

Public Document Pack

PLANNING AND ORDERS COMMITTEE

Wednesday, 4 June 2014 (1.00 pm)

Please find the attached the reports marked as "TO FOLLOW" on the Planning and Orders Committee agenda:

6 **APPLICATIONS THAT WILL BE DEFERRED** (Pages 1 - 2)

6.1 41C125B/EIA/RE – Bryn Eryr Uchaf, Menai Bridge

7 **APPLICATIONS ARISING** (Pages 3 - 28)

7.1 19C1136 – Ysgol Gynradd Kingsland, Caerdybi

7.2 22C40A – Cae Maes Mawr, Llanddona

7.3 38C237B – Careg y Daren, Llanfechell

7.4 44C294B – Plas Newydd, Rhosybol

7.5 – 46C38S/ECON – Sea Shanty House, Lôn St Ffraid, Trearddur Bay

REPORT TO FOLLOW

10 **DEPARTURE APPLICATIONS** (Pages 29 - 40)

10.1 25C163C – Tyddyn Waen Barn, Bachau

10.2 27C102 – Penrhos, Llanfachraeth

REPORT TO FOLLOW

11 **DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS** (Pages 41 - 44)

11.1 23C266A – Gwenfro Uchaf, Talwrn

REPORT TO FOLLOW

12 **REMAINDER OF APPLICATIONS** (Pages 45 - 64)

12.1 29LPA996/CC – Maes Maethlu, Llanfaethlu

12.2 30C392A – Public Car Park and adjoining Open Land, Ffordd Bangor, Min yr Afon, Benllech

12.3 32LPA920A/CC – Ysgol y Tywyn, Llanfihangel yn Nhowyn

12.4 46C535 – South Stack Public Conveniences, South Stack, Holyhead

REPORT TO FOLLOW

13 **OTHER MATTERS** (Pages 65 - 66)

13.1 11LPA101J/1/LB/CC – Ysgol Syr Thomas Jones, Amlwch

REPORT TO FOLLOW

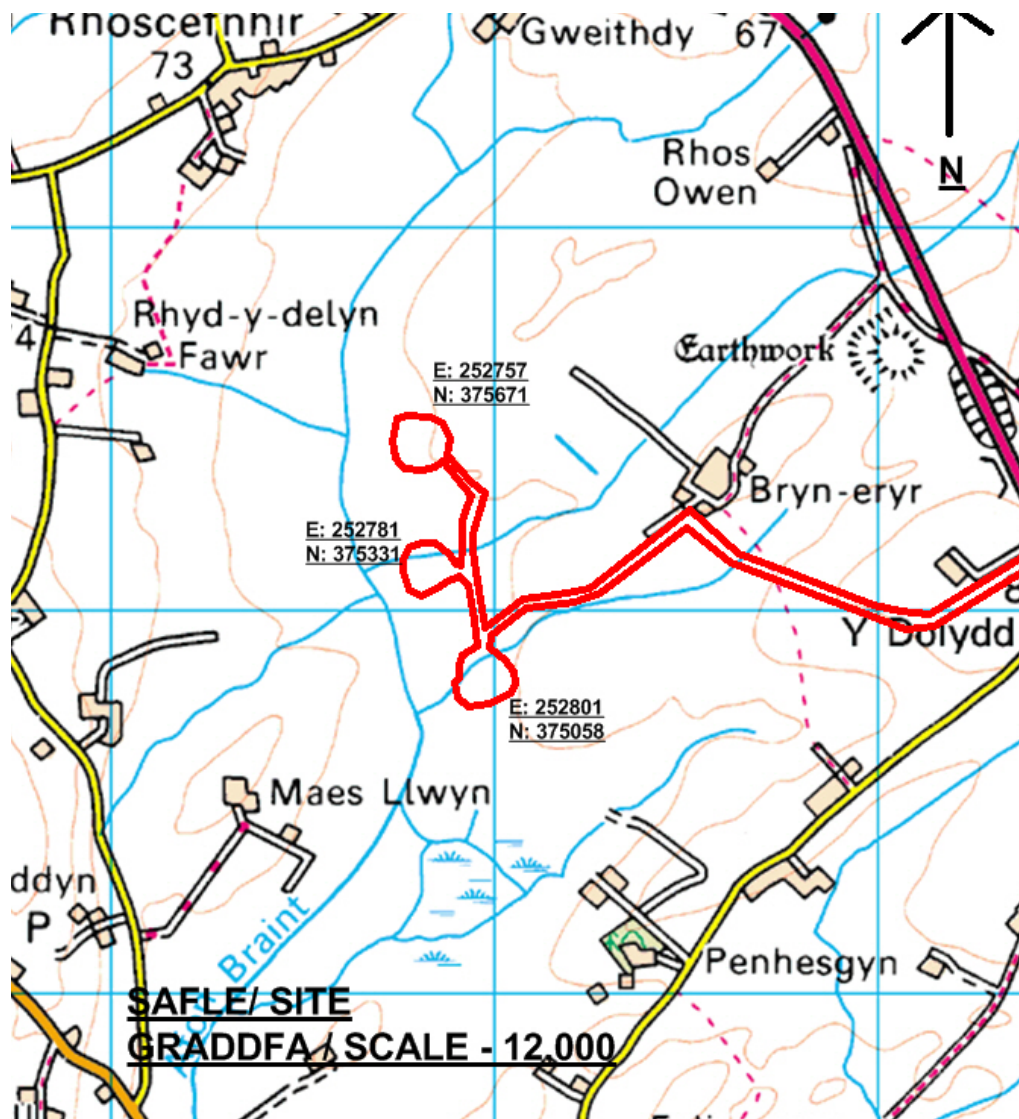
Rhif y Cais: 41C125B/EIA/RE Application Number

Ymgeisydd Applicant

Ynys Mon Wind Energy Ltd

Cais llawn ar gyfer codi tri twrbin wynt 800kW - 900kW gyda uchder hwb hyd at uchafswm o 55m, diamedr rotor hyd at uchafswm o 52m a uchder blaen unionsyth hyd at uchafswm o 81m, gwelliannau i'r fynedfa presennol i lôn A5025, ynghyd a chodi 3 cabinet storio offer ar dir yn / Full application for the erection of three 800kW - 900kW wind turbines with a maximum hub height of up to 55m, rotor diameter of up to 52m and a maximum upright vertical tip height of up to 81m, the improvements to the existing access to the A5025 road together with the erection of 3 equipment housing cabinets on land at

Bryn Eryr Uchaf, Porthaethwy



Planning Committee: 04/06/2014

Report of Head of Planning Service (NJ)

Recommendation:

Defer

Reason for Reporting to Committee:

The application is a full application for the erection of three 800kW - 900kW wind turbines with a maximum hub height of up to 55m, rotor diameter of up to 52m and a maximum upright vertical tip height of up to 81m, the improvements to the existing access to the A5025 road together with the erection of 3 equipment housing cabinets on land at Bryn Eyr Uchaf, Porthaethwy.

At its meeting held on 4th December 2013 the Planning and Orders Committee resolved to visit the site before making its determination. The site was visited in 20th December.

At its meeting held on 8th January 2014 the Planning and Orders Committee resolved to defer determination of the application in order to receive outstanding consultee responses and to receive additional information from the applicant and to allow their consideration.

An objection to the application was received from Natural Resources Wales (NRW) and a response issued by the applicant has now received consideration. NRW has requested full details of proposed mitigation measures for bats to be submitted prior to determination and this information has been requested from the applicant, with details forwarded to the applicant. Additional details of mitigation measures are also awaited from the applicant in relation to radio links.

Recommendation

Defer

7.1

Gweddill y Ceisiadau

Remainder Applications

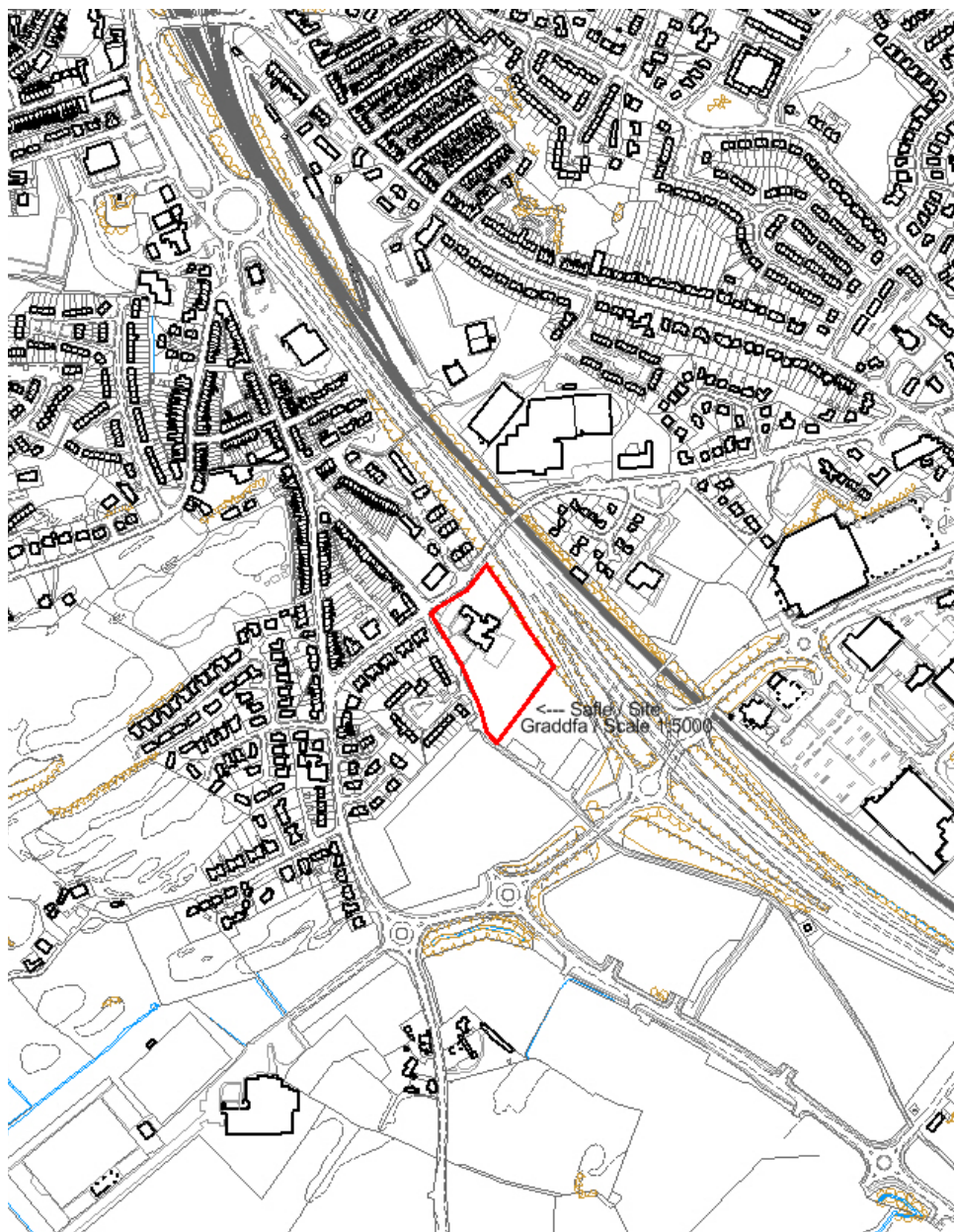
Rhif y Cais: 19C1136 Application Number

Ymgeisydd Applicant

Caban Kingsland Ltd

Cais llawn ar gyfer lleoli adeilad symudol i ddarparu meithrinfa yn / Full application for the siting of a mobile building to provide a nursery at

Ysgol Gynradd Kingsland, Kingsland, Holyhead



Planning Committee: 04/06/2014

Report of Head of Planning Service (AMH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application was deferred at the last planning committee 7th May 2014 due to Highways issues these issues have now been overcome with a supporting letter from Caban Kingsland confirming parking arrangements since receiving the supporting letter Highways have now confirmed no objection to the proposal.

1. Proposal and Site

The site forms part of the Kingsland Primary School is located off Cyttir Road in Holyhead,

The proposal entails the siting of a new mobile class room to accommodate a Pre/School Nursery.

2. Key Issue(s)

The key issues to consider are policy context, effect on the locality and effect on the amenities of the surrounding properties.

3. Main Policies

Ynys Mon Local Plan

1 – General Policy

17 – Recreation and Communities Facilities

42 – Design

Gwynedd Structure Plan

D4 – Location, Siting and Design

D29 – Ensure new developments or alterations to existing buildings are to high standard

F7 – Community Use of School

Stopped Unitary Development Plan

GP1 – Development Control Guidance

GP2 – Landscape

4. Response to Consultation and Publicity

Local Member (Trefor Lloyed Hughes) – No Objection.

Holyhead Town Council - No Objection.

Fire and Rescue Service – No observations

Drainage – Standard Comments

Highways – No objections

The application was afforded three means of publicity. These were by the posting of a site notice near the site and the publication of a notice in the local press. The latest date for the receipt of representations is the 29th April 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Affect on amenity

Policy context – Planning policy encourages the provision of community facilities within or on the edge of other settlements and the community use of schools.

Effect on the locality – The proposal will have a minimal visual impact, sited within the boundaries of the site adjacent to the school building. Therefore I do not consider that the proposal have a detrimental effect on the locality.

Effect on the amenities of the surrounding properties – I do not consider that the proposal will have an additional detrimental effect on the amenities of the neighbouring properties as the proposal will be located within the existing school grounds adjacent to the school building.

7. Conclusion

The site can comfortably accommodate the proposal without appearing cramped or over developing the site to the detriment of the character of the locality or the amenities of the occupants of the nearby properties. The proposal in my considered opinion conforms to both national and local plan policies and should be approved in line with the following conditions.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.

Reason: For the avoidance of doubt.

(02) The mobile classroom hereby permitted shall be removed on the land by 07/05/2019 and the land reinstated to its former condition by 07/08/2019 unless otherwise agreed in writing by the Local Planning Authority.

Reason: Permission would not normally be granted but regard has been given to the particular circumstances of the applicant.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 15/03/14 under planning application reference 19LPA1136.

Reason: For the avoidance of doubt.

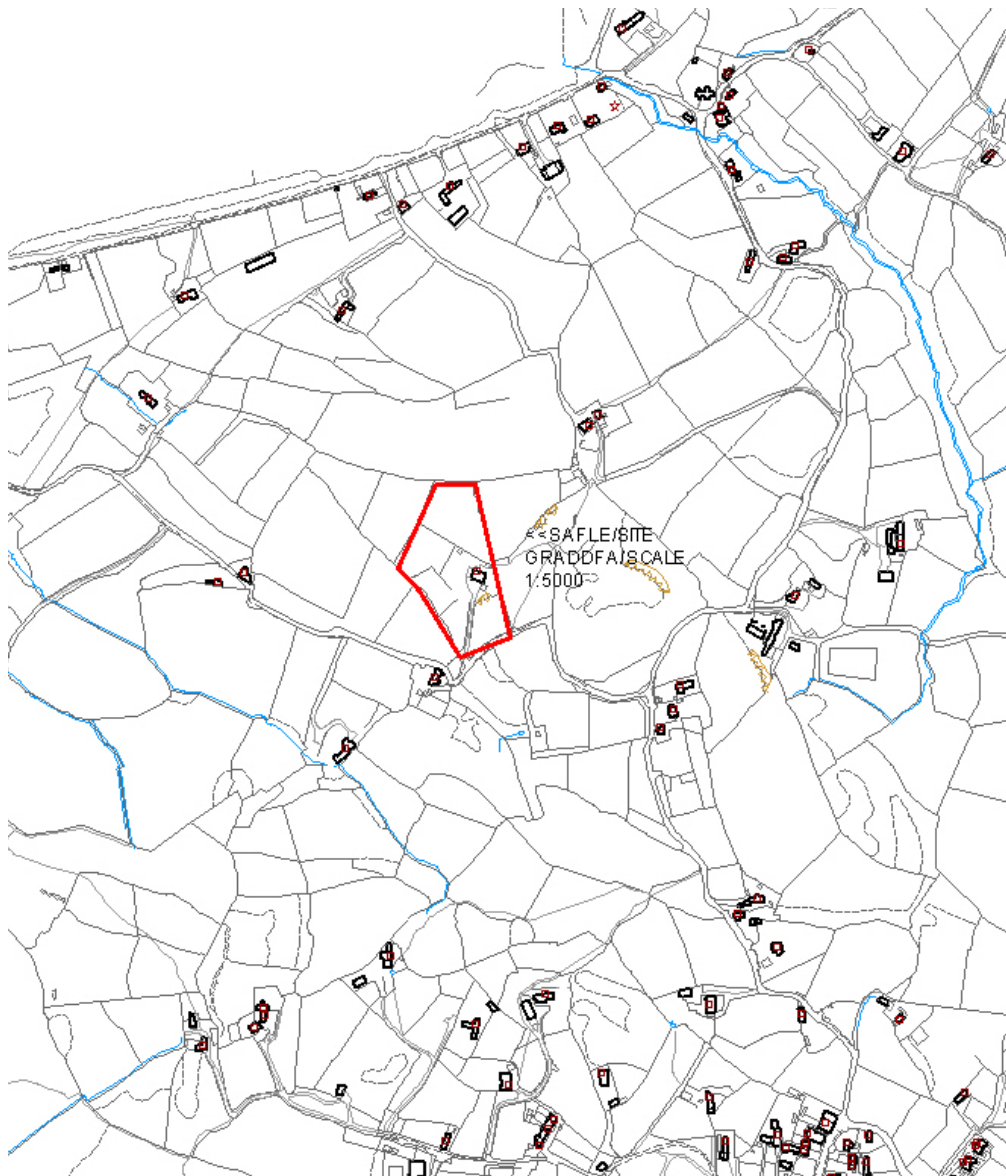
Rhif y Cais: 22C40A Application Number

Ymgeisydd Applicant

Mr Brian Jardine

Cais llawn ar gyfer dymchwel yr annedd presennol a modurdy a chodi annedd a modurdy newydd, codi stablau, gosod system trin carthffosiaeth a addasu'r fynedfa presennol yn/Full application for the demolition of existing dwelling and garage, together with the erection of a replacement dwelling and garage, stables, installation of a package treatment plant and alterations to the vehicular access at

Cae Maes Mawr, Llanddona



Planning Committee: 04/06/2014

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called in to the planning committee by 2 of the Local Members.

The application was presented to the April committee and it was recommended that the application was deferred until May in order that comments made by the Countryside and Area of Outstanding Natural Beauty Officer are taken into account.

The application was presented to the May Planning Committee where the Councillors recommended that a site visit should take place. The site visit has taken place on the 21st May, 2014. The Councillors are now aware of the site and its settings.

1. Proposal and Site

The application is a full application for the demolition of existing dwelling together with the erection of a replacement dwelling, garage, associated treatment plant, alterations to the access road track and the erection of stables.

The application site is situated within a parcel of land and accessed by an unclassified highway leading from the village of Llanddona towards the beach.

2. Key Issue(s)

The key issue is whether the proposal complies with the relevant planning policies and the effect upon the Area of Outstanding Natural Beauty

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 30 – Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 54 – Replacement Dwellings

Gwynedd Structure Plan

Policy D1 – Environment

Policy D3 – Environment

Policy D4 – Environment

Policy D28 – Roofing Material

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design
Policy EN2 – Area of Outstanding Natural Beauty
Policy HP9 – Replacement Dwellings
Policy SG5 – Private Sewage Treatment Facilities

4. Response to Consultation and Publicity

Community Council – Recommend Refusal due to impact on Area of Outstanding Natural Beauty

Local Member (Cllr Lewis Davies) – Request that the application be presented to the Planning Committee for consideration

Local Member (Cllr Carwyn Jones) – Request that the application be presented to the Planning Committee for consideration

Local Member (Cllr Alwyn Rowlands) – No response

Welsh Water – Comments

Natural Resources Wales – Comments

Highways – Comments

Footpath Officer – Comments advising a public footpath is nearby.

Drainage – Comments

The application has been advertised by means of a site notice near the site and nearby properties have been notified. The application has also been advertised in the local newspaper as a public footpath is in close proximity of the site. The expiry date to receive representations was the 31st January, 2014.

At the time of writing the report 1 letter of support and 2 letters of objection was received.

Their main objections as follows:-

- Impact on Area of Outstanding Natural Beauty
- Public Footpath in close proximity of the application site
- Two storey dwelling will look out of place in the area
- Land slippage

Response to objections received:-

- It is not considered that the development will have a negative impact on the Area of Outstanding Natural Beauty
- The public footpath is not affected by the development
- It is not considered that a two storey dwelling will look out of place in the area due to the topography and location of the dwelling.

5. Relevant Planning History

22C40 – Erection of a private garage at Cae Maes Mawr, Llanddona – Granted 09/12/87

6. Main Planning Considerations

Policy Context

Having regard to the provisions of section 38(6) of the 2004 act, determination must be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for Anglesey comprises the approved Gwynedd Structure Plan (approved November 1993) and the adopted Ynys Mon Local Plan (December 1996).

On the 1st December 2005 the County Council voted to implement the transitional arrangements set out in the LDP Wales regulations and to 'stop work' on the Ynys Mon Unitary Development Plan (UDP). The deposit plan of 2001, as amended by the Inspector's report, remains a material planning consideration carrying weight commensurate to the stage it reached.

Policy 54 of the Ynys Mon Local Plan permits the replacement of existing dwellings in the countryside subject to the listed criteria being met that the proposed dwelling is on the same site and reflects the size, scale and massing of the existing dwelling. Policy HP9 of the Stopped Ynys Mon Unitary Development Plan contains similar provisions whilst allowing greater flexibility on the scale of the resultant dwelling.

Policy 1 and 42 of the Ynys Mon Local Plan, D4 and D29 of the Gwynedd Structure Plan, Planning Policy Wales, Technical Advice Note 12 (Wales): Design, GP1 and GP2 of the Stopped Ynys Mon Unitary Development Plan are material in respect of design and the external appearance of the development

Policy 30 of the Ynys Mon Local Plan, Policy D1 and D3 of the Gwynedd Structure Plan, and Policy EN2 of the Stopped Ynys Mon Unitary Development Plan are material in respect of the Area of Outstanding Natural Beauty.

Area of Outstanding Natural Beauty.

The application site is located within an Area of Outstanding Natural Beauty under the provisions of Policy 30 of the Ynys Mon Local Plan and D1 of the Gwynedd Structure Plan and Policies EN1 and EN2 of the Stopped Ynys Mon Unitary Development Plan. It is not considered that the proposal would unacceptably affect the character and appearance of this landscape designation for the following reasons:

The proposed dwelling has a slate roof and the front elevation and parts of the North and East elevation are clad in natural stonework. The glazing on the North elevation has been reduced to allow more stone to be seen. The original dwelling has little architectural merit and it is our considered opinion that the proposed new dwelling is of high quality and design which will fit in with its surroundings.

Furthermore there is very little to be seen of the property when descending or ascending the narrow steep lane. When traversing the road that runs parallel to the beach there are only glimpses of the property. However, when on the long and wide expanse of the beach the existing and proposed development becomes more visible. There is also the consideration of the views from the coastal path which forms part of the national all Wales Coast Path.

In this respect it is acknowledged that when viewing the proposed development from the coastal path/beach there is very little backdrop screening (majority scrub and gorse) whereas the neighbouring properties have mature trees as a backdrop which minimises their presence prominence and dominance and thus a potential visual impact to the AONB setting compared to the established and neighbouring properties which are nestled into the hillside setting is possible.

It is also of relevance to note that the Area of Outstanding Natural Beauty Management Plan (2009-2014) state the following:-

Policy CCC 3.1 – all development proposals within the AONB are subject to rigorous assessment to minimise inappropriate development which will damage the special qualities and character of the AONB or the integrity of the European sites.

Policy CCC 3.2 – all development within the AONB should adopt the highest standard of design, materials and landscaping to ensure that they complement the special qualities of the AONB. Proposals that are based upon the principles of sustainable development and that are of an appropriate scale and nature to the special qualities of the AONB will be supported.

Likewise paragraphs 5.3.5, 5.3.6 and 5.5.5 of the Planning Policy Wales 'Edition 6' February 2014 states that the primary objective in designating AONB's is the conservation and enhancement of their natural beauty. AONB's must be afforded the highest status of protection from inappropriate developments and great weight given to conserving and enhancing the natural beauty of the areas. Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect.

Whilst acknowledging that in this instance a finely balanced judgement is required, it is considered that the proposed replacement dwelling is of high quality and design which will fit in with its surroundings without harming the natural beauty of the area.

Effect on Amenities

Policy 1 of the Ynys Mon Local Plan, GP1 of the Stopped Ynys Mon Unitary Development Plan and Planning Policy Wales relate to the effect on residential amenities, pollution and nuisance problems will be assessed in determining planning applications. It is not considered that the development will materially affect the amenities of any adjacent properties.

Landscape/Trees

The trees on site are not subject to a Tree Preservation Order. The existing trees provide some additional screening from the roadside but are not individually significant, and less prominent than those on the site boundary. Recent work has taken place and trees have been felled prior to the submission of the application.

The application involves altering the existing track, Originally more trees were affected by the proposal, however the track has been amended so that less trees are being affected. It is now proposed that 2 trees will need to be felled as part of the proposal. A condition will be placed on the permission that an inspection of the trees is undertaken prior to the commencement of any works to check the presence of bats. The likelihood of there being bats in the trees is low because the trees involves are neither large nor particularly old.

No further landscaping is proposed as part of the application. The site is already screened by trees and hedges.

The Biodiversity Officer has commented on the proposal and the preference would be for a specialist to inspect the 2 trees that are proposed for felling for the presence of bats prior to the determination of the application. Notwithstanding this preference it is considered in this instance a suitably worded condition will act as a satisfactory safeguard in respect of the protected species.

Species Survey

A bat survey has been carried out on the existing dwelling. The conclusion of the survey revealed that a bat was observed exiting the building and there is evidence of bats in the roof space a development licence will be required from Natural Resources Wales in order to undertake works which will damage or destroy a bat roost. The licence application can only be made once planning permission has been obtained. A specialist will be present on site prior to the commencement of any works. A condition will also be placed on the permission in order that the 2 trees that are proposed for felling will also be inspected prior to the commencement of any works on site.

Footpath

Public Footpath Number 11 goes through the curtilage of the applicant and is adjacent to the proposed development.

The applicant has confirmed that the footpath and existing gate will not be disturbed.

Drainage

Surface water will be disposed of via an existing watercourse. Foul drainage will be disposed via a Package Treatment Plant. No objections have been raised by the Natural Resources Wales or Drainage Section to these proposals and it is considered that they can be assessed under the Building Regulations.

Justification

The application has been accompanied by a Structural Survey which explains the defects that have been found on the property.

- Roof Structure
- Internal ground floor
- External masonry walls
- Inadequate foundations

It is not considered that the existing dwelling has any significant architectural value.

The proposal is located upon the footprint of the existing dwelling. The proposed dwelling footprint size is approximately 30% increase to that of the original.

7. Conclusion

The development complies with all policies listed above and it is not considered that the proposal will have an unacceptable impact on the character or appearance of the Area of Outstanding Natural Beauty.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 – Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable

Homes: Technical Guide 11th November 2010 (Version 3). The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(03) Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(04) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(05) No other part of the development hereby approved shall commence until the existing dwelling has been completely demolished.

Reason: For the avoidance of doubt and because the Local Planning Authority would not accept an additional dwelling on this site due to the open countryside location.

(06) The provisions of Schedule 2, Part 1, Classes A, B, C, E and F and Schedule 2, Part 2 Class B of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order re-voking or re-enacting that Order) are hereby excluded.

Reason: In the interests of the amenities of the locality

(07) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: To ensure that the development is in the interests of amenity.

(08) The development hereby approved shall be faced with a local natural stone of equivalent colour texture and weathering characteristics as indicated on drawing number IPR-2/13/04B Rev B received on the 12th March, 2014.

Reason: To ensure a satisfactory appearance of the development

(09) The garage hereby permitted shall only be used as a private garage incidental to the enjoyment of the adjoining dwelling known as Cae Maes Mawr, Llanddona and for no commercial or business use whatsoever.

Reason: For the avoidance of doubt.

(10) The stable hereby permitted shall only be used as a private stable incidental to the enjoyment of the adjoining dwelling known as Cae Maes Mawr, Llanddona and for no commercial or business use whatsoever.

Reason: For the avoidance of doubt.

(11) No demolition of the existing building shall take place between 1st March or 30th September in any year unless the site has been checked for the presence of nesting birds by a suitably qualified ecologist and certified as being free of nesting birds. Should nesting birds be found to be present, no development shall take place until the chicks have fledged.

Reason: To safeguard any nesting birds which may be present on the site.

(12) No development shall take place until full details of the bat roosting area within the new roof void of the garage and the means of access to it, together with a timetable for its provision, has been submitted to and approved in writing by the local planning authority. The works shall thereafter proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. The bat roosting area and access points shall be maintained in perpetuity after installation.

Reason: To mitigate the loss of bat roosting opportunities present in the existing building.

(13) The two trees that are proposed for felling will be inspected by an ecologist for the presence of bats. The report shall be submitted and approved in writing by the Local Planning Authority prior to any works commencing on site.

Reason: To ensure that any remaining risks to bats/nesting birds are minimised.

(14) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 19/12/13, 07/02/14, 12/03/14 under planning application reference 22C40A.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Supplementary Planning Guidance

- Parking Standards
- Housing Design Guide

Technical Advice Note 12: Design

Planning Policy Wales (6th Edition) 'February 2014' – Paragraphs 5.3.5, 5.3.6 and 5.5.5

AONB Management Plan (2009-2014) – Policy CCC 3.1 and CCC 3.2.

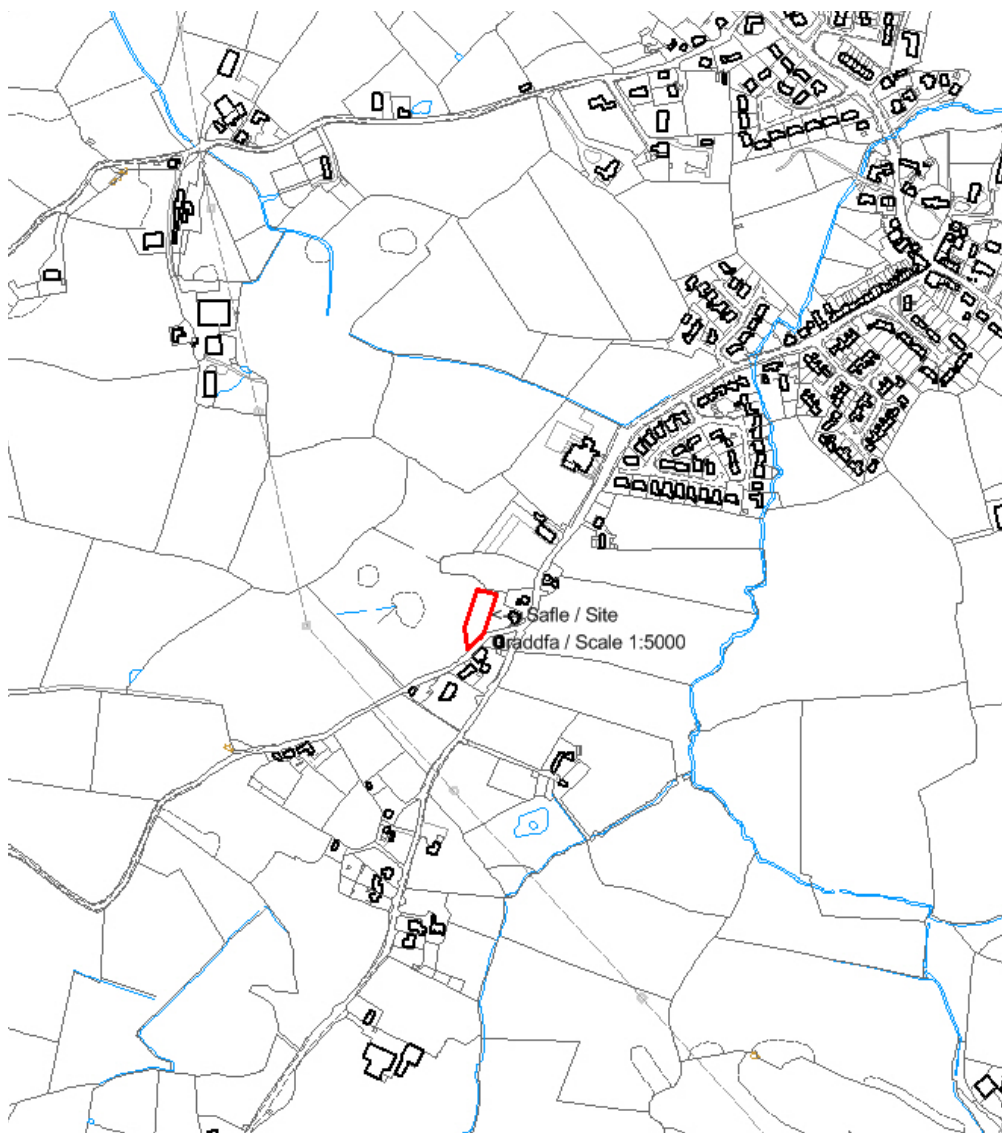
Rhif y Cais: 38C237B Application Number

Ymgeisydd Applicant

Mr Huw Eurig Jones

Cais amlinellol ar gyfer codi annedd ynghyd a creu mynedfa i geir ar dir ger / Outline application for the erection of a dwelling together with the construction of a vehicular access on land adjoining

Careg y Daren, Llanfechell



Planning Committee: 04/06/14

Report of Head of Planning Service (MTD)

Recommendation:

Refuse

Reason for Reporting to Committee:

Originally on request of Local Member. Members will recall resolving to approve this application at the last Committee meeting contrary to Officers recommendation.

This report is produced following the required one month period and responding to the resolution made.

Members considered that the proposal "Constituted a small and reasonable extension to the village"

In response to this and in support of the reason for refusal, it is submitted that given the distance of the site from the existing development and as undeveloped land will be extended into, the proposal constitutes sporadic development harming the character and appearance of the locality. As such the contention that this is a "Small and reasonable extension" cannot be supported.

Recommendation

Refuse

(01) The proposal would constitute an unacceptable extension into the existing form of development constituting sporadic development in an open rural location detrimentally affecting the visual amenity and character of the area and as such would be contrary to policies 31,48 and 50 of the Ynys Mon Local Plan, policies HP4 and EN1 of the Ynys Mon Stopped Unitary Development Plan policies A2 and D4 of the Gwynedd Structure Plan and the provisions of Planning policy Wales (Feb 2014)

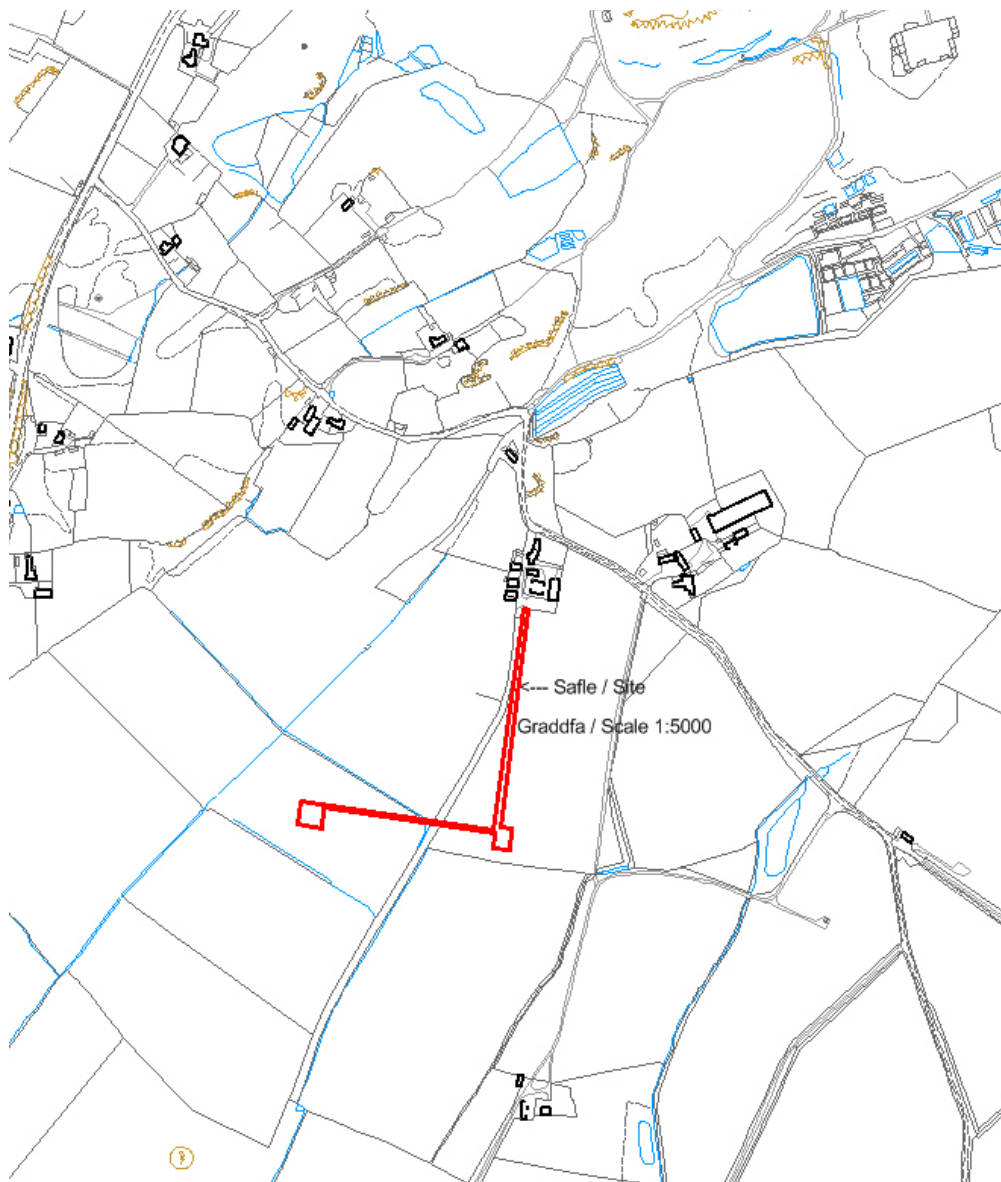
Rhif y Cais: 44C294B Application Number

Ymgeisydd Applicant

Mrs Hilda Owen

Cais llawn i godi twrbîn gwynt 20kW gyda uchder hwb hyd at 20.5m, diamedr rotor hyd at 13.1m ac uchder blaen unionsyth fertigol hyd at uchafswm o 27.1m ar dir yn / Full application for the erection of a 20kW wind turbine with a maximum hub height of 20.5m, a rotor diameter of 13.1m and a maximum vertical upright height of 27.1m on land at

Plas Newydd, Rhosybol



Planning Committee: 04/06/2014

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

Originally reported as the proposal is for a wind turbine and it has been agreed that all such applications are reported to the Planning Committee for determination. Members will recall resolving to refuse this application at the last Committee meeting contrary to Officers recommendation.

This report is produced following the required one month period and responding to the resolution made.

Members resolved to refuse the application on the following grounds;

“Detrimental cumulative impact on the landscape”

“Proximity and detrimental impact on the AONB”

“Detrimental impact on views from Mynydd Parys”

In respect of these matters it is considered that the proposed turbine would not have a significant cumulative impact given its relationship with the existing windfarm which is a dominant and significant feature. This holds true for the views from Mynydd Parys.

In respect of the AONB which is 3Km away. Whilst there may be views from the edge of the AONB at Mynydd Bodafon there would be a low magnitude of change to the landscape from the AONB and this would not be significant.

As initially reported GAPS previously objected to the scheme as two turbines were being proposed, following the deletion of one this objection has been withdrawn and a condition suggested. CADW have also commented on the proposal for 2 turbines. They comment that the cumulative effect of developments around Parys mountain should be taken into account to prevent a sense of enclosure and disconnect from the wider landscape. They also consider that the development does not appear to have a significant impact on the setting of 2 nearby monuments other than the potential impact that the turbines may have as a disruptive backdrop.

These concerns were made in respect of the original 2 turbines proposed and have been taken into account in the formulation of a recommendation.

For the reasons given above it is not considered that the reasons to refuse the application which were given at the last Planning Committee meeting can be supported.

Recommendation

Permit

(01) The development hereby approved shall commence not later than five years from the date of this approval.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) The planning permission is for a period not exceeding 25 years (“the 25 year period”) from the date that the development is first connected to the electricity grid (“the grid”). The dates of (a) first connection to the grid and (b) of the full operation of the turbine “the commissioning” shall be notified in writing to the local planning authority within 28 days of each of these 2 events occurring.

Reason: To enable the Local Planning Authority to review the position in the light of circumstances prevailing at the end of the period.

(03) The turbine hereby approved shall not exceed:

27.1 metres	maximum tip height *(to the upright vertical tip of an attached blade)
20.5 metres	maximum hub height
13.1 metres	maximum rotor diameter

No wind turbine shall be installed on site until details of the make, model, design, size, transformer location, power rating, sound levels, external finish and colour of the proposed turbine has been submitted in writing to, and approved in writing by, the local planning authority.

Reason: To define the scope of the permission having regard to the assessed impact of the development.

(04) At the end of the 25 year period, the turbine shall be decommissioned and all related above ground structures shall be removed from the site. Twelve months before the decommissioning of the turbine, a written scheme for the restoration of the site (“the decommissioning scheme”) shall be submitted to the local planning authority for approval in writing. The decommissioning scheme shall make provision for the removal of the wind turbine and its associated ancillary equipment to a depth of at least 1m below ground. All decommissioning and restoration works shall be carried out in accordance with the decommissioning scheme as approved and in accord with the timetable therein.

Reason: To ensure a satisfactory appearance upon cessation of the development.

(05) If the wind turbine hereby permitted fails to produce electricity for supply to the grid for a continuous period of 12 months the wind turbine and its associated ancillary equipment shall be removed to a depth of at least 1m below ground and removed from the site and the land shall be reinstated within a period of 6 months from the end of that 12 month period in accordance with a scheme (“the removal scheme”) submitted to and approved in writing by the local planning authority prior to the commencement of the development. The developer

shall provide written operational data for the turbine to the local planning authority on reasonable written request.

Reason: In the interests of the amenities of the locality.

(06) Within 6 months of the “the commissioning” and on the written request of the local planning authority including any timescales set out therein; a written mitigation scheme including a timetable (“the mitigation scheme”) setting out the details of work necessary to mitigate any adverse effects to domestic television and radio signals in the area caused by the development shall be submitted to and approved in writing by the local planning authority. The mitigation scheme shall include provision for investigating and dealing with any claim by any person for domestic loss or interference at their household, and any mitigation works must be carried out in accordance with the approved mitigation scheme.

Reason: To safeguard the amenity of the area.

(07) Within 12 months of the “the commissioning” and on the written request of the local planning authority including any timescales set out therein; a written scheme to mitigate any incidence of shadow flicker at any affected property including a timetable (“the alleviation scheme”) shall be submitted to and approved in writing by the local planning authority. The operation of the development shall thereafter be carried out in accordance with “the alleviation scheme”.

Reason: To safeguard the amenities of the occupants of the adjacent dwelling.

(08) All cabling on the site between the wind turbine and the site sub-station shall be installed underground.

Reason: In the interests of amenity.

(09) The development shall not commence until the following has been submitted to and approved in writing by the local planning authority.

- **The date construction starts and ends.**
- **The maximum extension height of any construction equipment.**
- **The latitude and longitude of the turbine.**

The development shall thereafter be undertaken strictly in accord with the details approved under the provisions of this condition.

Reason: To ensure that military aircraft avoid the area and avoid the danger of collision.

(10) No wind turbine shall be installed on site until confirmation of the following has been submitted to and approved in writing by the local planning authority:

1) The turbine shall only be installed by a suitably qualified person, in accordance with the manufactures instructions and the site survey and written confirmation of compliance shall be submitted to the local planning authority within 14 days of the completion of the installation of the turbine.

2) The wind turbine shall be serviced in accordance with the manufacturer’s recommendations and the local planning authority may request written confirmation of compliance with such

servicing on reasonable request.

3) The level of noise emissions from the turbines hereby permitted when measured 3.5m from the façade of any dwelling which lawfully existis or has planning permission for construction at the date of this planning permission shall not exceed 33dB LA90, 10min or 5dB(A) above prevailing LA90, 10 min background noise levels (inclusive of any tonal penalty agreed in writing by the local planning authority) up to wind speeds of 10 m/s derived at height of 10m above ground level at a location near to the turbine. All instrumentation and methodology, for evaluating compliance with this condition and the positions of all measurements of noise and wind speed, shall have been approved in writing by the local planning authority prior to the commencement of the development.

4) The wind turbine shall not be tonal in character.

The development shall thereafter be implemented and retained strictly in accordance with the details approved under the provision of this condition.

Reason: In the interests of the amenities of the occupants of neighbouring dwellings.

(11) No development (including any groundworks or site clearance) shall take place until an archaeological specification has been submitted and approved in writing by the archaeological advisors to the Local Planning Authority. The development and all archaeological work shall be carried out and completed in accordance with the approved specification, unless otherwise agreed in writing by the archaeological advisors to the Local Planning Authority.

Reason: To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2012 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology.

(12) No development shall commence until a scheme of landscaping / screening is submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented within 1 month of the erection of the turbine unless otherwise agreed with the Local Planning Authority.

Informatives.

The applicant is advised to seek the written approval of the Highway Authority regarding site compound location, traffic management scheme, vehicle wheel washing facilities (if appropriate), hours and days of operation and the management and operation of construction vehicles.

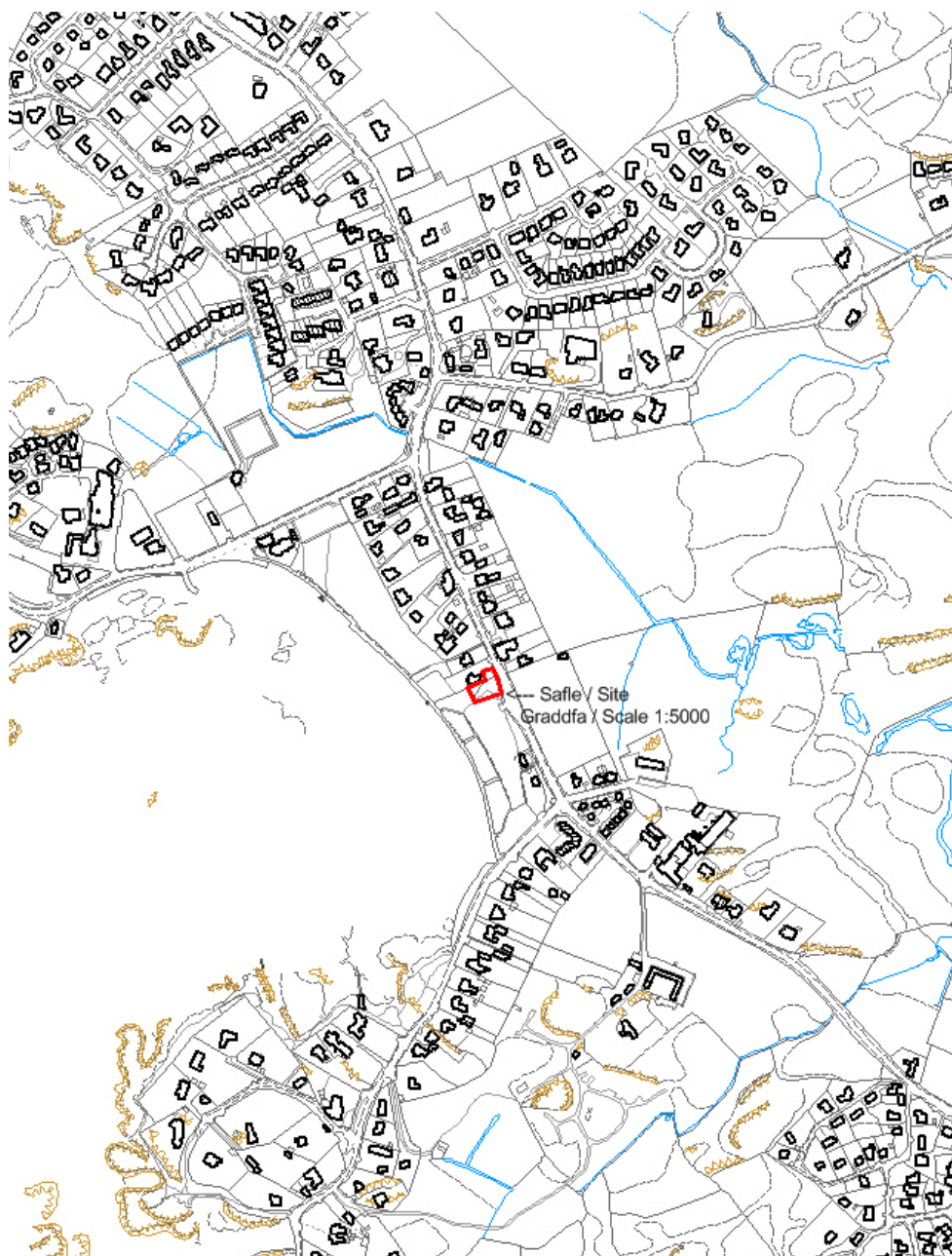
Rhif y Cais: 46C38S/ECON Application Number

Ymgeisydd Applicant

Mr Phil Brown

Cais llawn ar gyfer codi bwyty ar dir ger / Full application for the erection of a restaurant on land adjacent to

Sea Shanty House,Lôn St. Ffraid,Trearddur Bay



Planning Committee: 04/06/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

Part of the application site is located on land in the ownership of the Council. The application was also called in by the Local Member (Cllr Trefor Lloyd Hughes).

At its meeting held on 7th May the Committee resolved to undertake a site visit prior to making its determination. The site was visited on 21 May.

1. Proposal and Site

The site is located adjoining Lon St Ffraid in Trearddur Bay. The proposal entails the erection of a café / restaurant with an area of external decking facing the existing car park. The external surface is partially rendered and partially timber clad. Car parking facilities within the existing public car park are available for use and will not be affected by the proposal. The development is located on part of the boundary dune system.

The application is supported by an ecology report.

2. Key Issue(s)

Effects on visual and residential amenity and highway, ecology, archaeology and flood risk issues.

3. Main Policies

Gwynedd Structure Plan

Policy B1: Employment Generating Developments
Policy CH1: Recreation and Tourist Development
Policy D4: Location, Siting and Design
Policy D9: Environmentally Sensitive Areas
Policy D29: Standard of Design
Policy D31: Open Spaces
Policy D32: Landscaping
Policy FF12: Car Parking Standards

Ynys Mon Local Plan

Policy 1: General Policy
Policy 5: Design
Policy 16: Recreation and Community Facilities
Policy 26: Car Parking
Policy 28: Tidal Inundation and River Flooding
Policy 34: Nature Conservation
Policy 41: Conservation of Buildings
Policy 42: Design

Stopped Unitary Development Plan

Policy GP1: General Policy

Policy GP2: Design

Policy TR10; Parking Standards

Policy TO1: New Attractions and Extensions to Existing Attractions

Policy EN1: Landscape Character

Policy EN4: Biodiversity

Policy SG2: Development and Flooding

Supplementary Planning Guidance

Design Guide

Relevant National or Local Policy

Planning Policy Wales (Edition 6)

TAN 5: Nature Conservation

TAN 12: Design

TAN 13: Tourism

TAN 15: Flood Risk

4. Response to Consultation and Publicity

Local Member – Cllr Trefor Lloyd Hughes: Requests Committee determination due to flood risk and problems of the landowner

Local Member – Cllr Dafydd Rhys Thomas: No reply to date

Local Member – Cllr J M Evans: no reply to date

Community Council: objection as the scale of the development is considered too dominant for the centre of the village, it will overburden the infrastructure and is disproportionate to the existing built environment; the area is subject to regular flooding. In addition, the Community Council raises non-planning matters in relation to covenants, correspondence with the Head of Service (Property) and consultation.

Highways Section: Comments in relation to legal / ownership matters. Scheme agreed in principle but advised that development should be higher than the flood bund/ entry ramp into the car park. Those details have since been submitted.

Drainage Section: Details are acceptable in principle.

Dwr Cymru-Welsh Water – Standard conditions

Natural Resources Wales – As the Environment Agency, confirmed that it was satisfied that the finished floor level is set above the design flood event with a suitable allowance for climate change with regard to flood risk. The natural dune system to the west of the proposed building affords protection to the area as a whole from tidal inundation and as such there should be no excavations in the dunes beyond 3m from the edge of the proposed building without the prior agreement of the local planning authority.

As the Countryside Council for Wales confirmed that development is located 170m from the designated AONB and considered not to cause significant effects. Local biodiversity interests should be considered.

Natural Resources Wales requested a flood assessment for the proposal as a result of which the raising of the finished floor level to a minimum of 4.6m AOD. Revised drawings have been received from the agent showing FFL of 4.65M AOD.

Gwynedd Archaeological Planning Service - Additional details requested regarding construction method.

Ecological and Environmental Advisor – lizards are likely to be present and reasonable avoidance measures should be proposed. The application has been modified to include an area of dunes to the west as translocation habitat.

Public Response to Consultation: 29 letters of objection and 36 letters of support had been received at the time of writing. Objections are based on:

Competition;

Covenant to secure the land as public open space and the Council cannot therefore sell the land to a private individual for a commercial venture;

Size and scale out of keeping with the locality;

Loss of car parking space;

Creation of and adding to parking congestion;

site is part of a sacred and historic site;

Several such facilities exist already;

No need for another training academy;

Flood risk raised after recent storms.

Matters of market competition and legal covenants are not matters which carry significant weight in the planning decision making process.

Letters of support indicate:

Inward investment to be welcomed;

Employment opportunities will be created;

Although other local establishments exist, they do not necessarily cater for all requirements;

The proposal will increase local amenities.

5. Relevant Planning History

46C38 - Demolition of existing café and the erection of a new public house and restaurant together with provision for owners separate living accommodation at Sea Shanty, Trearddur Bay. REFUSED 15/05/1985

46C38A - Demolition of existing café and the erection of a new restaurant and café together with owners bungalow on land at Sea Shanty, Trearddur Bay. APPROVED 14/10/1985

46C38B - Demolition of existing building and erection of a restaurant/cafe with owners' accommodation on the site of Sea Shanty, Trearddur Bay. WITHDRAWN 18/02/1988

46C38C - Detailed plans for the demolition of existing cafe and erection of a restaurant/cafe with owner's accommodation at The Sea Shanty, Trearddur Bay. APPROVED 01/08/1988

46C38D - Retention of car park as constructed which is not in accordance with the plans approved under reference number 46/C/38C at Sea Shanty Café, Trearddur Bay. APPROVED 21/04/1998

46C38E - Erection of an extension to re-locate the kitchen at Sea Shanty Café, Trearddur Bay. APPROVED 13/01/1999

46C38H - Change of use of existing cafe on the ground floor into a dwelling at Sea Shanty, Trearddur Bay. APPROVED 26/02/2002

46C38J - Outline application for the demolition of the existing cafe together with the erection of two dwellings and the construction of a new access at Sea Shanty, Trearddur Bay. APPROVED 30/01/2003

46C38Q - Erection of a single storey cafe with an attached two storey dwellinghouse at Sea Shanty, Trearddur Bay APPROVED 19/08/2010

6. Main Planning Considerations

Principle of the Development: The site is located centrally in Trearddur and on the edge of the development boundary under the Local Plan (part of the proposal is within the curtilage of the adjoining dwelling and within the boundary). Policy 14 of the Local Plan supports the development of recreation and community facilities on allocated sites and on other sites where they:

Increase the quality and range of facilities for local residents and visitors;
Relieve pressure on more environmentally sensitive areas;
Increase public access to open areas which have recreational value.

Under the Local Plan the car park area and beachfront is designated as an open space or amenity area to be safeguarded under Policy 16 which states:

Development proposals which would lead to the loss of public or private open space will be refused where the open space has significant recreational, amenity or wildlife value.

The open space / amenity area designation was not transferred to the stopped Unitary Development Plan and the car park site is included therein within the development boundary.

The application is for a commercial restaurant / café facility together with a kitchen academy offering courses in basic catering and associated hospitality skills and management.

The application accords with the recreation and community facilities policy in that it provides and additional amenity within the village which will increase the facilities available for both local residents and the tourist population being centrally placed and accessible and well-located to the promenade and other local amenities.

Users of the site arriving by car are able to use the adjoining public pay and display car park or other parking areas within the village. The site occupies a corner of the car park area

Highway Impacts: Concerns are expressed that Trearddur is highly congested, in particular during the height of the tourist season. Objections are raised in relation to developing on the public car park as the proposal will increase visitors but decrease the space available for them to park. The development is proposed in the dune area to the corner of the car park and part of the curtilage of the adjoining dwelling and it is not considered that any loss of parking space will occur. Users of the site

arriving by car are able to use the adjoining public pay and display car park or other parking areas within the village. The Highway Authority raises no objection.

Landscape & Amenity Impact: Concerns are expressed by some that the proposal is out of scale and character with the village. Others writing in support welcome the facility. The site is located some 170m from the edge of the designated Area of Outstanding Natural Beauty and it is considered, when read in context with existing buildings and consented development, that the proposal will have a neutral effect. The proposal includes timber cladding and white render which are appropriate for this coastal edge. The roof material is blue painted corrugated steel which has a coastal theme inappropriate in terms of the local vernacular for anything other than this type of wholly commercial development.

Ecological Impacts: Concern was raised that part of the site is a dune feature and that lizards may be present on the site and would be affected by the proposed development. The proposal is located on a corner of the car park on previously disturbed ground. Dunes lie to the rear of the promenade and are unaffected by the development. The application has been modified to include dunes to the west and a strategy has been presented in order that should any lizards be encountered during construction works, they can be captured and translocated in accordance with an agreed standard methodology to the adjoining appropriate dune habitat.

Archaeology: The area has been the focus of religious and funerary activity for several centuries. This long association led to the selection of an area of the dunes adjoining the site and fronting the promenade as the location for the village Millennium Cross. The Gwynedd Archaeological Trust carried out extensive excavation of the Towyn Capel site and it is understood that little remains of the site although the adjoining area could at depth reveal associated information. The Gwynedd Archaeological Planning Service has requested details of foundations for the building in order to complete its assessment of whether any watching brief may be required. The dunes themselves have been disturbed over time and are not considered a significant resource.

Flood Risk: The site is within zone C2 as defined by Technical Advice Note 15. TAN advice is not to locate highly vulnerable development such as residential or holiday units within such areas. TAN 15 states that:

All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that:-

- i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement¹; **or**,
 - ii Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;
- and,**
- iii It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and,
 - iv The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

The development is justified as being part of the Authority's development strategy (the land has been brought into the development boundary under the stopped UDP) and it will contribute to employment

generation; it is part of the car park complex and curtilage of the adjoining dwelling and is previously developed land; the Environment Agency as it existed at the time was satisfied with the flood risk associated with the development.

7. Conclusion

The proposal will add to the variety of amenities in the locality. There is no objection from the Highway Authority and it is considered that ecological and any archaeological impacts can be mitigated through conditions. The flood risk associated with the development is acceptable. Natural Resources Wales requested a flood consequences assessment and upon consideration of its content requested that the finished floor level be raised. Amended plans have been received to address that request.

8. Recommendation

To **permit** the development subject to the conditions set out below:

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) No external lighting shall be installed until a scheme of illumination has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the agreed details unless the local planning authority gives its prior written consent to any variation.

Reason In the interests of residential amenity.

(03) The development of the site shall take place in accordance with Clwydian Ecology Reptile Reasonable Avoidance Scheme dated 21st March 2014 and submitted under planning reference number 46C38S/ECON unless the local planning authority gives its prior written consent to any variation.

Reason; in order to safeguard any protected species which may be present on the site.

(04) No development shall commence until samples of the external finishing material have been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation.

Reason in the interests of amenity.

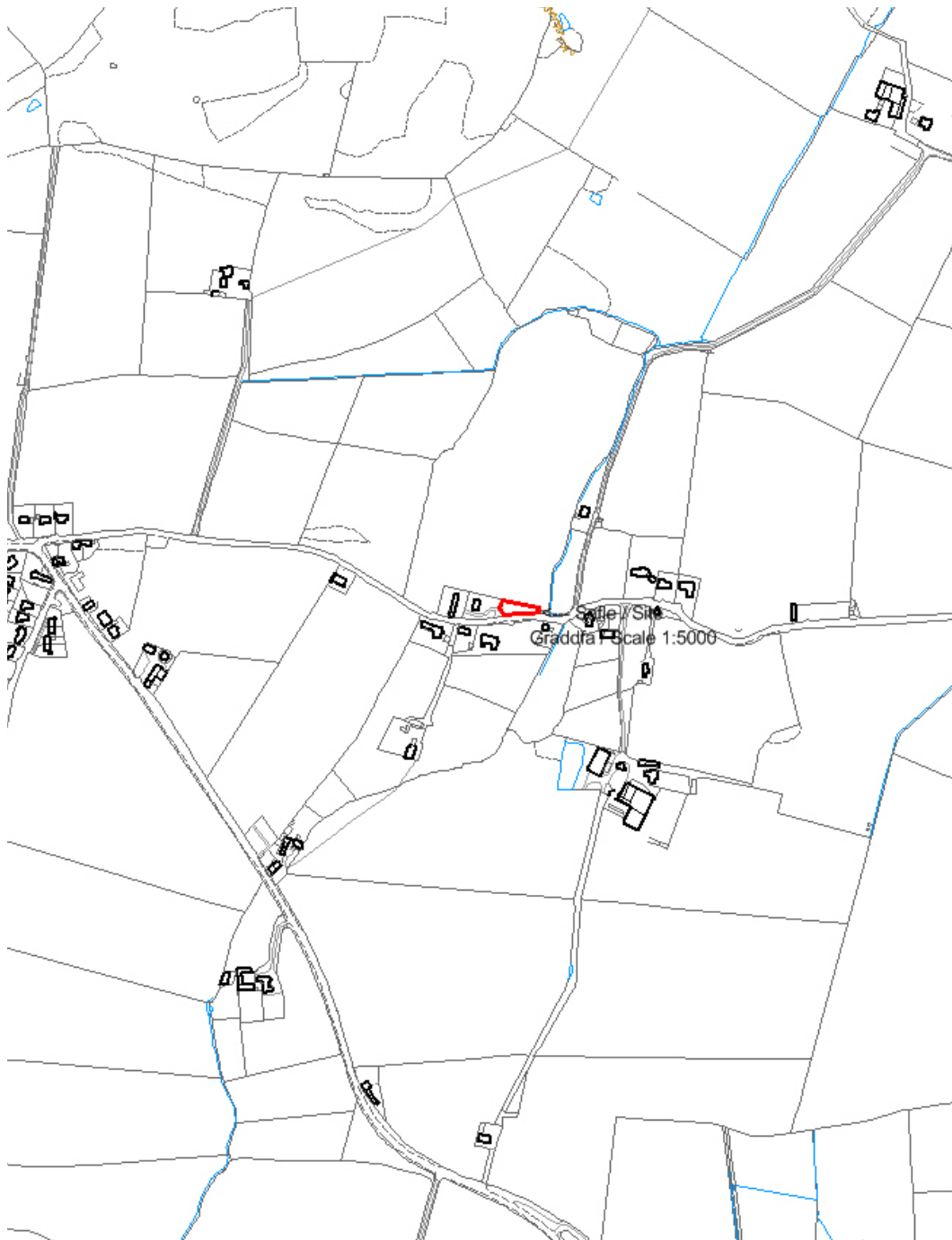
Rhif y Cais: 25C163C Application Number

Ymgeisydd Applicant

Mr & Mrs Hulme

Cais amlinellol gyda rhai materion wedi ei gadw'n ol i godi un annedd ar dir ger / Outline application with some matters reserved for the erection of one dwelling on land near

Tyddyn Waen Barn, Bachau



Planning Committee: 04/062014

Report of Head of Planning Service (DO)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is presented to the Committee as an application which is contrary to the adopted Ynys Môn Local Plan but that can be supported under the provisions of the stopped Unitary Development Plan.

1. Proposal and Site

The application site is a parcel of land adjoining Tyddyn Waen Barns in the small hamlet of Bachau near Llanerchymedd.

The application is for outline planning permission with some matters reserved for the erection of a dwelling together with the creation of a new vehicular access.

2. Key Issue(s)

The key issues is whether the proposal is acceptable in terms of policy together with the effect on the amenities of neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

1 – General Policy

48 – Housing development Criteria

53 – Housing in the Countryside

Gwynedd Structure Plan

A6 – New Dwellings in the Open Countryside

D4 – Location, Setting and Design.

Stopped Unitary Development Plan

GP1 – Development Control Guidance

HP5 – Countryside, Hamlets and Clusters.

Planning Policy Wales (6th Edition) February 2014

TAN 12: Design

4. Response to Consultation and Publicity

Cllr J Griffith – No response at time of writing the report.

Cllr K P Hughes - No response at time of writing the report.

Cllr LI M Huws - No response at time of writing the report.

Welsh Water - Comments

Highways - Conditions

Drainage – Comments

Community Council - No response at time of writing the report.

5. Relevant Planning History

25C163 – Conversion of barn into a residential dwelling. Approved 17/12/2004

25C163A – Erection of a 1m high fence along the driveway. Approved 15/11/2005.

25C163B – Erection of a shed. Approved 20/12/2007.

6. Main Planning Considerations

Principle of Development

The application site is considered as being in the countryside under the provisions of the Ynys Mon Local Plan, however it is identified as a Countryside Hamlet and Cluster under policy HP5 of the Stopped Unitary Development Plan.

On the 1st of December 2005 the County Council voted to implement the transitional arrangements set out in the LDP Wales Regulations and to 'stop work' on the Ynys Mon Unitary Development Plan (UDP). The deposit of the 2001, as amended by the inspector's report, will be a material consideration in decision making on planning applications.

Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 determination of planning applications need to accord with the provisions of the development plan unless material considerations indicate otherwise.

The Stopped Unitary Development Plan remains a material consideration in view of the advance stage reached in the Unitary Development Plan adoption process and since it has been subject to scrutiny at Public Enquiry and supported in the Inspectors Report 2004.

The principle of development is therefore accepted as the proposal is acceptable under the provisions of policy HP5 of the Stopped Unitary Development Planning this is a material consideration of significant weight.

The proposal also complies with the principles of paragraph 9.3.2 of the Planning Policy Wales 6th Edition 2014 which states that sensitive infilling of small gaps within small groups of housing, or minor extensions to groups may be acceptable.

Impact on the Surroundings.

The proposal is located within an area designated as a Special Landscape Area under the provisions of Policy 31 of the Ynys Mon Local Plan, D3 of the Gwynedd Structure Plan and EN1 of the Stopped Unitary Development Plan. It is not considered that the proposal would harm the character or appearance of the special landscape area.

In landscape terms it is considered that the proposal forms an acceptable infill that does not cause detriment to the wider landscape setting.

The proposal is acceptable in broad landscape terms and is well integrated with its immediate surroundings.

Highways and Drainage

The Highways Department have raised no objection to the proposed development, and have recommended a number of conditions.

The agent has amended the block plan following a discussion with the Drainage Section, at the time of writing the report the Drainage section have not responded.

7. Conclusion

Whilst the proposal is contrary to Policy 53 contained within the Ynys Mon Local Plan and policy A6 of the Gwynedd Structure Plan, the proposal is acceptable under the provisions of policy HP5 of the Stopped Unitary Development Plan.

8. Recommendation

Permit

(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the layout, scale, appearance of the building, thereto and the landscaping of the site.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(03) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(04) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: To ensure that the development is in the interests of amenity.

(05) No other part of the development shall begin until visibility splays have been provided at the easterly side of the access between a point 2.4 meters along the center line of the access measured from the edge of carriageway and a point 50.0 meters along the edge of the carriageway measured from the intersection of the center line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 1 meter in height above the nearside channel level of the carriageway.

Reason: To comply with the requirements of the Highway Authority.

(06) No other part of the development shall begin until visibility splays have been provided at the westerly side of the access between a point 2.4 meters along the center line of the access measured from the edge of carriageway and a point 80.0 meters along the edge of the carriageway measured from the intersection of the center line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 1 meter in height above the nearside channel level of the carriageway.

Reason: To comply with the requirements of the Highway Authority.

(07) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 meters back from the nearside edge of the adjoining carriageway.

Reason: To comply with the requirements of the Highway Authority.

(08) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 meter above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 meter of the said wall.

Reason: To comply with the requirements of the Highway Authority.

(09) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 meters from the nearside edge of the County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced.

Reason: To comply with the requirements of the Highway Authority.

(10) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority.

(11) The turning area shall be completed in full accordance with the details as submitted before the dwelling is occupied and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority.

(12) No surface water from within the curtilage of the site to discharge onto the county Highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: To comply with the requirements of the Highway Authority.

(13) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 – Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3). The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(14) Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(15) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

Informative

The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.

Any adjustments, resiting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.

The footway and/or verge crossing required in connection with this development shall be carried out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.

If he/she chooses to carry out the work himself/herself, the applicant should be advised to apply in writing to the Corporate Director of Sustainable Development for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.

9. Other Relevant Policies

Ynys Mon Local Plan

31 – Landscape

42 – Design

Gwynedd Structure Plan

D3 – Landscape Conservation Area

D28 – Natural Slates

D29 – Design

D32 – Landscaping

Stopped Unitary Development Plan

GP2 – Design

TR10 – Parking Standards

EN1 – Landscaping Character

10.2

Ceisiadau'n Tynnu'n Groes

Departure Applications

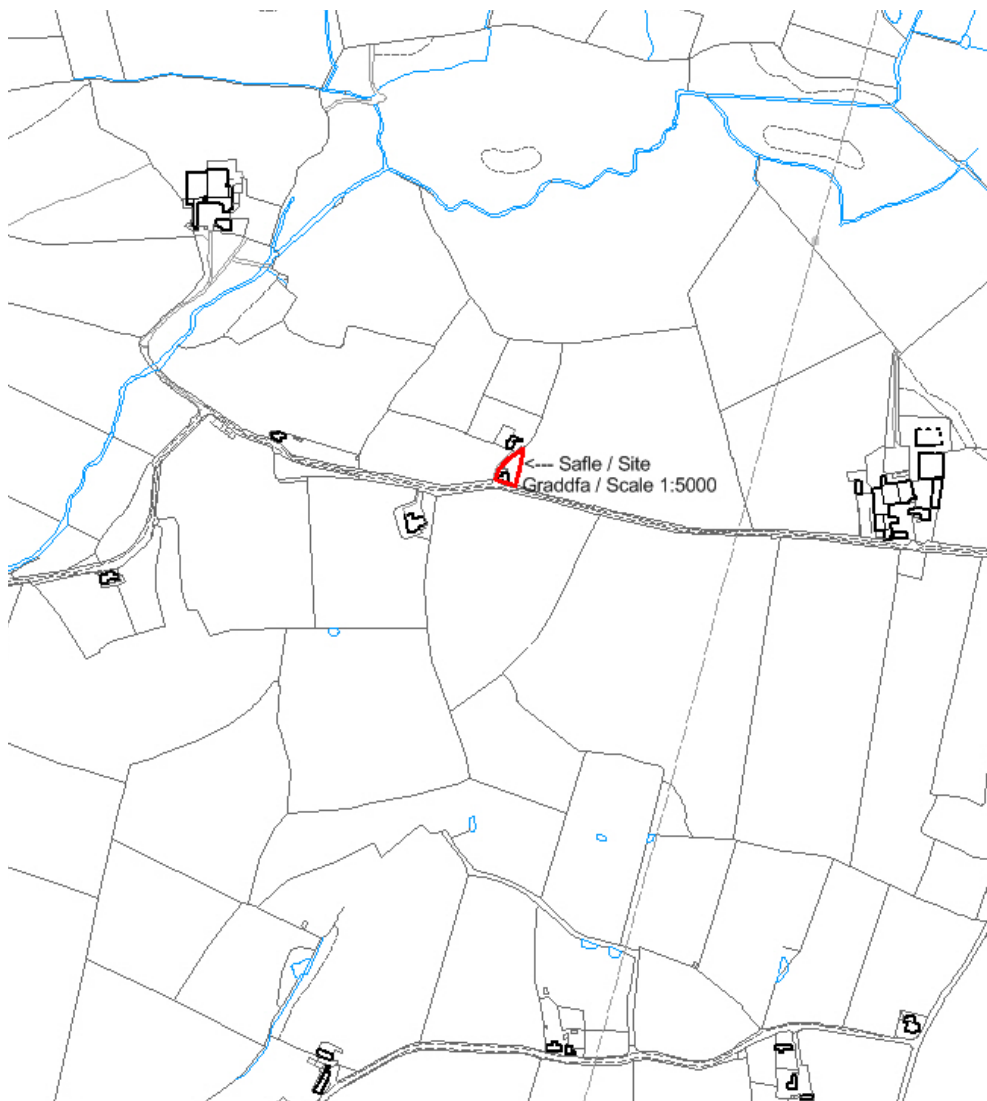
Rhif y Cais: 27C102 Application Number

Ymgeisydd Applicant

Mr Christopher Winbolt

Cais llawn ar gyfer dymchwel yr annedd presennol sydd wedi'w ddifrodi â tân a chodi annedd yn ei le yn / Full application for the demolition of the fire damaged dwelling together with the erection of a replacement dwelling at

Penrhos, Llanfachraeth



Planning Committee: 04/06/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The proposal is to replace an extensively fire damaged property which raises policy issues.

Therefore, the application is a departure from the Ynys Môn Local Plan which officers are minded to approve.

1. Proposal and Site

The site is located within the parish of Llanfachraeth and is sited along the road which leads from the A5025 towards Llanddeusant.

The proposal entails the demolition of the fire damaged dwelling together with the erection of a replacement dwelling at Penrhos, Llanfachraeth.

2. Key Issue(s)

The key issues to consider are whether the extenuating circumstances of the case warrant approval given that the proposal conflicts housing policies and effect on the amenities of the neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 31 - Landscape

Policy 42 – Design

Policy 53 – Housing in the Countryside

Policy 54 – Replacement Dwellings

Gwynedd Structure Plan

Policy A6 – Dwellings in the Countryside

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy HP6 – Dwellings in the Open Countryside

Policy HP9 – Rural Replacement Dwellings

Planning Policy Wales, Edition 6, February 2014

Technical Advice Note 12: Design

Technical Advice Note 22: Sustainable Buildings

Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Councillor John Griffith – No response received at time of writing the report.

Councillor Kenneth Hughes – No response received at time of writing the report.

Councillor Llinos Huws - No response received at time of writing the report.

Community Council – No objection.

Welsh Water – Comments

Highways – Recommended conditional approval.

Drainage – Comments

Public Consultation – The application was afforded three means of publicity. These were the posting of a site notice near the site, the serving of personal notifications on the occupants of the neighbouring properties together with a notice in the local newspaper. The latest date for the receipt of representations was the 15th May 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Circumstances of the case – The proposal entails the demolition of the fire damaged dwelling together with the erection of a replacement dwelling. The existing dwelling was subject to a catastrophic fire in January 2014. The property has significantly been affected by a storm, with lightning having hit the property, causing severe fire which has resulted in the total loss of the attic accommodation and the roof. The external appearance of the replacement dwelling will be a reflection of the existing dwelling as it is being built on a like-for-like basis. The site is not located within any settlement identified in the Ynys Môn Local Plan. Policy 53 of the Ynys Môn Local Plan states that on land in the open countryside the Council will refuse permission for new dwellings except where all of the listed criteria are satisfied. However, as there is an existing dwelling on site albeit fire damaged in January 2014 and uninhabitable it is considered that there are extenuating circumstances in this case which warrants approval.

Effect on the amenities of the neighbouring properties - It is not considered that the proposal will have a detrimental effect on the amenities currently enjoyed by the occupants of the neighbouring properties. The proposal entails the erection of a replacement dwelling on a like-for-like basis with that of the existing fire damaged dwelling. The proposal complies with the guidance contained within Guidance Note 8: Proximity of Development of the Council's Supplementary Planning Guidance

7. Conclusion

Although the application is a departure from both local and national planning policies, it is considered that there are extenuating circumstances in this case which warrants approval.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 – Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3). The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(03) Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(04) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(05) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height (with the exception of the dwelling hereby approved) erected within 2 metre of the said wall.

Reason: To comply with the requirements of the Highway Authority.

(06) No surface water from within the curtilage of the site to discharge onto the county Highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: To comply with the requirements of the Highway Authority.

(07) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 09/04/2014 and 14/05/2014 under planning application reference 27C102.

Reason: For the avoidance of doubt.

This page is intentionally left blank

11.1

Gweddill y Ceisiadau

Remainder Applications

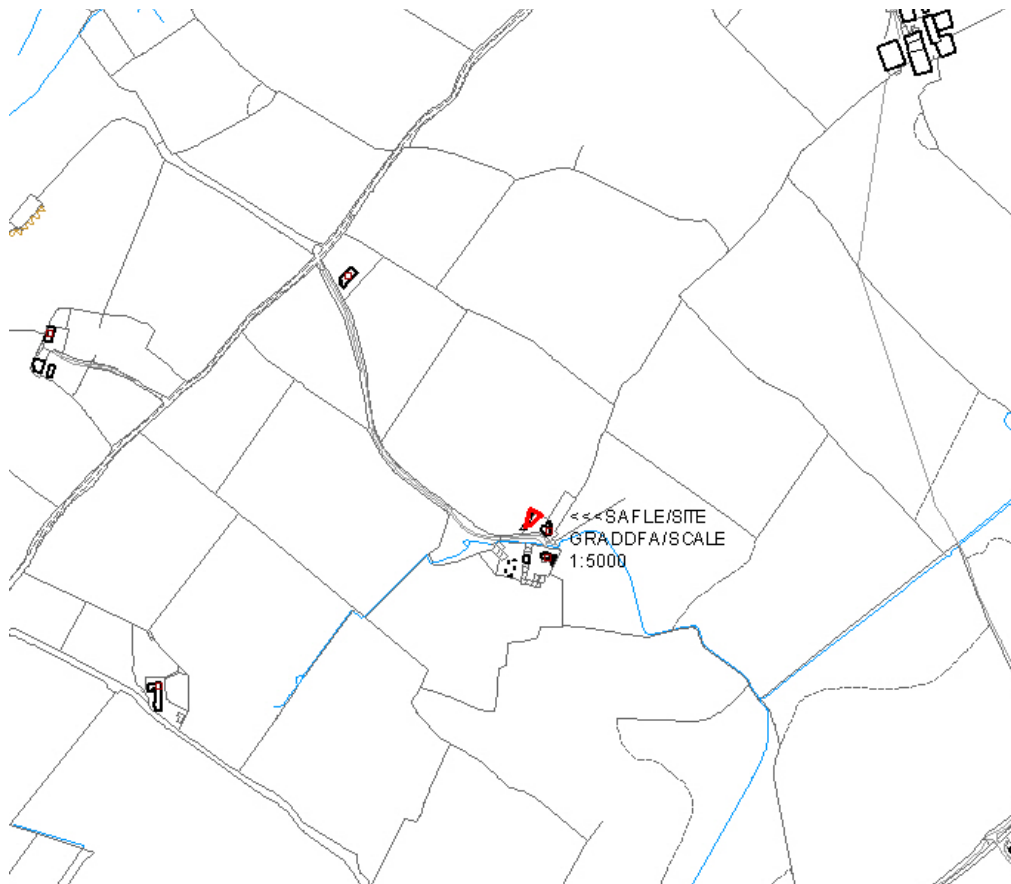
Rhif y Cais: 23C266A Application Number

Ymgeisydd Applicant

Mr Edward Henderson

Cais llawn ar gyfer codi sied a ty gwydr ynghyd a creu estyniad i'r cwrtil preswyl yn / Full application for the erection of a shed and lean-to greenhouse together with the creation of an extension to residential curtilage at

Gwenfro Uchaf, Talwrn



Planning Committee: 04/06/14

Report of Head of Planning Service (MTD)

Recommendation: Permit

Reason for Reporting to Committee:

The applicant is a relevant officer as identified within the Council's constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

1. Proposal and Site

The site is located adjacent to the property Gwenfro Uchaf and is undeveloped greenfield land.

It is proposed to extend the curtilage of Gwenfro Uchaf by approximately 250m² to allow for the erection of a domestic greenhouse/shed with a floor area of 110m² and height of 4.2m max to top of curved roof.

2. Key Issue(s)

Is this building acceptable in amenity terms?

3. Main Policies

Gwynedd Structure Plan

Policy D3 Landscape

Policy D4 Siting and Design

Ynys Môn Local Plan

Policy 1 General Policy

Policy 31 Landscape

Ynys Môn Unitary Development Plan (Stopped)

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy EN1 Landscape

Planning Policy Wales (6th Edition) (February 2014)

4. Response to Consultation and Publicity

Local Members: No response at the time of writing this report.

Highways: No recommendation.

Welsh Water: No comments

Drainage: Comments

5. Relevant Planning History

23C266: Alterations and extensions together with the extension to curtilage and erection of a shed and polytunnel at Gwenfro Uchaf, Talwrn. Approved - 10/01/08.

6. Main Planning Considerations

Planning permission has already been granted for a poly tunnel and shed and the building the subject of this application is in lieu of them. Given the sites location and the size and type of building proposed it is not considered that there will be undue harm to the landscape or to the amenities of nearby residential occupiers.

A condition can be attached to this consent preventing the building of the previous shed and polytunnel approved so as to prevent a proliferation of buildings in this locality.

7. Conclusion

The proposed shed and greenhouse are considered acceptable in this location.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The implementation of this permission precludes the development of the shed and polytunnel previously granted under planning permission number: 23C266.

Reasons: In the interests of amenity.

This page is intentionally left blank

Rhif y Cais: 29LPA996/CC Application Number

Ymgeisydd Applicant

Head of Service - Environment and Technical

Cais amlinellol ar gyfer codi 5 annedd newydd ar dir yn / Outline application for the erection of 5 dwellings on land at

Maes Maethlu, Llanfaethlu



Planning Committee: 04/06/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by the Council on Council-owned land

1. Proposal and Site

The application is an outline application with scale and access reserved for the erection of 5 dwellings on vacant land forming part of the housing estate at Maes Maethlu, Llanfaethlu.

2. Key Issue(s)

Compliance with exception site policies and landscape impacts

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 30 - AONB

Policy 48 - Housing Development Criteria

Policy 50 - Listed Settlements

Gwynedd Structure Plan

Policy A2 – Housing Land

Policy A3 – Scale and Phasing of New Housing Development

Policy A9 – Affordable Housing

Policy D1 – AONB

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – AONB

Policy HP4 – Villages

Policy HP7 – Affordable Housing

Planning Policy Wales (Edition 6)

TAN 2 – Affordable Housing

SPG – Design Guide for the Urban and Rural Environment

SPG – Affordable Housing

4. Response to Consultation and Publicity

Local Members - no reply to consultation

Community Council – no reply to consultation

Highways – suggested conditions

Drainage – details are satisfactory in principle

Housing – demand for affordable housing in the locality and the application will contribute to meeting the need

Dwr Cymru Welsh Water – No reply to consultation

Response to Publicity

No representations were received as a result of the publicity undertaken.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: Llanfaethlu is a listed settlement under Policy 50 of the Local Plan which normally allows the development of single plots within or on the edge of the settlement. Llanfaethlu is a village under the stopped UDP which allows residential development unrestricted as to the number of plots. The proposal relates to a vacant grassed area fronting a minor road and forming an undeveloped parcel of land at the Maes Maethlu housing estate. The principle of the erection of 5 dwellings on the site is acceptable.

Technical consultees are satisfied with the proposals. The site is slightly elevated above the minor road but will form a frontage development to reflect existing street patterns. The roadside boundary is defined by a stone wall and it is considered in the interests of local amenities to retain this feature. Access to the plots is through the existing housing estate and parking will be provided. An informal pedestrian path crosses a corner of the site opposite which a community playing field is situated. The applicant has been requested to clarify what measures are proposed to retain this link to ensure no detriment to existing users.

The proposed dwellings are well separated from existing housing and reflect the layout and pattern of the existing estate. It is not anticipated that any unacceptable level of overlooking or loss of privacy will arise as a result of the proposals. The development will have a neutral effect on the designated AONB, making use of an underutilised parcel of land fronting the highway on an existing housing estate. The development proposes to supply 2 dwellings as affordable housing units to meet local needs.

7. Conclusion

The scheme proposes a housing development on a vacant and underutilised parcel of land fronting

the highway and forming part of an existing housing estate. The proposal will reflect existing development and will contribute to affordable housing requirements. The development will have a neutral effect on the designated AONB.

8. Recommendation

To **permit** the development subject to the following conditions:

(01) Approval of the details of the scale of the building and the means of access thereto (hereafter called 'the reserved matters') shall be obtained in writing from the Local Planning Authority before the development is commenced.

Reason: The application is for outline planning permission.

(02) Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: The application is for outline planning permission.

(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - i) the expiration of five years from the date of this permission or ii) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: The application is for outline planning permission.

(04) No development shall take place until samples of the materials proposed to be used on the external walls of the development have been submitted to, and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance to the development.

(05) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (01) above shall include details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The building(s) shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development.

(06) The stone boundary wall located between the site and the county highway shall be retained and nothing exceeding 1m in height shall be erected or permitted within 2m of the said wall.

Reason: To ensure a satisfactory appearance to the development and to provide satisfactory visibility for users of the site.

(07) Before any development commences, plans shall be submitted and approved by the Planning Authority in consultation with the Highway Authority, showing details of the following reserved matters:

(a) Longitudinal and cross sections through the service road showing proposed road level relative to the existing ground level;

(b) The location and type of street lighting furniture.

Reason: To ensure a satisfactory means of development.

(08) The estate road shall be completed to a base course finish with the surface water drainage system complete and operational before any work is commenced on the dwellings which it serves.

Reason In the interests of amenity.

(09) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and shall thereafter be retained solely for those purposes.

Reason: in the interests of amenity.

(10) No development shall commence until details of a crossing point between the site and the playing field opposite have been submitted to and approved in writing by the local planning authority. No occupation of the dwellings shall take place until the crossing point is completed in accordance with the approved details and made available for use.

Reason: In the interests of amenity and pedestrian safety.

(11) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 6 credits under category Ene 1 - 'Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11 November 2010. (or any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority). The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To mitigate the causes of climate change and ensure resilience against predicted future climate changes.

(12) Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 6 credits under 'Ene 1 - Dwelling emission rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11 November 2010 (or any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority).

Reason: To mitigate the causes of climate change and ensure resilience against predicted future climate changes.

(13) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to an approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 6 credits under 'Ene 1 - Dwelling emission rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11 November 2010 (or

any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority).

Reason: To mitigate the causes of climate change and ensure resilience against predicted future climate changes.

(14) The development shall not begin until details of the arrangements for the provision of 30% of the dwellings on the site as affordable housing have been submitted to and approved in writing by the local planning authority.

The affordable housing shall be provided in accordance with the approved details. Such details shall include:

iv) The type and location on the site of the affordable housing provision to be made;

v) The timing of the construction of the affordable housing;

vi) The arrangement to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and

vii) The occupancy criteria to be used in determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy criteria shall be enforced.

Reason To ensure that the development provides an element of affordable housing to meet local needs in compliance with current policies.

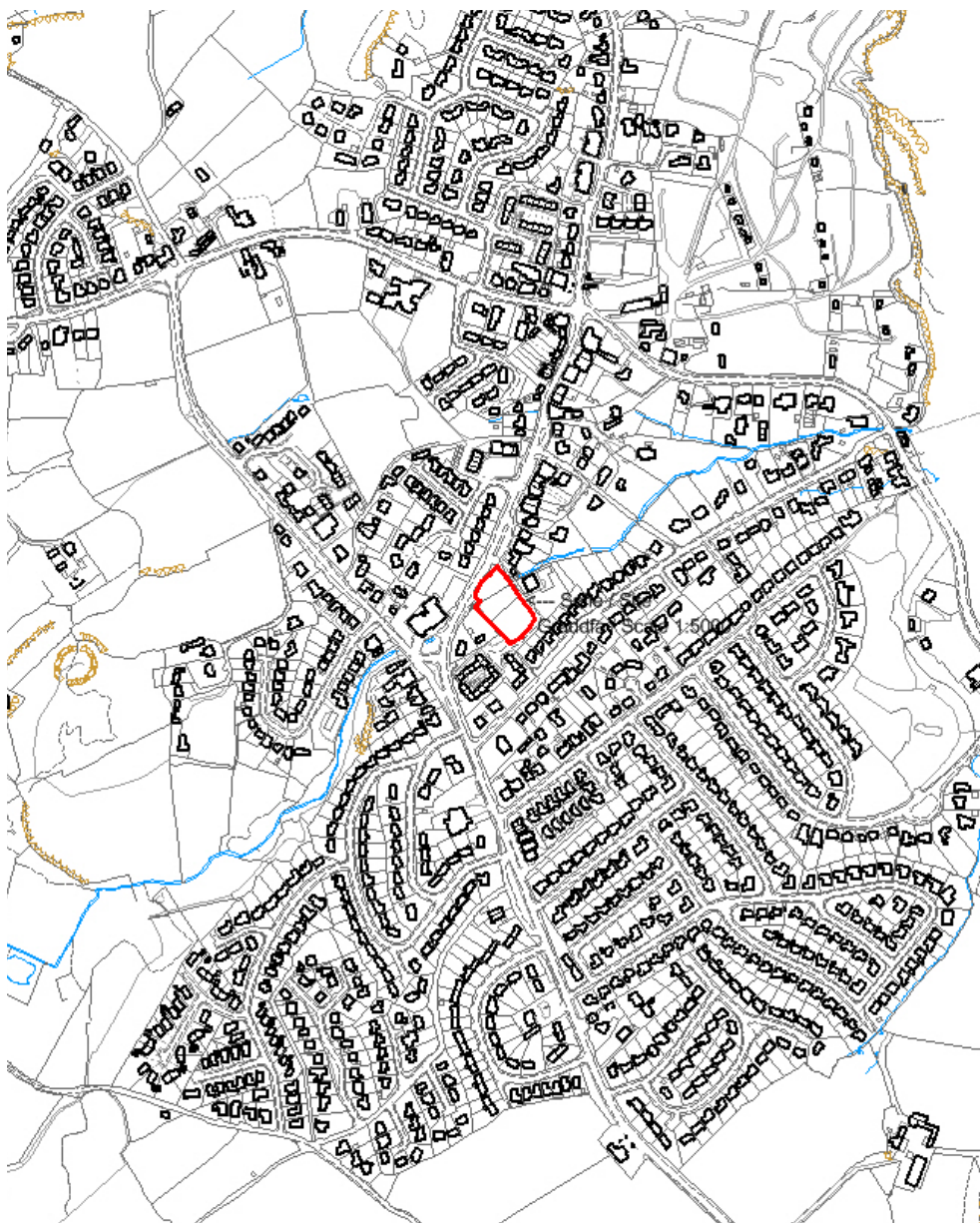
Rhif y Cais: 30C392A Application Number

Ymgeisydd Applicant

Mr Michael Moran

Codi canolfan gofal cychwynnol dau lawr ynghyd a parcio cysylltiedig, man agoed, tirlunio a mynedfa newydd i gerbydau yn yr / Erection of a two storey primary care centre together with ancillary car parking, open space, landscaping and new vehicular access on the

Public Car Park and adjacent Open Land, Bangor Road/Min yr Afon, Benllech



Planning Committee: 04/06/2014

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

Part of the site is in Council ownership

1. Proposal and Site

The site is located adjacent to Bangor Road Benllech and comprises vacant land and car parking. It is proposed to construct a primary health care centre which will allow Gerafon practice to provide new services to their patients reducing the amount of referrals to Ysbyty Gwynedd. This will also provide a better service and replace the existing Gerafon premises which are cramped and obsolete.

As part of the development the existing library car park will be improved, increasing its capacity and widening its access.

2. Key Issue(s)

Is the principle acceptable

Highways issues

Amenity issues

3. Main Policies

Gwynedd Structure Plan

Strategic policy 1

Strategic policy 2

Policy B1 Employment Generating Development

Policy D4 Siting and Design

Policy D29 Design

Policy D32 Landscaping

Policy FF11 Traffic

Policy FF12 Parking

Ynys Mon Local Plan

Policy 1 General policy

Policy 2 New jobs

Policy 5 Design

Policy 17 Recreation and community facilities

Policy 26 Car Parking

Policy 42 design

Ynys Mon Stopped Unitary Development Plan

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy TR10 Parking Standards

Policy SG2 Development and Flooding
Policy SG6 Surface water
Policy CC1 Community Facilities

TAN 15 Development and Flood Risk
TAN 12 Design
TAN 18 Transport

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Former Local Member (T. Roberts) - Supportive

Community Council - Approve

Highways - Conditions

Environment Agency - Conditions

Welsh Water - Conditions

Footpaths Officer - No objection.

7 letters have been received points raised include;

- 1) The library car park should be enlarged and recycling bins removed
- 2) Contractors should not occupy main car park until health centre patients car park is built

- 3) Building should be located elsewhere
- 4) There are other sites available
- 5) The new car park should be for all road users
- 6) Objection to loss of parking spaces
- 7) There is a covenant on the land restricting the use to that of car park
- 8) There is a flooding issue and risk of flooding
- 9) Extra traffic will cause problems
- 10) The new footpath route will not be as convenient as existing
- 11) There will be loss of trees and harm to wildlife
- 12) The building is too large and will harm amenities of nearby properties.
- 13) The building is out of scale with other buildings
- 14) There will be a loss of light
- 15) Mass and height is unacceptable
- 16) There will be overlooking and loss of privacy
- 17) There may be security problems created.

5. Relevant Planning History

None relevant

6. Main Planning Considerations

Principle of Development

The site is located within the settlement boundary for Benllech in both the Local Plan and Stopped Unitary Development Plans. It is well located to minimize demand for private transport. Furthermore it is a form of development that will help serve the health needs of the community and utilizes previously developed land. With the above along with the relevant listed policies in mind it is considered that the principle of the health centre in this location is acceptable.

Highways Issues

The Highways Authority has been involved in the formulation of this scheme being involved in pre application and other discussions. It is proposed as part of this application to improve the use and capacity of the adjacent Library Car Park to ameliorate for the loss of a total of 11 parking spaces on site. Works include widening the access and improving layout and defining bays.

Subject to conditions the Highways Authority do not object to the scheme.

Amenity Issues

The contemporary design of the proposed building is considered suited to this location. There are a number of styles, sizes, and heights of buildings on display in the near environment. The proposed building which will be 2 storey in part is not considered to be detrimental to the appearance of the location. Furthermore, given its relation with and distance from nearby residential properties it is not considered that there will be undue harm to the amenities currently enjoyed by those occupiers.

7. Conclusion

The proposed Health Care Centre can be supported in principle and will bring benefits to the local population.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(03) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(04) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(05) The proposed development site is crossed by a public sewer with the approximate position being marked on the attached statutory Public Sewer Record. Under the Water Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times. No part of the building will be permitted within 3 meters either side of the centerline of the public sewer.

Reason: To protect the integrity of the public sewer and avoid damage thereto.

(06) The finished floor level of the building to be set no lower than 43.47 meters above Ordnance Datum.

Reason: To ensure that the building is set above modelled floor levels.

(07) Surface water drainage arrangements should ensure that the flows are regulated and attenuated prior to discharge to the watercourse. Flows regulated to 15 litres/second with sufficient storage for the 1 in 100 years plus an allowance for climate change.

Reason: To ensure that the proposal does not increase flood risk elsewhere.

(08) The existing trash screen is to be removed and a new screen to be erected upstream with a new section of culvert.

Reason: To safeguard the existing highway culvert from blockage.

(09) Removal of existing stone wall as shown on drawing number 07-003/027 Rev. M.

Reason: To maintain an overland flood route.

(10) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: To comply with the requirements of the Highway Authority.

(11) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced.

Reason: To comply with the requirements of the Highway Authority.

(12) No surface water from within the curtilage of the site to discharge onto the county Highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: To comply with the requirements of the Highway Authority.

(13) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority.

(14) No other part of the development shall commence until the access junction and road widening (serving the library) detailed on the submitted plan dated 13/12/2013 reference 07-003/035 have been completed.

Reason: To comply with the requirements of the Highway Authority.

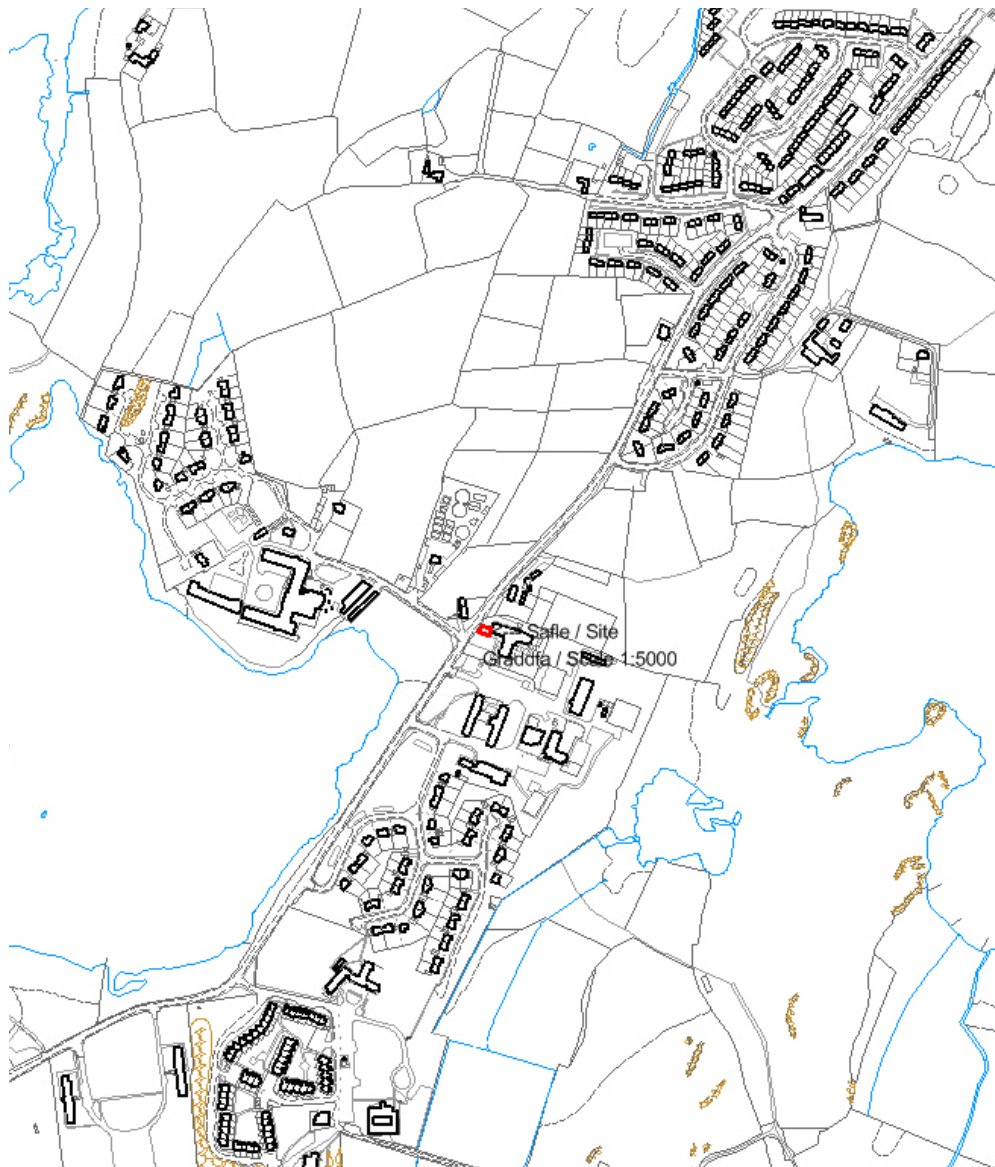
Rhif y Cais: 32LPA920A/CC Application Number

Ymgeisydd Applicant

Head of Service (Education)

Cais llawn ar gyfer lleoli dosbarth symudol yn / Full application for the siting of a mobile classroom at

Ysgol y Tywyn, Llanfihangel yn Nhowyn



Planning Committee: 04/06/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by and on behalf of the Council on Council owned land

1. Proposal and Site

The site forms part of the Tywyn Primary School grounds in Llanfihangel yn Nhowyn.

The proposal entails the siting of a mobile classroom on part of the school grounds between the school and the highway.

2. Key Issue(s)

The key issue to consider are policy context, effect on the locality and effect on the amenities of the surrounding properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 17 – Recreation and Community Facilities

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

Policy F7 – Community Use of Schools

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Planning Policy Wales, Edition 6, February 2014

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

Councillor Gwilym O Jones – No response received at time of writing the report.

Councillor Richard Dew – No response received at time of writing the report.

Community Council – No response received at time of writing the report.

North Wales Fire and Rescue Service - No response received at time of writing the report.

Drainage - No response received at time of writing the report.

Highways - No response received at time of writing the report.

Ministry of Defence - No response received at time of writing the report.

Education - No response received at time of writing the report.

Welsh Water - No response received at time of writing the report.

Natural Resources Wales - No response received at time of writing the report.

Environmental Health - No response received at time of writing the report.

Public Consultation – The application was afforded three means of publicity. These were the posting of a site notice near the site, the serving of personal notifications on the occupants of the neighbouring properties together with a notice in the local newspaper. The latest date for the receipt of representations is the 6th June 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy context – Planning policy encourages the provision of community facilities within or on the edge of other settlements and the community use of schools.

Effect on the locality – The proposal will have some visual impact as it is sited between the school building and the highway. Therefore, the proposed classroom will be visible from the public vista. However, I do not consider that the proposal will have a detrimental effect on the locality to such an extent it should warrant refusing the application as it will be located within the existing school grounds adjacent to the school building. There is acceptable space within the site to accommodate the proposal without appearing cramped or overdeveloped. The proposal will allow the school to meet its pupil space demands and will allow for the re-configuration of classroom layout to meet the requirements for foundation phase classrooms. As the proposed classroom is a prefabricated building, it is unsupported within planning policy as a permanent building due its construction and design, therefore the local planning authority considers it acceptable to grant permission for a temporary period of 5 years.

Effect on the amenities of the surrounding properties - It is acknowledged that the property known as Fron Wen is located approximately 17m away from the proposal, however, there is a busy highway between the proposal and the property and the property is screened with existing shrubs. There are no windows on the side elevation fronting the adjacent property known as Ty'n Rhos. Also the proposal will not be sited any closer to the property known as Ty'n Rhos than the school building.

Therefore, it is not considered that the proposal will detrimentally affect the amenities of the neighbouring properties to such an extent it should warrant refusing the application.

7. Conclusion

Planning policy encourages the provision of community facilities within or on the edge of other settlements and the community use of schools. The proposal will allow the school to meet its pupil space demands and will allow for the re-configuration of classroom layout to meet the requirements for foundation phase classrooms. As the proposed classroom is a prefabricated building, it is unsupported within planning policy as a permanent building due its construction and design, therefore the local planning authority considers it acceptable to grant permission for a temporary period of 5 years.

8. Recommendation

Permit subject to no adverse representations being received at the end of the notification period

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: For the avoidance of doubt.

(02) The mobile classroom hereby permitted shall be removed off the land by 04/06/2019 and the land reinstated to its former condition by 04/09/2019 unless otherwise agreed in writing with the Local Planning Authority.

Reason: Permission would not normally be granted but regard has been given to the particular circumstances of the applicant.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 12/05/2014 and 13/05/2014 under planning application reference 32LPA920A/CC.

Reason: For the avoidance of doubt

Rhif y Cais: 46C535 Application Number

Ymgeisydd Applicant

Mr Chris Gaskell

Cais llawn ar gyfer newid yr toiledau cyhoeddus i annedd preswyl ynghyd a'i ehangu yn / Full application for the conversion of the public conveniences to a residential dwelling together with extensions thereto at

South Stack Public Convenience, South Stack, Holyhead



Planning Committee: 04/06/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The site is within the Council's ownership.

1. Proposal and Site

The site is the former public conveniences at South Stack, Holyhead. The proposal is for the conversion of the building, together with its alteration and extension, to create a single dwelling.

2. Key Issue(s)

Compliance with conversions policies and landscape impacts

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 30 – AONB

Policy 33 – Nature Conservation

Policy 55 – Conversions

Gwynedd Structure Plan

Policy D1 – AONB

Policy D10 – Flora and Fauna

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – AONB

Policy EN5 – International Sites

Policy HP8 – Rural Conversions

Planning Policy Wales (Edition 6)

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Member Councillor Trefor Lloyd Hughes – no objection

Community Council – no objection

Highways – suggested conditions

Ecological and Environmental Advisor – comments

Natural Resources Wales – no reply at the time of writing

Drainage Section – comments

Dwr Cymru Welsh Water – no comments

Response to Publicity

No representations have been received as a result of the publicity undertaken

5. Relevant Planning History

46LPA972/CC – Full application for the conversion of the former public convenience into a dwelling at South Stack, Holyhead – approved 04/04/13

6. Main Planning Considerations

Principle of the Development: Policy 55 of the Local Plan supports the conversion of suitable buildings to residential use. Planning permission was granted under reference 46LPA972/CC for conversion in 2013. The scheme as submitted represents a redesign of the proposal but the principle has already been accepted.

The Scheme: The previous approval maintained the roadside elevation of the building but added a render finish whilst a small extension was proposed at the rear of the building; overall, the accommodation included a kitchen and living area, utility room, bedroom and bathroom; the two entrance porches either side of the building were retained for external storage. The application as now submitted seeks to incorporate and slightly extend the porches into the living space and includes a rear extension of a similar scale to the previous scheme.

Landscape and other Impacts: The site is located in the designated AONB. It is well screened and given its previous public use, impacts of parking and domestic curtilage will not be significant. The application is supported by an ecological assessment and no significant issues arise, the proposal is unlikely to adversely affect the nationally important designations in the locality. Technical consultants are satisfied.

7. Conclusion

The proposal will provide a beneficial re-use to the building and will maintain the character of this part of the AONB. Nationally important nature conservation designations are unlikely to be adversely effected.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The provisions of Schedule 2, Part 1, Classes A, B, C, D, E and F of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order) are hereby excluded.

Reason: In the interests of the amenity of the designated landscape.

(03) No development shall commence until full details of the means of site enclosure together with details of all hard and soft landscape proposed have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented during the first planting season following the occupation of the building or the completion of the development, whichever is the sooner.

Reason: In the interests of the amenity of the designated landscape.

(04) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

Reason: To comply with the requirements of the Highway Authority.

(05) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: To comply with the requirements of the Highway Authority.

(06) The access shall be completed with asphaltic/concrete surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.

Reason: To comply with the requirements of the Highway Authority.

(07) No surface water from within the curtilage of the site to discharge onto the county Highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: To comply with the requirements of the Highway Authority.

(08) The carriageway edge fronting the access shall be strengthened by means of 125 x 150mm bullnosed kerbs laid in accordance with the "Technical Requirements".

Reason: To comply with the requirements of the Highway Authority.

(09) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority.

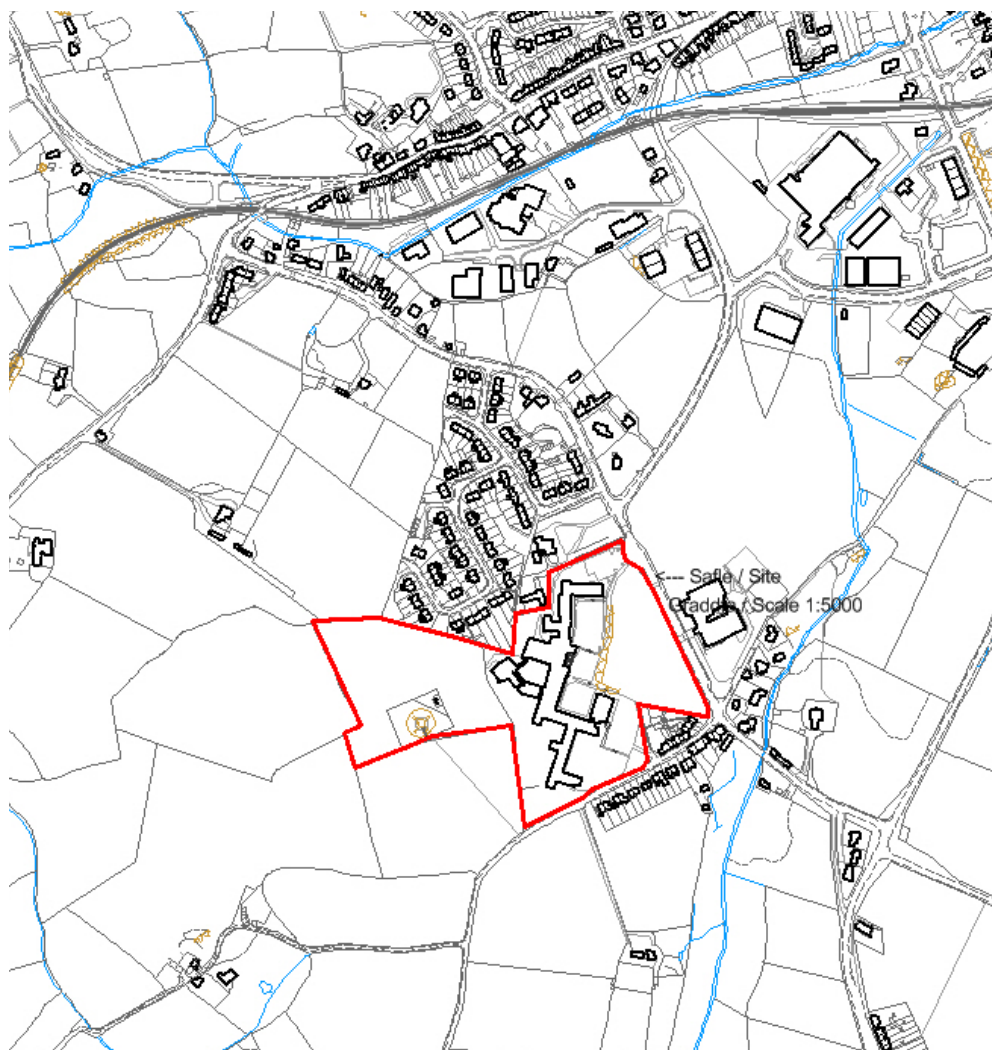
Rhif y Cais: 11LPA101J/1/LB/CC Application Number

Ymgeisydd Applicant

Head of Service Environment and Technical Services

**Caniatâd Adeilad Rhestredig ar gyfer gwaith adnewyddu mewnol yn y prif doiledau ar gyfer y bechgyn gan gynnwys ciwbiclau, troethfeydd, systemau IPS ac unedau ymolchi newydd ynghyd â lwfrau allanol a griliau awyriant mewnol newydd i orchuddion y ffenestri yn y to yn /
Listed Building Consent for internal refurbishment of main boys toilet, to include new cubicles, urinals, IPS system and vanity unit together with new external louvers and internal ventilation grills to upstands of glass pot rooflight at**

Ysgol Syr Thomas Jones, Amlwch



Planning Committee: 04/06/2014

Report of Head of Planning Service (GJ)

1. Conclusion

To note that the following application will be forwarded to the Welsh Assembly of Wales for determination in accordance with Regulation 13 of Planning (Listed Building and Conservation Areas) Act 1990:

11LPA101J/1/LB/CC - Listed Building Consent for internal refurbishment of main boys toilet, to include new cubicles, urinals, IPS system and vanity unit together with new external louvers and internal ventilation grills to upstands of glass pot rooflight at Ysgol Syr Thomas Jones, Amlwch