

Planning site visits

Report of the meeting held on 20 October 2010

Present:	Councillor Jim Evans (Acting Chair for Site 1,2,3); Councillor John Chorlton (Acting Chair for Site 4);
Also present :	Councillors Eurfryn G.Davies; Kenneth P.Hughes; T.H.Jones; R.L.Owen; John Penri Williams; Councillor Fflur Hughes (Site 1); Keith Evans (Site 3);
In attendance:	Planning Control Manager (DFJ); Development Control Officer (RE); Principal Engineer (Dev.Control & Public Right of Way)(JRWO) (Site 4 only); Committee Officer (JMA)
Apologies:	Councillor Lewis Davies; Eric Roberts; J.Arwel Roberts;

1 34C561B - Full application for the erection of an affordable dwelling together with the construction of a vehicular access on land adjacent to Tyddyn Gwynt, Rhostrehwfa.

Following a discussion on the application at the 6th October 2010 meeting it had been agreed that a site visit be held to allow Members the opportunity to assess the impact of the development. The Planning Control Manager reported that the application is an outline application for an affordable house. The Officer explained he had no objection in principle to the application, however, he believed the siting of the proposed house to be inappropriate as it intruded into open countryside. Members were shown a plan of the proposal together with a plan showing all the land in the applicant's ownership. A question was raised regarding the possible re-siting of the proposed house closer to the existing dwellings. In response to a question by Councillor R.L.Owen, the Officer confirmed the plot is an average size plot.

The Local Member, Councillor Fflur Hughes, thanked Members for visiting the site. She said she supported the application as it is close to the boundary and is an affordable housing application. She added that she would be presenting her views once again at the next Planning Committee.

2 17C447 - Full application for the demolition of existing dwelling and erection of a replacement dwelling and alterations to the existing access adjacent to Erwyn, Llansadwrn.

The Local Member, Councillor Eurfryn Davies had requested that the site be visited so as to allow Members the opportunity to judge the impact of the proposal on the amenities of neighbouring properties.

The Planning Control Manager explained that the proposal is for the demolition of an existing two storey house and showed Members the plans for the proposed new dwelling and access. Members noted that the proposal is within two metres of the adjoining single storey property and inspected the siting of the proposed new dwelling and its design.

3. 39C351B - Full plans for the demolition of existing boat repair shed and erection of a replacement boathouse adjacent to Ynys Faelog, St.Georges Road, Menai Bridge.

The Planning Committee at its 6th October 2010 meeting resolved to visit the site in accordance with the Officer's recommendation.

The Planning Control Manager reported that the application is for the demolition of the existing corrugated steel boat repair shed to be replaced by a contemporary building with a curved roof. The replacement boathouse would be constructed with local stone walls and a zinc roof. The Officer did not consider the design to be controversial. The building would be used for the storage and repair of boats. In order to construct the building it would be necessary to form a temporary road access to the island. This would be a temporary site - CCW had agreed to the proposal provided it was for a six month period only and the site would be totally reinstated to its original condition thereafter.

The Local Member, Councillor Keith Evans, said the application is highly contentious locally and that he was representing the local view. He explained that the building is on the foreshore in a tidal position and is currently in a derelict condition. He said local persons had concerns regarding future use of the building and for the road network. The Development Control Officer confirmed that there would be a need for pipes to be placed along the access site but that this would be for a temporary period only. In addition, the applicant had confirmed he would use appropriate vehicles for constructing the access road and would limit the use to six months only.

4 31C354B - Full application for the erection of two pairs of semi detached dwellings together with the construction of a vehicular access at adjacent to Ty Coch, Llanfairpwll.

Councillor John Chorlton invited the Officer to report on the application. The Planning Control Manager said the proposal is for two pairs of semi detached houses (4 houses in total) and showed Members the proposed site. He explained the existing access would be relocated as a new access would be created which would provide for parking spaces on the site.

The Local Member, Councillor Jim Evans, had requested at the 6th October 2010 meeting that the site be visited. Councillor Evans expressed concerns regarding density, sewerage and visibility splay issues. The Principal Engineer said the replacement walls would be no more than six feet in height and that he was satisfied the visibility splay met with required standards.

**Councillor Jim Evans
Acting chair**