

# PLANNING SITE VISITS

## Minutes of the meeting held on 16th October, 2013

- PRESENT:** Councillor W T Hughes (Chair)
- Councillors Lewis Davies, Jeff Evans (In attendance at first site visit only), Ann Griffith, John Griffith, Ken Hughes, Vaughan Hughes, Victor Hughes, Richard O. Jones
- IN ATTENDANCE:** Development Manager Team Leader (DPJ) (Item 4 only)  
Planning Enforcement Team Leader (SO) (Item 1 only)  
Planning Officer (MD)  
Development Control Officer (Highways) (RE)  
Translator (MJ)  
Administrative Assistant (SC)
- APOLOGIES:** Councillor Raymond Jones, Nicola Roberts
- ALSO PRESENT:** Local Members: Councillors Dafydd Thomas (Item 1 only) Councillors Jim Evans, R Meirion Jones, Alun Mummery (Item 4 only)
- 

- 1. 46C147D – Retrospective application for the use of paddock as a touring caravan site and retention of two containers used as toilet and shower block, the use of land and retention of hardstanding for the commercial storage of caravans, boats and trailers, the residential use of a single touring caravan and retention of portacabin used as an office together with the replacement of the existing septic tank with a new sewage treatment plant and soakaway at Tan y Graig, Trearddur Bay.**

The site was visited upon the recommendation of the Planning and Orders Committee held on 2<sup>nd</sup> October, 2013.

Members viewed the proposed site of the development.

The Planning Enforcement Team Leader gave a detailed report on the application.

Matters were raised by Members regarding highway safety issues and the increase in traffic that would entail from this development. Councillor Jeff Evans, a local Member, was worried about the level of speeding traffic along the B4545 road between Valley and Trearddur Bay, where the entrance to the site was situated. He explained that a fatal accident had occurred close to the site.

Another local Councillor for the area, Dafydd Thomas raised concerns that the location was dangerous for cars towing caravans and trailers as they would have problems turning into the site.

The Officer explained that a traffic management survey of the area had been carried out and that the 85 percentile of speeds recorded was acceptable. The Members were also advised of the fact that the applicant had since submitted correspondence to the department which offered to widen the entrance gateway.

Councillor Dafydd Thomas suggested that the site be viewed from a different perspective, the garden of a neighbouring property, Llechwedd. It was agreed to visit the property and the site was viewed from this location.

The surrounding landscape is within a designated area of Outstanding Natural Beauty. Members were concerned about the impact of the development on neighbouring properties and idyllic surroundings. They were however advised of the fact that the applicants' submission included landscape proposals which were aimed towards mitigating the impact of the proposal upon the landscape as well as the amenities of the neighbouring property, Llechwedd.

**2. 44C294B – Full application for the erection of two 20kW wind turbines with a maximum hub height of 20.5m, a rotor diameter of 13.1m and a maximum vertical upright height of 27.1m on land at Plas Newydd, Rhosybol.**

The Planning and Orders Committee at its meeting held on 2<sup>nd</sup> October, 2013, resolved to carry out a site visit to view the potential effects of the proposal on the landscape. Members viewed the location where the turbines are to be located. The site was also viewed from an elevated vantage point on the road to gain a different perspective. The Planning Officer provided Members with an aerial photo of the site together with a scale plan. Members viewed existing turbines at the entrance to Trysglwyn Fawr Wind Farm nearby.

The site is located 3 km from an Area of Outstanding Natural Beauty with a historic landscape.

**3. 30C713 – Erection of one 10KW wind turbine with a maximum hub height of up to 15.5m, rotor diameter of up to 7.5m and a maximum upright vertical tip height of up to 19.25m on land at Bryn Mair, Llanbedrgeoch.**

Following the October meeting of the Planning and Orders Committee, Members viewed the location where the proposed wind turbine would be situated. Questions were raised about the type of the proposed turbine and its proximity to nearby houses and a caravan park together with the visual impact on residential dwellings and nearby landscape.

The Planning Officer stated that the caravan park was situated 75-80 metres from the site. The nearest property to the proposed site is Betws, on the opposite side of the road. The Planning Officer showed Members an illustration of the proposed site.

**4. 39C285D – Full application for the erection of 17 dwellings on land at Lôn Gamfa, Porthaethwy/Menai Bridge.**

The site was visited following the recommendation of the Planning and Orders Committee held on 2<sup>nd</sup> October, 2013.

The Development Management Team Leader explained that the proposed development was to build 17 semi-detached, two-storey, 3 bedroom houses.

The Development Control Officer (Highways) explained that access to the site would be via a priority system, whereby only one car could enter the site at a time.

He explained that a safety audit had been carried out and the emergency services were happy with the proposal.

A local Member, Councillor Jim Evans questioned whether there was another similar priority system in operation on the Island.

Councillor R Meirion Jones, a local Member enquired about possible parking problems.

Members expressed their concerns about the possible impact of delivery vans blocking the road and the increase in traffic. The Development Control Officer (Highways) responded that traffic management issues had been assessed and no percentage increase had been recorded.

One of the local Members, Councillor Alun Mummery also expressed concerns in respect of the development area.

Members raised questions about the effects of the proposed development on neighbouring properties; ecological effect on the area; preservation of trees; sewerage systems.

The Development Management Team Leader read out a letter from the former local Member for the area dated April 2013. The contents of the letter referred to:

Access to the site being very narrow  
Increase in traffic causing traffic mayhem  
Danger to pedestrians crossing the road  
Boggy land and drainage  
Surface water and discharge to prevent flooding  
Effect on trees and shrubbery

**COUNCILLOR W T HUGHES  
CHAIR**