

PLANNING AND ORDERS COMMITTEE

Minutes of the hybrid meeting held on 10 January, 2024

PRESENT:	Councillor Ken Taylor (Chair) Councillor Glyn Haynes (Vice-Chair)
	Councillors Geraint Bebb, Jeff Evans, Neville Evans, John I. Jones, Trefor Lloyd Hughes, MBE, Robert Ll. Jones, Dafydd Roberts, Alwen Watkin, Robin Williams, Liz Wood.
	Local Members: Councillor Margaret M. Roberts (for application 12.2)
IN ATTENDANCE:	Planning Development Manager (RLJ) Group Engineer (Development Control and Traffic Management (AR) Legal Services Manager (RJ) Committee Officer (ATH) Democratic Services Support Assistant (CH)
APOLOGIES:	Councillor Jackie Lewis
ALSO PRESENT:	Councillor Nicola Roberts (Portfolio Member for Planning, Public Protection and Climate Change), Sion O. Hughes (Senior Planning Officer) Shannon Bardsley (Planning Assistant).

1. APOLOGIES

An apology for absence was received from Councillor Jackie Lewis.

The Chair referred with great sadness to the recent bereavement suffered by Councillor Jackie Lewis with the loss of her young grandson. He extended his and the Committee's deepest condolences to Councillor Lewis and her family at this difficult time. The Chair also offered his and the Committee's sincerest sympathies to the family of former Councillor and member of the Planning and Orders Committee, Vaughan Hughes who had sadly passed away.

Councillor Nicola Roberts in adding her own sympathies to those above paid tribute to former Councillor Vaughan Hughes as a committed member of the Planning and Orders Committee and ward member, and as one who was passionate about the Welsh Language and culture. Councillor Roberts said that it had been a privilege to work alongside Vaughan Hughes over a period of ten years and that she had learnt a great deal from him during that time. His loss would be keenly felt.

All those present at the meeting stood in silence as a mark of sympathy and respect.

2. DECLARATION OF INTEREST

Councillor Ken Taylor declared a personal and prejudicial interest regarding application 11.1 on the agenda, the applicant being his sister.

Councillor John I. Jones declared a personal interest only in application 7.1 on the agenda and he also declared a personal and prejudicial interest in application 12.4 on account of his acquaintance with the applicant.

3. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 6 December, 2023 were presented and were confirmed as correct.

4. SITE VISITS

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

5. PUBLIC SPEAKING

There were no Public Speakers at this meeting of the Planning and Orders Committee.

6. APPLICATIONS THAT WILL BE DEFERRED

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

7. APPLICATIONS ARISING

7.1 FPL/2023/61 – Full application for the change of use of agricultural land into holiday lodge site, siting 13 holiday lodges, construction of new road on site, alterations to existing vehicular access together with soft and hard landscaping on land at Taldrwst, Lôn Fain, Dwyran

The application was reported to the Planning and Orders Committee at the request of a Local Member. At the Committee's 1 November, 2023 meeting, members resolved to conduct a site visit which subsequently took place on 15 November, 2023. At its meeting held on 6 December 2023 the Committee resolved to refuse the application contrary to the Officer's recommendation on the basis that insufficient drainage information had been provided to allow members to make a decision.

The Planning Development Manager reported that following the Committee's December meeting, the developer agreed to commission drainage works and at the time of writing, details of porosity tests have been provided to ascertain the acceptability of the proposed soakaways and these are being considered. This being so the Officer's recommendation is that the application be deferred to allow the Authority's specialist drainage team time to fully assess the information.

Councillor Robin Williams proposed, seconded by Councillor Dafydd Roberts that the application be deferred in accordance with the Officer's recommendation.

It was resolved to defer the application in accordance with the Officer's recommendation for the reason given.

8. ECONOMIC APPLICATIONS

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

9. AFFORDABLE HOUSING APPLICATIONS

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

10. DEPARTURE APPLICATIONS

10.1 VAR/2023/70 – Application under Section 73A for the variation of condition (16) (Details of the Play Area) and (44) (Details of the Play Area) of planning permission reference VAR/2022/44 (Hybrid application for engineering centre, car park, children’s play area and outline application for residential dwellings, hotel, food and beverage and car park) so as to allow play area information to be submitted and work to be completed on the play area before the occupation of the 61st dwelling at Coleg Menai, Ffordd y Coleg, Llangefni

The application was reported to the Planning and Orders Committee as the original planning application was a departure application subject to the Committee’s approval.

The Planning Development Manager reported that the application is to amend the wording of condition (16) and condition (44) (Details of Play Area) on planning application VAR/2022/44 and provide a financial contribution towards open space. The request to amend the wording of the conditions has been made by Clwyd Alyn to regularise the current breach of conditions (16) and (44) of planning permission VAR/2022/44 as it is unable to comply with them because of land ownership. In 2017 Coleg Menai was granted hybrid planning permission for the creation of an engineering centre and outline planning for residential development of 153 units and a hotel. A reserved matters permission was granted in 2021 for the site which is the subject of the current application for 60 residential units. In the meantime Coleg Menai sold sites 2 and 3 to Clwyd Alyn for the development of 60 affordable units. However, the children’s play area is on site 1 on land currently owned by Coleg Menai and the 23 residential units planned for this parcel of land have not yet commenced. The children’s play area should have been completed prior to the occupation of the first dwelling on the site which include the affordable residential units on sites 2 and 3 now owned by Clwyd Alyn. Some of the residential dwellings developed by Clwyd Alyn on sites 2 and 3 are already occupied in breach of these conditions. As the children’s play area is on land owned by Coleg Menai, Clwyd Alyn has requested that the wording of the conditions is amended to allow the play area to be completed prior to the occupation of the 61st dwelling thereby allowing Clwyd Alyn to occupy all 60 affordable dwellings on sites 2 and 3 without breaching conditions (16) and (44). Clwyd Alyn has confirmed that they will provide a financial contribution of £18,164.13 towards the provision of a children’s play area within Llangefni town the contribution having been calculated based on the need resulting from the 60 affordable dwellings developed by Clwyd Alyn on sites 2 and 3. The children’s play area remains a part of the wider scheme on site 1 which is owned by Coleg Menai with the financial contribution applying to the 60 Clwyd Alyn units only. Coleg Menai will be expected to provide information about the other sites in due course.

As the land for the children’s play area is not owned by Clwyd Alyn, it is considered that the application to amend the wording of the conditions as described in the report is both reasonable and acceptable. The financial contribution committed to by Clwyd Alyn will enable the Council to provide open space provision within the community of Llangefni. The recommendation is therefore to approve the application.

Councillor Geraint Bebb proposed that the application be approved in accordance with the Officer’s recommendation. The proposal was seconded by Councillor Neville Evans.

In response to a question by Councillor Dafydd Roberts about where children would be expected to play until such time as the 61st unit is completed which could take several years, the Planning Development Manager advised that the £18k financial contribution which Clwyd Alyn has committed to make will help improve current facilities within Llangefni thereby mitigating the impact of the 60 units which it is developing. Once the 61st dwelling which is on land in Coleg Menai’s ownership is developed, Coleg Menai will be required to

provide details of a children's play area for the remainder of the site. The Planning Development Manager confirmed that there are two play areas close to the development site which could benefit from the funding by Clwyd Alyn to improve the facilities.

The Planning Development Manager further explained that the original application was a complex hybrid application involving multiple sites. Coleg Menai has sold one such site to Clwyd Alyn for the development of 60 affordable units which Clwyd Alyn is developing independently from the wider scheme and permission. Had Coleg Menai commenced the development of the 23 residential units on site 1 which are on land in its ownership they could have provided the children's play area which forms part of the site. As the land is not owned by Clwyd Alyn it was not possible for them to provide a children's play area prior to the development and occupancy of the affordable units they are developing on sites 2 and 3, hence the application to amend the wording of the conditions.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions as set out therein.

11. DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 FPL/2023/228 – Full application for extension to residential curtilage at Tyn Lleiniau, Llanfigael

The application was reported to the Planning and Orders Committee as the applicant is related to a serving councillor as defined in section 4.6.10.2 of the Council's Constitution. The application has been scrutinised by the Monitoring Officer in accordance with the requirements of section 4.6.10.4 of the Constitution.

Having declared a personal and prejudicial interest in the application, Councillor Ken Taylor withdrew from the meeting during the discussion and determination thereof. The item was chaired by the Vice-Chair, Councillor Glyn Haynes.

The Planning Development Manager reported that the application site is already used for residential purposes as an extension to the existing garden. The neighbouring property of Trem y Mynydd is on land adjacent to the north and has a very large garden area that extends to the east of the dwelling. The proposed extension to the residential curtilage would match the length and scale of the neighbouring property's garden. It is considered that the change of use of the land would not have a negative impact on the existing dwelling, would be similar in scale to the garden of the neighbouring dwelling and would not impact the surrounding area. Additionally the scheme has been amended to include ecological enhancements by way of the planting of a native hedge and the provision of hedgehog holes within the boundary fence in line with the Ecological Advisor's comments. The recommendation is therefore to approve the application.

Responding to a query by Councillor Robin Williams about whether the application would have been presented for determination by the Committee had the applicant not been related to a serving councillor, the Planning Development Manager advised that had that not been the case, the application would have been approved by Officers under delegated powers.

On that basis therefore Councillor Robin Williams proposed, seconded by Councillor John I. Jones, that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions set out therein.

12. REMAINDER OF APPLICATIONS

12.1 FPL/2023/303 – Full application for the installation of an outdoor canopy, 3 outdoor table tennis tables, 2 basketball posts and an outdoor timber frame gazebo at Ysgol Syr Thomas Jones, Tanybryn Road, Amlwch

The application was reported to the Planning and Orders Committee as the application is on land which is owned by the Isle of Anglesey County Council.

The Planning Development Manager reported that the proposed development will enable numerous subjects to be taught in an alternative way as well as providing a safe space for pupils at the school. He referred to the dimensions of the proposed timber framed gazebo and the outdoor canopy as specified within the Officer's written report saying that as Ysgol Syr Thomas Jones is a Grade II* listed building the impact of the proposal on the setting of this important heritage asset must be assessed. The Council's Heritage Advisor has attended a site meeting with the applicant to agree suitable locations for the proposed features and the submitted plans and supporting information are as agreed at the meeting. Consequently there are no built heritage objections. Given that the application site is within the curtilage of the school and is surrounded by existing trees and hedges and given also the use of the site as a school playing field/yard it is not considered that the proposal will adversely affect the amenities of neighbouring properties. The recommendation is therefore one of approval.

Councillor Liz Wood proposed, seconded by Councillor Robin Williams that the application be approved in accordance with the Officer's recommendation.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions set out therein.

12.2 FPL/2023/146 – Full application for the demolition of the existing dwelling and erection of a new dwelling together with associated works at Cae Graham, Pentraeth

The application was reported to the Planning and Orders Committee at the request of a Local Member.

Councillor Margaret M. Roberts, a Local Member requested that a physical site visit be undertaken so that members might gain a better appreciation of the site including the view of the existing building from the beach.

The Planning Development Manager said that although he was not opposed to a physical site visit, given the narrowness of the track to the application site he advised that a video of the site visit would also be helpful for the benefit of those who might find navigating the track and beach difficult.

Councillor Robin Williams proposed, seconded by Councillor John I. Jones that a site visit be conducted.

It was resolved to conduct a site visit in accordance with the Local Member's request for the reason given.

12.3 FPL/2023/232 – Full application for the erection of solar photovoltaic panels structures with car port parking below at Isle of Anglesey County Council, Llangefni

The application was reported to the Planning and Orders Committee as it is made by the Isle of Anglesey County Council on council owned land.

The Planning Development Manager reported that the application is for the erection of solar photovoltaic panel structures with car port below the PV panels which are to be located on two of the Isle of Anglesey car parks located to the east and southeast of the Council Headquarters building. Between the two car parks a total of 1,062 solar PV panels will be installed and it is estimated that these panels will produce 389.55MWh. The panels are expected to have a lifespan of 30 years. The solar PV structures will be installed on 3.3m high poles with a clearance of 2.3m on one side and a clearance of 3.3m on the opposite side which will allow cars to park underneath the panels. No car parking spaces will be lost because of the development. The electricity generated by the PV system will be consumed by the buildings/accessories connected to the Isle of Anglesey County Council building and electric vehicle chargers. Any unused electricity will go back to the grid. Although not part of this application, a battery storage solution can be added at a later date to allow any excess energy to be stored for future use.

Both national and local planning policy is generally supportive of solar developments providing such proposals do not have a detrimental impact on the surrounding area. The key policy with regard to the proposed development is Policy ADN 2 which supports solar development subject to adherence to the criteria as set out in the Officer's report. The development is located in the car park on the industrial estate in Llangefni and as such it is not considered that it will impact on the character of the landscape, biodiversity nor the heritage designation. The site is well screened by existing units on the industrial estate and Council Headquarters. The existing trees and hedges on the boundaries of the car park will also help in mitigating any residual impact. Due to the site's distance from the highway and the intervening industrial units it is not considered that the proposed panels will adversely affect highway users by way of reflection or glare. There are no residential properties nearby and although there are industrial units in close proximity to the proposal it is not considered that it will negatively impact the units nor employment. Whilst a Construction Environmental Management Plan is not considered necessary in this instance as there are no residential properties in the vicinity, the Highways Authority has requested that the applicant provide a Construction Traffic Management Plan to deal with construction traffic and this will be a condition that will have to be discharged prior to the commencement of work on site.

The proposal will help the Isle of Anglesey County Council achieve net zero and promote renewable energy technologies thereby reducing energy demand and supporting the energy efficiency of the Council Headquarters building and its functions. The recommendation is to approve the application.

Councillor Geraint Bebb as a Local Member welcomed the development and proposed that the application be approved in accordance with the Officer's recommendation. The proposal was seconded by Councillor Dafydd Roberts.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions set out therein.

12.4 FPL/2023/227 – Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling together with alterations to existing access, private treatment plant and associated works at Ty Coch Farm, Rhostrehwfa

The application was reported to the Planning and Orders Committee as the existing access/track is retained in the freehold ownership of the David Hughes Charitable Estate

whereby the Council is the sole trustee. The applicant has a formal right of way along the track to access their property and authority has been provided to permit this application.

Councillor Geraint Bebb speaking as a Local Member requested that a physical site visit be undertaken so that members could gain a better perspective of the existing site and surroundings and the potential impact were the site to be developed as per the application.

Councillor Robin Williams proposed, seconded by Councillor Neville Evans that a site visit be conducted.

It was resolved to conduct a site visit in accordance with the Local Member's request for the reason given.

13. OTHER MATTERS

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

**Councillor Ken Taylor
Chair**