

# PLANNING AND ORDERS COMMITTEE

## Minutes of the meeting held on 24 April 2013

- PRESENT:** Councillor J Arwel Roberts (Chair)
- Councillors W J Chorlton, E G Davies, R Dew, Jim Evans, Vaughan Hughes, C McGregor, R L Owen, Eric Roberts and H W Thomas
- IN ATTENDANCE:** Planning Development Manager (DFJ),  
Planning Assistants.
- Legal Services Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** Councillor Lewis Davies, K P Hughes and W T Hughes
- ALSO PRESENT:** Local Members : Councillors J.V. Owen – 7.1: Bob Parry OBE – 7.2
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### 1 APOLOGIES

Apologies for absence were submitted as noted above.

### 2 DECLARATION OF INTEREST

Declarations of interest were received and recorded under the respective items.

### 3 MINUTES

The minutes of the meeting of the Planning and Orders Committee held on 3<sup>rd</sup> April, 2013 were confirmed as correct.

### 4 SITE VISITS

No site visits were held following the 3 April, 2013 meeting of the Planning and Orders Committee.

### 5 PUBLIC SPEAKING

The Chair announced that there were public speakers present in respect of applications 7.1 and 12.3. It was noted that both applications were deferred.

### 6 APPLICATIONS THAT WILL BE DEFERRED

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

The Planning Development Manager informed the Committee that the applicant's agent has requested that consideration of the application is deferred so that they can address a drainage issue arising from amended plans.

The Chair stated that this application has appeared on the Agenda of this Committee for many months and stated that it will be removed until all relevant matters have been resolved.

**It was RESOLVED to defer consideration of 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 9<sup>th</sup> 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 23<sup>rd</sup> January, 2013.

The Legal Services Manager stated that it is understood that this application is a controversial application locally due to the access to the site. He stated that he has discussed the matter with the Chief Executive as it was understood that determination of the application before the local government elections on 2<sup>nd</sup> May, 2013 would be contentious and possibly contrary to the Council's guidance on the election period. The Officer stated that the Chief Executive was of the opinion that the application should be deferred to the next meeting of the Planning and Orders Committee to be held June, 2013. He apologised to the representative whom had intended to speak in respect of this application.

The Local Member, Councillor J.V. Owen stated that he would be taking legal advice that the application is to be deferred. He stated that representatives had made an effort to attend the meeting and to be told that discussion on the application would not take place was unacceptable.

**It was RESOLVED to defer consideration of the application on the advice of the Chief Executive as it was understood that a determination of the application ahead of the local elections would be contentious and potentially contrary to the Council's guidance on the election period.**

### **7.2 Outline application for the erection of an affordable dwelling, construction of a vehicular access together with the installation of a treatment plant on land adjacent to Bryn Twrog, Gwalchmai**

The application was presented for determination by the Committee as the applicant is related to a relevant officer. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4. At the meeting of the Planning and Orders Committee held on 3<sup>rd</sup> April, 2013 the Committee resolved to approve the application contrary to the recommendation of the Officer as it was considered that it supports the development of affordable housing for local persons.

The Local Member, Councillor Bob Parry OBE stated that he did not wish to expand on the application since the last meeting but referred that consultation has undertaken with the Housing Department in respect of affordable housing which is noted within the report. He noted that the dwelling would be a home for local young people who wish to live within their community.

The Planning Development Manager stated that the application site does not comply with Planning Policies within the Development Plan for affordable homes. To comply with these policies the dwelling must be immediately adjoining a village; this proposed dwelling is in a prominent countryside location where the development of a new dwelling would have a detrimental impact on the landscape character. The site is 350m from the boundary of the village. The Officer stressed that this application does not comply at all with housing/planning policies. He strongly urged the Committee that this application should be refused.

The Members were of the opinion that the application is reasonable as there are other dwelling along the lane near the proposed development site. They stated that local communities are suffering with the loss of young people leaving the Island and they deserved to be supported.

The Legal Services Manager stated that it is clear within planning terms that this proposed application is contrary to policies as it is outside the recognised development boundary. He stressed that the only reason this application is before the application is that the applicant is related to a relevant Officer of the Council. If the applicant was not related to a relevant Officer of the Council it would have been dealt with under the delegation scheme to Officers and would have been refused.

Councillor R.L. Owen reaffirmed his proposal that the application be approved contrary to the Officer's recommendation and Councillor R.A. Dew seconded by proposal.

Councillor Jim Evans and J. Arwel Roberts reaffirmed their view that the application should be refused.

The voting was as follows :-

**To reaffirm the decision to approve the application contrary to the Officer's recommendation :** Councillors E.G. Davies, R.A. Dew, Vaughan Hughes, R.L. Owen, Eric Roberts. **TOTAL 5**

**To refuse the application in accordance with the Officer's recommendation :** Councillors Jim Evans and J. A. Roberts **TOTAL 2**

**Abstained from voting :** Councillor W.J. Chorlton **TOTAL 1**

Councillors C. McGregor and H.W. Thomas did not take part in the deliberations or voting in respect of this item as they were not present at the last meeting.

**It was RESOLVED to reaffirm the decision to approve the application, contrary to the Officer's recommendation, subject to a S106 condition 'affordable' housing being imposed on the application.**

## **8 ECONOMIC APPLICATIONS**

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

## **9 AFFORDABLE HOUSING APPLICATIONS**

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

## **10 DEPARTURE APPLICATIONS**

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

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS**

### **11.1 16C194 – Full application for the retention of the hardstanding area and 2 polytunnels together with the erection of 1 polytunnel, potting shed and an extension to the outbuilding at Tan Rallt, Bryngwran**

The application was brought to the Committee as a Member of Staff has declared an interest in the application. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager stated that the proposal will be used for seasonal horticulture and will enable the applicant to grow fruit, vegetables and summer bedding plants to sell at shows and other horticultural events. He stated that the proposal in the opinion of Officers should not be used as a business and that a planning condition should be placed on the approval that no retail or wholesale use be from the site.

Councillor W.J. Chorlton proposed that the application be approved and Councillor Eric Roberts seconded the proposal.

**RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions contained within the report together with an additional condition that no wholesale or retail use to be from the site.**

**11.2 36C206E – Full application for the erection of a detached garage at Cefn Canol, Llangristiolus**

The application was brought to the Committee as the applicant is related to a Councillor. 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.**

**11.3 40C133C – Application for the deletion of Condition (04) and alterations to form a dormer window at Graianog, Dulas**

The application was brought to the Committee as the applicant is related to a member of staff. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager reported that public consultation period does not come to an end until the 25 April, 2013.

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.**

**11.4 43C188A – Full application for the erection of a new agricultural shed on land at Pwll Preban, Rhoscolyn**

*(Councillor Eric Roberts declared an interest in respect of this application and left the meeting during discussion and voting thereon).*

The application was brought to the Committee as the applicant is related to a Councillor. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager reported that the public consultation does not come to an end until the 3 May, 2013.

Councillor W.J. Chorlton proposed that the application be approved and this was seconded.

**It was RESOLVED to approve the application and to delegate to the Head of Service (Planning & Public Protection) to approve subject to the end of the consultation period.**

**12 REMAINDER OF APPLICATIONS**

**12.1 19C792F – Full application for the replacement of three angling platforms with a hard surface safe deck area together with the alterations and extension to three angling platforms on land at Breakwater Country Park Lake, Porth Namerch, Holyhead**

The application was presented to the Committee as the application is made on Council owned land.

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.**

**12.2 20C289 – Full application for the installation of a 'Time and Tide Bell' with supporting frame at foreshore adjacent to the Harbour, Cemaes**

The application was presented to the Committee as the land is leased by the Council from the Crown Estate.

The Planning Development Manager stated that letters of objection have been received in respect of 'noise nuisance' in respect of this application. Consultation has commenced with the Environmental Health Section and it is likely that 'noise nuisance' will be an issue. The Officer requested that the application be deferred for further consultation.

**It was RESOLVED to defer the application to allow consultation in respect of noise levels.**

**12.3 42C61G – Removal of existing residential caravan and erection of a 2 storey dwelling within the residential curtilage at The Caravan, Ty'r Ardd, Pentraeth**

The application was presented to the Committee at the request of a Councillor.

The Planning Development Officer informed the meeting that this application is a departure but unfortunately it has not been advertised as a departure application. The advertisement of the application is essential, therefore the procedure for dealing with the application has not been followed correctly. The Officer requested that the application be deferred.

The Local Member, Councillor H.W. Thomas requested that the site be visited. The Legal Services Manager stated that due to the timetable of the County Council election the membership of the Planning and Orders Committee will not have been finalized and therefore there will be no Committee in May.

**It was RESOLVED to defer the application to allow for public consultation as it is a departure.**

**12.4 47LPA602A/CC – Full application for the erection of an agricultural shed for the housing of a dairy herd at Tremoelgoch Fawr, Llanfigael**

The application was presented to the Committee as the application has been submitted by the Council on Council owned land.

Councillor W.J. Chorlton proposed that the application be approved and Councillor C. McGregor 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.**

**13 OTHER MATTERS**

**13.1 43C188 – Prior notification for the demolition of a shed at Pwll Preban, Rhoscolyn**

*(Councillor Eric Roberts declared an interest in respect of this application and left the meeting during discussion and voting thereon.*

**RESOLVED to note the information as presented.**

**COUNCILLOR J. ARWEL ROBERTS  
CHAIR**