

PLANNING SITE VISITS

Minutes of the meeting held on 19 June, 2013

- PRESENT:** Councillor W.T.Hughes (Chair)
- Councillors Lewis Davies, Jeff Evans, Ann Griffith, John Griffith, Ken Hughes, Vaughan Hughes, Victor Hughes, Raymond Jones, Nicola Roberts
- IN ATTENDANCE:** Chief Planning Officer (Mr Gwyndaf Jones) (for items 3 and 4)
Development Control Manager (Mr Dewi F. Jones) (for item 1)
Development Management Team Leader (Mr David Pryce Jones) (for item 3)
Development Management Team Leader (Mrs Nia Jones) (for items 2 and 4)
Development Control Officer (Highways) (Mr Richard Eames) (for items 3 & 4)
Planning Assistants (for item 3)
Committee Officer (ATH)
- APOLOGIES:** Councillors Richard Owain Jones, J.Arwel Roberts (a Local Member)
- ALSO PRESENT:** Local Members: Councillors R.G.Parry, OBE, Dylan Rees (item 1), Jim Evans Alun Mummery (item 2); Richard Dew, Llinos M Huws, Dafydd Thomas (item 3); R.Llewelyn Jones (items 3 & 4)

1 34LPA121Q/CC – Installation of a biomass wood pellet boiler unit in connection with the new school to be erected on land at Ysgol Gyfun Llangefni

The site was visited upon the recommendation of the Officers made at the meeting of the Planning and Orders Committee held on 5th June, 2013.

The Chair asked the Planning Officer to present the relevant facts.

The Development Control Manager reminded Members that the application under consideration is for a biomass wood pellet boiler unit. Planning permission for a biomass boiler unit with 11.5m chimney was granted in August, 2012 – therefore the principle of the development on the site has been established. The Officer described the intended location of the boiler unit by reference to the development site plan and he explained the dimensions of the proposed single storey unit as being 12m long by 2.5m wide and 3m to ridge height. The unit is to be finished in the same materials as the new school building's main entrance. The Officer proceeded to say that the main change in the application from that granted in August 2012 is in the height of the boiler unit's chimney stack which has been raised to 16m in order to allow the dispersal of emissions from the flue. The chimney will be 0.6m in diameter and will be composed of stainless steel and coated in a green finish. The roof of the school building at ridge height is approximately 10 to 12m above ground level; the chimney stack will rise 4m above the ridge height.

Members asked questions of the Officer in relation to the following issues –

- Plans for the storage of the wood pellets
- Traffic levels and road safety in the area of the development
- The possibility of integrating the use of the boiler unit by extending the electricity supply generated to the leisure centre on site.

The Officer said that whilst the latter was not essentially a planning consideration, the issues raised would be addressed in the report to the Committee. Councillor Dylan Rees as a Local Member referred to local concerns regarding the effects on still days when there will be no wind to disperse particle emissions from the chimney. The Officer replied by explaining that professional experts have modelled such a scenario and the Health Department and Environmental Health are satisfied that no problems will subsequently arise with regard to this issue.

Members then viewed the proposal from the rear of the school building from the perspective of the Bro Caerwyn estate. The Officer explained that the chimney will not be visible from this elevation since the bulk of the building lies in front of the chimney from this viewpoint apart from the highest few feet and furthermore there is the addition of the landscaping buffer provided by the trees separating the school from the estate. Travelling farther into the estate the less visible the chimney becomes as the number of intruding objects increase. Councillor Dylan Rees pointed out that the chimney would still be visible from the side elevation from the perspective of Cildwrn Road.

Members wished to know whether there were plans for new trees and made reference to the use of a sedum roof. The Officer confirmed that there is a comprehensive landscape scheme for the site covering both new and existing trees together with an intended condition safeguarding the maintenance of the trees for a period of 5 years. He illustrated the prospect from the direction of Cildwrn Road by reference to the site plan and he said that the chimney would be visible from this aspect. He pointed out however that the biomass boiler unit will be located much farther back from the road than what the plan is able to show.

2 41C8C – Full application for the change of use of land for the siting of 33 touring caravans, erection of a toilet block, construction of a vehicular access together with landscaping at Garnedd Ddu, Star

The site was visited upon the recommendation of the Officers made at the meeting of the Planning and Orders Committee held on 5 June, 2013

The Chair invited the Planning Officer to present the matter.

Mrs Nia Jones, Planning Development Team Leader said that the application is for the siting of 33 touring caravans on the site and is the second such application to the Planning Department, the first having been submitted some 2 years ago and only recently withdrawn. The Officer pointed out the site, the site access and the access road over which the Members had passed to reach the application site. The Officer went on to explain that although the site location appears to be in an elevated position a landscape and visual impact assessment undertaken in connection with the application shows that whilst the site is not visible from close up it is partially visible from a distance. The farm building is visible but screens the proposal site. In response to questions she confirmed that planning policies do support touring caravans provided that they do not adversely affect the local community. Issues arising in relation to the application include the nature and standard of the access road and whether it can accommodate the additional traffic, the visual effects of the proposal, the nature and extent of facilities on site and local concerns regarding users of the site wandering around the area and vicinity. The Officer confirmed that the application as presented is for caravan site and toilet block.

The Officer pointed out the location of private properties relative to the site and she explained that the Council has requested a residential amenities assessment to examine whether the proposal will have a visual impact on these properties. She confirmed that there have been discussions with the Highways Department and that whilst the department's formal response to the application is awaited there has been no highways objection to the previous application on this site.

Members in questioning the Officer raised the following matters:

- Adequacy of the access road
- Time limitations on the use of the site
- Potential use of an empty area on site
- The creation of passing places on the access road
- Adequacy of the sewerage system
- Drainage

In clarification of the matters raised, the Officer said that theoretically, caravans can remain on the site for 9 months; concerns have been expressed regarding the possible simultaneous arrival and departure of 33 caravans. However, site management arrangements normally include robust rules regarding arrival and departure times. In relation to the reference made to the empty area the Officer said that there are rights without planning approval to site tents on this area. She went on to say that the Highways Department does not consider the creation of passing places on the access road as necessary and the sewerage system will be a private system. Information

regarding the proposed drainage arrangements has only just been received and this will be incorporated within the report to the Committee.

Members then inspected the field in which it was proposed the caravans would be sited – the Officer pointed out that the proposed caravan site would extend beyond the hedgerow to the adjoining field and the Members proceeded to view this area. She drew attention to the fact that a window in a nearby property will overlook the site despite the partial screening provided by existing trees during the summer. On departing the site, the Officer drew attention to other two private properties whose prospects looked up towards the proposed site.

- 3 46C427K/TR/EIA/ECON – An outline planning application, with all matters reserved except for means of access proposing: a leisure village at Penrhos Coastal Park, London Road, Holyhead comprising up to 500 new leisure units including new lodges, cottages and conversion of the existing estate buildings; central new hub building comprising reception, leisure facilities including indoor water park, ten pin bowling and indoor sports hall and cafes, bars, restaurants and retail; refurbishment and extension of estate buildings to provide central farmer’s market, indoor children’s play area, cycle and sports hire centre, spa with gymnasium and changing facilities, the boathouse ruins for new café and watersports centre, and the bathing house to become a new beachside restaurant; providing and maintaining 29 hectares of publicly accessible areas with public car parking and enhancements to the coastal path, including managed walkways within 15 hectares of woodland, the retention and enhancement of Grace’s pond, Lily pond, Scout’s pond with viewing platforms, the pet cemetery, war memorial, the pump house and picnic area with bird feeding stations and hides with educational and bilingual interpretation boards created throughout; creation of a new woodland sculpture trail and boardwalks and enhanced connection to the coastal path; retention of public access to the beach and shallow coastal waters and a combined heat and power centre. The erection of leisure village accommodation and facilities which could be used initially as a temporary construction workers accommodation complex for Wylfa B at land at Cae Glas, Parc Cybi, Holyhead comprising: up to 315 lodges to be initially sub-divided to accommodate up to 2,000 construction workers; central hub building providing reception and canteen ancillary to accommodation; a park and ride facility comprising up to 700 car parking spaces; a new hotel; a lakeside hub comprising restaurant, café, retails and bar; new grass football pitch and cricket pitch; and a combined heat and power centre. to be subsequently converted (post Wylfa B construction) into a high quality extension to the Penrhos Coastal Park leisure village comprising refurbished lodges and facility buildings to create a high quality holiday accommodation (up to 315 family lodges); a visitor centre and nature reserve allowing controlled public access; and heritage centre with visitor parking. A residential development comprising up to 360 residential dwellings set in landscaping and open spaces at land at Kingsland, Kingsland Road, Holyhead. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaces and plant at Penrhos coastal park, Cae Glas and Kingsland, Holyhead.**

The site visit was arranged upon the recommendation of Officers made at the meeting of the Planning and Orders Committee held on 5th June, 2013.

Prior to the site visit, Members of the Committee along with the Local Members were given a presentation by the Chief Planning Officer and the Development Management Team Leader. The purpose of the presentation was to provide Members with contextual information regarding the three sites at Penrhos; Kingsland and Cae Glas which constituted the application. During the presentation, the Officers referred to and explained the following matters –

- That the application was initially made in outline form with all matters reserved except for means of access. It was subsequently changed to a hybrid application meaning it is part outline, part full application in so far as it relates to the change of use of buildings.
- That the application is a departure from the Development Plan and why.
- That the application has been made under an Environmental Impact Assessment.
- It was explained that all 3 sites were within the AONB and that the local Planning Authority had been requested to determine them collectively.

- A detailed description of Penrhos, Cae Glas and Kingsland was then provided with reference to the OS Plan.
- The parameter plans for each of the three sites were shown. The parameters included land use plans, building height plans, advanced/retained vegetation plans. In the land use plans, the areas which will remain private and areas retained for public use were explained.
- Illustrative plans which indicate how the three sites may be developed within the parameter plan, but it was explained that the detailed proposals could change within the parameters as part of any reserved matter planning application submitted.
- A detailed description of the proposals in relation to each of the sites.

Members first visited the **Kingsland site** where the Planning Officer showed Members of the Committee the plans for the development of the area under the application entailing the erection of up to 360 residential dwellings to be utilised initially as HMO accommodation in relation to the development of Wylfa B and to be converted thereafter into housing with affordable housing provided on a 50% basis. The Officer pointed out to Members the extent of the development area and other land within the applicant's control. The Members asked questions regarding a wetland area which was apparent on the site and the Officer showed the Members that the area was shown on the submitted plans.

Members then proceeded to walk along the public footpath and vehicular access dissecting the application site and leading to a number of residential properties including the property known as Overdale. (The Local Member had requested that this be viewed). They viewed the proposed development site from the rear elevation of the property – the Officer pointed out that the development site reaches the border of the property's garden and that to the right of the property is situated Holyhead Golf Club. Whilst views in themselves are not a planning consideration there are considerations in relation to outlook particularly in instances where the visual aspects are so detrimental as to justify refusal. Members referred to possible noise effects arising from the development. The Officer explained that reference is made to this consideration within the Environmental Impact Statement and that discussions have been held with the Police Service with regard to policing issues in connection with nuclear workers' accommodation. The Officer also explained that the development is linked to the proposed development at Cae Glas as the use of the site in connection with nuclear workers' accommodation would depend on the facilities proposed for the Cae Glas site.

On departing the site the Planning Officer drew Members' attention to the access to the Kingsland site and he showed Members the location of the site relative to Cae Glas by reference to the map and other land within the applicant's control on the opposite side of the B4545.

Members then proceeded through Parc Cybi and along Lôn Trefignath to the Cae Glas site where it was explained there is currently no public access. The Officer said that the intention is to widen the road and to create a footway and cycle path to the proposed entrance to the Cae Glas site. The Officer pointed out the cricket ground which is proposed to be relocated from Penrhos to a field adjacent to Trearddur Mews. Members were then taken to the other side of Cae Glas and walked along the private road over the railway/A55. The Officer explained that the proposals for Cae Glas entail a leisure village accommodation and facilities to be used initially as an accommodation complex for workers in connection with Wylfa B comprising of up to 315 lodges and a park and ride facility for 700 cars and other associated facilities including a hotel. Subsequent to its use in relation to the development Wylfa B it is proposed that the site will become an extension to the Penrhos Coastal Park Leisure Village. The Officer showed Members the parameter plan and the area wherein the lodges would be developed along with their proposed height. Members were then taken down past a former landfill site to the "Inland Sea" area which the Officer explained formed part of the Beddymynach-Cymyran SSSI. As part of the proposals there would be controlled public access to this area. The application also included a proposal to create a nature reserve on that part of the site adjacent to the designated site of special scientific interest. Members then walked down to the disused landfill site and viewed the area down to the inland sea where the nature reserve is to be located. They questioned the Officers on issues of public access, the extent of any land contamination within the area and water contamination.

Members finally travelled to the **Penrhos Site** where they were informed that the intention is to develop a leisure village and hub with associated ancillary developments. Members took the path along the coast past the “Ty Bedd y Mynach” (proposed visitor centre) and up through the woodland area and were shown the “Quillet” area and that of the estate cottages. The Planning Officers showed Members the parameter plan for this area and how it would be divided into public and private use (the latter for leisure village users) which would be separated by a boundary. Members questioned the Officers on issues of access, access management and any public loss.

Members then proceeded across to the beach area adjacent to the “Bathing House” where they were informed that the coastal path and beach would be retained for public use.

Members then walked up to the position of the proposed leisure village and hub. Officers explained the intended use of the existing estate buildings some of which were listed buildings. In relation to the headland lodges on agricultural land adjacent it was pointed out that it was the intention to undertake advanced planting in order to mitigate the effects on the landscape in what is an AONB.

4 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

The site was visited anew upon the recommendation of the Officers made at the meeting of the Planning and Orders Committee held on 5th June, 2013

Councillor John Griffith declared an interest in this application and did not participate in the site visit.

Mrs Nia Jones, Planning Development Team Leader informed Members that the application was for the erection of 22 dwellings on land between Pentrefelin and Waenfawr Estate. She pointed out the Waenfawr estate to the back of the proposed development land and said that the proposed access was through the Pentrefelin Estate on the road through which Members had travelled to the site. The Officer said that the site had been earmarked for housing in the development Plan and that 7 out of the 22 dwellings are to provide affordable housing. The Officer distributed a copy of the site plan for Members’ information. She said that the relevant issues include highways and traffic, and ecology – it was intended to create a tunnel to safeguard badgers on site. Slow worms had also been identified on site although in the original ecological assessment no reference was made to this consideration. Enquiries have since been made with the Council’s Ecological Officer and with Natural Resources Wales and conditions are proposed. Other issues arising cover drainage, and the scale of the development within the area. The Officer further referred to issues that had arisen in relation to a ransom strip at the entrance to the Waenfawr Estate. The original proposal was to access the development via this road and although it had since been established by the Highways Department that there is no ransom strip, the applicant wishes to continue with the application as presented with access to the proposed development through the Pentrefelin estate. The Development Officer (Highways) confirmed the information and confirmed also that the Highways Department did not have any objection to the development from a road and traffic management perspective.

Councillor R.Llewelyn Jones as a Local Member referred to the local concerns regarding the proposal which centred on issues in respect of access, traffic, drainage and environmental matters.

Members then proceeded to view the proposed development site from the perspective of the Waenfawr Estate where they inspected the road through the estate which had been the subject of discussion with regard to the ransom strip and which residents suggest provides an alternative route to the development. The Planning Officer drew Members’ attention to objections received from surrounding properties and their substance in relation to construction traffic and effects on amenities. She confirmed that part of the layout had been amended on the request of officers to accommodate some of the concerns raised.

**Councillor W.T.Hughes,
Chair**

