

## PLANNING & ORDERS COMMITTEE

### Minutes of the meeting held on 2<sup>nd</sup> March 2011

- PRESENT:** Councillor John Arwel Roberts - Chair
- Councillors W.J.Chorlton; Lewis Davies;  
Jim Evans; K.P.Hughes; T.H.Jones; R.L.Owen;  
Eric Roberts;; H.W.Thomas; J.Penri Williams;
- ALSO PRESENT :** Local Members : None
- IN ATTENDANCE:** Planning Control Manager (DFJ);  
Planning Assistant (AG);  
Planning Assistant (AH);
- Principal Engineer (Development Control & Public Right of Way)  
(JRWO);  
Development Control Officer (RE);
- Legal Services Manager (RJ);  
Committee Officer (JMA) ;  
Admin.Assistant (SWJ);
- APOLOGY :** Councillor Eurfryn Davies; W.T.Hughes; Selwyn Williams;
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#### 1 APOLOGIES

Apologies for absence were submitted and noted as shown above.

#### 2 DECLARATION OF INTEREST

Declarations of interest were received and recorded under the respective items.

#### 3 MINUTES

Submitted and confirmed as a true record, the minutes of the meeting of the Planning and Orders Committee held on 2<sup>nd</sup> February 2011.

#### 4 SITE VISITS

There were no Site Visits during February.

#### 5 PUBLIC SPEAKING

The Chair reported that there would be a public speaker in respect of application 7.1.

#### 6 DEFERRED APPLICATIONS

*Declaration of interest by Councillors Lewis Davies and Hefin Thomas who left the meeting and took no part in the discussion or voting on this application.*

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

The Planning Control Manager reported that the application had been called in by the Local Member as there was local concern particularly with regard to access and highways matters. He believed it was necessary for Members to view the site prior to considering the application.

**RESOLVED to visit the site in accordance with the Officer's recommendation.**

## 7. APPLICATIONS ARISING ON THE MINUTES

### 7.1 - Full application for the erection of 2 semi-detached dwellings together with alterations to the existing access on land to the rear of 1 and 2 Trem Eryri, Menai Bridge.

A copy of a detailed letter of objection by Mr Rhys Davies on behalf of his client was included as part of submissions to Members. Mr Davies disagreed with the recommendation of refusal as the proposal reflected the existing developments on the site. He said there had been no objection from the adjoining property or other neighbours. The rear windows only would overlook the neighbouring properties whilst the living room and kitchen would face the Menai Straits. He accepted the proposal does not tick all the boxes under the Supplementary Planning Guidance, however, other developments had been granted which did not concur with every requirement of the Guidance. He added that a development within 50 yards of this application site had been approved with windows being far closer than the intended distance now applied for. He did not believe there would be any visual impact, there were no objections to the application and he therefore urged Members to approve the application. In response to questions from Members, Mr Davies confirmed the distance from neighbouring properties to be 8.5 metres on one side and 6 metres on the other.

The Planning Control Manager said the Planning Authority object to the application due to the closeness of the proposal to existing dwellings. He displayed a plan showing existing and proposed developments on the site. He said SPG states there should be 12 metres between properties and that whilst he did not object, in principle, to a development on the site, he believed the current proposal to be too close to the rear of the existing properties.

Councillors Hefin Thomas, John Chorlton and T.H.Jones believed it was important to be consistent and referred to other sites where permission had been granted with less distance between the proposed and existing developments. The Planning Control Manager reiterated that no two sites are identical and that whilst a gable to gable distance of less than 12 metres may be acceptable he did not believe this to be the case on this site.

Councillor K.Hughes proposed that the application be refused in accordance with the Officer's recommendation. This was seconded by Councillor John Penri Williams.

Councillor Hefin Thomas proposed the application be approved. Councillor John Chorlton seconded the proposal.

The voting was as follows:-

To approve the application contrary to the Officer's recommendation:- Councillors John Chorlton, R.L.Owen and H.Thomas;

To refuse the application in accordance with the Officer's recommendation:- Councillors Lewis Davies, Jim Evans, K.Hughes; T.H.Jones; J.Arwel Roberts; Eric Roberts; J.Penri Williams;

**RESOLVED that the application be refused in accordance with the Officer's recommendation.**

## 8 ECONOMIC APPLICATIONS

**34C613 – Extension to existing building comprising of meat and food processing under Class B2 and meat and food distribution and trade counter under class B8 together with Alterations to the existing access and provision of parking at The Former Gweithdy Mona Site, Bryn Cefni Industrial Estate, Llangefni.**

The Planning Control Manager reported that the County Council is the land owner and that many of the buildings on the site have been demolished. The site has been marketed as a business site and conforms with Planning requirements.

Councillor John Chorlton proposed and Councillor R.L.Owen seconded the proposal that the application be approved.

**RESOLVED to approve the application in accordance with the Officer’s recommendation and subject to the conditions outlined within the report.**

## 9 AFFORDABLE HOUSING APPLICATIONS

No applications for consideration at this meeting.

## 10 DEPARTURE APPLICATIONS

**10.1 – 24C288 – Outline application for the erection of a dwelling together with the Construction of a new access and installation of a private treatment plant on land Adjoining Hafod y Grug, Cerrig Man.**

The application is contrary to the adopted Ynys Môn Local Plan but can be supported under the Stopped Unitary Development Plan.

Councillor John Chorlton proposed and Councillor R.L.Owen seconded the proposal that the application be approved.

**RESOLVED to approve the application in accordance with the Officer’s recommendation and subject to the conditions outlined within the report.**

## 11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

**11.1 – 19C1047D – Full application for the erection of two dwellings on land at Jadesville, Mount Pleasant, Holyhead.**

The application was brought before the Committee as the applicant’s partner is employed by the County Council and has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Councillor John Chorlton proposed and Councillor Eric Roberts seconded the proposal that the application be approved.

**RESOLVED to approve the application in accordance with the Officer’s recommendation and subject to the conditions outlined within the report.**

**11.2 – 20C267 – Alterations and extensions together with the erection of a garage at Glan Rhyd, Llanfechell.**

The application was submitted by the son of an Officer employed by the Council and has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Councillor K.Hughes proposed and Councillor R.L.Owen seconded the proposal that the application be approved.

**RESOLVED to approve the application in accordance with the Officer's recommendation and subject to the conditions outlined within the report.**

## 12 REMAINDER OF APPLICATIONS

*Declaration of interest by the Development Control Officer (Highways) who left the room and took no part in the discussion or voting on this application.*

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

The application was brought to Committee at the request of the Local Member, Councillor J.Penri Williams, who stated that there is local objection to the application both from an amenity aspect and on Highways grounds. He asked that Members visit the site so as to familiarise themselves with the site prior to determining the application.

**RESOLVED to visit the site at the request of the Local Member.**

### 12.2 – 34C602 – Extension to curtilage at Garth, Lôn Cildwrn, Llangefni.

The application was brought to Committee at the request of the Local Member, Councillor Rhian Medi.

The Planning Control Manager reported that the proposal was for the incorporation of a strip of open land leading to Brig y Nant estate to form part of the curtilage of Y Garth, for use as a garden, with the erection of a post and rail fence as means of enclosure. The Officer added that a condition would be included that no trees would be felled on the site without the prior approval of the Local Planning Authority. Whilst some objections had been received from local neighbours, these were not all on planning issues. His recommendation was one of approval.

Councillor R.L.Owen proposed and Councillor J.Penri Williams seconded the proposal that the application be approved.

**RESOLVED to approve the application in accordance with the Officer's recommendation and subject to the conditions outlined within the report.**

*The Chairman reiterated his views that Local Members who have asked for an application to be brought before the Planning Committee should attend the meeting to present their reasons for doing so.*

### 12.3 – 42C181A -Erection of a shed at 102 Nant y Felin, Pentraeth.

The application had been called in by the Local Member, Councillor Hefin Thomas. The Planning Control Manager reported that the application is for the for demolition of the existing shed and erection of a lean to style domestic garden shed within the curtilage of the dwelling. He confirmed the size of the new shed as 5.6m x 2.2m with a height of 2m.143cm decreasing to 2m.

Councillor Hefin Thomas said there was local concern as the ground is unstable and the placing of the shed against the boundary wall may cause problems. The Planning Control Manager said the foundation is a Building Regulations issue and that this application should be considered on its planning merits.

Councillor Eric Roberts proposed and Councillor T.H.Jones seconded the proposal that the application be approved.

Councillor Hefin Thomas abstained from voting on the application.

**RESOLVED to approve the application in accordance with the Officer's recommendation and subject to the conditions outlined within the report.**

### **13 OTHER MATTERS**

#### **13. 1 – Submitted – a report by the Head of Planning Service regarding the final disposal of applications.**

The Planning Control Manager reported that the Planning Service has identified a backlog of undetermined applications dating back many years and although Committee resolutions had been made in relation to many, decision notices had not been issued for a variety of reasons . The Service now wished to close the files and were requesting that Power to Act be granted to Officers to proceed accordingly. He added that in the event of the applications being controversial then the Officers would consult with the Local Member, the Chair and Vice Chair of the Planning Committee.

**RESOLVED to accept the report and to grant Power to Act to Officers to close the files as outlined above.**

### **14.DELEGATED DECISIONS**

Submitted and accepted for information, the report of the Head of Planning Services in respect of delegated applications determined since the previous meeting of this Committee.

Councillor John Chorlton raised a query regarding an application by Friends of the Tollhouse, Holyhead. It was agreed that the Planning Control Manager respond directly to Councillor Chorlton regarding this matter.

### **15. APPEALS**

#### **15.1 – APP/L6805/A/10/2138680 – Bryn Mechell Caravan Park and Hotel, Llanfechell, Amlwch – Appeal dismissed.**

The Local Member, Councillor T.H.Jones asked that his appreciation be passed on to the relevant Officers for the way in which this appeal had been dealt with.

The meeting commenced at 1.00 p.m. and was drawn to a close at 1.45p.m.

**COUNCILLOR JOHN ARWEL ROBERTS  
CHAIR**

