies and the recommendation was of approval of the application.

Councillor Margaret M Roberts said that whilst the application site is not within her electoral ward, the road towards to site is wholly within her ward. She expressed that she could not understand as to why the Highways Authority consider that the Lon Gwenfro road is suitable to tow caravans as it is totally inadequate. She said that the Officer's report refers that there has been no accidents recorded on Lon Gwenfro but she is aware that a number of accidents occurred on this road, but they have not been recorded as they are 'knock-for-knock' accidents. The road leading to the village square of Llanbedrgoch is narrow and this road is inadequate to have more traffic travelling along it. The turning into Lon Gwenfro would be a challenge for vehicles towing caravans due to their size and some with limited experience in towing caravans. Councillor Roberts further expressed that it is evident as to the number of letters of objection received by the Planning Authority that there

is strong concerns by residents who have to use Lon Gwenfro on a daily basis as there is significant shortage of passing places on this road.

The Development Management Manager responded that he appreciated the concerns of the residents as regards to the highway network towards to development site. However, the Planning Authority must deal with application in accordance with planning policies. The applicant has afforded a Transport Survey and Speed Survey which resulted in evidence that the road has limited use as is any rural road in Wales. The Transport Statement confirms that there has been no recorded accidents or near misses along the single lane highway leading up to the application site in the last 10 years. The applicant will provide 4 passing places as part of the application and the Operational Travel Plan submitted with the application refers that the touring caravans will have staggered arrival and departure times which will negate the possibility of two touring caravans coming towards each other on the lane.

Councillor Paul Ellis, a Local Member said that he has received considerable concerns from residents, mainly regarding to rural road leading to the application site. He said that the only road access to Esgobaeth Bran is from Talwrn and through Llanbedrgoch along narrow roads; the roads are unsuitable for the towing of caravans with no pavements and some sections are prone to flooding. The proposed caravan site will attract extra traffic to the area; the nearest bus stop is over a mile away and the nearest main road is over two miles away. The unavailability of shops and restaurants near the site will entail people having to travel along the narrow lanes from the site. He further said that during the site visit to the site the minibus had to reverse on numerous occasions when cars having to pass each other; this is evidence of the unsuitability of the road to accommodate caravans and large vehicles. The Highways Authority has only identified the need for 4 passing bays to the application site. He noted that both the Llanddyfan and Llanfair-Mathafarn-Eithaf Community Councils have objected the application.

Councillor Non Dafydd, a Local Member reiterated the concerns of residents as regards to the road towards Esgobaeth Bran and it is the residents that are familiar with the narrowness of the roads and areas which are prone to flooding; some of the walls have fallen into the river near one of the designated passing places. She said that the Caravan Club has opened a caravan site recently along the Lon Gwenfro road. She referred to the reference made that staggered arrival and departure times will negate the possibility of two touring caravans coming towards each other on the lane. However, she was uncertain whether this statement is correct as it is impossible to say if two caravans will not come towards each other on the lane. Councillor Non Dafydd further said that the lack of passing places and sharp bends on the lane will make it difficult for towing caravans to access the site. She expressed that the Committee needs to listen to the concerns of the residents and to consider the unsuitability of the narrow lane toward the site.

The Development Management Manager responded to the comments of the Local Members and firstly referred that the Caravan Club which does not require planning permission for a caravan site of up to 5 caravans. He further

said that the application has been submitted since July 2022 and detailed discussion have been undertaken between the Highways and Planning Authority. The Highways Authority has identified the need for 4 additional passing places and the applicant had initially identified 15 informal parking places during discussions with the Highways Authority. He noted that it was acknowledged that over 100 objections have been received as regards to this application but not all the objections are from local residents.

Councillor Jeff Evans ascertained as to the driving/reversing distance between the four passing places. The Chair responded that any specific details need to be requested before the commencement of the meeting so that Officers are able to prepare and provide the Committee with the required information.

Councillor Robin Williams said that during the physical site visit to the application site the minibus had to reverse on numerous occasions, and it was evident that the narrow rural road leading to the site is inadequate for cars towing caravans. Councillor Williams proposed that the application be refused contrary to the recommendation of the Officer's as the road is unsuitable for such a development. Councillor Liz Wood seconded the proposal of refusal of the application.

It was RESOLVED to refuse the application contrary to the Officer's recommendation of approval as it was deemed that the highway network to the site was not acceptable.

(In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to 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

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

12 REMAINDER OF APPLICATIONS

12.1 FPL/2023/141 – Full application for change of use of church into one residential dwelling (Class Use C3) and one short-term holiday

accommodation (Class Use C6) together with erecting a shed/garage building, creating a new vehicular access, erection of a new balcony, soft and hard landscaping, alterations to the building and associated development at the English Presbyterian Church, Telford Road, Menai Bridge

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

Public Speakers

Ms Liz Moyle addressed the Committee **as an objector** to the proposal and said that this application comes before the Committee at an interesting time in the progression of legislation in Wales. The Historic Environment (Wales) Bill received Royal Assent in June and should be implemented by late next year, providing a Code of Welsh Law on the Historic Environment. As well as simplifying law the value of the Historic Environment', to the nation is re-stated emphatically in the Explanatory Memorandum. She quoted briefly from this: *"The people of Wales have inherited a unique historic environment, shaped by past generations, it continues to enhance our quality of life and well-being today. The historic places that surround us, give us a sense of place and help to define us as a nation. The historic environment is a precious resource, it is also a fragile one. It must be protected so that present and future generations can continue to be inspired by it, learn from it and enjoy its many benefits."* The developer, builders and many users of the Presbyterian Church were inspired in what they achieved and how they met the needs of the time, but we move on. Do the plans submitted for change now conserve, enhance or indeed inspire? Does the provision of holiday accommodation, extra parking and traffic enhance or diminish that fragile heritage? Is new work, such as the sunroom, justified and of sufficient quality and design to add value to the site. Does the removal of part of the wall facing the road diminish not enhance? The additional traffic is likely to cause extra problems on an already busy road. With every planning change considered especially for listed buildings and within the Conservation Area, every home and holiday let granted or not, we should demonstrate commitment to maintaining that sense of place and indeed that source of inspiration for all. What was built more than a hundred years ago, to serve the community, should continue to do so in a very simple way, use this as a marker for the future, for the well-being of the community, but homes for people and not holiday lets.

Mr Craig Allison addressed the Committee **in support of his application** said that the opportunity to convert this church into a home is a privilege. The documents on the application outline how we plan to use the space to also establish a holiday home for letting which will contribute to both repaying the cost of conversion, but also ongoing maintenance and preservation of the building. Listed building consent for the project has already been granted indicating that our same local council and CADW believe what we are proposing to do to the building is in the buildings interest and is being done so tastefully and with the enormous heritage value of the building being taken into account. We hope that this appeases any potential conservation concerns

that members may have regarding our proposal. To avoid doubt, and as has been discussed with the Case Officer, one member of the public wanted information on funding. We think it important to highlight to you today that this is a private venture of circa half a million pounds that we intend on spending preserving the building for generations to come. There were a number of other letters of concern from neighbouring properties following the initial application. None of these raised any significant objections, more that they requested clarification of or direction to details within the plans. We are taking steps to ensure the privacy and amenity of the neighbouring properties is not harmed, by including fencing and privacy glass on the new balcony. The same neighbour's concerns on parking are also addressed by highlighting the ample parking provision on-site, and that the existing on-street parking bays would remain. Highways have also endorsed our plans; all vehicles will all be able to safely enter and exit in a forward gear; in any case the traffic is negligible compared to the three hundred capacity church that has since been abandoned. Other doubts were raised involving trees, and we can confirm that no trees other than the holly tree to the front will be removed, and additional detail on boundary fencing construction has been provided to ensure that no other trees are damaged. We highlight the additional ecological steps we will be taking including the addition of bat boxes, bird boxes and tens of metres of additional native hedging being planted. Clearly in planning our proposal we looked at other possible uses for the abandoned building, but the proposal for a single home and single holiday let was sequentially the best fit. Large open gathering spaces are available elsewhere in the town and provide suitable on-site parking. Constraints on fire regulations would also limit the number of people able to use the building simultaneously, and there would be extremely little revenue generated for the buildings upkeep which has been the problem leading to the Church being abandoned. It is hoped that as a family home, having spent a long-time planning, that we have come up with a solution to preserve the building for the community and somebody will be there all the time to monitoring have money to pay for it.

The Development Management Manager reported the English Presbyterian Church is located on the Telford Road which is located adjacent to the Victoria Hotel, Menai Bridge. The Church has been vacant for over 2 years and the congregation have since located to a smaller Chapel nearby. 10 letters of objection and 1 letter in support was received when notification of the proposal was undertaken. The building is a Grade II* Listed and within the designated Conservation Area. A corresponding application for Listed Building Consent has been approved under application reference LBC/2023/13 and has been approved by CADW. He referred to the planning policy compliance as regards to the change of use of the building into residential use; the holiday unit on the site and the loss of a community asset which were highlighted within the Case Officer's report to the Committee. The Development Management Manager further said that the application site is located within the development boundary of the Local Service Centre of Menai Bridge and therefore accords with planning policy PCYFF 1. He noted that planning policy TWR 2 relates to holiday accommodation and states that proposals will be permitted provided they are of a high quality in terms of design, layout and appearance and conform with relevant policy criteria highlighted within the report. The

proposal therefore conforms with planning policy TWR 2 of the Joint Local Development Plan. The proposal involves the loss of a community facility (church). Section 2 of Policy ISA 2 provides further guidance in relation to the loss of community facilities to alternative uses. It is considered that the application conforms with planning policy ISA 2 due to the nature of the community facility as it is unlikely that the previous use would be re-established. It is not considered that the proposal will have a negative impact upon neighbouring uses or residential properties no more than the current D1 use. Even though the proposal falls short of 1 parking space, it is considered that the proposal is acceptable due to the current D1 use and its sustainable location within proximity of the town centre where there are large car parks, access to services, facilities and public transport which is consistent with the principles of sustainable development. The recommendation was of approval of the application.

Councillor T LI Hughes MBE ascertained as to how the applicant is intending to manage the holiday let business. The Development Management Manager responded that the application is for a residential element together with a holiday let accommodation linked to the proposal. A planning condition will be imposed to limit the holiday let to 30 days in any calendar year.

Councillor Robin Williams, and a Local Member said that there are several local concerns as regards to this application and he called the application into the Committee so as to allow the residents the opportunity to voice their concerns before the Planning and Orders Committee. He expressed that he was concerned as to the application for another holiday let in Menai Bridge as there are several such holiday lets in the area. However, he appreciates that the applicant has submitted a Business Case to preserve the Church building.

Councillor Jeff Evans said that there is a business proposal to bring back semi-derelict property into use. Councillor Evans proposed that the application be approved. Councillor Liz Wood seconded the proposal of approval of the application.

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

12.2 FPL/2022/250 – Full application for the re-layout of 144 static holiday caravans, together with environmental improvements at Rynys Caravan Park, Penrhoslligwy, Dulas

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

Public Speaker

Mr David Middleton addressed the Committee **as the applicant Agent in support of the application** saying that the application seeks consent for proposed re-layout of 144 static holiday caravans together with

environmental improvements at Rynys Caravan Park. Within the context of this planning application, it is important to note that the proposal does not seek to increase the permitted number of holiday caravans at Rynys Caravan Park above the 144 already permitted. Instead, the revised layout provides higher quality caravans to meet consumer demand and positively removes permitted caravans from the ecologically sensitive central heathland area in order to re-site them to the north and woodland areas within the confines of the park. In this sense, the revised layout has been carefully designed and has followed negotiation and agreement with NRW and the Ecology Officer at Anglesey County Council. The development will deliver significant environmental and biodiversity benefits across the site through restoring the central heathland and providing additional tree planting throughout the site area. The applicant has also provided a Landscape and Ecological Management Plan which will be secured via a planning condition enabling the environmental sustainability of the site to be improved and managed for future generations. There is no objection to the development from any the statutory consultees including Highways & Transportation, Natural Resources Wales and Anglesey County Council Ecology, all of whom support the development and recognise the benefits. The development will secure the long-term sustainability of Rynys Caravan Park as a tourism business and local employer and will result in increased visitor spend to local businesses on Anglesey; both through the development process and also during the ongoing operation of the site. The recent improvements to the main site facilities building demonstrates the importance to the local job market. In considering this planning application, the Planning Officer has provided a robust recommendation for approval acknowledging the environmental and economic sustainability benefits that will arise from the development. In this sense, the application is fully compliant with Planning Policy Wales and Local Plan policies such as PS 14 “The Visitor Economy” and Policy TWR 3 which relates to “Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation” – as the development does not increase permitted caravans’ number above 144 approved, with the re-layout of pitches securing significant environmental and landscaping benefits throughout. We therefore trust that a positive decision can be made in line with the officer’s recommendation to approve the application.

The Development Management Manager reported that the Rynys Caravan Park is an established holiday caravan park located around 3km of Dulas. There will be no increase of static caravans over the consented currently on the site. Rynys Caravan Park dates to the 1950s. The main permissions on the site are TWR/9c and T/39e. The approved holiday park extends to approximately 6.05 hectares whereby the 144 consented caravans are permitted to operate on a 12 month, year round, holiday season. Currently, 85 caravans are located on the site during the continued development of the site. The proposal involves the re-layout of the 144 static caravans permitted in favour of high quality, lower density, site layout over an extended site area of approximately 9.4 hectares. The revised site area includes the extensive woodland on the western section of the site which will be set aside for management. The Development Management Manager said that he would refer to the main planning consideration of the application in respect of planning policy TWR 3 considerations, the effect on the AONB, Ancient Woodland, SSSI, Ecology, Flooding, Highways, Archaeology and Landcape matters. These main planning considerations were highlighted within the Officer’s report to the Committee. There will be a need to remove approximately 100 trees across the site, these trees are severely diseased or damaged. It is considered that the proposal complies with all policies listed within the report. There will be no increase in static caravans on the site and the proposal involves an extension to the caravan site boundary so that the consented 144 static caravans can be

adequately spaced and provide a higher quality caravans site with high quality units. The proposal is to re-instate the damaged heathland as well as planting a considerable number of trees, hedges and wildflower meadows. This will be a net gain towards biodiversity. The caravans within the extended site is outside the C2 flood zone and the site is in a sustainable location. The recommendation was of approval of the application.

Councillor Ieuan Williams, a Local Member said that his fellow Local Member, Councillor Margaret M Roberts referred the application to the Committee due to the concerns of the Moelfre Community Council as regards to the environmental impact of the development. He expressed that there will be an additional 26 static caravans on the site as regards to this application. Even though there is permission for the siting of 144 static caravans on the site, there are currently hundreds of caravans on similar sites in the vicinity which he considers to be overdevelopment of such caravan sites. He further said that the design layout of the site attached to the application was misleading as some new caravans' locations has not been highlighted. Councillor Williams further referred that an immense part of the woodland is going to be felled. He further referred to planning policies and specifically to planning policy PS 5 – paragraph 5 - Sustainable Development – to protect and promote the use of the Welsh Language. He said that the site has been re-named to Woodlands Falls and he asked the developers to refer to the original historical Welsh name of the caravan site of Rynys. He further referred planning policy PS 5 – paragraph 6 – biodiversity and natural environment. There will be a loss of woodland and green space on the site due to an additional 26 caravans on the site with additional vehicles travelling from over the border to the site. Councillor Williams considered that the application should be refused due to overdevelopment.

The Development Management Manager reiterated that there is currently planning permission for 144 static caravans on the site with currently 85 on the site at present. The additional 26 caravans mentioned by the Local Member may be part of the development on the site. Whilst it is acknowledged that 100 damaged/diseased trees will be felled they will be replaced by hundreds of trees. The re-layout of the site will improve the environmental and biodiversity of the site. He expressed that NRW and the Ecology Officer of the Local Authority are satisfied with the information provided as part of the application presented by the applicant.

Councillor Robin Williams said that it was unacceptable that the name of the site has been changed from Rynys to Woodlands Falls. He said that historical Welsh names should be respected and the renaming of sites so as to be more appealing to visitors to the Island is unacceptable. He ascertained whether a condition can be placed on any approval of the application that the Rynys Caravan Site be re-instated on the site. The Development Management Manager responded that planning policy PS1 notes that *'it is expected housing developments and street names be Welsh'* but the word 'expected' is the issue and a Planning Authority is unable to enforce the Welsh names on developments.

Councillor Robin Williams ascertained from the applicant's agent whether they would consider reinstating the name of the site to the Rynys Caravan Site. The applicants' agent responded that he was unaware that the name of the site had been changed to Woodlands Falls. He expressed that he would suggest to the applicant that the traditional Welsh name of the site be reinstated.

Councillor Geraint Bebb referred to the additional documentation attached with the application which states, '*that the water supply system is insufficient and will also cause detriment to existing customers water supply*'. He therefore, considered that the application is contrary to planning policy PCYFF 2 and proposed that the application be refused contrary to the recommendation of the Officer's.

Councillor John I Jones referred that the Development Advice Map which indicates that the site is in Zone A and partly within C2 flooding zones, but the caravans will not be in Zone C2. He ascertained whether the Advice Map is the NRW flood zone map. The Development Management Manager responded that NRW has assessed the application and confirmed that whilst part of the site is within C2 flooding zone, the new location of the static caravans will be outside the C2 zone and mitigation measures will be included within a condition as part of any approval of the application. Councillor John I Jones further said that whilst he appreciated that there is a need to fell trees on the site due to diseased or damaged, but the wildlife area will be affected. He considered that the redesign of the site with moving caravans on site is not the best use of the land as it would be much better in having ponds and wildlife area on the site. Councillor John I Jones seconded the proposal of refusal of the application.

The Chair granted the local Member, Councillor Ieuan Williams to address the Committee in response to the comments made by Councillor John I Jones as regards to the area been in a flood zone. He said that Creigiau touring caravan site opposite the Rynys site experienced severe flooding over four years ago. With the felling of trees at Rynys caravan site there will be increased surface water flowing into the river and resulting in the increase of flooding risks at Creigiau caravan site.

Councillor Jeff Evans said that he considered that the site has planning permission for 144 static caravans and at present 85 static caravans are located on the site. The applicant is intending to replace the 100 trees that needs to be felled with the planting of hundreds of trees to improve the biodiversity of the site. Councillor Jeff Evans proposed that the application be approved. Councillor Robin Williams seconded the proposal of approval of the application.

Following the vote of 5 in support of the application and 3 against:-

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

12.3 FPL/2023/159 – Application for alterations and extensions to the existing leisure centre, comprising of a function suite, gym, café, soft play area, reception, library, office and storage space at Beaumaris Leisure Centre, Beaumaris

The application was presented to the Planning and Orders Committee as the Council owns the land.

The Development Management Manager reported that application is made for alterations and extensions to the existing leisure centre, comprising of a functions suite, gym, café, soft play area, reception, library, office and storage space at Beaumaris Leisure Centre, Beaumaris. The application site is located within the development boundary of the Local Service Centre of Beaumaris and thereby conforms with the provision of planning policy PCYFF 1 of the Joint Local Development Plan. Policy ISA 2 of the Joint Local Development Plan relates to Community Facilities and states that the plan will help sustain and enhance community facilities by granting the development of new community facilities as was noted within the Officer's report. He further said that the proposal is acceptable in terms of design in accordance with policy PCYFF 3 and is also deemed to accord with the provisions of policy PCYFF 2 : Development Criteria and it is not considered that the proposed use will give rise to unacceptable impacts upon the amenities of neighbouring properties or the character and appearance of the designated AONB and Conservation Area or upon the essential setting of the Beaumaris Castle WHS in accordance with policies AMG, PS1 and AT1. The proposal is also consistent with the objectives of Planning Policy Wales and Technical Advice Note 16 in relation to the provision, protection and enhancement of existing sport and recreational facilities and the associated health and well-being afforded by such facilities.

Councillor Carwyn Jones, a Local Member said that he and the local community supported this application and wished to thank representatives of the Beaumaris Leisure Centre for the work undertaken in respect of this application.

Councillor Neville Evans proposed that the application be approved.
Councillor Robin Williams seconded the proposal of approval.

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

12.4 FPL/2023/178 – Full application for the installation of 10, 9m high lighting columns at Ysgol Uwchradd Bodedern, Bodedern

The application was presented to the Planning and Orders Committee as the applicant is the Local Authority and the Council owns the land.

The Development Management Manager reported that the main planning considerations are if the proposal complies with planning policies and whether the LED lighting will have a negative impact on the neighbouring dwellings or surrounding area. The proposed 9m columns with LED lighting will be sited around two existing outdoor sports courts. Four of the columns will be sited around the sports court to the west and six columns around the sports court to the east. The eastern sports court is located closest to the boundary of the school and has rear gardens adjacent to the school grounds as was noted within the Officer's report. He further said that the lighting columns will be conditioned so that the use of the lighting will only be used between the hours of 9.00 a.m. until 9.30 p.m. Monday to Friday and 9.00 a.m. to 6.00 p.m. on weekends. This is to ensure that the lighting columns are not on during unreasonable hours of the night and would also prevent noise from sporting activities from disturbing neighbouring properties. The proposed columns siting, scale, design and appearance is considered acceptable as it would not have a negative impact on existing site, neighbouring properties or surrounding area and can be conditioned to reduce any negative impacts so as to comply the planning policies PCYFF 2, PCYFF 3 and ISA2 of the Joint Local Development Plan.

Councillor Robin Williams proposed that the application be approved.
Councillor Geraint Bebb seconded the proposal of approval.

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

12.5 FPL/2023/204 – Full application for the siting of a modular double classroom building on the school's playground area at Ysgol Gynradd Bodffordd, Minffordd, Bodffordd

The application was presented to the Planning and Orders Committee as the applicant is the Local Authority and the Council owns the land.

The Development Management Manager reported that the application site is currently part of the yard of Ysgol Gynradd Bodffordd and is a tarmacked hardstanding area with stone walling boundaries. The application is made for the siting of a portacabin for use as additional classroom incidental to the existing school for a period of 5 years. The siting of the portacabin within the school grounds will result in the loss of approximately 190m² of the current 1046m² hardstanding play area. Sports Council Wales and the Betsi Cadwaladr Health Board were consulted due to the loss of the hardstanding play area. Both expressed concern with regards to the loss of the outdoor area, with Sports Council Wales requesting further information as to how this loss would be accommodated for during times when wet weather would restrict the use of the playing field. The Council acknowledged the concerns, but it was expressed that the portacabin is necessary in order to provide provision for additional classroom facility and that there would still be 856m² of hardstanding remaining for outdoor play provision. Additionally, the school

benefits from a generous sized playing field and as such any potential issues surrounding lack of outdoor play space would be a seasonal issue.

Councillor John I Jones proposed that the application be approved. Councillor Geraint Bebb seconded the proposal of approval.

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

12.6 FPL/2023/154 – Full application for the demolition of existing rear extension, together with alterations and extensions at Glan Traeth, Rhosneigr

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

The Development Management Manager reported that the proposal is for the demolition of part of the existing dwelling, erecting a two-storey extension with a first-floor terrace area in its place, removal of existing dormer window together with erecting dormer window with a balcony in its place at the front elevation of the property. The scale of the proposed extension to the rear measures 6.1m in width (same as the existing dwelling), 7.7m in length (0.5m more than the existing dwelling), 6.6m in roof ridge height (1.8m more than the existing roof ridge) and 4.8m to the roof eaves (2m more than the existing roof's eaves). The proposed two storey extension extends 2.3m from the existing rear elevation with the single storey extension with roof terrace above the extending and additional 5.4m. A letter of objection was received in respect of concerns that the loss of light and privacy would have a negative impact on the neighbouring properties. The applicant has amended the application so as to remove all possibilities of overlooking and loss of privacy to the neighbouring properties.

The Local Members, Councillors Neville Evans and Douglas Fowlie said that they were satisfied with the amendments to the application as was reported within the Officer's report.

Councillor Dafydd Roberts proposed that the application be approved. Councillor Robin Williams seconded the proposal of approval.

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

13 OTHER MATTERS

13.1 Amending the time allowed for members of the public to speak in the Planning and Orders Committee

Submitted – a report by the Director of Function (Council Business)/Monitoring Officer and the Head of Regulation and Economic Development in respect of the above.

The Portfolio Member for Planning, Public Protection and Climate Change said that the proposal is to increase the time allowed for members of the public to speak to 5 minutes at the Planning and Orders Committee.

It was RESOLVED to recommend to the Executive and the full Council that the time that members of the public are allowed to speak in the Planning and Orders Committee be changed from 3 minutes to 5 minutes.

**COUNCILLOR KEN TAYLOR
CHAIR**