

PLANNING SITE VISITS

Minutes of the meeting held on 17 July, 2013

- PRESENT:** Councillor W.T. Hughes (Chair)
Councillor Ann Griffith (Vice-Chair in the Chair for Item 2)
- Councillors John Griffith, T. Victor Hughes (Items 2 & 3 only),
Nicola Roberts.
- IN ATTENDANCE:** Development Management Team Leader (DPJ) (for Item 2 & 3),
Planning Officer (MD) (for Item 1),
Senior Engineer (Development Control) (EJ),
Committee Officer (MEH),
Administrative Assistant (SC).
- APOLOGIES:** Councillors Lewis Davies, Jeff M. Evans, Vaughan Hughes,
Raymond Jones.
- ALSO PRESENT:** None
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1 42C231 – FULL APPLICATION FOR THE ERECTION OF 13 NEW DWELLINGS TOGETHER WITH CREATION OF A NEW ACCESS ON LAND AT THE SIDINGS, PENTRAETH

The site was visited upon the recommendation of the Committee at its meeting held on 3 July, 2013 as Members considered that as the membership of the Planning and Orders Committee has changed considerably since the last local elections, it would be advantageous to visit the site before determination of the application.

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

The Planning Officer stated that the site comprises a railway siding off the A5025. As the site is at a lower level the land surrounding will entail extensive infilling. Members were asked to view the site from the old bridge along the side of the A5025 and thereafter entered the site. Detailed plans of the development and the design of the proposed dwellings were viewed by the Members. It was noted that due to the size of the development a number of affordable units will need to be provided.

Members questioned the parking arrangements for the proposed dwellings. A copy of the site plan was viewed by the Members.

2 20LPA962/CC – RETROSPECTIVE APPLICATION FOR THE RECENTLY CONSTRUCTED TRACK TOGETHER WITH IMPROVEMENTS TO THE EXISTING ACCESS ON LAND OPPOSITE FRON HEULOG, CEMAES

The site was visited upon the request of the Local Member made at the meeting of the Planning and Orders Committee held on 3 July, 2013.

The Chair asked the Development Management Team Leader to present the relevant facts.

The Development Management Team Leader stated that the application is made for retrospective permission for the retention of a track and an agricultural access which will serve two parcels of land. It was noted that one of the parcels of land is a Council owned smallholding at Fronheulog, the other was 24 acres at Calfdy. The land areas on which the track has been developed is in the process of being sold by the Council. The Officer referred to objections from the neighbouring dwellings which consist of 3 privately owned properties and 1 Council house and listed the grounds of objections. A septic tank which serves these dwellings was viewed together with a concrete reinforcement encasing the connections to these properties where it crosses the track.

Members were concerned in respect of the access as it is entering a dangerous highway. Members questioned the Highways Officer in respect of the required visibility distance from the access. The Highways Officer responded that whilst the normally required 215m visibility splay is not available, this is an existing access which it is proposed to improve. Whilst the full visibility would not be achievable, the modifications to the access would be an improvement over the existing situation. Visibility distances have been checked as part of the assessment of the application and will be available at the next meeting of the Planning and Orders Committee at the end of the month.

3 38C185C – FULL APPLICATION FOR THE ERECTION OF ONE WIND TURBINE WITH A MAXIMUM HUB HEIGHT OF UP TO 24.6M, ROTOR DIAMETER OF UP TO 19.2M AND A MAXIMUM UPRIGHT VERTICAL TIP HEIGHT OF UP TO 34.2M ON LAND AT MAES MAWR, LLANFEHELL

The site was visited upon the recommendation of the Committee at its meeting held on 3 July, 2013 as Members considered that as the membership of the Planning and Orders Committee has changed considerably since the last local elections, it would be advantageous to visit the site before determination of the application. The Committee wanted to assess the landscape surrounding the application site and the distance of dwellings from the proposal under the provisions of the SPG.

The Chair asked the Development Management Team Leader to present the relevant facts.

The position of the turbine was identified on the agricultural field and the proposal explained.

The Development Management Team Leader went on to explain that the Planning and Orders Committee resolved to approve the application in November 2012. Planning permission was not formally released whilst formal complaints were considered by the Council's Monitoring Officer. A legal challenge was subsequently made to the High Court. In the meantime an appeal has been lodged by the applicant with the Planning Inspectorate for non-determination. It was necessary to refer the application back to the Planning and Orders Committee as the Council has adopted a Supplementary Planning Guidance on Onshore Wind Energy Development in January 2013 and this comprised a material change in circumstances. The Planning and Order Committee therefore is asked to come to a resolution regarding the Local Authority's position in relation to the appeal.

Photomontages were afforded to the Members to visualise the application for various locations within the vicinity. The Officer highlighted the residential properties near the application site and explained that Officers had undertaken a detailed assessment on the impact of the development on the amenities of occupants of these dwellings.

Members viewed the application site for numerous locations within the vicinity of Llanfechell.

**COUNICLLOR W.T. HUGHES
CHAIR**