

Planning and Orders Committee

Minutes of the hybrid meeting held on 5 June 2024

PRESENT: Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)

Councillors Geraint Bebb, Jeff M Evans, T LI Hughes MBE, John Ifan Jones, R LI Jones, Jackie Lewis, Dafydd Roberts, Alwen Pennant Watkin, Robin Williams and Liz Wood

IN ATTENDANCE: Planning Enforcement Manager (SO),
Group Engineer (Development Control) and Traffic Management (AR),
Legal Services Manager (RJ),
Planning Assistants (DPS) & (SB),
Planning Portal & Systems Support Officer (MO),
Committee Officer (MEH),
Webcasting Officer (FT).

APOLOGIES: Councillor Neville Evans
Councillor Nicola Roberts – Portfolio Member for Planning, Public Protection & Climate Change

ALSO PRESENT: Local Members: Councillors Carwyn Jones (application 7.1); Arfon Wyn (application 7.2); Aled Morris Jones & Derek Owen (application 12.1); Ieuan Williams (application 12.5)

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor John I Jones declared a personal (but not prejudicial) interest in respect of application 7.2 and on which he had received advice.

3 MINUTES

The minutes of the following meetings of the Planning and Orders Committee were confirmed as correct:-

- Minutes of the meeting held on 9 May, 2024;
- Minutes of the meeting held on 21 May, 2024 (Election of Chair/Vice-Chair)

4 SITE VISITS

The minutes of the Site Visits held on 22 May, 2024 were confirmed as correct.

5 PUBLIC SPEAKING

There were Public Speakers in respect of applications 7.3 and 12.1.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

7.1 FPL/2023/328 – Full application for the conversion of the chapel into 3 holiday units together with alterations and extensions at Capel Jerusalem, Llangoed

The application was presented to the Planning and Orders Committee at the request of Local Members due to concerns regarding parking and traffic issues and over concentration of holiday accommodation in the area.

The Planning Enforcement Manager reported that the application site is located within the defined development boundary of Llangoed and the last use of the building was as a chapel which falls within use Class D1. Numerous objections have been received as regards to the application with 1 letter in support. A similar scheme for 4 holiday units was refused in 2022. The scheme has since been reduced in number from 4 to 3 holiday units and has provided Highway Technical Notes to confirm that adequate parking is available in the vicinity of the site to cater for this development. In addition, the application was accompanied by a detailed business plan which demonstrate the viability of the proposal. It is acknowledged that the proposal exceeds the 15% threshold for holiday homes at 15.36%. However, this is a marginal increase which assists to bring an otherwise vacant building in the centre of the village back into functional use. It is also necessary to consider the existing lawful use of the building which is a D1 use. The building could be used as a community hall or a creche which could potentially have a greater impact on traffic and parking as opposed to the use of the building as 3 holiday units and the robust conditions which would be attached to any approval granted. In terms of the highway concerns the Highway Authority has considered the proposal and the supporting Technical Highway Notes submitted as part of the latest proposal and on the basis that the proposal has been reduced from 4 to 3 units are now satisfied that parking associated with the proposal can be accommodated in the area identified as Zone A. If as a result of this development being approved a problem should occur, then the Highway Authority would review the situation and consider a Traffic Regulation Order to manage the parking outside the shop. From a residential amenity perspective, the proposal has been amended during the course of the application to ensure that the development would not overlook the immediate neighbouring property to the south. All windows on the south and rear elevation will be obscure glazed. In addition, the proposal is also considered acceptable and complies with the requirements of Policy AMG 5, the Environment Wales Act and the latest changes to Chapter 6 of Planning Policy Wales in terms of maintaining and enhancing biodiversity.

The Legal Services Manager read out a statement by Councillor Alun Roberts, a Local Member who was unable to attend the meeting.

The statement referred that the application has raised local and Community Council objections. There is lack of parking provision and the applicant has tried to address the issue within their supporting documentation, but the residents do not consider that the issues of parking have been addressed and especially near the local shop. It is evident that there is a lack of parking facilities due to the number of cars that are having to park on the street and having additional vehicles linked with this proposal would increase parking issues. The identified zones for parking are not realistic and do not consider the rights of local people who live in the area and who are finding difficulties in finding adequate parking as they do not have drives and garages. The data shows that the number of second homes and self-catering holiday accommodation in Llangoed area is 15.36% which is above the 15% threshold. The threshold of 15% should be adhered to and not be increased. There is a danger if approval is granted for this development that a precedent will be set with several other applications for similar holiday lettings accommodation in the Llangoed area and across the Island.

The Legal Services Manager read out a statement by Councillor Gary Pritchard, a Local Member who was unable to attend the meeting.

The statement referred that the development of Jerusalem Chapel is totally unsuitable as it will add to the parking and traffic problems that already exist in the village of Llangoed. As became apparent during the site visit last month, the site is opposite the only shop in the village which is extremely busy. There are no other suitable parking places either in the direction of the Village Hall or in the other direction towards the football field. Concerns were raised by the Highways Department in relation to the original application at the end of 2023 and Councillor Pritchard finds it difficult to see what has changed in the application that can alleviate these concerns and would suggest that it is obvious to everyone who attended the site visit that the traffic assessment does not reflect the reality of the situation. As well as the parking concerns, the 15% threshold which is suggested as the maximum number of holiday lettings units in each area, the threshold should be adhered to, or we will soon end up with a much higher threshold which is much less acceptable to our communities.

Councillor Carwyn Jones, a Local Member said that he agreed with the statements by his fellow Local Members. He expressed that on both sides of the Chapel there are residential dwellings. There is already an over provision of holiday accommodation in the area with second homes and self-catering holiday accommodation of 15.36% which is above the 15% threshold. However, the number of AirBnB's have not been included in the number of holiday accommodation figures, which, if done, would increase the threshold even further. He referred to the parking issues in the village and during the site visit, the identified parking zones A, B and C were full, even though it was during the time when people were in work. The proposed development will

potentially add 6 more vehicles with possibility of trailers and jet-skis. Councillor Jones further said that whilst the previous application for 4 holiday units was refused due to over-provision of holiday accommodation in the area and the traffic and parking demands generated by the development, he did not understand that reducing the holiday unit from 4 to 3 constituted a recommendation of approval of the application. He asked the Committee to refuse the application due to inadequate parking provisions and traffic issues in the area.

In response to the statements by the Local Members, the Planning Enforcement Manager accepted that the provision of combined holiday homes provision in the Llangoed area has slightly exceeded the 15% threshold as set out within the Supplementary Planning Guidance but refusing the application in this respect would be open for an appeal with PEDW approving similar application. He accepted also that there is a high volume of traffic in the area with a shop nearby and residents parking on the side of the road but whilst visiting the site it was evident that there was empty space in parking Zone A and in the car park nearby.

Councillor Jackie Lewis ascertained as to when the Traffic Management Assessment was conducted as she considered that there are traffic and parking issues in the area of this proposed development and the need for parking facilities will increase during the summer months especially due to the increase in AirBnB's in the area. The Group Engineer (Development Control) and Traffic Management responded that the Traffic Management Assessment was conducted when the previous application was submitted for 4 holiday units between the hours of 7.00 a.m., and 9.30 a.m., and 4.00 p.m. and 8.00 p.m. He noted that when this application was presented the Highways Authority visited the site and concluded that there is capacity in the area to accommodate the additional vehicles associated with this proposed development.

Councillor Dafydd Roberts said that with the addition of AirBnB's, which could have more than one family staying in the dwelling would increase the parking and traffic issues. He noted that including the amount of AirBnB's in the data of second homes and self-catering holiday accommodation would mean that the 15% would be much higher. The Planning Enforcement Manager responded that there is no requirement to include AirBnB's in the data for second homes and self-catering holiday accommodation.

Councillor Jeff Evans said that he had concerns that the old Capel will become derelict if no alternative use is to be made of the Capel. The Highways Authority have indicated that there are adequate parking facilities in the area. He proposed that the application be approved in accordance with the Officer's recommendation. There was no seconder to the proposal of approval.

Councillor Robin Williams said that the threshold for second homes and self-catering holiday accommodation is already more than 15% in this area and he considered that there is over saturation of such holiday lets if you add in the 102 AirBnB's currently advertised as available for let in one week in

September in the vicinity from Beaumaris to Llanddona. He said that villages will have no permanent homes for local people to live and the Seiriol area is 'over-run' with holiday units. Councillor Williams proposed that the application be refused contrary to the Officer's recommendation as the development would exceed the threshold for holiday accommodation in the Llangoed area which is already over 15% and does not include the number of AirBnB's in the area. Councillor John I Jones seconded the proposal of refusal.

Councillor Liz Wood abstained from voting as she was not in attendance at the site visit to the site.

It was RESOLVED to refuse the application contrary to the Officer's recommendation as it was considered that the development would exceed the 15% threshold for holiday accommodation in the Llangoed area as noted within the Supplementary Planning Guidance (and that the number of AirBnB's have not include in number of holiday accommodation units and their inclusion would take the figure well beyond the 15% threshold).

(In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reasons given for refusing the application.)

7.2 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, Lon Fain, Dwyran

(Councillor John I Jones declared a personal (but not prejudicial) interest in respect of the application and of which he had received advice and was able to speak and vote).

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 1 November, 2023, the committee resolved to conduct a physical 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 grounds that insufficient drainage information had been received to allow members to come to a decision.

The Planning Enforcement Manager reported that surface water matters are outside of the remit of the planning process, the developer has agreed to provide this information for the benefit of the planning committee so as a decision may be made. At the time of writing this report, the developer has obtained SuDS approval from the Local Authority as the SAB approval body. Following discussions with Dŵr Cymru and the SAB team, the drainage scheme was satisfactorily amended and as such the previous concerns were overcome. At the committee held on the 6 December, 2023, members resolved to refuse the application on the sole basis that there was insufficient drainage information for them to make a decision. As SAB approval has been

granted, it is considered the single reason for refusal has been overcome and thus there is no reason for the members to continue with their resolution to refuse.

Councillor Arfon Wyn, a Local Member said that the main reason that this application should be refused is that the area has saturated ground. The Dwyran Flood Partnership Group monitor the situation daily and most of the members of the partnership live close to the Taldrwst site. He further referred that the concerns of these local residents need to be taken into account and there is a possibility that sewage will flow into their homes from soakaways from the site. He further said that Lôn Fain is narrow road, with school children walking on the side of the road from the housing estate above the Taldrwst site. The road joining the junction onto the road towards Newborough has limited visibility and additional cars from this proposed development will increase the traffic. Councillor Wyn expressed that saturating the area with holiday accommodation and the whole of Anglesey is concerning. There is numerous other holiday accommodation in the area; within a radius of 5 miles there are 8 holiday developments together with the Plas Coch Holiday Park. He noted consideration needs to be given to the Joint Local Development Plan's provision as regards to the Area of Outstanding Natural Beauty (AONB) which needs to be safeguarded as the chalet development would be opposite an AONB area. The quality of the lives of local residents also needs to be taken into account as they live near the proposed site with additional traffic and noise pollution from the site. He further said that there are concerns of sewerage overflow as the development site is on high ground and the soakaways should be at least 1.3m into the ground but the bedrock at this location is only 0.8m. The residents would have the right to claim compensation from the Council if flooding was to arise from the approval of this application. He asked the Committee to refuse the application for the benefit of the local residents.

In response to the comments made by the Local Member, the Planning Enforcement Manager responded that the main reasons for refusing the application at the meeting held on 6 December, 2023 were drainage issues and the applicant has addressed these issues.

Councillor John I Jones, a Local Member said that numerous reasons for refusing the application at the meeting held on 6 December, 2023 were raised.

The Legal Services Manager reminded the Committee that this was returning after an extended cooling-off period and the purpose of the report is for the Officers to address the issue for refusing the application due to insufficient drainage information, and SuDS approval has been received from the Local Authority as the SAB approval body. He noted that officers will not have the opportunity to consider other grounds for refusing the application.

Councillor John I Jones continued that the access from the site joins a narrow single-track road. 26 parking places are being afforded within the proposed development and these vehicles will travel towards the junction joining the main road to Newborough. There is a potential of 50 to 70 people staying in

these proposed chalets with a 10% increase in the population of the village and questions were raised to whether the doctor's surgery has been consulted if they could accommodate these people who may need medical treatment. He further referred to the work of the Dwyran Flood Partnership Group and NRW has indicated that additional drainage works needs to be undertaken in the area due to risks of the Afon Braint flooding. There is at present 90% chance of immense flood risks in the area. Whilst it is accepted that the Taldrwst site is not within the flood zone; the site is only 15 metres from the flood zone. There has been 200% increase in the rainfall this year alone. Councillor Jones further referred to planning policies PCYFF 2 and PCYFF 3. With regard to planning policy PCYFF 2 – he noted that approval of the application would have a detrimental effect on the neighbouring dwellings. PCYFF 3 - the screening of the site will not be screened from the main road during the winter months. PCYFF 4 - He referred to the immense traffic problems in the area due to people visiting Llanddwyn Beach during the summer months. There is no pavement nor cycle provision from the site for people to visit the beach or other attractions in the vicinity and visitors to the proposed development would need to use their vehicles which will increase the traffic in the area. He further said that the site is near the AONB which could result being recognised as a national landscape area. The Community Council, local residents and both the Local Members object to this application.

Councillor Dafydd Roberts referred to Planning Policy Wales Edition 12 which refers to surface water and climate change issues; the Policy refers that such a development should reduce the risk of flooding. The Planning Enforcement Manager responded that consideration has been given to the planning policies and the Authority is satisfied by the information received by the developer. The SuDs approval is outside the remit of the planning process and the Planning Officer's report outlines that SAB approval has been granted on 16 May, 2024 and has been scrutinised by external consultants.

Councillor Jeff Evans said that the application has been considered previously at its meeting held on 6 December, 2023 and the sole reason for refusing was insufficient drainage information. The single reason for refusal has been overcome as SuDs application been approved. He considered that there was ample opportunity to raise the other reasons referred to at this meeting for the reasons to refuse the application and that the Committee would face an appeal if the application was refused. Councillor Jeff Evans proposed that the application be approved in accordance with the Officer's recommendation. Councillor Liz Wood seconded the proposal of approval.

Councillor John I Jones proposed that the application be refused contrary to the Officer's recommendation as it is contrary to planning policy PCYFF 2, PCYFF 3 and PCYFF 4. Councillor Alwen Watkin seconded the proposal of refusal.

The Legal Services Manager said that the reasons given for refusing the application were not reasons for refusing the application at the Planning and Orders Committee at its meeting held on 6 December, 2024. He suggested whether the Committee wanted a further 'cooling-off' period to allow the

Officer's to address the reasons for refusing the application raised at this meeting.

Councillor Jeff Evans said that he would withdraw his proposal of approval of the application to allow for a further 'cooling-off' period to address the additional reasons raised at this Committee. Councillor T LI Hughes MBE seconded the proposal.

Councillor John I Jones said that he considered that the application has been considered and he did not agree that a further 'cooling-off' period needed to be undertaken. There was no seconder to the proposal.

It was RESOLVED to defer the application to the next meeting as other material consideration were raised in objections to the application. These were: the proposal would amount to a nuisance to neighbours (contrary to policy PCYFF 2); there would be insufficient screening of the site (contrary to policy PCYFF 3); it would unacceptably add to local traffic (contrary to policy PCYFF 4); and the proposed access poses a danger to road users.

7.3 FPL/2023/118 – Full application for the change of use of land for the siting of 55 static holiday caravans/chalets, change of use of outbuilding into a laundry, reception and site office together with construction of new on site roads, erection of package treatment building, construction of car parking area together with soft and hard landscaping and associate development at Wern Farm, Pentraeth Road, Menai Bridge

The application was presented to the Planning and Orders Committee at the request of two Local Members due to the Community Council's strong opinions regarding the scale of the development.

Public Speaker

Mr Elfed Williams, addressed the Committee, as the applicant's Agent, and said that Wern Farm is an established holiday site and the Members of the Committee on the Site Visit would have seen that there are dense trees surrounding the site and high walls and hedge screening the site from public view. There is an intention to plant additional trees and hedges to further enhance the screening and to close any gaps and this will also attract additional wildlife to the site. He noted that there are no nearby dwellings affected with only open land and trees. There is a bus stop near the entrance with a safe path leading up to it, similar to other parts of the old road. The Planning Officer's report notes that the application includes a number of technical inputs which have totally satisfied the Officers, NRW and all other authorities. During the public consultation, Members of Bro Cadnant and Seiriol were invited twice to visit the site but received no response. However, Councillors Alun Roberts and Carwyn Jones did attend the site on the 4th of October and they walked the land and following consideration they honestly said that they did not object, and that they appreciated the opportunity to see the hidden qualities of the site. He further said that there is a specialist report

which confirms the need and the commercial viability of such a site. It is accepted that there is a high volume of traffic passing the site at speed, but the entrance and the visibility splays conforms with the necessary measurements which is 215 meters in both directions and they are set exactly as they were given permission in 2016 and it is acceptable to the Highways Department and has not caused an accident and any Inspector would agree if there was an appeal. He referred that there is no effect on the Welsh language as there will be no permanent residents living on the site only visitors on holiday spending money in the local economy. Referring to Condition 03 in the report it is considered that the applicant has justified and satisfied fully every relevant policy to enable Officers to be able to recommend approval.

The Planning Enforcement Manager reported that as reported in the previous meeting this application is a major planning application which has already been subject to the statutory pre-application consultation process. The application site is located in the open countryside under provisions of policy PCYFF 1 of the Local Development Plan. The main policy consideration for the site is planning policy TWR 3. Overall, the proposal complies with policies for the reasons which have been detailed in the report. The development will only be permitted under policy TWR 3 outside of AONB's and SLA's where they comply with criterion (i) to (iii). Criterion (i) requires that it can be demonstrated that the proposed development does not lead to a significant intensification in the provision of static caravans, chalet or permanent alternative camping sites in the locality. Although the proposal is classified as being 'large scale' the proposal relates well to the existing built environment/urban landcover. The site is well screened from the A5025. Criterion (ii) of policy TWR 3 requires that the proposed development is of a high quality in terms of design, layout and appearance and is sited in an unobtrusive location which is well screened. The site is very well screened by the existing woodland and other trees surrounding the site. The local planning authority has worked with the applicant to ensure that an effective landscaping scheme has been brought forward that can be achieved. The proposal includes tree planting within the site, wildflower meadow, amenity grass, infilling hedges where required as well as extensive woodland planting in two main areas. The planting scheme is achievable and will have a positive impact on biodiversity and ecology. Although some trees within the site will be felled, as detailed in the Arboricultural Impact Report, the majority of these trees are Ash trees with signs of Ash dieback. The loss will be compensated through the planting of new trees and landscaping within the site. A condition will be placed on the permission to ensure full details of all new tree planting will be submitted to the local planning authority before work commences on the site. All ecological mitigation will also be conditioned accordingly, and it is considered that the proposal will bring positive ecological benefits to the site. Criterion (iii) states that the site should be close to the main highway network and adequate access should be provided without significantly harming landscape characteristics and features. Access to the site is obtained directly from the existing vehicular access with 215m visibility splays in both directions. Only minor work is required to the width of the main entrance to ensure that the access is 5.5m wide which will not significantly harm landscape characteristics and features. The proposal will be connected to a new sewage

treatment plant with a reed bed filtration system to improve water quality prior to discharging into the environment. Natural Resources Wales have confirmed that they are satisfied with the information provided with the planning application and raise no concern although a bespoke Environmental permit will be required in addition to any planning permission which may be granted. Due to the scale of the proposal, it will also be necessary for the applicant to provide an application to the SAB for approval prior to the commencement of the building work.

The Planning Enforcement Manager further said that in accordance with the Planning Wales Act 2015 the local planning authority has a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported in Planning Policy and accompanying Technical Advice Notes. A Welsh Language Statement has been submitted to support the planning application. The Welsh Language Officer of the Council has provided comments and does not have an objection to the application. The agent has confirmed that they are satisfied that any signage within the site will be bilingual with priority given to the Welsh Language; this will be conditioned to ensure compliance. 10 letters of objections were received and one letter in support during the consultation process. There are no immediate neighbours to the application site with the nearest dwellings being Merddyn y Groes which lies approximately 305metres from the site and Treffos Lodge which lies some 320metres from the site. The Traveller site lies some 480m to the Southwest. Due to intervening uses, mature woodland, and fields it is considered that the development is located far enough from the residential properties and will not harm their residential amenity. It is considered that the proposal aligns with material policies and is acceptable having weighted the material considerations described in the report. The site is in a sustainable location with a public right of way crossing the site which links the site to Llandegfan and Menai Bridge. A sustainable transport network is located nearby with access to Menai Bridge that has a range of shops, restaurants, and attractions. The development would be located on low lying ground classified predominantly as subgrade 3b of the Agricultural Land Classification which is surrounded by trees and hedges. The site will be further enhanced with additional landscaping and tree planting which will enhance biodiversity and further screen the development from the public right of way.

The Legal Services Manager read out a statement by Councillor Alun Roberts, a Local Member who was unable to attend the meeting.

The statement noted that the application has raised local and Community Council objections. There are several questions that needs to be addressed before coming to an opinion on the application. Firstly, whether the entrance from the main road is safe even after adaptations as cars travel at speed and there is a potential of 50 to 100 cars entering and leaving the site on a daily basis at different time of the day, including times of darkness, which could significantly increase the number of accidents; there has been a number of

accidents on the road passing the site with at least one fatality not far from the entrance to the site. Cars will need to be used from the site by tourists as there is a lack of shops and services available. The bus stop is some distance from the site and there is an insufficient path to enable walking on the road. A similar application was refused by the Planning and Orders Committee previously and was rejected on appeal. There are questions whether there is a need for such a large development and whether it is making the best use of agricultural land.

Councillor Carwyn Jones, a Local Member said that following an invitation by the applicant and agent he attended the site with his fellow Local Member, Councillor Alun Roberts in October last year to view the plans and the site. However, he wished to correct the comments made by the Agent that they did not object to the application, they did not express that they were supportive of the application. He expressed there are concerns by the Community Council as regards to this application and questions were raised during the Site Visit as regards to the intention of the applicant as regards to when the site will be ready, and the investment scheme proposed if it was granted permission. He accepted that the site was well screened, but questions need to be addressed whether there is a need for such a development of 55 caravans and the sustainability of such a large site.

Councillor Alwen Watkin said that she has concerns as regards to the entrance to the site and there is no pavement, just a grass verge by the roadside leading to Menai Bridge. She expressed that there is a high volume of traffic on the A5025 with cars travelling at speed and questioned the need for 55 additional caravans on the site and the effect that it could have on the Welsh language locally. Councillor Watkin questioned as to the definition of planning policy TWR 3 as regards similar developments locally as there are numerous similar developments on Anglesey and the coast especially.

In response, the Planning Enforcement Manager referred to comments as regards to the entrance to the site and noted that consultation has been undertaken with the Highways Authority who have raised no objection as it is considered that the 215 metres visibility space in both directions is adequate at this site. As regards to the need for such a development, the Planning Enforcement Manager said that a strong business case has been submitted with the application and other agencies are supportive of the scheme. He noted that the Planning Policy Unit have been consulted and are satisfied that it conforms to the relevant planning policies.

Councillor R LI Jones ascertained as to how many trees will be felled and the effect on habitats. Whilst accepting there will be extensive tree planting on the site, it will take time for the planting to mature. He noted that the Council is aiming for zero carbon by 2030 and it is important that details should be included within the reports as to the effect of such a development would have on the environment. Councillor Jones further expressed that such a development will have an effect on the Welsh language. The Planning

Enforcement Manager responded that the applicant is committed to planting extensive hedgerows and trees on the site which will enhance biodiversity. In response to the effect on the Welsh language he reiterated that a Welsh Language Statement has been submitted with the application and consultation has been undertaken with the Welsh Language Officer of the Council who has not raised any concerns that it will have a negative effect on the Welsh language.

Councillor Robin Williams also expressed concerns as to the entrance to the site as there is a high volume of traffic on the A5025 with cars travelling at speed with numerous accidents over the years and unfortunately one or two fatalities. He referred to a similar application the committee refused a few years ago in Caergeiliog as the site was unsustainable. He expressed that he was having difficulties understanding as to how Officer's recommendation was to approve this application as there is no pavement or path for walkers to enable them to be able to walk to the bus stop nor to the amenities in Menai Bridge.

The Group Engineer (Development Control) and Traffic Management said that the relevant guidelines refer that visibility splay of 215m is adequate on a highway with a maximum speed of 60mph. The accidents over the years and the fatality have no link to the use of the entrance to the site.

Councillor Jackie Lewis proposed that the application be approved in accordance with the Officer's recommendation. Councillor Liz Wood seconded the proposal of approval.

Councillor Robin Williams proposed that the application be refused as it was considered that the access to the location is inadequate to cater for such a large-scale development and that the development is not in a sustainable location. Councillor Alwen Watkin seconded the proposal of refusal.

Following the vote of 5 in approval of the application and 6 against:-

It was RESOLVED to refuse the application contrary to the Officer's recommendation as it was considered that the access to the location is inadequate to cater for such a large-scale development and that the development is not in a sustainable location.

(In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reasons given for refusing the application.)

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

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12 REMAINDER OF APPLICATIONS

12.1 FPL/2023/339 – Full application to change the design of the building together with a retrospective application for the installation of a package treatment plant at the boat store adjacent to Lane Ends, Llanelian

The application was presented to the Planning and Orders Committee at the request of two Local Members due to concerns of over development and local concerns.

Public Speakers

Mr Dafydd Griffiths, representing the Llanelian Community Council, **objecting** to the application, said that the Community Council did not object to the original Boathouse Planning Application linked to the domestic property Lane Ends. It was to be a high-quality boatshed building to include a double height boat storage area and a workshop with a general storage area above. When a building was constructed that did not have the functional attributes that would be expected of a 'boatshed' and of very different visual appearance to the plans granted permission, the Community Council objected to both applications that were lodged to retain the changes. The Community Council also made representations during the Planning and Environmental Decisions Wales (PEDW) appeal process. The applicant's appeal to retain the changes to the original planning application was rejected. On receipt of the current planning application to change the design the Community Council prepared two detailed response documents. The second document updated the first as more details became available. The document included comments, objections to some specific aspects, areas where changes were acceptable, two condition suggestions and requests for clarifications and assurances. The Community Council made a request to the Planning Department that a copy of the response to the Planning Application be shared in full, rather than in summary, with members of the Planning Committee. The Community Council understands that this is not the normal procedure, and members of the Planning and Orders Committee are only able to see the summary within the Agenda Reports Pack. As a statutory consultee the Community Council are disappointed that the Planning Committee have not had sight of the full version of the document. The Community Council continue to be concerned about two aspects of the proposed design changes - the boat storage area and the access ramp to the building. Whilst in general the summary of the Community Council's document notes the issues and comments raised the section on the boat storage area does not capture an important aspect of the Community Council's response.

The Community Council formal response to the Planning Application noted the following:- “Visually having the main door to the boat store space more imposing due to both its height and width was an important feature of the original planning application. In the Community Council’s view any reduction in the height of the main boathouse aperture is unacceptable both visually and functionally as is the removal of the void for the reasons outlined by the planning inspector at appeal.”

The summary does not record that the Community Council quoted the relevant parts of the PEDW appeal decision document to support the Community Council’s objection to this aspect. It is the Community Council’s view that the comments of PEDW Inspector Claire MacFarlain in the appeal decision document about the impact on the future use of the Boathouse by the reduction in height of the ‘Boat Store’ aperture and the loss of the void space should be given significant weight by the Officers and Planning Committee when coming to a decision. The planning history of a particular site, including previous application decisions and appeal decisions is a material planning consideration and consistency of decision making is important. The Community Council request that Planning Committee members are provided with the PEDW appeal decision document in order to familiarise themselves with its content before making a decision. Finally, last Wednesday the Community Council became aware of further information about access to the boatshed. The Planning Officer notes in the Agenda Report Pack that: “The site levels on the proposed site plan show a 150mm step from the finish floor level of the building to the site adjacent, with the site sloping gradually in all directions further away from the building. The 150mm step is not considered to impact the use of the building, with the applicant proposing to use a temporary ramp for access. Due to the infrequent use of the building, this is considered appropriate and will allow the building to be used for its intended use as a boat store.” The Community Council asks the Planning Committee to defer making a decision until sufficient date to allow the Members to familiarise themselves with all the relevant information.

Mr Dafydd Jones, applicant’s Agent, in **support** of the application, referred to the original approval of the building in 2019 under reference 24C352 which was submitted by the original owner of the site. The use that was approved in accordance with the plans was the change of use from a paddock to residential land, the construction of a boat store/garage and a workshop. Since the land changed hands, the new owners have submitted planning applications to change the appearance and internal layout of the building to include a shower room and toilet as well as introducing a private sewer treatment plant so that they can make better and more comfortable use of the building while they attend it. He emphasized that the applicants have never tried to change the use of the building at all in any planning application, their intention is to continue using the building as a boat store and workshop. The external size or volume of the building has not been proposed to be changed in any planning application by the applicants. It is considered that the inclusion of a washroom and toilet in the building is acceptable as the public facilities adjacent are not open throughout the year. The private sewer treatment tank included in the planning application is the smallest tank in terms of size and capacity on the market. By considering that the applicants will be using boats etc. on the sea opposite the site it is feasible that they would need a place to wash within the building after coming out of the water. Since the concerns

regarding the use and changes to the building came to light, the applicant and agent has worked closely with the planning enforcement department and the planning officers to try to reach a satisfactory proposal for the building's appearance. The aim of this collaboration is to ensure that the applicant can use the building to its full potential and that the planning department is comfortable that the building is being built as close as possible to what was originally approved and that the building is not going to be used as anything other than boat storage and a workshop. Concerns have been raised by the Community Council regarding the use of the building, the size of the private sewer tank, the steps into the workshop and the number of parking spaces for the building. The applicants fully understand that they are not to use the building as anything other than boat storage and a workshop, the sewer tank is one of the smallest available on the market and the parking area have been moved and the lowest step is necessary to keep surface water out of the building as it is on the coast. The depth of the building of 5.3 metres limits the size of the boats that can be stored in the building which will be dinghies, rib boats and kayaks which do not need large doors to enter the building. Other sailing equipment will be stored in the boat store together with equipment connected to sailing. Sufficient space to turn boats onto a trailer and to park the trailer when not in use is required. The planning enforcement department have accepted that this is satisfactory and have recommended approval of the application. The applicants have received advice and have understood that if they were to use the building as anything other than boat storage and a workshop, the planning enforcement department will issue a notice for to them not to continue said use and they also understand that if they were to submit a planning application to convert the building to anything other than boat storage/workshop in the future, it would be rejected. The applicants understand that they have made a mistake by installing windows and glass doors to the building. They have therefore submitted a fair planning application to change the external appearance of the building to be more like what was originally approved and to include a washroom in the building. They have acknowledged their mistake and have since worked closely with the planning department and the planning enforcement department to reach this reasonable solution.

The Planning Enforcement Manager reported that the application relates to a two-storey detached building located on a parcel of land to the west of the dwelling known as Lane Ends at the edge of the settlement of Llanelian. Planning permission was originally granted for the boat house in 2019 although the proposal was not built in accordance with the approved plans. Following an enforcement investigation which ultimately resulted in the service of a Breach of Condition Notice, an amended submission was presented in an attempt to regularise the changes. The application was refused however and subsequently dismissed on appeal. The current submission incorporates external amendments which are now reflective of the functional purpose of the building which was originally approved on site. A condition has also been imposed upon any approval granted which would require that all building works are completed within a 2-year time frame. In terms of impact upon residential amenity the principle of development as a boat store has previously been established. Its use as a boat store remains and will have no greater impact than that which was originally approved. Furthermore, no objections have been received in response to publicity afforded the application.

The Highways Authority have raised no objection to the alterations proposed to the vehicular access. This alteration will allow improved vehicular access together with the provision of a new car parking area on site. As a result of the updated advice in Chapter 6 of Planning Policy Wales ecological enhancements have now been secured as a result of the submission and conditions have been imposed a part of any approval granted to ensure that the required ecological measures and landscaping are carried out before the building is first brought into use. Similarly, a condition has been imposed which restricts the use of the building as a private boat store. The recommendation is one of approval of the application.

Councillor Aled M Jones, a Local Member said that there are immense concerns in the Llanelian area with regards to this application as it is currently not in use and could potentially in the future, be used as a residential annexe. Whilst accepting the planning conditions attached to any approval of the application, he requested that the application be deferred so as to allow for all the information be afforded to the Committee before making a decision as requested by the Community Council. He noted that the applicant has appealed that the windows in the building be restored which was rejected.

The Planning Enforcement Manager said that the Planning Enforcement Section has been at the forefront of the issues at the beginning of the retrospective application. He noted that clay has been removed from the site and disposed of unlawfully onto the beach. Enforcement was undertaken to ensure that the waste was dealt with in the appropriate manner. It came to the attention of the Planning Authority that the adaptations to the building was not in accordance with the approved plans and a breach of condition notice was served. The applicant appealed against the Authority's decision to retain the adaptations to the building, but PEDW Planning Inspectorate rejected the appeal. The application before this Committee is similar to the original application permitted. The applicant seeks to change the design of the building, making it more akin to its intended use as a boat store. The site levels on the proposed site plan shows a 150mm step from the finish floor level of the building to the site adjacent, with the site sloping gradually in all directions further away from the building. He further said that the new access to the site is acceptable to the Highways Authority, and it is considered that raising the levels of the site will provide adequate access to the boat store.

Councillor Derek Owen, a Local Member said that the concerns of the Community Council need to be considered before making a decision on the application.

Councillor Liz Wood proposed to defer consideration of the application to allow for the Committee to view the PEDW report. Councillor Robert LI Jones seconded the proposal of deferment.

It was RESOLVED to defer the application to allow for the Committee to view the PEDW report before making a decision.

12.2 FPL/2024/43 – Full application for the change of use of agricultural land to create an extension to the existing cemetery at Y Rhyd Cemetery, Cemaes

The application is presented to the Planning and Orders Committee as the application site is owned by the Council.

The Planning Enforcement Manager reported that the application site is located adjacent to the existing cemetery and to the development boundary, which is appropriate in terms of scale, type and is easily accessible by foot, cycle and public transport and therefore accords with the provisions of Criterion i, iv and v of planning policy ISA 2. Whilst it is accepted that the land is classified as Grade 3a agricultural there is an overriding need to provide burial facilities as the current cemetery has limited burial plots available.

Councillor T LI Hughes MBE proposed that the application be approved, and Councillor Liz Wood seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the planning conditions contained within the written report.

12.3 VAR/2024/26 – Application under Section 73 for the variation of conditions (03) Ecology, (05) (Landscaping design) and (09) (Approved plans) of planning permission reference FPL/2023/141 (change of use of church into one residential dwelling) (Class Use C3) and one short-term holiday accommodation (Class Use C6) together with erecting a shed/garage building) so as to allow amendment to location of the shed and removing trees to the rear of the building at English Presbyterian Church, Telford Road, Menai Bridge

The application is presented to the Planning and Orders Committee as the original planning application FPL/2023/141 was determined by the Committee.

The Planning Enforcement Manager reported that an arboricultural report has been submitted with the application which has identified that several trees have re-grown from coppiced stools resulting in multi-stemmed examples of poor form. The Ecologist has confirmed that the removal of two trees at the rear boundary of the site is unlikely to have any significant detrimental long term affect to the favourable conservation status of bats in the local area. The applicants are also requesting amendments to condition (09) of the previous approved application with the relocation of a garage and shed to 1m to both east and south boundaries. The overall size of the garage has been reduced to 4m x 7m with an overall reduction in footprint from 30.2 square metres to 28 square metres. An additional hedge is proposed together with two bat boxes installed on trees and two bird boxes on the garden shed.

Councillor Robin Williams proposed that the application be approved, and Councillor John I Jones seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the planning conditions contained within the written report.

12.4 FPL/2023/181 – Full application for the erection of 6 residential units together with associated development at Shirehall, Glanhwfa Road, Llangefni

The application was presented to the Planning and Orders Committee at the request of Local Members due to local concerns on over-development, the need for these units, lack of parking and access in and out of the site.

Councillor Geraint Bebb and a Local Member requested that the Committee visit the site due to local concerns as to the narrow access to the site.

Councillor Robin Williams proposed that the site visit be conducted to the site and Councillor John I Jones seconded the proposal.

It was RESOLVED that a site visit be undertaken in accordance with the Local Members request for the reasons given.

12.5 FPL/2024/64 – Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling and retention of new vehicular access at Tyddyn Dylifws, Tynygongl

The application was presented to the Planning and Orders Committee at the request of a Local Member due to concerns on the impact of the proposal upon neighbouring residential properties, visual impact, and the scale of the replacement dwelling.

Councillor Ieuan Williams, a Local Member requested that the Committee visit the site.

Councillor Geraint Bebb proposed that the site visit be conducted to the site and Councillor Alwen Watkin seconded the proposal.

It was RESOLVED that a site visit be undertaken in accordance with the Local Member request for the reasons given.

12.6 HHP/2024/56 – Full application for alterations and extensions at 2 Saith Lathen, Ty Croes

The application was presented to the Planning and Orders Committee at the request of a Local Member due to concerns regarding parking, building over drains and over-development of the site.

The Chair said that the Local Members, Councillors Neville Evans and Douglas M Fowlie had requested that the Committee visit the site.

Councillor T LI Hughes MBE proposed that a site visit be conducted to the site and Councillor Liz Wood seconded the proposal.

It was RESOLVED that a site visit be undertaken in accordance with the Local Members request for the reasons given.

12.7 FPL/2024/40 – Full application for the use of the existing year to site storage containers on land at Anglesey Golf Club, Station Road, Rhosneigr

The application was presented to the Planning and Orders Committee at the request of Local Members.

The Chair said that the Local Members, Councillors Neville Evans and Douglas M Fowlie had requested that the Committee visit the site.

Councillor Geraint Bebb proposed that a site visit be conducted to the site and Councillor Robin Williams seconded the proposal.

It was RESOLVED that a site visit be undertaken in accordance with the Local Members request for the reasons given.

12.8 FPL/2024/60 – Full application for the siting of a refreshment cabin at Trearddur Bay Football Ground

The application was presented to the Planning and Orders Committee as the application involves a site which is owned by the Local Authority.

The Planning Enforcement Manager reported that the application for the siting of a shipping container which will be used as a refreshment cabin at the Trearddur Bay Football Ground is considered to be acceptable in scale, which will integrate with the existing pavilion, having negligible impact on its built surrounding and natural environment due to its high-quality finish. It will provide refreshment facilities for those attending the football ground and will provide biodiversity enhancement and comply with all relevant policies. Two bird boxes will be placed on the container, with any external lighting complying with dark skies requirements.

Councillor T LI Hughes MBE proposed that the application be approved in accordance with the Officer's recommendation. Councillor John I Jones seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the planning conditions contained within the written report.

13 OTHER MATTERS

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

**COUNCILLOR KEN TAYLOR
CHAIR**