

PLANNING SITE VISITS

Minutes of the meeting held on 21 August, 2013

- PRESENT:** Councillor W.T.Hughes (Chair)
- Councillors Lewis Davies, Jeff Evans, Ann Griffith, John Griffith, Ken Hughes, Victor Hughes, Raymond Jones, Richard Owain Jones, Nicola Roberts
- IN ATTENDANCE:** Planning Officer (Mr Mark Davies) (for items 1 and 2)
Senior Engineer (Development Control) (EJ) (for items 1 and 3)
Committee Officer (ATH)
- APOLOGIES:** Councillor Vaughan Hughes, Councillor Alwyn Rowlands (a Local Member of respect of item 2), Councillor Lewis Davies (in respect of item 3 only), Councillor Richard Dew (A Local Member in respect of item3)
- ALSO PRESENT:** Local Member: Councillor R.G.Parry, OBE (item 1)
- For item 3: Councillors Llinos Medi Huws, Dafydd Rhys Thomas (Local Members) Councillor Arwel Roberts (Portfolio Member for Planning); Mr Gwyndaf Jones (Chief Planning Officer), Mr David Pryce Jones (Case Officer), Mr Huw Thomas (Principal Environmental Health Officer), Mr Ed Henderson (Senior Landscape and Tree Officer) Nia Haf Davies (Joint Planning Policy Unit); Mr Dave Jump (Senior Planning Officer – Conservation & Sustainable Development); Mr Glyn Jones (Planning and Natural Environment Officer)
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1 34C553A – Outline application for residential development including extra care facility, highway and associated infrastructure at Ty'n Coed, Llangefni

The site was visited upon the recommendation of the Officers made at the meeting of the Planning and Orders Committee held on 31 July, 2013

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

The Planning Officer said that the application is in outline form and he illustrated the proposed siting of the two elements of the proposal relating to the provision of extra care facility amounting to 50 units and residential development by reference to the site map. The extra care facility proposes to cater for people over 55 years of age. The residential part of the development would comprise of 20% affordable housing.

Members asked a number of questions in relation to the following aspects of the site:

- Access issues. It was pointed out that the access from the main highway is at a point where there is already a busy primary school thus adding to possible traffic problems. Mention was made of access from Ty'n Coed Uchaf and the issue of the status of a currently disused footpath was raised.
- Drainage and potential flooding problems given that part of the Tyn' Coed estate which the proposed development backs onto lies at a dip relative to the development site. Reference was made to the nature of the development site as being part marshland.
- Adequacy of the sewerage system

The Senior Engineer (Development Control) said that he would check the status and the rights of way pertaining to the aforementioned footpath. The Planning Officer explained that the

issue raised with regard to sewerage, flooding and the nature of the development site would be addressed via the statutory consultees i.e Natural Resources Wales and Welsh Water

At the request of Councillor Nicola Roberts in her capacity as a Local Member, Members then viewed the development site from two vantage points on the Ty'n Coed Estate where Members' attention was drawn to the flooding potential and also to a proposed public footway leading from the Bro Ednyfed Estate and a second footpath nearby comprising of a strip of land between two properties on that part of the estate.

2 22C211C – Full application for the erection of one wind turbine with a maximum hub height of 25m, a rotor diameter of 19.24m and a maximum vertical upright height of 34.37m on land at Yr Orsedd, Llanddona

The Planning and Orders Committee at its meeting held on 31 July, 2013 resolved that the site be visited in order that Members could be satisfied regarding the potential effects of the proposal on the landscape and AONB and its proximity to other dwellings

Members viewed the field in which it was proposed the turbine would be situated. The Planning Officer showed Members the plan site and he referred them to the proposed location of the turbine and its position relative to the nearest dwellings.

Councillor Lewis Davies in his capacity as a Local Member informed Members of the Committee that the land and its environs are ecologically important and that moreover there are two other mast structures located in the area, the one serving Llanddona and the other serving the Police.

Members asked questions about the application site relative to the AONB and whether it was within the AONB or peripheral to it.

3 Briefing Meeting in relation to the proposed Land and Lakes Development at Penrhos Coastal Park; Land at Cae Glas and Land at Kingsland, Holyhead

Immediately following the site visits above, Members of the Committee along with the relevant Local Members attended a briefing session in relation to the proposed Land and Lakes development at Penrhos Coastal Park on land at Cae Glas and on land at Kingsland, Holyhead. The purpose of the session was to allow Members to further familiarise themselves with the three constituent parts of the application and to ask questions thereon.

The Planning Team Leader and Case Officer provided Members with a brief synopsis of the main elements of each of the three constituent parts of the proposal and what they entailed. The Officer highlighted changes to the proposal since the first briefing session at the time of the site visit in June in relation to the development on land at Kingsland including technical changes and a request made by Natural Resources Wales for a buffer along the boundary with the Trearddur Bay Golf Club. The Officer also explained the requirement under Environmental Impact Regulations to examine alternative sites for elements of the proposed development, and that a further submission has been made as regard the housing element of the proposal.

In the ensuing question and answer session Member raised and sought clarification of issues in relation to the following matters –

- The link between the developer and the Horizon Nuclear Power in relation to the development of land at Kingsland and the possible scenario should Horizon not take up the units intended initially as HMO accommodation in relation to development of Wylfa B.
- The nature of the application and the reasons for determining the 3 parts of it collectively as a single application.
- The position with regard to the development of the Penrhos site should the Kingsland and Cae Glas elements of the proposal not proceed.
- Toxicology issues in relation to the former landfill site and the “Inland Sea” area of the Cae Glas site and whether these have been assessed and how they will be addressed.
- Public access and use of the “Inland Sea” area and how these will be managed
- Impact on the AONB and proposed mitigation.
- The position with regard to TPOs and the removal thereof.
- Legacy issues in relation to Kingsland and Cae Glas once the workers in relation to Wylfa B have departed.

- Consultation and engagement with the public and specifically the need for clarification of the proposed development, what it entails, when it might take place and who the developer is.
- Social infrastructure and the wider impact on services.
- Distance of the proposed workers' accommodation from Wylfa and the implications in terms of the carbon footprint.
- Public access issues in relation to the development of land at Penrhos and assurance that it will not revert to permissive use
- Breakdown of the potential workforce and wage structure.

Councillor W.T.Hughes
Chair