

PLANNING SITE VISITS

Report of the meeting held on 16 March 2011

- PRESENT:** Councillor J.Arwel Roberts (Chair);
Councillors E.G.Davies); K.P.Hughes;; R.L.Owen; E.Roberts;
J.Penri Williams;
- IN ATTENDANCE:** Development Control Manager (DFJ);
Development Control Officer (Highways)(RE);
Committee Officer (JMA)
- APOLOGIES:** Councillor Lewis Davies; Jim Evans; Selwyn Williams;

1. 36C87C – TROS Y MARIAN, LLANGOED

Conversion of existing outbuildings into 7 residential units together with the installation Of a private treatment plant at Tros y Marian, Llangoed.

At its meeting held on 2nd March 2011, the Planning and Orders Committee had resolved, at the Officer's recommendation, that the site be visited so as to allow the Committee to *view* the site before considering the application.

The Planning Control Manager reported that the application is for the conversion of existing outbuildings into 7 residential units and that whilst that aspect of the application was satisfactory, local opposition had been submitted from a highways perspective. The Officer confirmed there are two access points to the site both from along a narrow country road. Members noted that the road leading to the site forms part of the Anglesey Coastal Path. The site was visited by Members from both access roads. In response to a question by a Member, it was confirmed that the access roads are not used as bus routes.

The Development Control Officer (Highways) reported that the access roads are quiet country Roads with passing places. The applicant had agreed to widen the entrance and improve visibility to and from the site. A survey of road use had been carried out and independent Consultants had expressed their views from a highways perspective.

2. 31C210G – Outline application for the erection of a dwelling house on land at Craig, Lôn y Graig, Llanfairpwll.

Declaration of Interest by the Development Control Officer (Highways)(RE) who was not present at the site visit.

At its meeting held on 2nd March 2011, the Planning and Orders Committee had resolved at the Local Member's request, that the site be visited, so as to allow the Committee to view the site prior to considering the application.

The Planning Control Manager reported that the outline application is for a single storey dwelling house at the rear of Y Graig. Members were shown the plans for the proposal. It was noted that a footpath runs adjacent to the site and that the access would be on the brow of the hill. The Officer added that the ground level of the proposed dwelling would be 52.5m which would be 1m higher than the roof of Y Graig which has a height of 51.3m. Local objections had been made on the

grounds of access issues and concerns regarding the height of the dwelling which would impact on the privacy of neighbouring dwellings.

Members visited the site from both the Lôn Graig and Marquis of Anglesey Column Car Park so as to ascertain the full impact of the proposed development.

**COUNCILLOR J.ARWEL ROBERTS
CHAIR**