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**CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL**

Mr Richard Parry Jones, BA, MA.
Prif Weithredwr – Chief Executive

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 4 RHAGFYR 2013 ➔ 1.00pm ➔	WEDNESDAY, 4 DECEMBER 2013 ➔ 1.00 pm ➔
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI
Swyddog Pwyllgor	Ann Holmes (01248) 752 518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

Lewis Davies
Ann Griffith (Is-Gadeirydd/Vice-Chair)
John Griffith
K P Hughes
W T Hughes (Cadeirydd/Chair)
Vaughan Hughes
Victor Hughes
Richard Owain Jones
Raymond Jones
Jeffrey M.Evans
Nicola Roberts

A g e n d a

Members are reminded that background papers referred to within committee reports are available for inspection in electronic format on the day of the meeting at the Council Chamber from 12.30 p.m. onwards; alternatively these may be inspected at the Development Management during normal office hours. Documents referred to in reports may also be viewed in full on the electronic application files.

Any additional information to hand following publication of reports will be verbally reported upon to the meeting.

Before a decision notice is released conditions of approval or reasons for refusal given in written reports may be subject to minor amendments to account for typographical errors.

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PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 6 November 2013 at 10.30 a.m. & 2.30 p.m.

- PRESENT:** Councillor W.T. Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, Jeffrey M. Evans, John Griffith, K.P. Hughes, T. Victor Hughes, Vaughan Hughes, Raymond Jones, R.O. Jones, Nicola Roberts.
- IN ATTENDANCE:** Chief Planning Officer (Item 7.4 only),
Mr. Gary Soloman (Burgess Salmon) (Item 7.4 only),
Planning Development Manager (DFJ) (a.m. only),
Planning Assistants,
Chief Engineer (Network)(HP) (Item 14.1),
Senior Engineer (Development Control) (EGJ),
Development Control Officer (Highways) (RE),
Legal Services Manager (RJ),
Committee Officer (MEH),
Administrative Assistant (SC).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members: Councillor Bob Parry (applications 7.1, 12.2) (at 10.30 a.m. meeting) ; Councillors T.L.I. Hughes, R.L.I. Jones and D.R. Thomas (application 7.4)(at 2.30 p.m. meeting).
- Councillor J. Arwel Roberts (Portfolio Holder – Planning).
Councillors R.A. Dew, A.M. Jones, R.M. Jones (p.m. only) and Ieuan Williams

1 APOLOGIES

Apologies are noted above.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor Raymond Jones in respect of application 7.4 – Local Member.

Councillor John Griffith in respect of application 7.4 (personal interest)

Councillors Lewis Davies, Ann Griffith, John Griffith, Vaughan Hughes and Nicola Roberts declared personal interests on account of the reference to wind turbines within the Plaid Cymru Manifesto but stated that they would consider each application on its own merits.

Councillor J. Arwel Roberts, Portfolio Holder (Planning) although not a Member of the Committee, he declared a personal interest in respect of application 7.3.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 2nd October, 2013 were presented and confirmed as a true record.

4 SITE VISITS

The minutes of the Site Visits held on 16th October, 2013 were presented and confirmed as correct.

5 PUBLIC SPEAKING

There were public speakers in respect of applications 7.3, 11.1, 12.1, 12.2 and 12.6.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 30C713 – Erection of one 10kw wind turbine with a maximum hub height of up to 15.5m, rotor diameter of up to 7.5m and a maximum upright vertical tip height of up to 19.25m on land at Bryn Mair, Llanbedrgoch

The application was reported to the Planning and Orders Committee as it has been decided that delegated powers will not be used in connection with wind turbine developments. The Officer's recommendation was that the application be deferred to allow further negotiations to take place.

It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation.

6.2 35C553A – Outline application for residential development including extra care facility, highway and associated infrastructure at Ty'n Coed, Llangejni

The application was a departure application that Officers were minded to approve. The Officer's recommendation was that the application be deferred to allow further consultations in respect of housing supply figures and education contribution to take place.

It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation.

6.3 42C114A – Outline application for the erection of an agricultural dwelling together with the installation of a septic tank at Tai'n Coed, Pentraeth

The Officer's recommendation was that the application be deferred to allow for the assessment of additional correspondence received.

It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation.

6.4 44C294B – Full application for the erection of two 20kW wind turbines 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

The application was reported to the Planning and Orders Committee as it has been decided that delegated powers will not be used in connection with wind turbine developments. The Officer's recommendation was that the application be deferred to allow for the assessment of additional correspondence received.

It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation.

7 APPLICATIONS ARISING

7.1 16C119B – Full application for the erection of a building to provide a workshop and office at Pen yr Orsedd, Engedi

It was reported that at the meeting of the Planning and Orders Committee held on 2 October, 2013 it was resolved to approve the application contrary to Officer's recommendation as it was considered that it would safeguard and retain employment in the locality and on Anglesey.

Councillor Bob Parry OBE, a Local Member reiterated his support for this application as it is a small workshop for a carpenter. He stated that the applicant's wishes are to be able to work near his home and to employ an apprentice in the future.

Councillor T. Victor Hughes proposed to reaffirm the decision to approve the application and Councillor Vaughan Hughes seconded the proposal.

It was RESOLVED to reaffirm the decision to approve the application, contrary to the Officer's recommendation, with an additional condition that the workshop and office will be for the applicant's own use as a carpenter.

7.2 39C385D – Full application for the erection of 17 dwellings on land at Lôn Gamfa, Menai Bridge

It was reported that the application is being reported to the Planning and Orders Committee as it comprises a departure from the development plan which Officers are minded to approve. The site was visited by the Planning and Orders Committee in January 2013 and by the current Members on the 16 October, 2013.

Councillor K.P. Hughes proposed that the application be approved and Councillor R.O. Jones seconded the proposal.

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

7.3 46C147D – Retrospective application for the use of paddock as a touring caravan site and retention of two containers used as a toilet and shower block, the use of land and retention of hardstanding for the commercial storage of caravans, boats and trailers, the residential use of a single touring caravan and retention of portacabin used as an office together with the replacement of the existing septic tank with a new sewerage treatment plant and soakaway at Tan y Graig, Trearddur Bay

It was reported that the application is being reported to the Planning and Orders Committee at the request of a Local Member. The site was visited by the Planning and Orders Committee on 2nd October, 2013.

The Chair invited Mr. Iain Hodgson, an objector to the application, to address the meeting.

The main points raised by Mr. Hodgson were that he had reported this retrospective application 2½ years ago. The access to the site is on a bad bend and a number of accidents have occurred in the vicinity over the years. He was concerned that the Highways Department had not objected to the application.

The Chair invited Mr. Elfed Williams, the agent to the applicant, to address the meeting.

The main points raised by Mr. Williams was the applicant is willing to plant 200 trees as a buffer zone together with widening the access to the site which will allow 2 cars with caravans to pass each other. He agreed that there have been accidents in the vicinity but not in direct association with this site.

Councillor K.P. Hughes proposed that the application be approved and Councillor T. Victor Hughes seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions contained within the report, together with an additional condition that the access to the site be widened.

The following item was discussed at the adjourned meeting of the Planning and Orders Committee at 2.30 p.m.

7.4 46C427K/TR/EIA/ECON – A hybrid planning application proposing: Outline with all matters reserved except for means of access, for : A leisure village at Penrhos Coastal Park, London Road, Holyhead comprising: up to 500 new leisure units including new lodges and cottages; Central new hub building comprising reception with leisure facilities including indoor sub-tropical water park, indoor sports hall and cafes, bars, restaurants and retail; Central new Farmer's Market building; Central new spa and leisure building; A new café and water sports centre at the site of the former Boathouse; Demolition of the Bathing House and the construction of a restaurant at its former location; Demolition of other existing buildings including three agricultural barns and three residential dwellings; Providing and maintaining 29 hectares of publicly accessible areas with public car parking and enhancements to the Coastal Path, including: Managed walkways within 15 hectares of woodland, the retention and enhancement of Grace's Pond, Lily Pond, Scout's pond with viewing platforms, the Pet Cemetery, War Memorial, the Pump House and picnic area with bird feeding stations and hides with educational and bilingual interpretation signage created throughout; Creation of a new woodland sculpture trail and boardwalks and enhanced connection to the Coastal Path; the beach will continue to be accessible to the public providing safe access to the shallow shelving water; A Combined Heat and Power Centre Land at Cae Glas: The erection of leisure village accommodation and facilities which have been designed to be used initially as a temporary construction workers accommodation complex for Wylfa B at land at Cae Glas, Parc Cybi, Holyhead comprising : Up to 315 lodges which will be initially sub-divided for nuclear workers accommodation; Central hub building providing reception and canteen ancillary to accommodation; A Park and Ride facility comprising up to 700 car parking spaces; a new hotel; A lakeside hub comprising restaurant, café, retail and bar; New grass football pitch and cricket pitch; and a Combined Heat and Power Centre. To be subsequently converted (post Wylfa B construction) into an extension to the Penrhos Coastal Park Leisure Village comprising: Refurbished lodges and facility buildings to create high quality holiday accommodation (up to 315 family lodges); A Visitor Centre and Nature Reserve allowing controlled public access; and Heritage Centre with visitor parking. Land at Kingsland: the erection of a residential development which has been designed to be used initially as temporary construction workers' accommodation at land at Kingsland, Kingsland Road, Holyhead comprising: Up to 360 new houses to be initially used as temporary construction workers' accommodation. To be subsequently converted (post Wylfa B construction) into a residential development comprising: Up to 360 residential dwellings set in high quality landscaping and open spaces. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaces and plant. Full detail for the change of use of the existing Estate building at Penrhos Coastal Park, London Road, Holyhead including the change for :The Bailiffs Tower and outbuildings at Penrhos Home farm from a cricket clubhouse to a visitors' information centre, restaurant, café, bars and retail; Home Farm Barn and Cart Buildings from farm buildings to cycle and sports hire centre; the Tower from residential to a Manager's accommodation and ancillary office; and Beddmanarch House from residential to a visitors' centre – Penrhos Coastal Park, Cae Glas and Kingsland, Holyhead.

The application was reported to the Planning and Orders Committee as it is a major planning application which is a departure from the development plan and is accompanied by an Environment Statement.

Councillor John Griffith declared a personal (but not prejudicial interest) in this application and he remained at the meeting throughout the discussion and voted thereon. Councillor Raymond Jones declared an interest as he is a Local Member but remained at the meeting throughout the discussion. Councillor J. Arwel Roberts although not a member of the Committee also declared a personal interest in the application, but did not make any contribution to the discussions as a Local Member.

Members of the Committee wished it to be recorded that they had been extensively contacted by both parties, which are for and against this development, through social media, e-mails and correspondence.

The Chief Planning Officer introduced Mr. Gary Solomon, a partner of Burges Salmon who have a contract with the Authority to support the Council in respect of certain large developments such as this application. He reported that since the application was refused at the last meeting of the Planning and Orders Committee, it is necessary in accordance with the Council's Constitution and following the 'cooling-off' period, that the application is returned for consideration by the Committee to address the reasons for the refusal. The reasons given for the refusal at the last meeting were that the application was deemed to constitute over development in the countryside and will have a detrimental effect on the AONB. He further stated that additional correspondence had been received from the developer and are attached as Appendix 2, 3 and 4. The report submitted to this Committee highlights the implications of the refusal and related issues such as costs associated with a potential appeal.

The Officer referred to the Applicant's correspondence dated 24 October, 2013 which states that the development will create 465 permanent on site jobs and a further 150 permanent off site jobs. The developer is targeting 90% of these jobs to be filled by Anglesey residents and there will be a S106 obligation to deal with this issue. Local Training will also be given to the local supply chain which is also to be part of the S106 legal agreement. There are also other measures to preserve Penrhos Coastal Park which will include 73 acres of publicly accessible land and woodland; A new visitor centre, public toilets and enhanced public walkways and boardwalks together with a new Public Rights of Way created on the Penrhos Coastal Park; Creation of a 100 acre new Nature Reserve with a visitor centre and car park at Cae Glas; The delivery of 50% affordable houses (up to 160 dwellings) at Kingsland will be made available after the site has been used as temporary nuclear workers accommodation. It was also stated that the applicant has been investing £100k per year for the last 2½ years towards the upkeep of the Penrhos Coastal Park.

He stated that there are 3 elements to this application, Penrhos, Cae Glas and Kingsland which is within one integrated application. Since the last meeting the applicant has stated that the number of houses on the Kingsland site will be reduced from 360 to 320. This may help mitigate the concerns of overdevelopment in the countryside which was stated at the last meeting. A map of the Kingsland site was shown to the Committee. Improvements to the access at Cae Glas has also been put forward by the applicant (no turning to the left along the rural road to Trearddur Bay), the Highways Authority have no objection to this improvement.

The Chief Planning Officer reported in depth on the reasons for refusal of the application at the last meeting :-

Over development in the countryside - Consideration must be given to the context of the Development Plan and the Stopped Unitary Development Plan. The Officer referred to the amendments the Applicant has presented following the last meeting, that 16.5% of the land is to be developed and those areas will include paths and buildings. Most of the site area will be mitigated as land earmarked for landscaping.

Effect on the AONB – Officers highlighted that 90% of the coast of Anglesey is within the AONB. It was noted that measures are in place to protect public access to the areas.

The Officer stressed that if the Penrhos Coastal Park is to be developed, public access to the site will not be restricted. He noted that correspondence received by the department have mentioned that the Penrhos site would have no public access if developed. However, if the application is refused then it is a matter for the landowner to consider the future of the site.

A map showing the Anglesey Aluminium site and surrounding area was shown to the Committee. The Officer indicated areas within the AONB which had either been developed or allocated for development within the Local Plan and Stopped UDP. It was highlighted that there is significant economic reasons for approving the development. The Officer referred to Planning Policy Wales, Chapter 7 – Economic Development which states *'that the planning system would help the economy and employment to grow and should support social sustainability in the context of sustainable development. The Local Planning Authority should aim to support policies and economic development ventures and bring in jobs, houses and employment where is possible, which will reduce the need to travel by car and to bring fiscal regeneration to deprived communities. It is also important for the Authority to understand the economic opportunities that arise from development*

and that the determination process should give the same considerations to this as it does to social and environmental considerations. They should also recognise that economic advantages will sometimes outweigh the social considerations and the environmental considerations. The Planning Authority should deal with economic development applications in a positive and a constructive manner.'

The Officer stressed that he acknowledged that this application was of immense magnitude. He noted that employment is important and he acknowledged that there are strong feelings to conserve the Penrhos Coastal Park from development and the effect of developments on a greenfield site. He stated that the authority will be dealing with large developments in the future and referred to other applications in the area i.e. Biomass Plant on the Anglesey Aluminium site. The generation of over £800 million into this area in the future should be welcomed.

Mr. Gary Soloman, Burges Salmon stated that within the original report submitted to the Planning and Orders Committee at the last meeting, there are a number of proposed legal obligations that the applicants are offering in relation to the development. There are 32 heads of terms which place substantial commitments on the applicant. Page 131 of the Agenda outlined the heads of terms. The key requirements were highlighted in respect of the S106 Legal Agreement as follows :-

- Obligation 1 – 8 require the developer to make a provision or to make a contribution towards the social and community infrastructure which the development places a demand upon, which includes school places, medical care or services, leisure facilities (fitness, sports, swimming, library), police, fire and child social services. A S106 legal agreement will contain a mechanism by which a calculation can occur and the developers will need to pay and make provision in line with that legal obligation.
- Obligation for public access and future maintenance of the areas proposed – various facilities at Penrhos (cricket and football ground), Cae Glas the permissive path along the coastal edge. All these will effectively be dedicated to the public and will need to be maintained. The applicant will have an obligation also to maintain the nature reserve and the visitor centre. Leisure facilities at Penrhos will be required to be open to the public. Compensatory habitat and species enhancement areas will also be contained within the agreement.
- A number of restrictions are proposed which might alleviate some concerns in respect of various strands of the development on Cae Glas and Kingsland. These developments will only come forward for the legacy uses if they are first used for nuclear accommodation. Legal obligations will also be secured to link the Cae Glas and Kingsland sites.
- Local employment obligations and supply chain – a commitment to work with local business and training will be imposed. A financial contribution will also be required to fund local apprenticeship schemes during construction and operation of the development.
- Welsh Language – training to be available to employees in the Welsh language and measures in place to attract and ensure, as far as possible, that local Welsh employees are utilised as part of the development during construction and operation.
- Tourism – suitable collaboration will be required for this development and the various businesses on Anglesey to ensure that it is integrated and not a threat to other facilities on the Island. For example, these businesses to be allowed to display and advertise their facilities within the complex at Penrhos. Therefore, within the S106 Legal Agreement – other business are to be accommodated rather than under threat by this development.
- Legacy uses, Cae Glas & Kingsland – The developer to put monies aside per year post any nuclear workers accommodation development. This would be a protection if the developer became insolvent.

Mr. Soloman further reported on the following :-

Appeal and Costs Issues

If the application was to be refused, the appellants have a right to appeal to Welsh Government. The Council's Constitution requires the Officer's to look at the issue of costs and to assess the costs risks. When a resolution is made against Officer's advice there is always a costs risk factor. There is a Circular advice on costs (Circular 23/93), which was noted at Page 68 of the report, states '..... in any appeal preceding the authority would be expected to produce evidence to

substantiate each reason for refusal. If they cannot do so, costs may be awarded against a planning authority and each reason upon appeal would be examined in respect of evidence and taking into account development plan, circular advice and other material considerations.' Part of the analysis is to look at the conditions and the S106 obligations to see whether they would make the development acceptable. It is impossible to say if costs would be awarded against the Council should the applicant appeal if the Committee were to maintain its refusal of this application, but there is a risk.

Implications of the Decision

He stated that if the application were to go to appeal, the normal position is that each side would have to bear its own costs. There would therefore be a cost implication for the Council in relation to an appeal. It would be open to the applicant to make a costs application if he could show unreasonable behaviour (the report outlines this). There is therefore a risk that the Council would have to bear some or all of the applicant's costs. Costs could run to several hundred thousand pounds.

If the applicant should appeal, the 32 heads of terms could be affected and could result in less planning gain in respect of social, community and infrastructure. Although the Council considers the Heads of Terms to be necessary etc. Welsh Government may disagree or the applicant may no longer be willing to offer all matters currently offered. Mr. Solomon finally noted that Welsh Government could 'call-in' the application at any time.

The Chair invited Councillor R.L.I. Jones to address the Committee.

Councillor R.L.L. Jones – thanked the Officers for the immense work associated with this application.

Councillor Jones referred to documentation from the Joint Planning Policy Unit (JPPU) and questioned if Members of the Committee has seen these documents. This Authority is working with Gwynedd Council to produce a new Joint Development Plan. JPPU' discussed the issue of the Land and Lakes development at their meeting held around 3 months ago. The JPPU is made up of Ynys Mon and Gwynedd Council's Planning and Economic Officers. Paragraph 11.7 of the documentation states *'.... Although the Welsh Assembly Government is trying to promote more building or private houses, the Kingsland site will not yield conventional residential properties which are the focus of the Interim Planning Policy until 2026 at the earliest i.e. 13 years in the future. The development is not considered to accord with the purpose of the policy. It is difficult to argue that the proposal i.e. the houses in Kingsland will accord with the National Planning Policy or Housing Strategy Objectives of boosting the national supply of houses. It is also considered that the need for residential development has not been demonstrated.'* *'Although Horizon has given the development company a without prejudice letter of support, Horizon still reserves the right to explore the various options which are open to them once the construction studies and public consultation has been completed.'* Horizon has not signed anything which is binding with the developer of Land and Lakes. Can you imagine what all the hotels, caravan sites, bed and breakfast facilities around Cemaes, Amlwch and Llangefni are going to say when they are told that 800 houses are to be built for workers and presumably each house will accommodate 4 workmen giving 3,200 of the workforce somewhere to sleep. There will be no need for any other accommodation to be provided, Land and Lakes will have provided it all. Are 3,200 workers going to travel backwards and forwards to Holyhead at all times of the day and night? No kitchens are to be provided within the houses, is this serious? Let the Planning Inspectorate look at this and see if he agrees that the workforce needs to live as near as possible to the workplace and to pay as little as possible for their accommodation. Councillor Jones did not consider that these houses are the answer to the workforce needs. There is no reason why the 3 year supply of houses/sites cannot maintain a combination of sites and not within the AONB elsewhere in Holyhead or the other two largest settlements on Anglesey. Paragraph 11.2.1 by JPPU states *'..... it is advisable to consider whether granting permission for the housing development will predetermine the decision about the scale, location or phasing of new developments that is properly to be taken in the Local Joint Development Plan context.'* Paragraph 2.6.3 and 2.6.4 of the PPW provides guidance on this issue which states *'..... References made to the scale of the development are individual or accumulative effect and a stage a plan has reached. In terms of the matter, a Local Development Plan has progressed beyond the predetermined preparation deposit stage and it is anticipated that the deposit stage will be reached by March 2014.'*

Allowing this development in advance of this process might prejudice its outcome.' This statement has been said to the Officers of Anglesey and Gwynedd, allowing this LDP process, and the pre-deposit stage is March 2014. This could have waited until March next year.

Paragraph 11.28 also asks the same questions about the Leisure Village. 'Are you as a Committee satisfied that alternative sites, further away from the protected landscape where impact would be less significant, have they been fully explored in the search for sites for the leisure uses. If you are not satisfied with this development then further scrutiny should be asked for and to refuse this application.'

Councillor Jones further stated that over 1,200 houses have been granted planning permission or have already been built in Holyhead since 2001. With the additional 360 houses in Kingsland, it makes up to 1,560 houses when the UDP allowed for only 403 to be built. We are therefore looking in excess of 1,157 been given planning permission in the UDP. The Plan, although not adopted, is still being considered to be given weight as it is passed by the Planning Inspectorate. It appears we have not given it any weight at all if we look at these figures. He asked the Committee to refuse the application.

The Chief Planning Officer responded that he has discussed the issues raised by Councillor Jones yesterday. The JPPU has been part of the discussion on this application for 2 ½ years. He stated that Officers do not include every consultation reply and discussions within the report; they précis them. All consultations received and publically available should anyone wish to view them. The Planning Policy comments are included within the context of the report and they do not object based on policy to this application. If they did this could be a reason for the Planning Officers of the Authority to refuse the application. The houses in Kingsland will be used for approximately 8 years by Wylfa Power Station workers, following this period they will then become part of the 5 year land supply. He stated that they acknowledge within the written report that there is no proven housing need in this area in the context of this development. 50% of the units will become affordable after the period and an assessment will be needed on the housing need post Wylfa workers accommodation. Mr. Gary Solomon referred to Page 128 of the Agenda which refers to 'prematurity' in respect of the housing proposal at Kingsland. He stated that it would not be a sustainable ground for refusal of the application for the reasons given.

The Chief Planning Officer further referred to the statement by Councillor Jones in respect of alternative sites for the nuclear workers. He noted that the report to Committee refers that the applicant has considered other sites and have carried out assessment on those sites; the conclusion was that they were not suitable for such scale of a development. He noted that the applicant had stated at the last meeting of this Committee that Horizon is unable to give a letter of confirmation that the houses will be required at Kingsland. Horizon does support the application as it is part of their strategy for workers accommodation. A third of the workers are to be located in tourist's accommodation, third in an individual campus and a third within the private rented sector. These accommodation applications need to be in place ready for the Development Consent Order in respect of Wylfa B. If the Committee refuses this application there is no Plan B. The Nuclear Sector wishes to have workers accommodation with 30 minutes of the site and to be transported backwards and forwards easily.

The Chair invited Councillor Jeff Evans, one of the Local Members to address the meeting.

Councillor Jeff Evans stated that he found it difficult to speak for or against this application. It is very difficult for the Committee too as they will be 'damned if we do or damned if we don't'. He said that he has considered the application with honesty, conviction and integrity, having taken the evidence before him; the representations received and what is best the best interest of the community, especially for the youths, unemployed and the economy at large. As a Planning Committee Member, the current rules are that none of the two local Planning Committee Members, or the other 4 Local Members are allowed to vote. Everyone is aware that the economy of Holyhead and Anglesey is in grave difficulties with businesses closing and unemployment extremely high. As a former Manager of the Holyhead Unemployed Workers Centre for 30 years and Youth Leader at the Jess Hughes Centre for 29 years, he was fully aware of the economic issues. He stated that this is why he is stating his support for the Land and Lakes.

He stated his reasons for his support of the Land and Lakes initiative as the Island has high unemployment, with many youths migrating to find employment. They do not want to leave the Island but they don't want to be another unemployment statistic. Many youths who he has worked with have stated that passing GCSE's and A level in the end leaves them having to leave their own town; this is so sad. People on the Island are now forced to having to present themselves to 'food banks' just to have enough to eat. In the mid-sixties people did not want to see Anglesey Aluminium or Wylfa to come on the Island, but they proved to be good employers who ensured effective training, trades and apprentices and gave the workforce good wages. How we would welcome this today. Land and Lakes may not be able to compete in the same manner but in these difficult times, he believes they could assist and contribute to the betterment of many.

The application is for a Leisure Village and associated houses needed for holiday makers but in the first instance supporting housing requirement for the Wylfa development. Though the Leisure Village impacts on the Penrhos Nature Reserve site, he is confident that it is for the better. Anglesey Aluminium owns the site and it costs £250,000 annually for its upkeep; should this venture not go ahead, as it has been confirmed at the top table, the site will still be up for sale and sold potentially preventing any future usage by the public. Land and Lakes have stated that they will enhance the coastal park, making a new public right of way, committing 73 acres of publicly accessed land and woodland. In addition they will create a 100 acre new nature reserve at Cae Glas. Instead of a reduction of access to walks in this area of outstanding beauty, there will be improved access, with well-maintained and enhanced walkways. There will be further access to Leisure Facilities that will be made available and welcomed.

There is a dire situation on Anglesey in respect of unemployment, in the newspapers yesterday the County Council told its 3,000 employees they can apply for redundancy, it is so sad, but this is the environment we are in.

One major query and concern that has been brought to his attention and his compatriots as to employment opportunities at Land and Lakes, will they really be for local people? Will the jobs be of value? Do they pay wages? The jobs at the Leisure Village will be different to those attached to the constructions jobs. Councillor Evans listed the jobs that will be available: 40 general management jobs, 180 posts in lodge/hotel housekeeping, 45 restaurant staff, 25 shop retail staff, 25 health spa/gym staff, 25 water sports/spa outdoor recreational staff, 30 bar staff, 35 reception/hospitality staff, 35 facility/building general housekeeping staff, 6 security staff, 8 landscape staff/nature reserve maintenance staff, 2 medical services staff, 3 coach drivers, 2 mail room/portage, 4 maintenance team. 465 posts which are full time equivalent posts but it would be expected that the number would be greater than this for some of the posts may well be taken up by part-time basis. It is expected that the off-site supply chain will support 150 staff outside. There is a commitment by Land and Lakes to prioritise the jobs for local people; to fund the local training and skills for the jobs and apprenticeships scheme to make sure that adequate training opportunities are offered.

Another contentious issue seems to be the building of the homes for workers housing to be converted later to holiday lodges Kingsland and development at Cae Glas; alas these development are the requirement part of the planning application considered to be complementary to the other planned development 'Wylfa B'. Whether the Land and Lakes development goes ahead, there will be still a requirement to house and facilitate the 3,500 nuclear workers, they will have to be accommodated somewhere and we cannot say 'not in my back yard'. There are various issues concerned with this as Land and Lakes, Horizon and the County Council will have to consider the impact on local services i.e. dentists, doctors, schools, hospitals, and put in place whatever is required to minimize the detrimental effects.

Councillor Evans referred to the Welsh language and stated that he does not speak Welsh, but it is necessary to take what Land and Lakes are saying what they are going to use to Welshness as a selling point, saying 'come to Welsh, come to Holyhead, and experience the Welsh way of life', 'experience the culture and the language'. 11% of the Welsh language has dropped according to the Census figures over the last 10 years. We have to reverse that trend and the way to reverse this is to give our youths the opportunity for employment in the area and not be forced to move out. He stated that he applauded both sides of the debate in respect of this application and the people who have come to the Committee today. He considered that based on the evidence before him he had to vote positively towards this application.

The Chair invited Councillor Raymond Jones to address the Committee.

Councillor Raymond Jones stated that it has become apparent that this application is extremely controversial, probably the most important decision this Committee will have to decide. He stated that he is unable to vote as local member under the rules of the Council. He stated that he is in a conundrum, whether to listen to a few people, who since the last meeting, have been stirred up by certain people in the town who have felt it their duty to make a personal attack on the opposers. He stated that he is aware of this and he himself has been attacked and this has worried him. Without knowing the full facts, the Planning Committee has been called by the pro-Land and Lakes protestors as weak, unprofessional, self-serving and even corrupt. He stated that he had been accused of being corrupt due to the decision last month. Do we listen to the majority of people from the area who have signed petitions, written e-mails, or letters, who are in a strong position to oppose the plans; all for valid reasons?

The decision on this application was not taken lightly and was not an easy one. There are great concerns regarding the development at Cae Glas, Kingsland and Penrhos in its scale. The overall impact on the AONB; the primary objective for designating an AONB is the conservation and the enhancement of their natural beauty. This is our statutory duty given that the Countryside Council for Wales has strong objections and Natural Resources Wales have concerns. This must be a significant factor in this planning decision. We have to judge whether this proposal maximises substantial development by using all the evidence. Looking at this evidence, it is clear that there are flaws in the Officer's report. Firstly, the provision of housing for Wylfa B construction workers, this is given significant weight as a material consideration in the Land and Lakes report. In saying that accommodation will address two concerns; the housing need for future construction workers, but this is only a potential; the future need which may or not proceed. Another concern is more intangible that the lack of provision of temporary accommodation for the workers could delay construction of a future power station. This is highly speculative, and is not central as to whether this application should be permitted. The issue here related to a provision of what Land and Lakes continue to advertise this as a leisure village and permanent housing.

The phasing of the project by the applicant is only if construction of workers accommodation is needed. Will the Kingsland and Cae Glas sites proceed? This is totally inconsistent with the Officer's opinion that this is an integrated proposal; what we have here is a speculative application on 3 greenfield sites, whereby perhaps only 1 of these sites will be developed unless another unconnected part of this project gets the go ahead.

Councillor Jones further stated that he considered that construction workers housing is a 'pie-in-the-sky' and more of this proposal is either harmful or plainly neutral. Some of the impacts are significantly harmful in respect of the development in an AONB with Penrhos and the loss of the landscape, loss of ancient woodland, the impacts on biodiversity and the reduction of open space which has been accessible to the public for over 40 years. These types of impacts cannot be totally mitigated and is a fact that it would constitute harm. Addition 5 of Planning Policy Wales is the most significant planning document in this case as it states: *'where the development plan is outdated [as is the currently the case on Anglesey], the presumption in favour of substantial development should apply'*. So in this circumstance National Policies should be used. That, once all the economic social and environmental factors have been considered, that is when the negative outweighs the positive then a development should not proceed. It is for this reason that the proposal should be refused.

Are we ready as Anglesey County Council to set a new precedence that we can ignore some of our policies, and if this is the case, where does this end? Will we be then opening the floodgates to future applications and disregard more and more of our own policies? If this is the case we might as well rip them up and be done with it. Will we be telling everyone that the Isle of Anglesey County Council known as the Council in Wales who run their Council notable contrary to the Welsh Government's policies that every company that comes here with planning applications can run amok. If we disregard any policies and social issues on this beautiful Island, that is why the Committee got it right the first time and I know they have the integrity to do so again.

The Chief Planning Officer wished to respond to issues raised and stated that it is a duty on the Committee and Officers to consider the application on its merits in respect of the Development Plan

and other planning considerations that can withstand any challenge. He appreciated that there are strong feelings from both sides locally in respect of this application. There is a statutory duty for the Officers to consider fully any development within an AONB which was highlighted in the report to the Committee at the last meeting. He wished to make it clear that Natural Resources Wales do not oppose the application; they had voiced concerns at the beginning but withdrew their opposition following discussions with the Planning Authority and the applicant thereafter in respect of mitigation issues. He stated that the Members have referred that the application was speculative; the application has been submitted as an integrated application with an attachment to the three sites. He referred to the fact that Wylfa B is one of the national sites identified by National Government as potential nuclear new build.

National Policy, paragraph 5.5.6 referred to by Members has been dealt with at the last meeting in respect of the effect of the development on the locality, placing the application on a different site and the effect on the local economy if this application was refused. The Officer stated that this application does not tick all the boxes; it will affect the different planning policies and the Development Plan. Large sites in the area have already been developed or approved i.e. Parc Cybi, Biomass on land identified in the Development Plan and in the Unitary Development Plan. He stressed that the Planning Officers have not breached the Policies as suggested.

The Chair invited Councillor T.LI. Hughes to address the meeting.

Councillor T.LI. Hughes stated that he appreciated the vision of Land and Lakes have had to bring this application to Anglesey. He stated that it has been a difficult few weeks in the town of Holyhead in respect of this application due to high feelings for and against the application. He referred to the social media i.e. Facebook and Twitter and the comments were a disgrace. He stated it is about time the people of Holyhead realised what they are doing and start thinking about the best for the area. Councillor Hughes wished to make it clear that he has no association to the football field that is located on the Anglesey Aluminium site. He stressed that he has not expressed his opinion in respect of this application in the press or publicly.

He considered that the Kingsland development of 320 nuclear workers accommodation and another potential 100 dwellings by another developer will make the Kingsland area similar to a village on its own. 320 nuclear workers accommodation without kitchen facilities and multiple occupation worries him; he questioned if health and safety issues have been address in respect of this matter. He questioned if the applicant would have asked to build the nuclear workers accommodation on its own, would it have been approved? Why won't Land and Lakes wait until the agreement has been signed by Horizon? The land at Kingsland if approved will now be designated as a development site whatever happens. What will happen if the Land and Lakes Company went into liquidation? Who would bear the costs of upgrading the nuclear workers accommodation to dwellings? He believed that Land and Lakes should put a designated sum of money aside in respect of the matter which would be a 100% commitment.

Councillor Hughes questioned if the application was approved and Land and Lakes decided not to carry on with the development, what will happen if another large development company took over the sites? He questioned if sound legal obligations are in place in respect of this matter?

He quoted from the Horizon website that the start of the Wylfa site clearance is June 2015 to March 2018; start of major ground work at Wylfa 2018 onwards; first concrete pour at Wylfa B, June 2020 onwards; Horizon style accommodation construction phase and other projects March 2018; proposed Cae Glas and Kingsland development for nuclear workforce accommodation construction phase June 2018 or earlier. Councillor Hughes said that his main concerns are that there is no agreement with Horizon.

The Chief Planning Officer responded that it was important to understand that each planning application is considered on its own merits. He referred to Councillor Hughes comments regarding the Kingsland site and reminded the Committee that the application is a development incorporating the Penrhos, Kingsland and Cae Glas sites and negotiations with Land and Lakes have been ongoing for over 2½ years. The Company has also address issues of concern. He confirmed that there is support but no formal agreement at present with Horizon for the nuclear works accommodation and if this does not materialize then the Penrhos development will only go ahead.

He reminded the Committee that there is an Interim Planning Policy in place allowing up to 50 units or more to be developed on the outskirts of large towns.

Mr. Gary Soloman confirmed that the S106 will contain binding legal obligations on the applicant and any subsequent land owner. If there is no nuclear workers accommodation and no contract signed, there will be no housing on the site. A separate planning application would be required whoever the landowner is at the time. A funding mechanism will have to be put in place which means that the developer will have to put funds aside from the development at Penrhos to allow, if and when a legacy development occurs, monies to be drawn down by whoever converts the workers accommodation houses if the applicant became insolvent.

The Chair invited Councillor D.R. Thomas to address the meeting.

Councillor D.R. Thomas stated that 4 out of the 6 Local Members are opposed to this application. The local members are aware of the area and landscape together with the local feelings of the community. He referred to the 3 sites in respect of this application. He considered that the Penrhos site is extensive and a quarter or half the size would be more acceptable. The current Penrhos application will destroy the only reason people visit the area to enjoy the wildlife and tranquillity. The Cae Glas site has no legal agreement with Horizon Nuclear Power. He considered that the workers accommodation should be incorporated into other towns on the Island so that they will be able to take advantage/disadvantage in these locations. The Rhosgoch site is also near the proposed Wylfa B site and security would be advantageous near a nuclear site with far less travelling.

His main concerns are the development at Kingsland. The loss of agricultural land is of concern between Holyhead and Trearddur Bay. He considered that it would equate to building a village between the two areas. He referred to planning applications having already been approved in the Holyhead area i.e. Llaingoch and Newry in Holyhead together planning approval for numerous locations in the Trearddur Bay area.

Councillor Thomas stressed that he wants to see employment opportunities on the Island and for people to be able to work through the medium of the Welsh language. However, due to the scale and development of this application, it could bring more problems to future generations.

The Chief Planning Officer responded that extensive consultations have taken place with the applicant to ensure the best development possible at Penrhos to make sure that the lodges are built in the correct locations and landscaping of the highest possible. This development will allow for public access to the area. He said that if this development is refused there are implications for the Penrhos site with the loss of £100k contribution by the developer. There could be no public access to Penrhos what so ever. He followed on to state that the developer has conducted an assessment of various locations in the areas to locate this development but the Company must have a specific site to allow sufficient number of workers to be accommodated.

The Chair invited Members of the Committee to deliberate the application.

Councillor T. Victor Hughes stated that he realised that Penrhos Nature Reserve is private land and thanked Anglesey Aluminium for looking after the site for many years. He stated that he would be extremely happy to see over 400 employment materializing from this development. Naturally young people who are afforded employment near their home will stay on the Island and the Welsh language will be protected. Businesses will also benefit with people spending on the Island. Councillor Hughes expressed that Anglesey is open for business and challenged anybody who did not agree. However, he said that the Penrhos development is so dependent of other elements in the planning application. He questioned if the Penrhos development was a sound application why had the developer not submitted an application for the Penrhos site on its own. The most important word in a business plan is 'robust'; is the Penrhos development robust enough, is it sustainable? It is obvious that the developer in the way he has act thinks that it is not. If this is untrue, why does the application need to be subsidised in such a way.

The Director of the Land & Lakes Company stated at the last meeting that if Wylfa B is not built, then other elements of the application will not proceed. However, the Company wishes us to approve the whole application. Councillor Hughes considered that this appeared premature to him. He referred

to the Cae Glas site which will be a camp for over 100 nuclear workers which could be an extension to the Penrhos site thereafter. He stated that the pollution of the site will be a problem but the developer has stated that he is happy for part of the site to become a nature reserve following clearance of the site. Councillor Hughes hoped that the estimated cost of this is realistic. The narrow bridge across the A55 between the Cae Glas and Penrhos site is an integral part of the application and is substandard.

Councillor Hughes referred to the Kingsland site which is to be a further development of accommodation for nuclear workers on level fields between Holyhead and Trearddur Bay which is not far from Cae Glas. He considered that this will turn the west of Anglesey into the 'Wild West'; 3,500 of outsiders into the same place. If this is not enough, the developer wishes to turn the Kingsland site into a huge estate of permanent housing. 320 houses in a prime location which nobody would want to see developed; this is a natural buffer between Holyhead and Trearddur Bay. The worth of 320 plots will be a huge sum and the developer wishes to use this as a legacy for developing the Penrhos site. He considered that it would be an insult to the people of Holyhead to approve this application. This development will have an adverse effect on the Welsh language in the area and a blow to the way of life of the residents of Holyhead. He considered that this was an excuse for the developer to have planning permission through the 'back door'. He questioned what will be the effect of small building companies in the area? Already in the Holyhead area 290 planning applications have been approved but only 12 have started. The development at Kingsland will be as big as the Pencraig and Bron-y-Graig estates in Llangefni and half as big as the estates at Morawelon.

He asked his fellow Councillors who voted for this application at the last meeting of the Planning and Orders Committee to think and voice their opinions on the various aspects and elements of this application in the hope that the Welsh Assembly will see how unfair the strategy is behind this application. He asked the Committee to consider if the business case for the Penrhos site is weak, what is to stop the developer from giving up after a short period of time. When the first clod of earth is raised at Wylfa this Kingsland site can be exchanged for money at any time; will there be anything that will stop this? Who will have egg on their faces in the end?

Councillor Hughes said that employment is required on the Island but it is a duty on Members to consider the price to be paid for that. I stated that he found no reason to change his opinion from the last meeting and proposed that the application be refused.

The Chief Planning Officer responded that the issue raised in respect of the effect on the Welsh language has been addressed within the report. He emphasised that the Committee must consider the application as one. He referred to the statement by Councillor Hughes in respect of the effect on small building companies in respect of this application. DU Construction a local building company has written to the Planning Department to express their support for this application.

Councillor K.P. Hughes said that he did not wish to be disrespectful, but he found it hard to understand the attitude of some Councillors in respect of this application. He stated that he has heard so many time Members saying how important it is to teach young people skills on Anglesey to prepare them for work. Young people on the Island are being trained so that they have the skills to offer to future employers. The only thing they need is the opportunity to use those skills to earn a livelihood. The Members had an opportunity at the last meeting to support a project that would have given years of work for the unemployed and young people of the Island. He questioned if the Authority wants to be seen to be able to offer work for young people to stay on the Island and raise families or would they rather put gates on the bridges with a sign saying that the Island is an Island for the elderly and that we don't need work here. Councillor Hughes stated that a message should come from this meeting that the Island is open for business and that the skills are not lost when young people leave the Island. During the period of recession, he considered it was an easy decision and was happy to support the application for the future of the Island which will be more prosperous than it is now.

Councillor R.O. Jones stated that he was not present at the Site Visits in respect of this application and questioned if he was allowed to voice his support for this application. The Legal Services Manager referred to paragraph 4.6.5.12 of the Council's Constitution which states that if the Member is not present at the site visit, he is unable to express his opinion or vote on the application.

Councillor Vaughan Hughes stated that there is 57 miles between Holyhead and the Republic of Ireland who lost 5 million of its population between 1845 and 1850; 1m in the great famine and over a 1m who fled to America and Wales to escape the famine. They came to Wales because there was work; Wales was the cradle of the industrial revolution; this is why the Welsh language is a living language today as Gaelic to some degree has died. He stated that the Island is unable to refuse investment in the area of billions of pounds, that is why he voted in favour of the application at the last meeting and he stated that he would be voting in favour again because, in his opinion, it was a vote for the future of Holyhead and Anglesey.

Councillor Nicola Roberts said that this is a complex application and stated that she thanked people who had contacted her through social media and correspondence in favour and against the application. She stated that she felt under pressure as the documentation were extensive and she did not have adequate time to view the paper work in respect of the Land and Lakes application; this is why she voted to refuse the application at the last meeting. Councillor Roberts wished to make it clear that her decision in respect of this application will be honest and not tied to any political party or any other individuals. She stated that following considering this application fully and listening to the Officers and the public, she considered that Penrhos Nature Reserve cannot be kept as it is and there is no other offer on the table. Councillor Roberts considered that the Authority must grasp this opportunity and will bring much needed employment for the people of Anglesey. She stated that she wishes to see a mix of ages settling on the Island and facilities available for the people of Anglesey. She further stated that she wishes to see the Welsh language thrive and stated her support for this application to allow young people to stay on the Island.

Councillor Ann Griffith said that she voted against this application at the last Planning and Orders Committee. She stated that she had come to today's meeting with an open mind and has listened to the Officer's report and the arguments for and against the application. Councillor Griffith said that she has felt extreme pressure to return to today's meeting and to change her opinion. The pressure started the minute she left the Chamber last month from social media and correspondence. The Officers have responded to the two reasons for refusal at the last meeting i.e. (1) over development in the countryside and (2) the effect on the AONB. She referred to TAN 20; TAN gives guidance on Welsh language matters should be dealt with by local Planning Authorities, these matters should be considered when decisions and applications are discussed. She considered that there has been a lack of consideration to sustainability on the Welsh language in the nearby wards and the rest of the Island. There has been a substantial decrease in the number of people who speak Welsh in Holyhead and the rest of the Island since the 2001 census figures. Councillor Griffith believed that this development would have a detrimental effect on the Welsh language on Anglesey.

She referred to the issue of over development in the countryside, and stated that the social effect of having 3,000 workers, no doubt from other countries in Europe, living in the area. She stated that she was not satisfied that there has been adequate consultation with Social Services locally or in other locations where there has been extensive development i.e. Pembrokeshire and London during the Olympics.

Councillor Ann Griffith referred to the adverse effect on the AONB. The National Parks and Access to the Countryside Act 1949 provided a statutory duty on local authorities to create areas of outstanding beauty, there are just 6 in Wales. There is no National Park on Anglesey, but the areas designated as Anglesey AONB is in effect our National Park. An AONB is an outstanding landscape whose distinctive character and natural beauty are so precious that it is in the nation's interest to safeguard them. This proposed development is the biggest disregard to any AONB in England and Wales that has ever been. She said 'could you imagine this development allowed in the Snowdonia National Park'. This indicates how extreme this proposal development is. The 3 sites at Kingsland, Cae Glas and Penrhos are all within the AONB. The Countryside and Rights of Way Act 2000 requires all local authorities to have regard to the purpose of conserving and enhancing the natural beauty AONB's when performing their function. Officers have highlighted paragraph 5.5.5, 'the statutory designation does not necessarily prohibit development but proposal for development must be carefully assessed for their effect on those natural heritage interests which the designations intended to protect'. Officers have also highlighted the tests for major developments which are more national rather than local in character. Paragraphs 5.5.6 says that it is demonstrated to be an overriding public need and a refusal would be severely detrimental to the local economy and there is

no potential for locating the development elsewhere or meeting the need in some other way. The Westminster Government has yet to give the go ahead for Wylfa 'B'; it is 6th in the list of the nuclear power stations after Hinkley Point. She stated that it has been recently witnessed the length and difficulties the Chancellor had in identifying foreign investments to pay the bill for Hinkley Point. There is no overriding public need, the permanent or temporary accommodation on the scale proposed to house over 3,000 construction workers in Holyhead. There may be a potential need if Wylfa B is eventually given the go ahead, in this event there are other brownfield sites on Anglesey that would be suitable, notably part of Cae Glas on the old Anglesey Aluminium site and Rhosgoch. She stated that she opposed this application.

The Chief Planning Officer sympathised with the two last speakers who have stated that there has been extreme pressure on them. He noted that it was up to the Authority how it should deal with such pressures on both elected members and Officers in respect of such applications due to the strong feelings in the local community which are for and against this application. He referred to TAN 20 mentioned by the last speaker and stated that a new TAN 20 has been published since the last meeting of the Planning and Orders Committee, but in the Officers opinion it refers to preparing development plans. Its provisions are premature in that the Authority will not have an adopted LDP until June 2016. He referred to the fact that account had been taken as regard to the application of the Council's SPG on Welsh Language and relevant current Development Plan policies.

Councillor John Griffith asked questions of the Officers in respect of the Biomass Plant at Holyhead and the 600 jobs it will create. He asked when this development was likely to start. The Chief Planning Officer responded that an application has been submitted to DECC for a variation of conditions to the extant consent granted in 2011. This will allow them to submit a design which is more acceptable and use less Biomass material etc. Councillor Griffith questioned if there was anyway the Land and Lakes application could be split into 3 individual applications? The Officers responded that the application needs to be considered as one application.

Councillor Griffith stated that there is a television advert at present which states that 'if there is no home for nature, there will be no nature'; the same can be said for AONB's on Anglesey. The decision taken at this meeting it will have to be considered what legacy is left for future generations. The town of Holyhead is unlikely to be a hotspot in North Wales for tourist. However, what it has is a coast with wildlife habitat and archaeological/historical sites of significance. If the Kingsland and Cae Glas development does not go ahead for nuclear power workers, it should be withdrawn immediately and any separate application be considered as a standalone individual application.

He considered that the approval of all 3 sites as one single application is morally and fundamentally wrong. The application is totally unrealistic in the manner of its presentation. Putting the Penrhos development to one side, the question raised is that what would the decision have been at Cae Glas and Kingsland sites had it been only to erect nuclear workers accommodation and ancillary services. As an AONB location it would inevitably be rejected. However, the developers have stated that if Wylfa is not proceeded with, then it would abandon all plans to develop these sites other than providing a cricket, football pitches and nature reserve at Cae Glas. If the workers accommodation was disregarded there is no realistic correlation between Penrhos and the other sites especially Kingsland which is some way distant. He failed to understand the reasoning of the developer by including Cae Glas and Kingsland and also adding that they will not go ahead with their plans for Cae Glas and Kingsland if Wylfa does not transpire. There is no justification in considering them for approval and would expect the Welsh Inspectorate to seriously consider this issue and reject it. Does the Land and Lakes agreement confirm that they are contractually bound to take the offer of Wylfa workers accommodation, simply no. It is an agreement that they will consider such an option no more.

Councillor Griffith continued to state that he is aware that on Anglesey they are continuing to look at alternative options to support the proposed Wylfa workforce in identifying suitable empty properties, holiday lets, bed and breakfast accommodation from all parts of the Island and this would spread the workforce over a wider area and would not put pressure on local services. Horizon will inevitably look for some campus accommodation but probably at a site nearer Wylfa. Welsh Water originally objected to the application in order to prevent hydraulic overload of sewerage systems and to protect health and safety of existing residents and ensure no detrimental effect to the environment, but at

the last meeting they had changed their minds. They no longer objected provided that the sewerage system is upgraded, but at what costs, several million pounds no doubt.

He stated that he did not object in principle to development which will bring significant employment to Anglesey. He said that he could accept one site but not three. Providing a camp for nuclear workers is a secondary issue and should have been submitted at a separate issue. The Cae Glas and Kingsland sites weaken the case for approval tremendously. However, serious consideration needs to be given if there is no work for young people on Anglesey. The cost associated with an appeal it may cost the Authority thousands of pounds. Councillor Griffith was sad to have to say that he might find himself having to support the application.

Councillor Lewis Davies stated that Members should consider the case on its merit and not be influenced by Officers, the large company nor people who have personal interests in the application. Extreme pressure has been put on Members to reconsider their decision following refusal of the application at the last meeting of the Planning and Orders Committee. He stated that he has given indepth consideration to the application with an open mind and impartially. He has also look at the application in respect of the advantages and disadvantages economically, linguistically and environmentally. As an elected Member he considered that he has been under pressure to approve this application which is a 500 acre development and within an AONB location. An AONB is statutory protected similar to the National Parks i.e. Snowdonia National Park. Councillor Davies stated that he has consulted with the AONB Services through Wales and they have stated that no such development has ever been approved in an AONB area; why is Anglesey different?

He stated that he did not object to the whole application but felt strongly that this development should have been split into 3 different applications. He has consulted with a number of Planning Officer at different authorities and they have questioned why the 3 sites should be considered as one application. Councillor Davies questioned if Anglesey Planning Authority is different from the other local authorities. He further noted that a number of people from Holyhead have stated that the Land and Lakes Company has been working closely with a social enterprise which is funded by the Welsh Government; it is totally unfair that local residents are put under pressure.

Councillor Davies continued to express that there are no assurances that Wylfa B will be approved and questioned if there was a need for so many houses for workers in one location that can arise to social problems. The Penrhos Nature Reserve attracts over 100,000 people every year and with investments this could be doubled. It attracts the elderly, young and disabled to enjoy the peace and tranquillity.

The 3 sites as one application is not acceptable; it will have detrimental effect on AONB and on historical and scientific sites. The effect on the amenities of the public will put pressure on the Health Authority, social services, and breaches on the law, sewerage systems and on the Welsh Language will be immense. The application is contrary to 11 National and Local Policies and Councillor Davies read out the policies to the Committee. Councillor Davies stated that he objected to the application as it was dealing with 3 sites.

Councillor Davies said that he had many questions to the Officers. He questioned if the Members are encouraged to breach 11 National & Local Policies or are they been adapted to give permission? Has a housing survey been undertaken in the north of the Island? How many houses are for sale in the Holyhead area? How many planning applications has been approved but not developed on Anglesey? How many planning approval has been given on Holy Island? Has a survey been undertaken on the effect on social, health and education in relation to such a development on the Island? Has a sufficient and robust effect on the Welsh language taken in respect of this development? Has public consultation been undertaken with the local Town/Community Council in respect of the scale of the development? Is there any purpose in having an AONB to protect the landscape which is similar to the National Parks? Wind turbine development in the AONB would not be allowed within the Llyn Peninsula but you want to develop over 500 acres in this location? Is the sewage system at Parc Cybi up to standard to cope with this development? Has a 100 year flood survey been undertaken in respect of this development? The Kingsland development will get rid of the green wedge and create a ribbon development between Kingsland and Trearddur Bay, why is the policy been disregarded?

The Chief Planning Officer responded that all the answers to the questions raised by Councillor Davies were not available. He stated that if he had known of the questions beforehand he would have made provisions. However, he was aware of the Blue Stone development in the Pembrokeshire Park which is large in scale. He stated that he did not accept that Officers had put pressure on the elected Members as this is the only opportunity he has had since the last meeting to discuss the application with the Committee. He emphasised that Mr. Gary Soloman from Burges Salmon had been employed to help the Council ensure the application has been dealt with properly.

Councillor Kenneth P. Hughes proposed that the application be approved and Councillor Vaughan Hughes seconded the proposal.

Councillor Lewis Davies proposed to reaffirm the decision to refuse the application and Councillor T. Victor Hughes seconded the proposal.

The voting was as follows :-

To reaffirm the decision to refuse the application : Councillors Lewis Davies, Ann Griffith, T. Victor Hughes. **TOTAL 3**

To approve the application : Councillors John Griffith, Kenneth P. Hughes, Vaughan Hughes, W.T. Hughes, Nicola Roberts. **TOTAL 5**

It was RESOLVED to approve the application in accordance with the Officer's recommendation and to note that the application will be referred to the Welsh Government for a period of 21 days in accordance with The Town and Country Planning (Notification)(Wales) Direction 2012 with a recommendation that the local planning authority are minded to permit the planning application subject to :-

- **The applicant entering into a Section 106 Agreement, the draft heads of terms of which are set out in the Original Report.**
- **Planning conditions covering the matters set out in the Original Report.**

That the Head of Planning Services be granted delegated authority to negotiate the terms of the Section 106 Agreement and deal with the matters noted above by condition or Section 106 as is considered appropriate by the Head of Planning Services.

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 45C438 – Outline application with some matters reserved for the erection of a dwelling, the construction of a vehicular access together with the installation of a septic tank on land adjacent to Bryn Gwyn, Newborough

The application was brought to the Committee as the applicant is related to a relevant officer. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

It was noted that Councillor P. Rogers, a Local Member requested that the application be deferred as the applicant was unable to attend the meeting.

Councillor John Griffith proposed that the application be deferred and Councillor R.O. Jones seconded the proposal.

It was RESOLVED to defer the application in accordance with the request of a Local Member.

12 REMAINDER OF APPLICATIONS

12.1 10C118A/RE – Full application for the siting of a 15MW solar array farm on land adjacent to Bryn yr Odyn, Soar

The application was reported to the Planning and Orders Committee at the request of a Local Member.

The Vice-Chair, Councillor Ann Griffith, a Local Member requested that the application be visited as a landscape assessment is required and there is a solar array farm only 1.6 km from the site which has had approval; a cumulative effect needs to be assessed.

Councillor K.P. Hughes proposed that the site be visited and Councillor Nicola Roberts seconded the proposal.

It was RESOLVED to undertake a site visit for the reasons given.

12.2 14C135A – Full application for the erection of a dwelling and private garage, creation of a new vehicular access together with the installation of a package treatment plant on land adjacent to Glasfryn, Tyn Lon

The application was reported to the Planning and Orders Committee at the request of a Local Member.

The Chair invited Mrs. Angharad Crump, the applicant, to address the Committee

The main points raised by Mrs. Crump was that the application should be approved under Policy 50 and HP5 which allows individual dwellings on infill sites, close to the development part of small villages and rural cluster; with Llynfaes already identified. As a family they wish to build a home in their local community and near their family. Planning Policy Officers have stated that the plot is part of a rural cluster in the Temporary Planning Policy for Rural Clusters. The current access is used by agricultural machinery, cars and business traffic with no accidents reported in the last 20 years. As applicants they are willing to cut down the trees on the site to allow better visibility.

The Chair invited Councillor Bob Parry OBE, one of the local members to address the Committee.

Councillor Parry stated that he support this application, he questioned the Highways Officers in respect of the issues raised by Mrs. Crump in respect of the access to the site. The Highways Officers responded that they accept that to the access to the site is used by other vehicles but it is substandard. A pre-application meeting had been conducted regarding a new access to the dwelling but the Highways Officers were of the opinion that it would be unacceptable.

Councillor T. Victor Hughes proposed that the application be approved, contrary to the Officer's recommendation. Councillor Vaughan Hughes seconded the proposal.

Councillors Lewis Davies, Ann Griffith, John Griffith, T. Victor Hughes, Vaughan Hughes, R.O. Jones voted in favour of the application. Councillor Jeff Evans abstained from voting.

It was RESOLVED to approve the application, contrary to the Officer's recommendation on the basis that it conforms with Policy 50, as it is within a cluster. (Councillor N. Roberts as a Local Member did not vote on the application).

In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reason given for approving the application.

12.3 14C28G/1/ECON – Full application for the erection of a HGV repair workshop together with the siting of a portable office and the provision of HGV parking for agri-contractors on plot 7 at Mona Industrial Park

The application was reported to the Planning and Orders Committee as the site is owned by the County Council.

Councillor Vaughan Hughes proposed that the application be approved and Councillor K.P. Hughes seconded the proposal.

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

12.4 14C28H/1/ECON – Full application for the erection of a storage distribution warehouse with office and canteen at Plot 14, Mona Industrial Estate, Mona

It was reported that at the time of submitting the application the land was owned by the County Council. Since submitting the application the applicant has purchased the land.

Councillor Lewis Davies proposed that the application be approved and Councillor R.O. Jones seconded the proposal.

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

12.5 19C1052C – Full application for the erection of 12 two bedroomed flats and 3 one bed roomed flats together with the construction of a new access on the site of the former RNA Club, St. David's Road, Holyhead

The application was reported to the Planning and Orders Committee at the request of a Local Member.

Councillor R.O. Jones proposed that the application be approved and Councillor K.P. Hughes seconded the proposal.

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

12.6 28C483 – Full application for the siting of a log cabin at Sea Forth, Warren Road, Rhosneigr

The application was reported to the Planning and Orders Committee at the request of a Local Member.

The Chair invited Mr. Ian Robinson, an objector to the application, to address the Committee.

Mr. Robinson stated that he had been asked by some of the residents of Warren Road, Rhosneigr to address the Committee. He asked the Committee to consider visiting the site in order to view the proposed development.

Councillor Raymond Jones proposed that the site be visited and Councillor Vaughan Hughes seconded the proposal.

It was RESOLVED to undertake a site visit for the reasons given.

12.7 40C315B – Full application for the temporary permission for the siting of four storage containers on land at Moelfre Seawatch Centre, Moelfre

The application was reported to the Planning and Orders Committee as the development involves land which the County Council has leased to the RNLI with a term of over 80 years.

Councillor T. Victor Hughes proposed that the application be approved and Councillor Vaughan Hughes seconded the proposal.

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

13 OTHER MATTERS

13.1 34C40Z/EIA/ECON – Erection of a new Biomass Energy Plant comprising of a wood pellet plant, a biomass combined heat power plant, debarking and chipping plant, wood storage yard and construction of a new vehicle access on land adjacent to Peboc, Industrial Estate, Llangefní

It was RESOLVED to note the report for information and to agree not to contest the two reasons for refusal as mentioned in the report.

13.2 38C267B – Full application for the erection of two 20kW wind turbines with a maximum hub height of up to 20.5m, rotor diameter of up to 13.1m and a maximum upright vertical tip height of up to 27.1m and associated works on land at Cleggyrog Uchaf, Carreglefn

It was RESOLVED to note the report for information and to agree to the Officers defending the appeal on the grounds stated in the report.

13.3 38C292C – Full application for the erection of one 500kW wind turbine with a maximum hub height of up to 50 meters, rotor diameter of up to 58 meters and a maximum upright vertical tip height of up to 79 meters, together with associated electrical infrastructure, grid connection and improvements to the existing vehicular access and new access tracks on land at Rhosbeirio Farm, Rhosgoch

It was RESOLVED to note the report for information and to agree to the Officers defending the appeal on the grounds stated in the report.

14 ORDERS

14.1 Isle of Anglesey County Council (Off Street Parking Places) (Various Car Parks Anglesey)(1) Order 2013

Submitted – a report in relation to objections received following advertising the proposed Off-Street Parking Places Order.

Members considered that an Impact Assessment report needs to be carried out before this Committee can consider the report.

It was RESOLVED to defer the report.

**COUNCILLOR W.T. HUGHES
CHAIR**

PLANNING SITE VISITS

Minutes of the meeting held on 20th November, 2013

PRESENT:	Councillor W T Hughes (Chair) Councillors Lewis Davies, Jeff Evans, Ann Griffith, John Griffith, Ken Hughes, Vaughan Hughes, Victor Hughes, Richard O. Jones, Nicola Roberts
IN ATTENDANCE:	Development Management Team Leader (NJ) Cyfieithydd (JT) Administrative Assistant/Committee Officer (SC)
ALSO PRESENT:	Local Member: Councillor Richard Dew (Item 2 only)

1. 10C118A/RE - Full application for the siting of a 15MW solar array farm on land adjacent to Bryn yr Odyn, Soar

The site was visited upon the recommendation of the Planning and Orders Committee held on 6th November, 2013.

Prior to visiting the proposed site, Members viewed the location from a lay-by on the A55 to see the potential visual impact the development would have from the expressway.

Members visited the proposed site of the development. The Officer gave a detailed report on the application and showed Members a scale plan of the proposal.

The Officer explained that an archaeological assessment had been conducted in the area and an agreement had been reached with the developers to preserve the archaeological site nearby.

The Officer further explained that a transformer building would be constructed on the site surrounded by a 2 m security fence. A 2 m high fence would also surround the whole of the application site. Management of hedgerows is proposed.

The proposed site was viewed from several locations on a circular route from Gwalchmai ie the fly-over in Gwalchmai, a public footpath close to the boundary of the development; Dothan crossroads and an elevated viewpoint on the B4422 in the Capel Mawr area.

2. 28C483 – Full application for the siting of a log cabin at Sea Forth, Warren Road, Rhosneigr

The Planning and Orders Committee at its meeting held on 6th November, 2013, resolved to carry out a site visit to view the potential effects of the proposal on the surrounding landscape and neighbouring properties.

The Planning Officer explained that the proposal was for a summer house comprising of a 2 bedroom log cabin with sitting room only. Electricity would potentially be its only facility, as no mains water would be connected.

Members questioned the height and location of the site on lower ground level.

The Planning Officer responded that the proposed summer house would be 9 m (length) x 3.5 m (width) x 2.43 m (height).

A local Member for the area, Councillor Richard Dew stated that the proposal was for a large log cabin with no conveniences. All occupants would have to visit the main house, Sea Forth for washing and toilet facilities. He referred to halogen lights would potentially be switched on and off throughout the night.

The Planning Officer pointed out to Members that windows from neighbouring houses would be looking out directly onto the proposed site.

Councillors viewed parking facilities at the entrance to the proposed site.

Councillor Richard Dew pointed to the limited area within the curtilage and the road outside for overspill parking.

**COUNCILLOR W T HUGHES
CHAIR**

6.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: **34C553A** Application Number

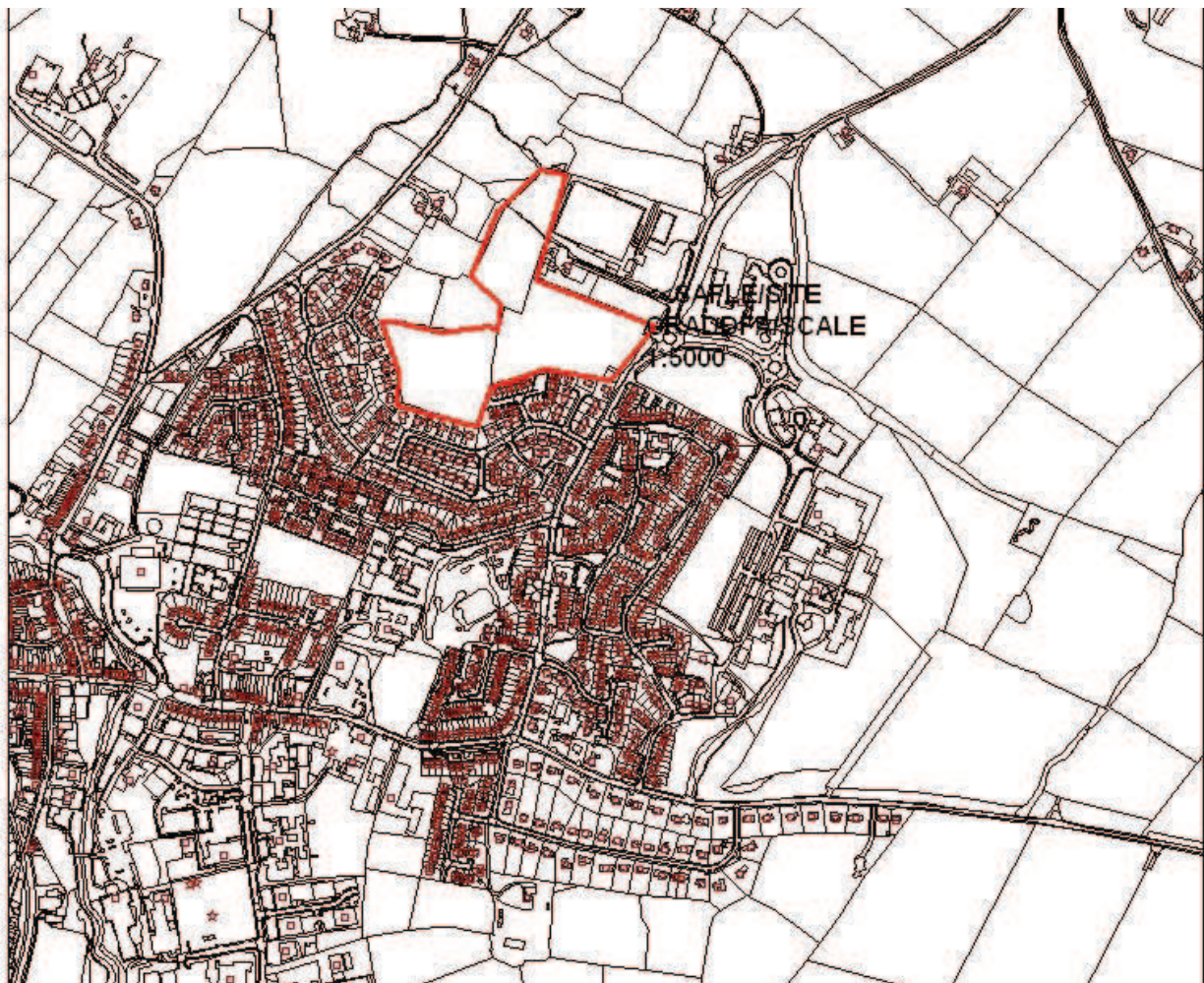
Ymgeisydd Applicant

**St Malo (Llangefni) Ltd
c/o Berwyn Owen
Owen Devenport
1st Floor
Metropolitan Buildings
25 High Street
Llangefni
LL77 7NA**

Cais amlinellol ar gyfer datblygiad trigiannol yn cynnwys cyfleuster gofal ychwanegol, priffordd a rhwydwaith cysylltiol yn

Outline application for residential development including extra care facility, highway and associated infrastructure at

Ty'n Coed, Llangefni



Planning Committee: 04/12/2013

Report of Head of Planning Service (MTD)

Recommendation:

Defer

Reason for Reporting to Committee:

Departure application that officers are minded to approve.

1. Recommendation

Defer

In order to allow further consultations in respect of housing supply figures and education contribution to take place.

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

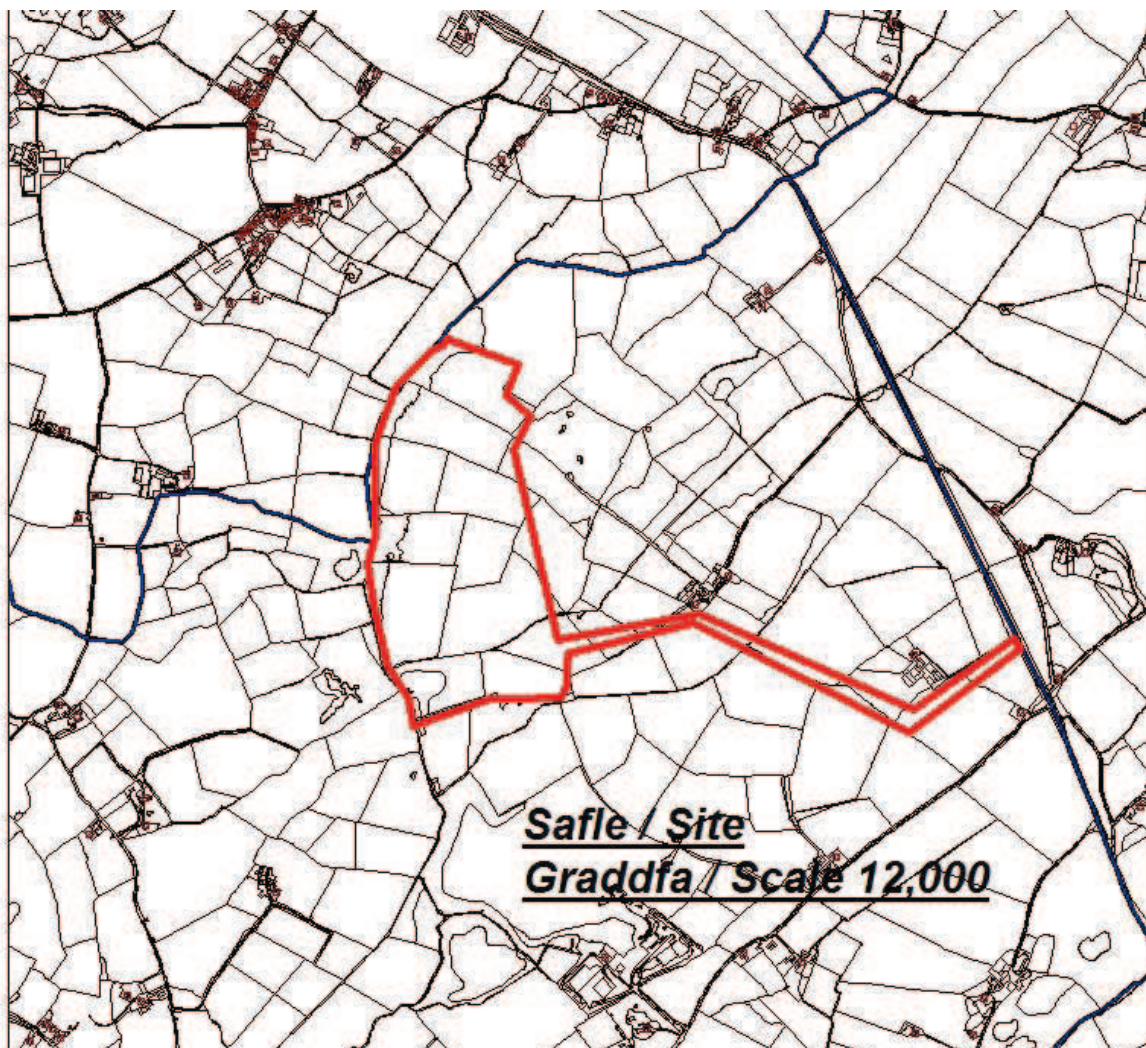
Ymgeisydd Applicant

**Ynys Mon Wind Energy Ltd
c/o West Coast Energy Ltd
Mynydd Awel
Mold Business Park Maes Gwern
Mold
Flintshire
CH7 1XN**

Cais llawn ar gyfer codi tri twrbîn 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: 04/12/2013

Report of Head of Planning Service (NJ)

Recommendation:

Site Visit

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 Eryr Uchaf, Porthaethy.

It is considered that it would be of benefit to the members to view the site and its context prior to making any determination.

Recommendation

Site visit

Rhif y Cais: **42C114A** Application Number

Ymgeisydd Applicant

**Pritchard
Fron Ceidio
Llanerchymedd
Anglesey
LL71 7BH**

Cais amlinellol ar gyfer codi annedd amaethyddol ynghyd a gosod tanc septic yn

Outline application for the erection of an agricultural dwelling together with the installation of a septic tank at

Tai'n Coed, Pentraeth



Planning Committee: 04/12/2013

Report of Head of Planning Service (MTD)

Recommendation:

Defer

Reason for Reporting to Committee:

On request of former Local Member Hefin Thomas.

1. Recommendation

Defer

To allow a response to be received from the Councils consultants in respect of recent correspondence received

Rhif y Cais: **44C294B** Application Number

Ymgeisydd Applicant

**Mrs Hilda Owen
c/o Mr John McGarry
Entrust
Daresbury Innovation Centre
Daresbury
Cheshire
WA4 4FS**

Cais llawn i godi dau twrbin 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 two 20kW wind turbines 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: 04/12/2013

Report of Head of Planning Service (MTD)

Recommendation:

Defer

Reason for Reporting to Committee:

The application is reported to the committee as it has been decided that delegated powers will not be used in connection with wind turbine developments.

1. Recommendation

Defer

To allow for the assessment of additional correspondence received.

7.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **10C118A/RE** Application Number

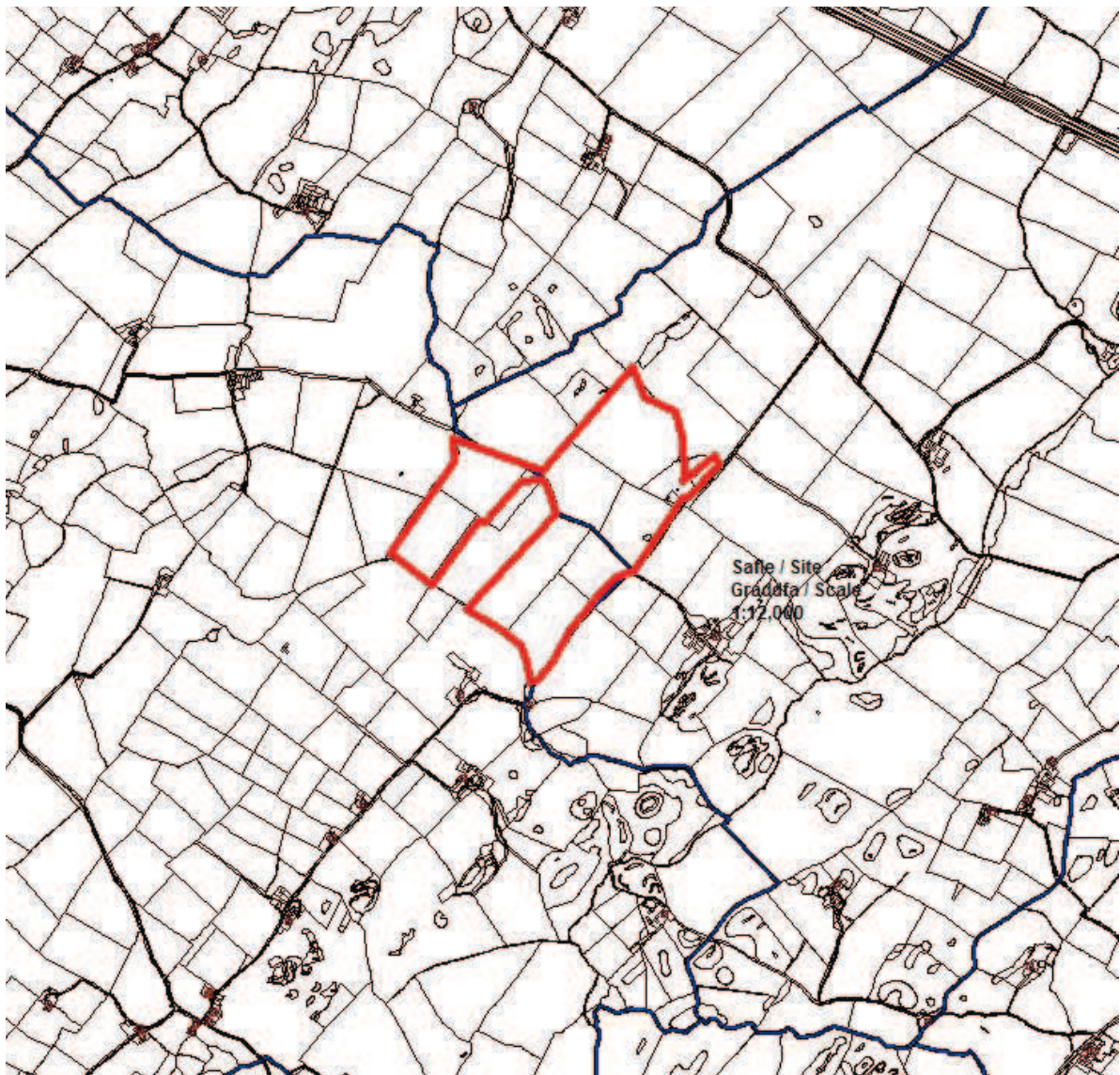
Ymgeisydd Applicant

**Mr Tim Bowie
c/o D.K. Symes Associates
39 Main Road
Middleton Cheney
Banbury
Oxfordshire
OX17 2ND**

Cais llawn ar gyfer lleoli fferm arae heulol 15MW
ar dir ger

Full application for the siting of a 15MW solar array
farm on land adjacent to

Bryn yr Odyn, Soar



Planning Committee: 04/12/2013

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

At its meeting held on 6th November 2013 the members elected to undertake a site visit prior to making its determination. The site visit took place on 20th November 2013.

1. Proposal and Site

The application is for the installation of a solar farm on 30 hectares of improved pasture land at Bryn yr Odyn that lies in an isolated location 1.5km north west of the village of Soar.

The proposal will generate up to 15MW of electricity and connect into pre-existing 33kv overhead lines. Planning permission is initially sought for a 25year period. It is understood that 15MW is equivalent to the annual electricity consumed by 4,500 homes. Although the overall site area extends to 30 hectares the actual footprint on the ground of the various components amounts to significantly less – covering less than 50% of the area. The similar Tai Moelion scheme (application 10C114A) is located some 1.6km to the south west of the application site and due to local topography is not intervisible with it. This received planning consent earlier this year and also extends to a 30 hectare site in total, although only some 10 hectares will be taken up by the development. It is also rated at 15MW.

These component parts are as follows;

- 8 fields containing 2,500 solar modules (comprising of 20 cells) with each panel being 10m in length and aligned east to west in rows. These rows are some 3m in width and 2.5m in height and are evenly spaced at 5.4m intervals.
- Between 10 and 15 inverter buildings (approximately one for each 1.5 MW of energy). Each building measures 3m x 5m x 2.5m in height.
- A transformer building / sub-station measuring approximately 12m x 3.2m x 3.5m in height surrounded by 2m high security fencing located to the rear of a derelict former dwelling.
- Landscaping proposals. The modules are set back by 10m from existing field boundaries which are being retained and enhanced and a 2m security fence will surround the site.
- Approximately 70m of new access track surfaced with stone to provide internal access to the site and sub-station.

Due to the fact that large areas of the site (the areas between the rows) will not be developed grazing will continue; in effect there will be a mixed-use to the land being that of agricultural and renewable energy production. The application is a comprehensive submission that is supported by:

A Landscape and Visual Assessment

An Ecological Assessment.

A Cultural Heritage Assessment and Geophysical Survey.

2. Key Issue(s)

Whilst an application of this type and scale can potentially raise a wide and diverse range of issues I have distilled what I consider to be the main ones as follows:

Whether the principle of development is acceptable in planning policy terms;

Whether or not the proposal has an acceptable environmental impact, particularly with regard to landscape, ecological and cultural heritage.

The report will also look at other matters relating to water, flood risk, amenity and transport.

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy
D1 Area of Outstanding Natural Beauty
D3 Landscape Conservation Area
D4 Environment D9 Environment
D15 Archaeology

Ynys Mon Local Plan

1 General
31 Landscape
32 Landscape
45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

P08b Energy Developments
GP1 Development Control Guidance
GP2 Design
EN4 Biodiversity
EP 18 Renewable Energy
EN1 Landscape Character
EN14 TPOs and Hedgerows
EN16 Landscape Features.

Planning Policy Wales Edition 5 (November 2012)

Technical Advice Note 5: Nature Conservation and Planning (2009)

Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010).

Technical Advice Note 8 Planning for Renewable Energy (2005)

Technical Advice Note 18: Transport (2007)

Practice Guidance: Planning for Renewable and Low Carbon Energy - A Toolkit for Planners, Welsh Assembly Government (2010)

Practice Guidance Planning Implications of Renewable and Low Energy (February 2011)

4. Response to Consultation and Publicity

In response to consultations carried out replies from the following have been received and are summarised as follows:

Local member (Cllr H E Jones): Bearing in mind the size and scale of the application it seems sensible for it to be discussed at Planning Committee

Chief Environmental Health Officer - No observations.

Natural Resources Wales – does not object to the proposal. The ecological report is comprehensive and it is not considered that the development will have an impact on the favourable conservation status of protected species. The proposed development is 2.7km away from the designated AONB. Provided that the ground beneath each panel remains permeable, no additional surface water attenuation will be required to deal with flood risk. The main river (Bryn Coch) flows along the south western boundary of the site and any works and structures including security fencing should be 4m away from the bank to allow for access and maintenance.

Councils Ecological Advisor - The ecological impact can be mitigated by management which should be a condition of any consent

Highway Authority - Do not object. Public footpath 52 is situated near the development.

Gwynedd Archaeological Planning Service – an area of the site to the north east in which a complex of features have been identified is to be omitted from the development. For the remaining site, targeted trenching and recording will be required.

JPPU: Development Plan policies provide a robust framework against which to assess individual applications. There is no statutory requirement for an assessment of capacity prior to determining an individual application.

MOD: Requested additional details.

Llangristiolus Community Council: Object to the application.

Economic Development Unit – supports the application

Responses are awaited from local members, Community Councils (Aberffraw and Trewalchmai), SP Power systems, RSPB, AONB Officer,

The application has also been publicised by the local planning authority in accordance with statutory requirements.

5 letters of objection and a petition have been received, raising concerns regarding:

Traffic impacts, with the panels being delivered on narrow roads;

Construction impacts, including delivery of panels, will cause disturbance through noise;

Visual impacts form property due to proximity;

Tourism impacts due to the site being visible from main routes e.g. A55 expressway and the Giach Rural Cycle Route as well as from tourist information points on lay-byes on the A55;

There is no national or local planning policy to deal with large scale solar arrays and no decisions should be made on such applications until appropriate policies are in place – strategic policy required together with a capacity assessment of renewable technology;

The proposal conflicts with current landscape protection and renewable energy policies;

The proposal will lead to loss of important habitat;

The application erroneously suggests that most of the surrounding land forms part of the Bodorgan Estate – there are numerous private landholdings in the area;

The proposal will lead to flooding of third party land;

Suggested that the scheme will take up all capacity in the grid – this may make it unlikely that if this scheme goes ahead, others won't, but it is imperative in such circumstances to consider strategically which projects should take up the spare capacity – given the inefficiencies of the technology, the grid capacity will be tied up to the scheme but is will only be likely to produce at a fraction of its rated output;

No employment benefits will accrue;

An allegation has also been made that land shown on the application plan is not entirely within the ownership of the applicant and that the application is as a consequence invalid. Enquiries have been made and evidence of ownership produced by the agent. No evidence to the contrary had been received from the person alleging invalidity at the time of writing.

5. Relevant Planning History

10C118/SCR - A screening opinion for the siting of a solar array farm was determined on the 17-10-13 when it was decided that an environmental impact assessment was not required.

6. Main Planning Considerations

Whether the principle of development is acceptable in planning policy terms

Policy C7 of the Gwynedd Structure Plan states: "There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality are acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment."

Policy 45 of the Ynys Mon Local Plan states: "Renewable energy projects will be permitted where it can be clearly demonstrated that there will not be any unacceptable impact on

- i. Landscape character,
- ii. Sites of international, national or local importance for nature conservation.
- iii. Species which are of nature conservation importance
- iv. Ancient Monuments and sites of historical importance
- v. The standard of amenity enjoyed by the resident and tourist population
- vi. Essential public services and communications.

Policy 8B- Energy Developments of the Stopped Ynys Mon Unitary Development Plan states: "Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design".

The updated version of Planning Policy Wales clarifies and strengthens the presumption in favour of sustainable development. Section 12.8.1 (Renewable and Low Carbon Energy) of Planning Policy Wales (5th Edition November 2012) sets out targets and gives strong support for renewable energy projects in line with the Welsh Assembly Government's Energy Policy Statement (2010). Planning Policy Wales at paragraph 12.8.15 states the impacts from renewable energy developments will also vary depending on their location and scale and require different policy and development management considerations.

Paragraph 12.9.2 of PPW states that 'local planning authorities should guide appropriate renewable and low carbon energy development by undertaking an assessment of the potential of all renewable energy resources and renewable and low carbon energy opportunities within their area and include appropriate policies in development plans'. Although there is no statutory requirement to do so, a Renewable Energy Capacity Study was commissioned to inform the Joint Local Development Plan. The Study adopted methodology developed by the Welsh Government but as commercial solar PV arrays are an emerging technology, current guidance (Welsh Government or DECC) does not contain information on how to assess their potential. Nonetheless, development plan policies exist against which such schemes can be examined.

At 15MW the solar farm subject to this report is categorised as "Local Authority-wide" in Planning Policy Wales which includes developments of between 5MW & 50 MW according to figure 12.3. As a "Local Authority-wide" installation the scale of the solar farm is acceptable in principle in policy terms in this location but there are also detailed considerations within the policy considerations as detailed below. Section 12.10.1 reproduced below highlights matters that should be taken into account in dealing with renewable and low carbon energy development and associated infrastructure by the local planning authority. This covers the positive aspects such as contribution to meeting national, UK and European targets and wider environmental, social and economic benefits. It also highlights the need to consider impact on the natural heritage, the coast and the historic environment and the need to minimise impacts on local communities. Other matters such as mitigation and infrastructure matters i.e. grid connection and transportation network are also highlighted within this section as follows:

"12.10.1 In determining applications for renewable and low carbon energy development and associated infrastructure local planning authorities should take into account:

- the contribution a proposal will play in meeting identified national, UK and European targets and potential for renewable energy, including the contribution to cutting greenhouse gas emissions;
- the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development;

- the impact on the natural heritage (see 5.5), the Coast (see 5.6) and the Historic Environment (see 6.5);
- the need to minimise impacts on local communities to safeguard quality of life for existing and future generations;
- ways to avoid, mitigate or compensate identified adverse impacts;
- the impacts of climate change on the location, design, build and operation of renewable and low carbon energy development. In doing so consider whether measures to adapt to climate change impacts give rise to additional impacts (see 4.5);
- grid connection issues where renewable (electricity) energy developments are proposed;
- the capacity of and effects on the transportation network relating to the construction and operation of the proposal"

Technical Advice Note 8 Renewables (2005) (paragraph 1.4) states the Assembly Government has a target of 4TWh of electricity per annum to be produced by renewable energy by 2010 and 7TWh by 2020.

Paragraph 3.15 of TAN 8 states that "other than in circumstances where visual impact is critically damaging to a listed building, ancient monument or a conservation area vista, proposals for appropriately designed solar thermal and PV systems should be supported". In its Policy Clarification letter of July 2011 in relation to TAN 8, the Welsh Government Minister for Environment and Sustainable Development stated that "for the avoidance of any future doubt, when determining planning applications under town and country planning legislation on energy related projects within Wales (other than certain energy installations), the key planning policy comprises the local authority's adopted development plan, and where it is more recent, the Welsh Government's Planning Policy Wales and TAN 8".

Section 2 of Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

"2.1.1 The planning system has a key role to play in supporting the delivery of sustainable rural communities. It can help to ensure that appropriate development takes place in the right place at the right time by making sufficient land available to provide homes and employment opportunities for local people, helping to sustain rural services. Simultaneously, the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy generation. It must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces. The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable. Planning authorities should seek to strengthen rural communities by helping to ensure that existing residents can work and access services locally using low carbon travel and obtain a higher proportion of their energy needs from local renewable sources."

In relation to farm diversification Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

"3.7.2 Many economic activities can be sustainably located on farms. Small on-farm operations such as food and timber processing and food packing, together with services (e.g. offices, workshop facilities, equipment hire and maintenance), sports and recreation services, and the production of non-food crops and renewable energy, are likely to be appropriate uses."

It is evident that the policies listed above provide a presumption in favour of renewable energy developments in meeting the identified targets for low carbon energy generation. The scale of the development classified as "Local Authority-wide" is acceptable in principle in this location. As detailed in the policies listed there are also other environmental considerations which need to be assessed, and these are considered below.

Whether or not the proposal has an acceptable environmental impact; particularly with regard to landscape, ecological and cultural heritage.

Landscape and Visual - The application is accompanied by a Landscape and Visual Assessment,-The assessment encompasses a study area of 1km around the site including views from a national cycle route. The site is outside the AONB but is within a Special Landscape Area (SLA) and is described in the assessment as a generally undulating landscape, prevalent in rocky knolls, scrubland vegetation, small copses, wet ditches and remnant field boundaries. The site itself is located on open and isolated farmland within this landscape. The visual impact assessment includes properties on a ridge, on the B4422 near Llangristiolus, where there are extensive views across the site from a distance of over 2km

The assessment predicts that the initial landscape and visual impacts will be slightly adverse on the character of this landscape but that it is capable of being absorbed within the wider landscape due to the topography of the site and the retention of existing field boundaries. These impacts will lessen over time as proposed landscaping-establishes and matures. It is also noted that the site will not be illuminated during hours of darkness. Visual impacts are also considered to be slightly adverse reducing to neutral by year 15

as landscaping proposals mature. No significant impacts from further afield (such as from the AONB) are identified and the overall conclusion reached is that it is not an unacceptable development. Inevitably impacts during the construction and decommissioning phase will be greater due to plant and machinery activity at the site, however these phases will be of a short duration (10 -12 weeks each time) and will stop. Cumulative impact with the Tai Moelion scheme have been assessed. Under normal conditions, the sites will not be evident due to distance from receptors, distance between the two sites and the attributes of the development itself. The local planning authority considers that the assessment provided on landscape and visual impact is robust and is satisfied that the proposal is not so "critically damaging" that it should not be supported. An appropriate condition relating to landscaping can be used.

Ecology - An Ecological Assessment accompanies the application and finds that the value of the site reflects that normally found on improved pasture; low ecological value. The principal areas of interest are the hedgerows, stone walls, ponds and marshy ground none of which are being lost. There will be some loss of habitat for birds on the open fields however this habitat is abundant in the locality. The site is being fenced off and as a result a more managed grazing regime together with the creation of "undisturbed margins" around field boundaries creates opportunities for biodiversity. The assessment concludes that any loss will be of a low value habitat used primarily for foraging that is common and abundant in the locality. Without mitigation there is a minor adverse impact on biodiversity. However, mitigation is proposed through the retention of the key habitats identified above and they will be enhanced through greater management. A Habitat Management Plan is proposed and this mitigation is considered to be adequate. Neither the Councils Ecological Advisor, nor Natural Resources Wales raise any objections on ecological matters. The local planning authority agrees with the assessment submitted and considers that the matter can be satisfactorily dealt with by condition.

Cultural Heritage - The Cultural Heritage Assessment acknowledges that ground disturbance is modest and restricted primarily to the insertion of the legs of the modules into the ground. "Ground penetration" is calculated to be 0.08 hectares. Shallow cable trenches to field boundaries may cause some damage but flexibility regarding the location and excavation methods can be adopted. A baseline assessment identified a potential site of interest within the site and there is agreement to avoid this area as part of the development – a condition is proposed to this effect. -Assessment is required for parts of the site and the local planning authority agrees with this assessment and considers that the matter can be satisfactorily dealt with by condition.

Water, flood risk, amenity and transport.

Water and flood risk - The application states that there will be minimal impact due to the majority of the greenfield land remaining. No discernible changes to drainage patterns are anticipated. Proposed buildings are small and will drain directly to ground and as the solar panels are constructed of inert materials there will be no pollution. Natural Resources seem to agree with this analysis and does not object to the application. The local planning authority has no evidence to the contrary.

Amenity - The application states that the solar panels do not create noise, nor do the inverter/transformer buildings and likewise they will not generate dust when operational. The units are coated with an anti-reflective finish, absorb light and do not emit odour. These limited impacts will immediately be filtered by existing planting and will be further mitigated over time as additional landscaping matures. There is some potential for nuisance during the construction and decommissioning phases however these phases will be of a short duration (10 -12 weeks each time) and can be managed by best practice and good management. The Chief Environmental Health Officer has no observations to make and the local planning authority consider that there will be no significantly adverse impact on the amenity of nearby residents through the operational lifetime of the development.

Transport - A Transport Plan accompanies the application and identifies that the main activity will be at the construction and decommissioning phases. Once operational only access for security, servicing and maintenance will be required. Materials will initially be delivered to Trac Mon/Anglesey Circuit which has immediate access to a good highway network; the A4080 and the A55. Thereafter material will be transported to the development site using farm equipment and light vehicles. There will inevitably be a degree of disruption to existing road users during these periods (10 -12 weeks each time). However any disruption will be short lived and managed and as such it is not proposed to raise an objection on this ground.

7. Conclusion

Both national and local planning policy provides a presumption in favour of renewable energy development as a means of contributing positively to the wider sustainability agenda. The proposal is acceptable in

landscape and visual terms, does not harm biodiversity or cultural heritage and does not cause unacceptable detriment to amenity. Any adverse impacts (such as traffic disruption, noise and dust) will be confined to the construction and decommissioning phases and are short lived and capable of being managed. Mitigation is provided to ensure that over the operational lifetime of the development any longer term impacts will lessen. Planning permission is for a temporary period and reversible; returning the land to full agricultural use will be possible.

8. Recommendation

That planning permission is granted subject to the following conditions:

(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 development hereby approved shall be removed from the land no later than 25 years from the date of this permission or when the production of electricity has ceased for a continuous period of 6 months, whichever is the sooner, upon which the site shall be reinstated in accordance with a written scheme of restoration which shall be submitted to and approved in writing by the local planning authority. The restoration of the site shall be completed in accordance with the agreed details within 6 months of the written approval of the local planning authority.

Reason: To define the scope of the permission and to ensure a satisfactory appearance upon cessation of the development.

(03) All cabling within the site required in connection with the development hereby approved shall be installed underground.

Reason: In the interests of visual amenity.

(04) No development shall take place within the site until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority. Notwithstanding the submitted drawings, no development shall take place within the area of archaeological interest to the north east of the site. No development shall commence until details of the exclusion and protection of this area has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

Reason: To record or safeguard any archaeological evidence that may be present at the site.

(05) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site, unless otherwise agreed in writing with the local planning authority. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason; To ensure that the development is satisfactorily integrated into the landscape.

(06) No development shall take place within the site until the implementation of a programme of habitat management has been secured in accordance with a written scheme submitted to and approved in writing by the Local Planning Authority.

Reason; To ensure that the development does not have a detrimental impact on biodiversity.

(07) The site shall not be illuminated by artificial lighting during hours of darkness.

Reason: To ensure that the development does not have a detrimental impact on the character of the locality.

(08) No development shall take place until details of the height, type and location of security fencing has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development

(09) No development shall commence until details of the transformer building have been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details

Reason: To ensure a satisfactory appearance of the development.

(10) Notwithstanding the submitted drawings, no part of the development shall be located within 4m of Afon Bryn Coch.

Reason: To maintain access to the river and its banks to ensure its free flow to prevent the risk of flooding.

Rhif y Cais: **14C135A** Application Number

Ymgeisydd Applicant

Mr & Mrs R Gethin Crump
Afallon
Tyn Lon
Holyhead
Ynys Mon
LL65 3BJ

Cais llawn ar gyfer codi annedd a modurdy preifat, chreu mynedfa newydd i gerbydau ynghyd a gosod tanc trin carthion ar dir ger

Full application for the erection of a dwelling and private garage, creation of a new vehicular access together with the installation of a package treatment plant on land adjacent to

Glasfryn, Tyn Lon



Planning Committee: 04/12/2013

Report of Head of Planning Service (NJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

The application was submitted to the Planning and Orders Committee at the request of the Local Member, Cllr Bob Parry.

At its meeting held on 6th November 2013 the Planning and Orders Committee resolved to approve the application contrary to officer recommendation on the basis that the application complies with Policy 50 of the Ynys Môn Local Plan. This report is submitted in response to that decision in accordance with the Council's constitution.

The reasons cited for the approval were that the application complies with Policy PT2 in relation to housing in rural clusters and complies with Policy 50 of the Ynys Môn Local Plan.

1. Response to Reason for Approval Contrary to Officer Recommendation

Policy 50 of the Ynys Môn Local Plan states that planning permission will normally be granted for single dwellings within or on the edge of the listed settlements. The application does not comply with Policy 50 as it is too far removed from the village. Policy HP5 of the stopped Unitary Development Plan states that single dwellings will be permitted on 'infill' sites, or other acceptable sites that are immediately adjacent to the developed part of a settlement. The site lies outside the developed part of the village and therefore does not comply with Policy 50.

In December 2011, the Council adopted the Interim Planning Policy - Housing in Rural Clusters. The application site lies within the settlement of West Llynfaes, which is included in the Policy's list of Rural Clusters. By definition, inclusion of the settlement within the Housing in Rural Clusters policy recognises and accepts that the area does not fall within the definition of Policy 50.

Policy PT2 lists the criteria that must be met when considering planning applications, which are: i) Local community need for an affordable dwelling has been proven ii) The site is located between or adjacent to existing buildings that are shaded on the maps iii) The dwelling will need to successfully blend in with the pattern of surrounding development in terms of its design, plot size, layout of the plot, its construction materials and any relevant design guides iv) The size of the property is appropriate to the affordable housing needs of the applicant v) The impact on the landscape is minimised by utilizing and retaining natural features and any other boundary features present on the application site

The application currently under consideration is for a 4 no. bedroom, open market dwelling and therefore conflicts with criteria i) and iv) of this policy. The policy supports affordable dwellings. It was developed as an interim policy to support the need for affordable dwellings in rural communities. The approval of an open market dwelling subverts the purpose of the policy and will set a precedent for others.

In addition, the Committee is respectfully reminded that the Highway Authority has recommended that the application be refused as the visibility onto the public highway from the access serving the site is substandard. The visibility achieved is half of what is advised under current guidance. The increase in the use of the substandard access for residential users could be detrimental to road safety.

2. Conclusion

The proposal does not comply with current policies and would be detrimental to road safety.

3. Recommendation

Refuse

(01) The local planning authority considers that the visibility onto the public highway from the access serving the site is substandard and the increase in the use of the access could be detrimental to road safety. The proposal therefore conflicts with Policy 1 of the Ynys Môn Local Plan and Policy GP1 of the stopped Unitary Development Plan. (02) The proposal is for the erection of an open market dwelling and lies outside the settlement of Llynfaes. The proposal therefore conflicts with Policy 50 and 53 of the Ynys Môn Local Plan, Policy HP5 and HP6 of the stopped Unitary Development Plan and Policy PT2 of the Interim Planning Policy: Housing in Rural Clusters.

Rhif y Cais: **19C1052C** Application Number

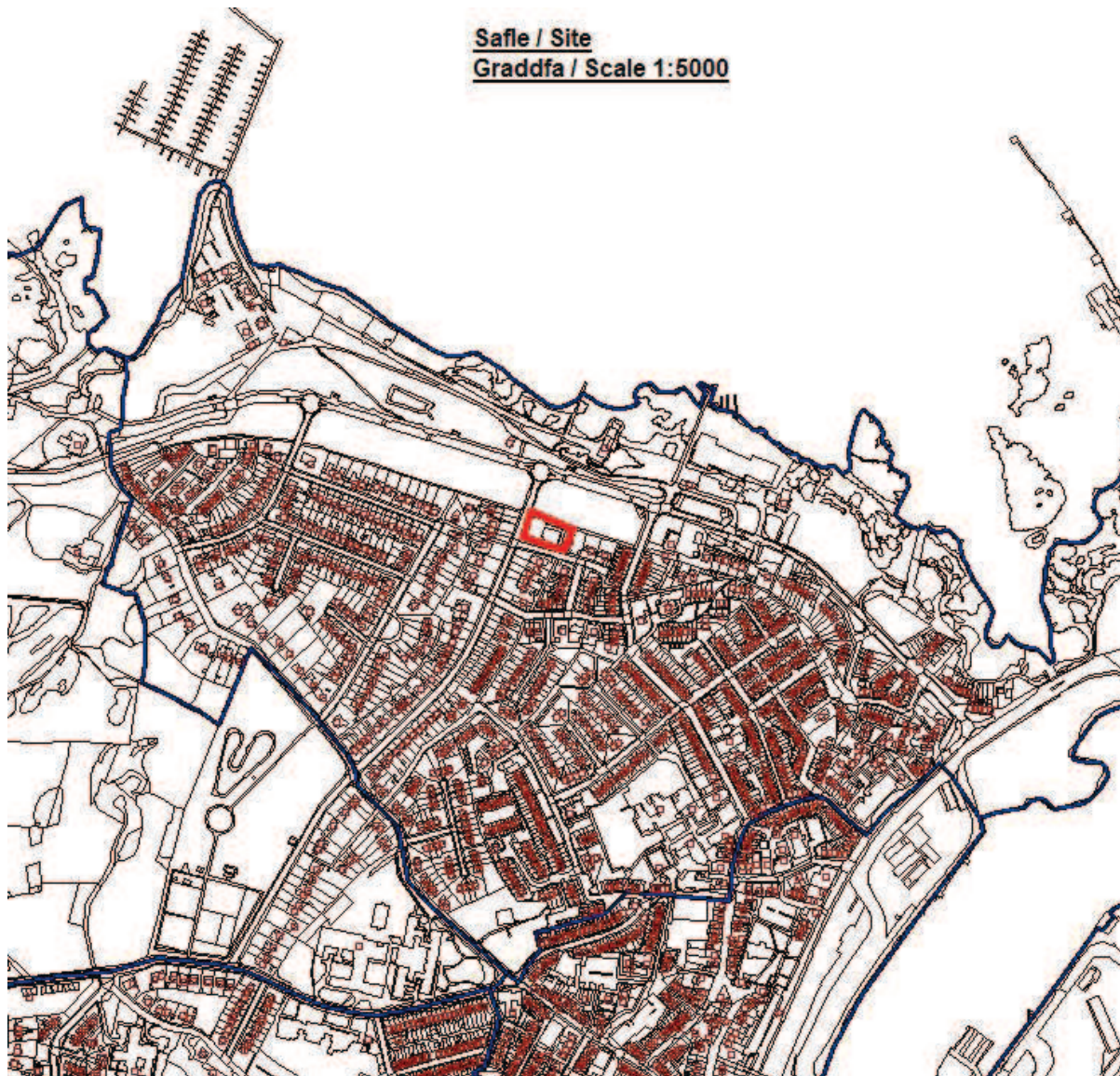
Ymgeisydd Applicant

**Mr D Mann
c/o Mansfield
Penrhos
Holyhead
Anglesey
LL65 2TS**

Cais llawn ar gyfer codi 12 fflat dau lofft a tri fflat un lofft ynghyd a chreu mynedfa newydd ar safle'r hen

Full application for the erection of 12 two bedroomed flats and 3 one bedroomed flats together with the construction of a new access on the site of the former

RNA Club, St. Davids Road, Holyhead



Planning Committee: 04/12/2013

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application was submitted to the Committee at the request of the Local Member Cllr R LI Jones. Due to an administrative oversight, Cllr Jones was not informed of the relevant Committee date and did not attend the November Committee.

The Planning Service has offered its sincerest apology to Cllr Jones and to the applicant for the omission. The report is resubmitted to the Committee in order that Cllr Jones may exercise his wish to address the members.

1. Proposal and Site

The site is located within the town of Holyhead and the principle of redevelopment is acceptable in policy terms. The site is not located within the designated Conservation Area and the building which until recently occupied the site was not a listed building. The club had apparently been vacant for some time and was falling into a derelict state. It was not considered worthy of inclusion in the Conservation Area when the boundaries were lately reviewed as part of the Character Appraisal. Given its prominent open location on the edge of the Conservation Area, it was distracting to the quality of the designation. The site is now vacant and the application as submitted proposes a development of 15 flats in total, in two separate buildings. Building A which will occupy a central position in the site has 9 flats (3 1-bedroom and the remainder 2-bedroom units) over 3 floors whilst Building B situated closest to the property at Elenfa, will have 6 2-bedroom flats over 3 floors. Parking spaces are provided directly from St David's Road whilst a new vehicular access car park is proposed off Walthew Avenue. 4 of the units will provide affordable housing for local needs.

2. Key Issue(s)

The applications key issues are whether the proposal will affect the amenities of the surrounding properties, the character of the local area or affect highway safety.

3. Main Policies

Gwynedd Structure Plan

Policy A2 : Housing Land
Policy A3: Scale and Phasing
Policy D4 : Location, Siting & Design
Policy D22: Development in Proximity to a Listed Building
Policy D26 : Development in Proximity to a Conservation Area
Policy D29 : Standard of Design
Policy D32 : Site Configuration and Landscaping
Policy FF12 : Parking Standards

Ynys Môn Local Plan

Policy 1 : General Policy
Policy 40 : Conservation of Buildings
Policy 41: Conservation of Buildings
Policy 42 : Design
Policy 48 : Housing Development Criteria
Policy 49 : Defined Settlements

Stopped Unitary Development Plan

Policy GP1 : Development Control Guidance
Policy GP2 : Design
Policy EN1 : Landscape Character

Policy EN13 : Conservation of Buildings
Policy HP2 : Housing Density
Policy HP3 : Main and Secondary Centres

Policy SG6 : Surface Water Run-Off

Supplementary Planning Guidance - Design in the Urban and Rural Built Environment

Supplementary Planning Guidance - Parking Standards

Supplementary Planning Guidance - Holyhead Beach Conservation Area Character Appraisal

Planning Policy Wales (Edition 5)

Technical Advice Note 12: Design

Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas

4. Response to Consultation and Publicity

Cllr R LI Jones – Requested that the application be referred to the Planning and Orders Committee due to concerns regarding design, effect on the conservation area, inadequate parking, traffic conflicts, design not of sufficient quality for the site, previous appeal decision.

Cllr R Jones – No reply

Cllr A Roberts – No reply

Town Council – No objection

Natural Resources Wales – no objection

Drainage Section – Requested additional details. Details received and are considered acceptable.

Housing Service – 4 affordable units considered acceptable in principle

Highways – No objection

Dwr Cymru-Welsh Water - Clearance of 3m either side of apparatus required. Suggest standard conditions. It is understood that the applicant has discussed the relocation of one of the buildings with the statutory undertaker and an amended plan has been submitted.

Response to Publicity

The application was afforded three means of publicity. These were by the posting of a site notice near the site, the publication of a notice in the local press and the serving of personal notifications on the occupants of neighbouring properties. At the time of writing this report 88 letters of objection had been received at the department. The main issues raised were:

The height of the proposal will detract from the Victorian / Edwardian character of the locality and change the character of the area – traditional properties have bedrooms in the roof while the proposed flats are a full 3 storeys;

The proposal is an overdevelopment;

12 of the proposed flats project out of line with Scratby House and will block inward and outward views of the Conservation Area – the development should be limited to the extent of the former RNA Club;

30 onsite parking spaces must be provided – there is a restriction on parking in Walthew Avenue while parking spaces on other local roads are required for existing uses – there will be a greater and unacceptable increase in traffic congestion if a new entrance is built on Walthew Avenue ;

Unable to discern which of the flats are proposed as affordable units.

In addition, concerns are expressed in relation to the effect of the development on property prices and anticipated problems should the site lay partially developed or the flats remain unsold for some time.

Building A (closest to Walthew Avenue) has been moved back in the site (towards St David's Road) to accommodate the requirement of Dwr Cymru Welsh Water regarding access to apparatus which crosses the site. The change in location does not affect the overall character of the scheme but has been notified to consultees and neighbours.

At the time of writing, no additional letters of objection had been received raising issues not already taken into account.

5. Relevant Planning History

19C1052A - Demolition of the existing building together with the erection of 3 detached 3 storey dwellings at RNA Club, St David's Road, Holyhead – Refused 6.4.2010

19C1052B - Erection of 3 detached three storey dwellings at RNA Club, St David's Road, Holyhead Refused 15.12.2011. Appeal Dismissed 25.6.2012

19C1052D/SCR - Application for a screening opinion for the erection of 12 two bedroom flats and 3 ne bedroom flats together with the construction of a new access at the former RNA Club – EIA not required 22.07.2013

6. Main Planning Considerations

Principle of Development: The site is a vacant brownfield site within the development boundary of Holyhead and is suitable for residential development. The Appeal Inspector determined that:

The appeal site is set in a predominantly residential area and residential development on the land is acceptable in principle. The site is adjacent to and overlooks the large area of linear open space to the north that forms part of the Holyhead Beach Conservation Area. The two and three storey detached and semi-detached properties to the south of that open space provide an interesting backdrop to the conservation area...I do not consider a modern contemporary design would necessarily be an unacceptable form of development, provided it makes a positive contribution to its surroundings and the backdrop to the conservation area. I accept that a three storey development would be in keeping with the overall height of development in the vicinity"

Design and Effect on the Conservation Area and Listed Building: Previous schemes on the site, although of a lower density, did not reflect the scale and pattern of existing development in the locality and were rejected by both the Planning Authority and the Planning Inspectorate. The Inspector determined in relation to the previous scheme that:

"... the narrow upright style of the three dwellings would be at odds with the horizontal emphasis provided by most other properties fronting onto Newry beach. Furthermore, the undeveloped gap between the three dwellings and the neighbouring 3 storey dwelling to the east, Elfena, would result in an unsatisfactory visual relationship between the three dwellings and its surroundings. The strong vertical emphasis of the proposed fenestration on the elevations facing onto St Davids Road would result in an incongruous form of development that would be out of keeping with the style of the development that faces onto this road".

The scheme as now submitted has been the result of a redesign of the site to take into account the main design elements and features which make up this part of the town. The Council's Conservation Officer states that:

"The importance of the widening of the building lines down and along Walthew Avenue and ensuring that these were maintained and unharmed has I feel been successfully achieved by retaining the existing car parking for the development at this end of the site. I opinion that the new proposed highway access is acceptable having good proposed visibility both ways and it integrates well with the site, the existing topography and the surrounding area. The height was not an issue previously nor is it an issue now but the design , scale and massing of the proposed two building blocks stepping down the site integrates and harmonises with the existing built form of the buildings framing the site. The design is not the best one could have hoped for but it never the less reflects a mix of timely architectural details and characteristics found in the area which to my mind is appropriate and fit for purpose".

No concerns are raised in relation to the Conservation Area or listed building to the rear of the site at Scrabby House. It is considered that the scheme responds positively to the issues which led to rejection of

development of the site at appeal.

Technical Matters: Additional drainage details were sought and have been received and are considered acceptable. Dwr Cymru-Welsh Water requires a 3m either side of sewer access easement which has necessitated the setting back (towards St David's Road) of Building A (located closest to Walthew Avenue) to accommodate the requirement. No response had been received from the Highway Authority at the time of writing but a number of objections raised concerns regarding displaced parking areas on Walthew Avenue as a result of the proposed new access (there being limited parking for residents in the locality in any case) and the effects of additional parking spaces being taken up by the new residents on other local roads such as St David's Road together with the insufficiency of spaces to be provided on the site. The proposed new access has sufficient visibility and the provision of car parking and turning space within the site will relieve pressure on local roads. The site operated as a club previously which would have attracted numerous users and this past use is material. Planning policy advocates sustainable development alternatives where less emphasis is placed on the private car. The site is centrally located and well served by public transport. It provides an adequate number of parking spaces on site and it is not considered that an objection on highway grounds could be sustained.

7. Conclusion

The site is situated within the development boundary of Holyhead and is a brownfield redevelopment site. Planning policy supports its redevelopment for residential use. The scheme as now presented addresses the design and conservation area and listed building effects concerns previously raised. There are no technical objections to the development.

8. Recommendation

Permit subject to expiry of the neighbour notification and consultation period and subject to no new issues being raised as a result of those consultations which have not already been discussed in this report, together with a S106 agreement on affordable housing and subject to the following condition:

(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 access and car parking spaces shall be laid out and made available for use prior to the occupation of the development.

Reason: To ensure that vehicles can draw off clear of the highway for the safety and convenience of the highway user.

(06) No development shall commence until details of the finishing materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter proceed in accordance with the agreed details unless the Local Planning Authority gives its prior written consent to any variation.

Reason: To ensure a satisfactory appearance of the development.

(07) No development shall commence until details of the boundary treatment for the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter proceed in accordance with the agreed details unless the Local Planning Authority gives its prior written consent to any variation.

Reason: To ensure a satisfactory appearance of the development.

(08) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site, unless otherwise agreed in writing with the local planning authority. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason: To ensure a satisfactory appearance of the development

(09) 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.

(10) 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.

(11) 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.

Rhif y Cais: **28C483** Application Number

Ymgeisydd Applicant

**Mr Peter Doyle
c/o Mr Richard Vodrey
34 Stapleton Road
Fermry
Liverpool
Merseyside
L37 6YN**

Cais llawn ar gyfer gosod caban log yn

Full application for the siting of a log cabin at

Sea Forth, Warren Road, Rhosneigr



Planning Committee: 04/12/2013

Report of Head of Planning Service (AMG)

Recommendation:

Permit.

Reason for Reporting to Committee:

At its meeting held on the 6th November 2013 the Members resolved that a site visit should take place prior to determining the application. The site visit took place on the 20th November 2013 and the Members will be familiar with the site and its setting.

1. Proposal and Site

The site is located along Warren Road in Rhosneigr. The site is located at the front of the dwelling known as Sea Forth and faces the sea.

The proposal entails the siting of a log cabin for incidental within the curtilage of Sea Forth, Warren Road, Rhosneigr.

2. Key Issue(s)

The key issues to consider are the affect of the proposal on the surrounding landscape and on the amenities of the neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 34 – Nature Conservation

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D10 – Nature Conservation

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN5 – International Sites

Planning Policy Wales, Edition 5, November 2012

Technical Advice Note 12: Design

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

4. Response to Consultation and Publicity

Councillor Richard Dew – Has requested that the application be referred to the planning committee. His reason being local objection to the development.

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

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

Natural Resources Wales – Do not wish to comment.

Welsh Water – Recommended conditional approval.

Public Consultation – The proposal was afforded two means of publicity. These were by the posting of a site notice near the site and the distribution of personal letters of notification to the owners / occupiers of properties in the immediate locality. The latest date for the receipt of representations was the 12th September 2013. At the time of writing this report 5 letters of representation had been received at the department. The main issues raised can be summarised as follows:

i) Proximity of the footings to the proposed development to the neighbouring property.

Response – The proposed log cabin will be sited on a concrete pad. The construction work will have to be undertaken by hand as there is restricted access for machinery. The possible damage of any walls or land as a result of the proposal is not a planning material consideration.

ii) No sanitation or drains are proposed.

Response – The proposed log cabin will be used as a summer house with occasional use for overnight stay. No connection to the public sewer or water mains is proposed only electrical connections.

iii) The proposal is of a high fire risk.

Response – This is not considered to be a planning material consideration.

iv) The proximity of the development to the flora and fauna of the sand hills.

Response – Natural Resources Wales and the Council's Ecological and Environmental Adviser have been consulted and have not raised any adverse concerns.

v) The proposed development will cause additional disturbance and noise during construction.

Response - It is expected that there will be some disruption whilst the proposal is under construction, but this is considered to be short lived.

vi) The proposal will result in additional noise and disturbance to the neighbouring properties.

Response – The proposed log cabin will be used as a summer house with occasional use for overnight stay. A condition will be imposed on the permission stating that the log cabin shall only be used for purposes incidental to the enjoyment of the dwellinghouse. Therefore it is not considered that the proposal will have an additional detrimental affect on the amenities over and above that presently experienced by neighbouring properties in close proximity to each other.

vii) Sea Forth is a holiday home and therefore the proposal will have a negative affect on the strong community value and feel of the area.

Response – The proposal will be used for purposes incidental to the enjoyment of the dwellinghouse known as Sea Forth. There is no evidence that the proposal will have a negative affect on the locality.

viii) The proposal will result in an increase in traffic and parking issues.

Response - The proposal will be used for purposes incidental to the enjoyment of the dwellinghouse known as Sea Forth. Therefore it is not considered that the proposal will unacceptably increase the number of traffic to that of the existing. The property benefits of existing off road parking provisions.

ix) The proposed development will result in overdevelopment of the site.

Response – There is acceptable space within the curtilage of the property to accommodate the proposal without appearing cramped or overdeveloped.

x) Inappropriate development for the site.

Response – As previously stated the proposal will be used a summer house with occasional use for overnight stay. A condition will be imposed on the permission stating that the log cabin shall only be used for purposes incidental to the enjoyment of the dwellinghouse. Therefore the proposal is considered to be acceptable.

5. Relevant Planning History

28C403 - Full application for the demolition of the existing garage together with the erection of a two storey dwelling at Sea Forth, Rhosneigr – Approved 02/08/2007

6. Main Planning Considerations

Affect of the proposal on the surrounding landscape – The proposal entails the siting of a relatively small log cabin (measuring 9m (length) x 3.5m (width) x 2.43m (height)) for use as a summer house with occasional use for overnight stay. It is acknowledged that the proposed log cabin will be sited to the front of the existing dwelling on lower ground level, fronting the sea. However, it is not considered that the proposal would have a detrimental affect on the surrounding landscape to such a degree it should warrant refusing the application. The proposed log cabin will be sited within the residential curtilage of the property known as Sea Forth. There is sufficient space within the curtilage of the property to accommodate the proposal without appearing cramped or overdeveloped.

Affect of the proposal on the amenities of the neighbouring properties - A condition will be imposed on the permission stating that the log cabin shall only be used for purposes incidental to the enjoyment of the dwellinghouse. The log cabin will be sited on lower ground level than that of the neighbouring dwellings and will be partly obscured from the line of sight from the neighbouring properties. Therefore it is not considered that the proposal will have an additional detrimental affect on the amenities of the neighbouring properties.

7. Conclusion

The proposal is considered acceptable subject to conditions.

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 log cabin hereby permitted shall only be used as a private log cabin incidental to the enjoyment of the adjoining dwelling known as Sea Forth, Warren Road, Rhosneigr and for no commercial or business use whatsoever.

Reason: To protect the amenities of nearby residential occupiers.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 13/08/2013 under planning application reference 28C483.

Reason: For the avoidance of doubt.

Rhif y Cais: **30C713** Application Number

Ymgeisydd Applicant

**Dewi Roberts
c/o CDN Planning
1 & 2 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB**

Codi un twrbin wynt 10KW gyda uchder hwb hyd at uchafswm o 15.5m, diamedr rotor hyd at uchafswm o 7.5m a uchder blaen unionsyth vertigol hyd at uchafswm o 19.25m ar dir ger

Erection of one 10KW wind turbine with a maximum hub height of up to 15.5m, rotor diameter of up to 7.5m and a maximum upright vertical tip height of up to 19.25m on land at

Bryn Mair, Llanbedrgoch



Planning Committee: 04/12/2013

Report of Head of Planning Service (MTD)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application was previously called in by the then Councillor Barry Durkin. It has however been resolved to refer all applications for wind turbines to committee.

No response has been received from Cllrs V Hughes, I Williams or D Hughes in respect of the re notifications of amendments.

Members will recall visiting the site on 16/10/2013

1. Proposal and Site

The application is made for a single wind turbine with a hub height of 15.5 metres, rotor diameter of 7.5 metres and a maximum blade tip height of 19.25 metres on land at Bryn Mair which is on the outskirts of the village of Llanbedrgoch.

2. Key Issue(s)

The key issues are:

- Principle of development
- Landscape and Visual Impact
- Residential Amenity
- MOD Radar and Low Flying Issues
- Nature Conservation.

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy

D3 Landscape Conservation Area

Ynys Mon Local Plan

31 Landscape

41 Conservation of Buildings

45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

8b Energy Developments

EP 18 Renewable Energy

EN1 Landscape Character

Planning Policy Wales Edition 5

Technical Advice Note 8 Renewable Energy (2005)

Planning implications of Renewable and Low Carbon Energy (February 2011)

Supplementary Planning Guidance Onshore Wind Energy (2013)

Previous Local Member – Requested that the application be presented to the Planning Committee for consideration and determination.

Community Council – Recommended refusal on the grounds that the wind turbine is too big and will have a detrimental impact on the surrounding open countryside.

Highways – comments, informative regarding nearby bridleway.

Bridleway 19 is located adjacent and the development should not affect movement.

Drainage - Informatives recommended.

Environmental Services – No objection subject to compliance with listed criteria.

Ecological and Environmental – commented that the turbine should be located a minimum distance of 50m from hedges unless NRW indicate otherwise.

Ministry of Defence – No objection.

Natural Resources Wales – No objection.

RSPB Have indicated that “Scottish Natural Heritage” guidance “Survey Methods for Use in Assessing the Impacts of Onshore Windfarms on Bird Communities” and “Natural Heritage assessment of small scale wind energy projects which do not require formal Environmental Impact Assessment (EIA) are of relevance.

Gwynedd Archaeological Planning Service – The turbine is located in an area of high archaeological potential and have therefore recommended archaeological conditions be attached to any permission.

Welsh Water – No response at time of writing report.

CADW – Proposal will not have any direct significant adverse impact on nearby Scheduled Ancient Monuments.

Environment Agency – Standard Advice

Arqiva – No objection.

Response to Publicity.

12 letters received objecting to the application on the following grounds:

- The turbine will be a blot on the landscape due to its height.
- Concerned that if granted will lead to more applications for wind turbines.
- Turbines are noisy and there may be associated health risks to humans and animals.
- Turbines have killed many birds and wildlife and are not environmentally friendly.
- Turbines will have a detrimental impact on tourism.

May distract road users and throw ice

Residential amenity will be harmed Harm to listed building

5. Relevant Planning History

None.

6. Main Planning Considerations

Principle of development

Policy C7 of the Gwynedd Structure Plan states: “There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality is acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment.”

Policy 45 of the Ynys Mon Local Plan states: “Renewable energy projects will be permitted where it can be clearly demonstrated that there will not be any unacceptable impact on i. Landscape character, ii. Sites of international, national or local importance for nature conservation, iii. species which are of nature conservation importance iv. the standard of amenity enjoyed by the resident and tourist population and vi.

Essential public services and communications.

Policy 8B- Energy Developments of the Stopped Ynys Mon Unitary Development Plan states “Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design.

The Council’s Supplementary Planning Guidance 2013 outlines criteria which proposed turbines should adhere to it should be noted in respect of this that the turbine is classified as small being under 20m to tip. It is not considered that the provision of this document prevents the granting of permission in this instance.

The policies listed above provide a presumption in favour of renewable energy developments. This is subject to the listed criteria being satisfied,

Landscape and Visual Impact

The proposed turbine 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 Ynys Mon Unitary Development Plan.

The proposed site is slightly elevated however due to the natural topography of the surrounding landscape prominent views of the turbine would be minimal.

An assessment it has been concluded that the impact on the Landscape of Historic Interest is likely to be local and not significant.

Residential Amenity

Local properties would have views of the proposed turbine with the nearest residential dwelling being located approximately 160 metres to the South However, there is a caravan site to the east and this lies approximately 80m distant. The caravans however do not face the site and it is proposed to include screen planting to mitigate what views there would be. A condition has been worded to ensure this takes place.

Given the distance from the properties and their orientation and the screen planting proposed it is not considered that the proposal would result in an unacceptable effect on the outlook of these dwellings or upon residential amenity. The effect on property values is not a material consideration which can be attributed significant weight in this assessment.

The term “shadow flicker” refers to the flickering effect caused when rotating wind turbine blades periodically casting shadows over neighbouring properties as they turn, given the location of the site it is not considered that harm will be created in respect thereof.

Radar and Low Flying Aircraft

The Ministry of Defence “MOD” have confirmed that they have no objections to the proposals on the grounds of creating a physical obstruction to military aircraft or interference to Air Traffic Control and Air Defence radar installations.

Nature Conservation

The RSPB have indicated that regard should be taken of Scottish Guidance which includes guidance on the potential impacts on habitats of protected species.

The application has been subject to a survey and assessment in respect of bats and no object is raised to the proposal

Other Issues

It is understood that small wind turbines generally do not result in problems to television reception. A condition has been recommended requiring the developer to rectify any television reception difficulties.

In terms of Health and Safety the proposals are not situated in proximity to any roads or buildings having

regard to advice in Annex C, paragraphs 2.19 and 2.20 of “TAN 8”.

It is understood that a connection to the grid will be subject of a separate application by the statutory undertaker and as such it is not decisive in the consideration of the current application.

7. Conclusion

The proposal is considered acceptable subject to conditions.

8. 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:

19.25 metres	maximum tip height *(to the upright vertical tip of an attached blade)
15.5 metres	maximum hub height
7.5 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 manufacturers recommendations and the local planning authority may request written confirmation of compliance with such servicing on reasonable request.

3) The Noise from the turbine shall not exceed the greater of 40dB $L_{Aeq (5 min)}$ or 5dB(A) above the L_{90} background noise level 3.5m from the facade of any occupied neighbouring property not in the ownership of the applicant. Where the nearest part of any adjacent premises is above ground level, the monitoring location shall be 1m from the facade and a facade correction of -3dB(A) applied. Monitoring data shall be retained by the developer for six years and copies made available to the local planning authority upon reasonable request.

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 shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and agreed by the local planning authority.

Reason: To record or safeguard any archaeological evidence that may be present at the site.

(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.

9. Other Relevant Policies

Gwynedd Structure Plan
FF11 (Traffic)

Ynys Môn Local Plan
1 (General Policy)

Stopped Ynys Môn Unitary Development Plan
GP1 (Development Control Guidance)

Rhif y Cais: **45C438** Application Number

Ymgeisydd Applicant

**Mr John Henryd Williams
c/o Cadnant Planning Ltd
1 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB**

Cais amlinellol gyda rhai faterion wedi ei gadw'n ôl ar gyfer codi annedd, chreu mynedfa i gerbydau ynghyd a gosod tanc septic ar dir ger

Outline application with some matters reserved for the erection of a dwelling, the construction of a vehicular access together with the installation of a septic tank on land adjacent to

Bryn Gwyn, Newborough



Planning Committee: 04/12/2013

Report of Head of Planning Service (NJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

The applicant is related to a relevant officer. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

At its meeting held on 6th November the Committee accepted a request by the Local Member Cllr Peter Rogers to defer the application as the applicant was not aware that the proposal was being submitted for consideration at that date. He had asked the Councillor to address the Committee but he was unable to attend that morning. The Committee resolved to defer the application at the Local Member's request.

1. Proposal and Site

The application is in outline form, with the means of access and layout of the site being considered as part of the current application. The proposal is for the erection of a detached two storey dwelling on land next to the dwelling known as Bryn Gwyn, Newborough. The site lies approximately 370 metres away from the development boundary of the village of Newborough.

2. Key Issue(s)

The applications main issues are whether a dwelling in this location would comply with current planning policy and whether the proposal will affect the amenities of the neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 - General Policy

Policy 49 - Defined Settlement

Policy 53 - Housing in the Countryside

Gwynedd Structure Plan

Policy A2 - Housing

Policy A6 - New Dwellings in the Countryside

Stopped Unitary Development Plan

Policy HP3 - Main and Secondary Centres

Policy HP6 - Dwellings in the Open Countryside

Planning Policy Wales (5th Edition), November 2012

Technical Advice Note 6 - Planning for Sustainable Rural Communities

4. Response to Consultation and Publicity

Councillor A Griffith - No response to date

Councillor P Rogers – Requested that the application be deferred at the November meeting of the Committee

Community Council - No response to date

Welsh Water - Standard comments

Highways - No response to date

Drainage - Requested further information. At the time of writing this report the information had been received at the department

Response to Publicity: The application was afforded three means of publicity. These were by the placing of a notice near the site, the serving of personal notifications on the owners of neighbouring properties together with a notice in the local press. The latest date for the receipt of representations was 30th October, 2013. At the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy Context - The site lies approximately 370 metres away from the development boundary of Newborough as defined under Policy 49 of the Ynys Môn Local Plan and Policy HP3 of the Stopped unitary Development Plan and is therefore considered as a departure to current policies. Policy A2 of the Gwynedd Structure Plan indicates that housing land will be located within or on the edge of existing settlements. Policy 53 of the Ynys Môn Local Plan and Policy HP6 of the stopped Unitary Development Plan states that on land in the open countryside the council will refuse permission except where the listed criteria are satisfied. Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Ynys Môn Local Plan and Policy HP6 of the Stopped Unitary Development Plan allow the development of housing in the countryside in exceptional circumstances, for example, where an agricultural or forestry need for a dwelling in that particular location is shown to exist. This is re-affirmed in Planning Policy Wales and the advice contained within Technical Advice Note 6: Agricultural and Rural Development. There is no justifiable need for the erection of a new dwelling at this particular location. No such evidence has been submitted as part of the application. The applicant states within the Design and Access Statement that the site lies within a cluster of dwellings and therefore complies with the requirement of Policy PT2 of the adopted Housing in Rural Clusters. The document has identified clusters which satisfy the criteria of PT2 and the site that forms the current application is not one of the recognised settlements. Therefore the proposal does not comply with the requirements of the Interim Planning Policy: Housing in Rural Clusters.

7. Conclusion

The application is a departure from housing policies which seek to strictly control new development in countryside locations to those which are necessary and justified.

8. Recommendation

Refuse

(01) The local planning authority consider that the proposal would amount to the erection of a new dwelling in the countryside for which no long term need is known to exist for the purposes of agriculture or forestry; the development would therefore be contrary to the approved Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Ynys Môn Local Plan, Policy HP6 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales (5th Edition, 2012) and Technical Advice Note 6: Planning for Sustainable Rural Communities.

8.1

Ceisiadau'n Economaidd

Economic Applications

Rhif y Cais: **46C149N/ECON/FR** Application Number

Ymgeisydd Applicant

**J W Lees & Co (Brewers) Ltd
c/o Charles F Jones & Son LLP
16 Grosvenor Court,
Foregate Street,
Chester,
CH1 1HN**

Cais llawn ar gyfer codi 27 o fythynod gwyliau, 9 o ysfatelloedd gardd fel estyniad i'r llety gwesty, adeilad swyddfa i'r derbynfa, creu mynedfa newydd i gerbydau ac i gerddwyr ynghyd â thirlunio yn

Full application for the erection of 27 holiday cottages, 9 garden rooms as an extension to the hotel accommodation, reception office building, creation of a new vehicular and pedestrian access together with landscaping at

Trearddur Bay Hotel, Lon Isallt, Trearddur Bay



Planning Committee: 04/12/2013

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application was called in by the Local Member (Cllr Trefor Lloyd Hughes)

1. Proposal and Site

The site is located off Lon Isallt in Trearddur Bay and comprises two main parts – a 9 unit annex extension to the Trearddur Bay Hotel accommodation, accessed off the hotel's main car park; a 27 unit high quality holiday accommodation complex together with a warden's lodge / reception building accessed off Parc Isallt estate.

The application is supported by specialist reports including an ecology report, Flood Consequences Assessment and Landscape and Visual Impact Assessment. The proposal anticipates the creation of 5 full-time posts.

2. Key Issue(s)

Effects on visual and residential amenity and ecology and drainage issues.

3. Main Policies

Gwynedd Structure Plan

Policy B1: Employment Generating Developments
Policy CH1: Recreation and Tourist Development
Policy CH2: High Quality Holiday Accommodation
Policy D3: Landscape Conservation Areas
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 8: Holiday Accommodation
Policy 26: Car Parking
Policy 31: Special Landscape Area
Policy 32: Landscape
Policy 34: Nature Conservation
Policy 35: 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 TO2: Holiday Accommodation
Policy TO10: Recreational Routes

Policy EN1: Landscape Character
Policy EN4: Biodiversity
Policy SG4: Foul Sewage Disposal
Policy SG6: Surface Water Run-Off

Supplementary Planning Guidance

Design Guide
Holiday Accommodation

Relevant National Or Local Policy

Planning Policy Wales (Edition 5)
TAN 5: Nature Conservation
TAN 12: Design
TAN 13: Tourism
TAN 15: Food Risk
TAN 18: Transport

4. Response to Consultation and Publicity

Local Member – Cllr Trefor Lloyd Hughes: Requests Committee determination as the development does not fit into the locality

Local Member – Cllr Dafydd Rhys Thomas: proposal should provide some planning gain for the community of Trearddur

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

Community Council: Concern at the loss of more open green land. The 27 holiday cottages are an overdevelopment and overcrowd the area.

Highways Section: No reply at the time of writing but meeting held with agent to discuss potential scheme benefits where it is understood highway improvements including a puffin crossing on the B4545 and pedestrian access improvements on Lon Isallt amounting to some £30,000 in total costs have been agreed in principle.

Drainage Section: Greater detail of intended surface water disposal requested. Details submitted and are considered acceptable.

Dwr Cymru-Welsh Water – No reply to date

Natural Resources Wales – satisfied that ecological report is adequate and that mitigation measures proposed are suitable. Finished floor levels as proposed do not meet current standards and revision required to ensure that any flood risks can be mitigated. Revisions under discussion at the time of writing.

Environmental Health Section: No reply to date

Footpaths Officer – adequate provision made for footpaths within the scheme. Comments for development phase.

Gwynedd Archaeological Planning Service- No reply to date

Ecological and Environmental Advisor – Ecological Mitigation Measures should be followed in full

Economic Development Unit – no response to date

Joint Planning Policy Unit – no response to date

Public Response to Consultation: 28 letters of objection to the scheme have been received. Objections are based on:

The need for more holiday accommodation;
traffic congestion;
loss of green areas;

utilities are already stretched to capacity;
weakening of community due to the ratio of holiday / residential properties in the village;
landscape impact;
inappropriate design;
increased noise pollution;
increased light pollution;
proposal will have a negative effect on tourism,

turning away visitors due to the area being spoilt;

flood risks;
the proposal will destroy wildlife;
loss of light;
loss of privacy and amenity.

5. Relevant Planning History

46C149M/SCR: Application for screening opinion for the erection of 27 holiday cottages, 9 garden rooms as extension to the hotel accommodation, reception office building, creation of a new vehicular and pedestrian access together with landscaping at Trearddur Bay Hotel – EIA not required 16-7-13

6. Main Planning Considerations

Principle of the Development: Development Plan policies allow the creation of holiday accommodation and the enhancement of tourism facilities. Development Plan policies also seek protection of the landscape and local amenities. The proposal must be weighed against all relevant planning policies in order to consider whether it is acceptable. A balanced view must be struck in reaching a determination on the application.

The site is located on currently undeveloped land between Trearddur Bay Hotel and Parc Isallt and is crossed by public footpaths. It is lower lying than housing development on the Rise which overlooks the site. A listed building (WWII structure) is located on part of the site. The land is located outside the development boundary of Trearddur but the relevant planning policies are not boundary-dependent while the SPG on Holiday Accommodation advocates a hierarchical approach, preferring sites within settlement or on the edge of settlements. Part of the site (where the hotel room extension is proposed) is subject to flood risk. Planning policies advise against locating new developments in flood risk areas. TAN 15 provides further guidance. The garden rooms however are an extension of an existing use rather than a separate and stand-alone residential development. The 27 holiday units are located in Zone A as defined by the DAM maps and are not at risk of flooding.

Highway Impacts: Concerns are expressed by residents that the estate road at Parc Isallt is narrow and as well as serving the existing residential development, it also serves as a trade entrance for the Trearddur Bay hotel and is used daily by heavy vehicles bringing deliveries etc. The additional loading through use by occupiers of the 27 holiday cottages is considered to be unacceptable. No concerns have been expressed by the Highway Authority to date in relation to the access or estate road. Visibility at the junction is adequate. As well as a small extension to a footway to benefit pedestrian users of the site (to be secured through planning condition) the developer has agreed in principle to fund a footway extension near the public car/ boat park on Lon Isallt as well as a pedestrian crossing link on Lon St Ffraid to assist pedestrian traffic. The contribution, which will amount to some £30,000 will be secured by legal agreement and will benefit the wider community as well as users of the development itself.

Policy Considerations and Landscape & Amenity Impact: Policy 8 of the Local Plan allows development of such units in particular where they form part of an integral scheme which adds to tourism and recreation facilities in the area. The garden room extension is an extension of the existing hotel facilities. The separate holiday units will operate under the hotel's umbrella.

This undeveloped area outside the settlement boundary is designated a Special Landscape Area in the Ynys Mon Local Plan, Policy 31 of which states that proposals for development in such areas are expected to have particular regard to the special character of their surroundings. In considering the landscape impact of the proposal, the Council will need to be satisfied that the development can be fitted into its surroundings without unacceptable harm to the general landscape character, before planning permission is granted.

Policy EN1 of the stopped UDP states that development will be required to fit into its surroundings without significant harm to the Landscape Character Areas. Both policies set a limit – they cite **unacceptable** harm

or **significant** harm. A proposal is therefore not necessarily considered unacceptable under these policies if there is minimal harm or any harm can be adequately mitigated. Stopped UDP Landscape Character Area 1 refers to Holy Island where character is strongly defined by underlying geology. Trearddur Bay is described as reflecting the development of tourism with hotel and caravan parks. Key aims are to improve settlement edges and transport corridors and maintain and conserve habitat areas for example.

TAN 13 Tourism advises in paragraph 13 that “the demand for sites has concentrated on the most popular holiday areas, particularly on the coast, although there is increasing demand inland. New and extended sites should be effectively screened, and planned so as not to be visually intrusive. Sites should not as a rule be allowed immediately by the sea, but should be set back a short distance inland where they are not visible from or along the coast”.

The application is supported by a Landscape and Visual Impact Assessment which identifies sensitive site planting as a key to mitigating residual impacts given the extensive work undertaken in the design process to secure the integration of the site into its surroundings. Changes are considered neutral or adverse but of low magnitude whilst mitigation measures will soften the impacts.

Concerns have been expressed by objectors about visual impacts; noise and disturbance from users and amenity affects from increased lighting together with lack of infrastructure capacity. Concerns are also expressed about the appropriateness of the design. It should be noted that planning policy and guidance allows the development of holiday chalets. The scheme has been designed as a contemporary interpretation of vernacular features in a low key design. It has been located to respect the listed structure and its setting and to minimise ecological impact.

It is not considered that the units will cause unacceptable overlooking or amenity impacts. Lighting is listed in the application as being likely to be low level bollard lighting and a condition can be imposed to this effect. The scheme will bring development to an open field and will result in change to local occupiers. However, the scheme has been designed to minimise amenity impacts through the siting and design of buildings and the use of judicious landscaping.

Habitat: An ecological report accompanies the application which indicates that various important habitats and species are present at or near the site. It is acknowledged that some negative effects will occur as a result of the development footprint but these effects can be satisfactorily mitigated by the proposed landscaping proposals as well as future formal management of the area which can be secured by planning condition.

Economic Impacts: The development as it currently exists supports 30 full time posts as well as additional peak season labour. The scheme anticipates the creation of a further 5 permanent full time posts. The application suggests spin-off benefits to the local economy while some objectors consider that the area is already saturated with holiday accommodation and that the development will spoil the area, discouraging tourists. The scheme is policy compliant and is not considered to have unacceptable landscape or visual impacts. Successful letting is a matter for the market.

Listed Building: the site is occupied by a WWII pillbox set on a rock outcrop overlooking the site. The scheme has been designed in order to respect the setting of the listed building and development is located within a dip in the site to ensure that the prominence of the structure is not compromised.

Flood Risk and Drainage: Part of 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. Part of the proposed footprint of the garden units (which overhang lower ground in order to maintain the wetland habitat beneath) are in this zone, the remainder of the site being in Zone A where no policy restrictions apply. The garden rooms are an extension of the hotel accommodation rather than a stand-alone new development and a satisfactory flood consequences assessment supports the application. Subject to finished floor levels, there is no objection to the scheme.

A satisfactory drainage scheme for the site has been submitted which will cater for the development without detriment to others.

7. Conclusion

The proposal will have some impacts but these can be mitigated through conditions and a S106 agreement. Planning policy context allows this type of development subject to criteria. The scheme is opposed by some Trearddur Bay residents but the volume of public concern is not of itself sufficient to influence the

determination of the application. Subject to conditions and a S106 agreement, the scheme is considered to be acceptable.

8. Recommendation

To **Permit** the development subject to condition and subject to a S106 agreement (to deliver wider community benefits including a footway extension on Lon Isallt and a pedestrian crossing on Lon St Ffraid together with securing the garden rooms as part of the hotel complex).

(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 development shall commence until a scheme for a pedestrian footway link on the site, together with a timetable for its provision, 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 pedestrian safety.

(03) The development hereby approved shall only be occupied as holiday units and a register of lettings shall be kept and made available for inspection by the local planning authority upon request.

Reason: To define the scope of the planning permission and to prevent unauthorised use of the buildings.

(04) 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.

(05) No development of the site shall take place until a habitat management plan 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 the amenities of the locality.

(06) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site, unless otherwise agreed in writing with the local planning authority. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

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

(07) Finished floor levels for the holiday units hereby approved shall be no lower than 4.7m AOD or as may otherwise be agreed in writing by the local planning authority prior to any development taking place.

Reason: To safeguard the development from the risks of flooding.

9. Other Relevant Policies

Biodiversity Action Plan

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10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: **24C288A** Application Number

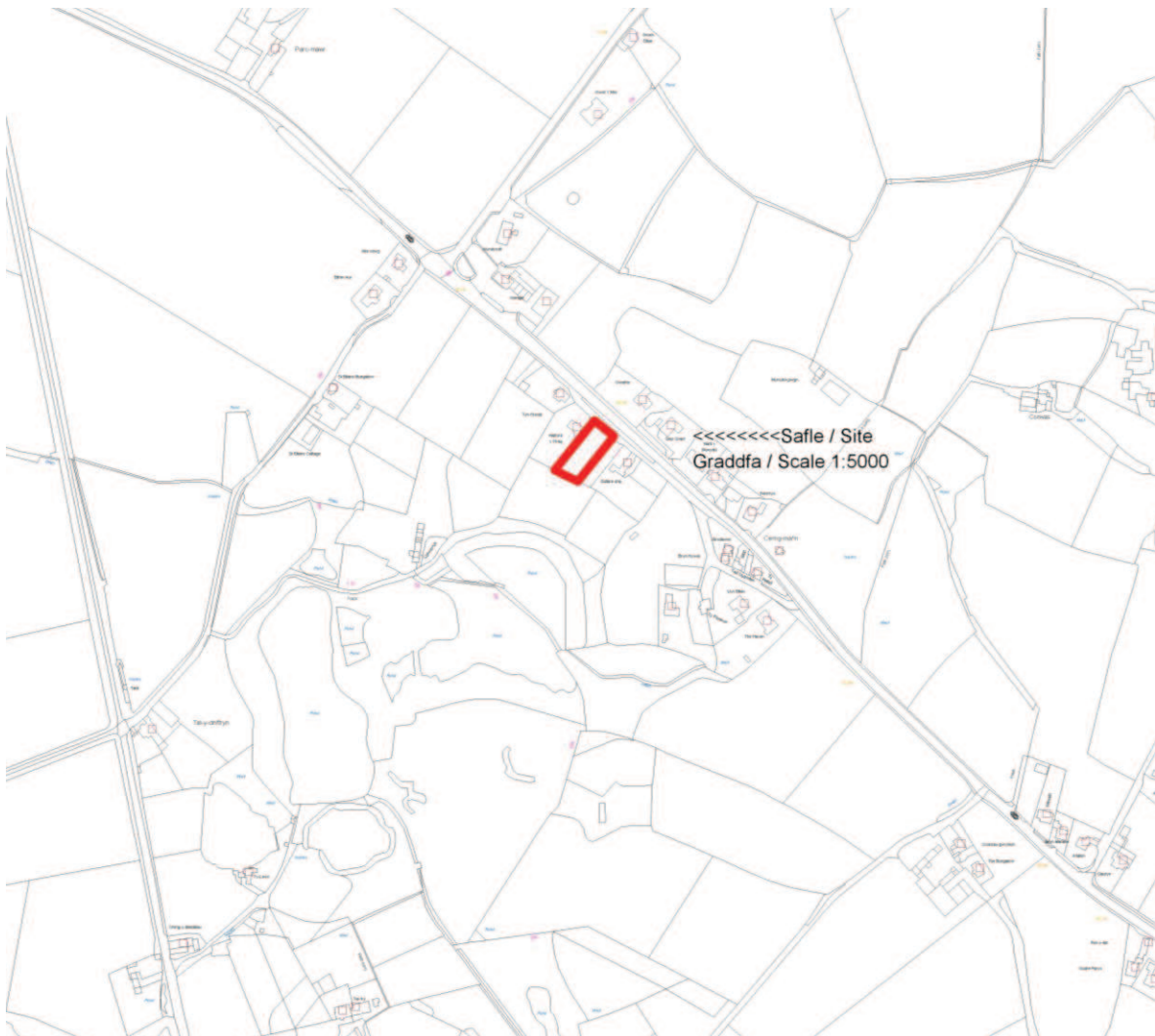
Ymgeisydd Applicant

**Mr G Hughes
c/o Paul Roberts
Sylfaen Associates Ltd
Bryn Isaf
Llanfaethlu
Holyhead
Anglesey
LL65 4NW**

Cais llawn ar gyfer codi annedd ynghyd a gosod system trin carthffosiaeth yn

Full application for the erection of a dwelling, together with the installation of a private treatment plant at

Hafod Y Grug, Cerrigman



Planning Committee: 04/12/2013

Report of Head of Planning Service (DO)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is submitted to the committee as an application which is contrary to the adopted Ynys Mon Local Plan but that can be supported under the Stopped Unitary Development Plan.

1. Proposal and Site

The application site is a parcel of land adjoining Hafod y Grug in the village of Cerrigman between Amlwch and Penysarn.

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, and whether the design of the proposed dwelling reflects the character of the surrounding area.

3. Main Policies

Ynys Mon Local Plan

1 – General

42 - Design

48 – Housing Development Criteria

53 – Housing in the Countryside

Gwynedd Structure Plan

A6 – New Dwellings in the Open Countryside

D4 – Location, Siting and Design

D29 - Design

Stopped Unitary Development Plan

GP1 – Development Control Guidance

GP2 - Design

HP5 – Countryside Hamlets and Clusters

Planning Policy Wales (5th Edition)

TAN 12 – Design

4. Response to Consultation and Publicity

Cllr W Hughes – No response

Cllr A M Jones – No response

Cllr R O Jones – No response

Welsh Water – Standard Comments

Community Council – Approval

Natural Resources Wales – No observations

Highways – Recommended conditional approval

Drainage - Comments

No letters of representation have been received at the time of writing this report.

5. Relevant Planning History

24C288 - Outline application for the erection of a dwelling together with the construction of a new access and installation of a private treatment plant on land adjacent to Hafod Y Grug, Cerrigman. Approved 02/03/2011

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.

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

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

An extant planning permission also exists on the land which establishes the principle of development and is also a material consideration of significant weight.

Impact on the Surroundings

In landscaping terms it is considered that the site forms an acceptable infilling that does not cause detriment to the wider landscape setting.

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

Effect on amenities of the surrounding properties –

The dwelling is proposed to be built in line with the existing adjacent property. The proposed dwelling will be within 3m of the existing dwelling known as Hafod y Grug. However it is not considered that the proposed dwelling will have a negative effect on Hafod y Grug, it is acknowledged that there is a ground floor window facing Hafod y Grug however this is a garage window therefore it is not considered to have a negative impact by virtue of overlooking.

The existing dwellings to the front of the proposed development are some 40m away and are separated by the A5025 and existing hedging.

The existing dwelling known as Dafarn Drip (to the south east of the proposed) is located some 13 meters from the proposed dwelling. It is acknowledged that the Supplementary Planning Guidance: Proximity of Development states that there should be 21m between two main windows, however this is only a guidance, having visited the site it is considered that the distance of 13m is acceptable in this instance due to the natural screening and the topography of the land.

Design – The properties located in the vicinity of the application site are mainly detached residential dwellings of various design and scale, and are a mixture of single storey and two storey. As there are already various designs in the area, it is not considered that the proposed design will look out of character. The materials to be used in the construction of the dwelling are similar to those found in the locality.

Highways and Drainage

The Highways Department have raised no objection to the proposed development, and have recommended

a number of conditions.

The Drainage Section have provided general comments, and have confirmed that the drainage scheme seem satisfactory in principle.

7. Conclusion

Whilst the proposal is contrary to Policy 53 of 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.

There is ample space within the site to accommodate the dwelling, parking and turning area and private amenity space. The scale and design of the proposed is considered acceptable.

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 development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 16/08/2013 under planning application reference 24C288A.

Reason: For the avoidance of doubt.

(03) The access shall be completed with a bitumen 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 dwelling is occupied.

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

(04) 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.

(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 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.

(06) No surface water from within the curtilage of the site to discharge onto the County Highway. The drainage of the highway at the access along the frontage to be carried out to the requirements of the Highway Authority before any work on the remainder of the development is commenced.

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

(07) The car parking accommodation shall be completed in full accordance with the details as shown in red on the attached plan before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

11.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: **18C215** Application Number

Ymgeisydd Applicant

**Miss Shoned Ann Roberts
c/o Penseiri Russell-Hughes Architects
56 Bridge Street,
Llangefni,
Ynys Môn.
LL77 7HH.**

Cais amlinellol gyda mynediad wedi'w gynnwys ar gyfer codi annedd fforddiadwy, creu mynedfa newydd ynghyd a gosod system trin carthffosiaeth ar dir ger

Outline application with access included for the erection of an affordable dwelling, construction of a new access together with the installation of a sewerage treatment plant on land adjacent to

Swn yr Afon, Llanrhwydrus, LL68 0SR



Planning Committee: 04/12/2013

Report of Head of Planning Service (NJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

The applicant is friends with a relevant officer and the file has been reviewed by the Monitoring Officer.

1. Proposal and Site

The site is situated approximately half a kilometre to the west of the A5025 on one of a number of minor roads leading to Llanfairynghornwy which itself is almost a kilometre away to the west again, as the crow flies, from the application site. The site is an agricultural field enclosure and there are a small handful of dwellings in the vicinity.

The application is submitted in outline with all matters reserved apart from the access to the site. The application forms describe the proposal as an application for an affordable dwelling. -The Design and Access Statement indicates that the building will range between 6-10m x 6-12m on plan and with a ridge height of between 7 to 9m.

The application is supported by evidence of affordable housing need.

2. Key Issue(s)

Compliance with exception site policies and landscape impacts.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 26 – Parking Standards

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlement

Policy 52 – Exception Sites

Gwynedd Structure Plan

Policy A8 – Affordable Housing

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP3 – Main and Secondary Centres

Policy HP7 – Affordable Housing

Planning Policy Wales (Edition 5)

TAN 2 Planning and Affordable Housing

TAN 6 Planning for Sustainable Rural Communities

4. Response to Consultation and Publicity

Local Member – no reply at the time of writing

Housing – no reply at the time of writing

Cyngor Bro Cylch y Garn – no reply at the time of writing

Joint Planning Policy Unit – object as it is contrary to policy.

Drainage Section – comments

DCWW – standard conditions

Highways – no reply at the time of writing

Response to Publicity

The application has been publicised in accordance with statutory requirements. The expiry date for the receipt of representations is 4th December. None had been received at the time of writing.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development- Planning policies including Policy 52 of the Local Plan allow the release of additional land for the purpose of affordable housing in addition to land available to meet general housing demand. Such sites are released where local people are unable to compete in the open market and their need for affordable housing cannot be met by other means.

Policy 52 however specifies that 'as an addition to land available to meet the general housing demand the Council will consider granting planning permission for affordable housing for local people, unable to compete in the open market, on appropriate sites **within or immediately adjoining existing settlements**'.

Policy A8 of the Gwynedd Structure Plan and Policy HP7 of the stopped UDP have similar locational restrictions. The site as proposed is located in open countryside where strict policies apply and justification for new housing development must be demonstrated. Exceptions to those in housing need do not apply under such policies.

Paragraph 9.2.23 of Planning Policy Wales states that:

'Policies should make clear that the release of small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs which would not otherwise be allocated in the development plan, is an exception to the policies for general housing provision. Such policies must be fully justified, setting out the type of need and the kind of development which would fall within their terms. The affordable housing provided on exception sites should meet the needs of local people in perpetuity. Sites must meet all the other criteria against which a housing development would be judged'.

The applicant has submitted supporting evidence which is being reviewed by the Council's Housing Service. Even should the personal circumstances of the applicant put her in housing need, no assessment has been made of whether any dwelling proposed for the site would in actual fact be affordable. Other than affordability, no other justification is offered in support of the application which could be considered under relevant housing in the countryside policies. Paragraph 4.2.4 of TAN 6 states that 'planning authorities must ensure that properties constructed are affordable to the community as a whole, not only the initial occupier' as supported by TAN 2 advice.

Affect on the locality – The site is located in a prominent countryside location where the development of a new dwelling would have a detrimental impact on the landscape character. Some dwellings are located near the application site, they are small in scale. The dwelling as proposed would present a prominent and incongruous development on this site and would be read as a new dwelling in an open countryside location. Planning policies and policy advice indicate that in relation to exception sites, the site itself should be suitable for development and should be judged against all criteria relevant to housing development in general. The site does not meet exception site policies in any case but is unsuitable for development due to its prominent location.

7. Conclusion

The application is a departure from housing policies which seek to strictly control new development in countryside locations to those which are necessary and justified. The development does not comply locationally with exception site policies and its approval would set a precedent for other similar schemes leading to the erosion of the credibility of housing policies as well as the character and appearance of the countryside which they seek to protect.

8. Recommendation

Refuse

(01) The site is located well outside any settlement boundary and is in an open countryside location and is not an exception site within the meaning of Policy A8 of the Gwynedd Structure Plan, Policy 52 of the Ynys Mon Local Plan, Policy HP7 of the Stopped Unitary Development Plan and the advice contained within paragraph 9.2.23 of Planning Policy Wales (Edition 5). The development of a dwelling on the site would consequently be unjustified, contrary to the requirements of Policy A6 of the Gwynedd Structure Plan; Policy 53 of the Ynys Mon Local Plan,; Policy HP6 of the Stopped Unitary Development Plan and the advice contained within Planning Policy Wales (Edition 5) and Technical Advice Note 6.

Rhif y Cais: **34C655** Application Number

Ymgeisydd Applicant

**Mr Daley Thomas
2 Ty'n Coed Uchaf
Llangefni
Anglesey
LL77 8WB**

Cais llawn ar gyfer addasu ac ehangu yn

Full application for alterations and extensions at

2, Ty'n Coed Uchaf, Llangefni



Planning Committee: 04/12/2013

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a 'serving councillor' as defined within paragraph 4.6.10 of the 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 application is for alterations and extensions at 2 Ty'n Coed Uchaf, Llangefni.

The application site is located within an established estate known at Ty'n Coed Uchaf, Llangefni.

2. Key Issue(s)

The key issues which need to be considered are the design and effect on neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 58 – Extensions

Gwynedd Structure Plan

Policy D4 – Siting, Design and Location

Policy D29 – Siting, Design and Location

Stopped Unitary Development Plan

Policy GP1 –Development Control Guidance

Policy GP2 – Design

Policy EN1 - Landscape

4. Response to Consultation and Publicity

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

Local Member (Cllr Bob Parry) - No response at the time of writing the report

Local Member (Cllr Nicola Roberts) – Declared an interest

Local Member (Cllr Dylan Rees) - No response at the time of writing the report

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

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

Highways - No response at the time of writing the report

A site notice was placed near the site and neighbouring properties were notified by letter. The expiry date for

receiving representations is the 10/12/13. No letters were received at the time of writing the report.

5. Relevant Planning History

None

6. Main Planning Considerations

The proposal is for a single storey side extension. The materials will match that of the existing dwelling. The current access will have to be moved slightly along the site. The design of the extension fits in with the property and surrounding area.

Neighbouring properties have been notified of the development. No adverse representations have been received as a result of the publicity. It is not considered that the extension will have any impact on any adjoining property.

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 neighbouring properties. The proposal complies with the Supplementary Planning Guidance on Design Guide for the Urban & Rural Environment, Technical Advice Note 12: Design, Paragraph 4.11 Promoting sustainability through good design, Planning Policy Guidance (Wales) Edition 5 and policies contained within the Ynys Mon Local Plan and Stopped Unitary Development Plan.

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 development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 11.11.2013 under planning application reference 34C655.

Reason: For the avoidance of doubt.

Rhif y Cais: **37C187** Application Number

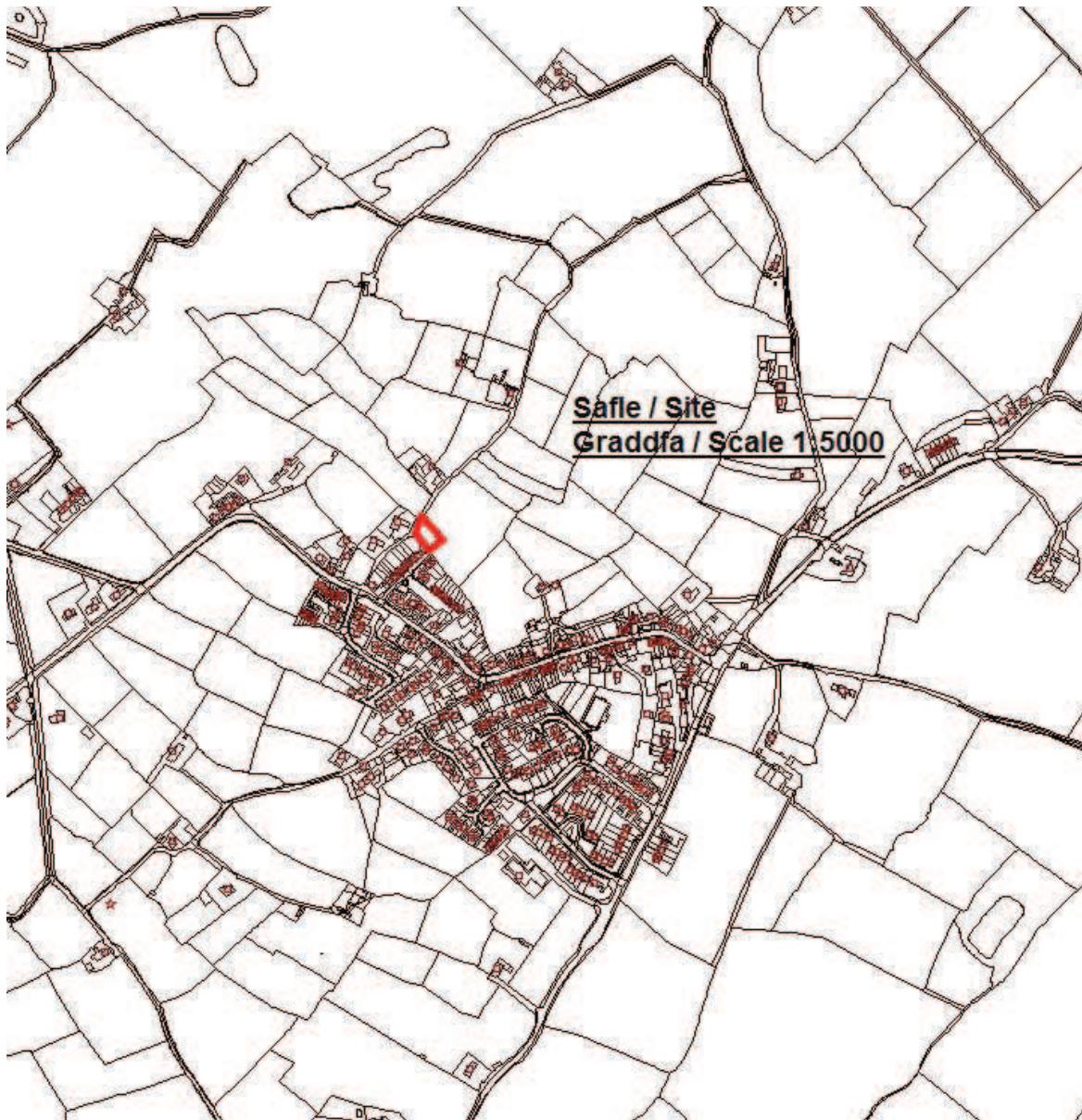
Ymgeisydd Applicant

Mrs Ffion Wyn Jones
65 Pennant
Llangefni
Ynys Mon
LL77 7NS

Cais amlinellol i godi annedd gyda rhai faterion wedi eu cadw yn ôl ynghyd ag addasu y fynedfa presennol ar dir ger

Outline application with some matters reserved for the erection of a dwelling, together with alterations to the existing access on land adjacent to

Bryn Garth, Brynsiencyn



Planning Committee: 04/12/2013

Report of Head of Planning Service (NJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

The applicant is a relevant member of staff. 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 application is in outline form, with the means of access being considered as part of the application. The proposal is for the erection of a detached two storey dwelling on land adjacent to dwelling known as Bryn Garth, Brynsiencyn. The plans have been amended so that the proposed dwelling will connect to the main sewer instead of installing a cess pit.

2. Key Issue(s)

The application main issues are whether a dwelling in this location would comply with the current planning policy and whether the proposal will affect the amenities of the neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 49 – Defined Settlements

Policy 53 – Housing in the Countryside

Gwynedd Structure Plan

Policy A2 – Housing

Policy A6 – New Dwellings in the Countryside

Stopped Unitary Development Plan

Policy HP3 – Main and Secondary Centres

Policy HP6 – Dwellings in the Open Countryside

Planning Policy Wales (5th Edition), November 2012

Technical Advice Note 6 - Planning for Sustainable Rural Communities

4. Response to Consultation and Publicity

Councillor Victor Hughes – No response received at the time of writing this report. Since the 1st consultations, the application has been amended. To date, no 2nd response has been received at the time of writing this report.

Councillor Hywel Jones – No response received at the time of writing this report. Since the 1st consultations, the application has been amended. To date, no 2nd response has been received at the time of writing this report.

Community Council – No objection. Since the 1st consultations, the application has been amended. To date, no 2nd response has been received at the time of writing this report.

Natural Resource Wales – No response received at the time of writing this report. Since the 1st consultations, the application has been amended. Standard comments have since been received.

Footpath Officer - Standard comments.

Welsh Water – Standard comments and conditions.

Highway – Recommend conditions on the access. Since the 1st consultations, the application has been amended. To date, no 2nd response has been received at the time of writing this report.

Drainage – Justification of why a cess pit was required when a main a public sewer system is in the vicinity. Further information was required. Since the 1st consultations, the application has been amended and the drainage arrangements now appear to be satisfactory.

Public Consultation – The application was afforded three means of publicity. These were by the placing of a notice near the site, the serving of personal notifications on the owners of neighbouring properties together with a notice in the local press. The latest date for the receipt of representations was 20/11/2013 and 13/11/2013 respectively. Since the 1st public consultations, the plans were amended. The latest date for the receipt of representations was 04/12/2013. No letters of representations had been received at the time of writing this report.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy Context - The site lies outside the settlement boundary for Brynsiencyn, and is therefore located in the countryside where the field is currently vacant and has not been developed. The application is contrary under Policy 49 of the Ynys Môn Local Plan and Policy HP3 of the Stopped unitary Development Plan and is therefore a departure to current policies.

Policy A2 of the Gwynedd Structure Plan indicates that housing land will be located within or on the edge of existing settlements. Policy 53 of the Ynys Môn Local Plan and Policy HP6 of the stopped Unitary Development Plan states that on land in the open countryside the council will refuse permission except where the listed criteria are satisfied.

Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Ynys Môn Local Plan and Policy HP6 of the Stopped Unitary Development Plan allow the development of housing in the countryside in exceptional circumstances, for example, where an agricultural or forestry need for a dwelling in that particular location is shown to exist. This is re-affirmed in Planning Policy Wales and the advice contained within Technical Advice Note 6: Agricultural and Rural Development. However – no such case is made here and there is no justifiable need for the erection of a new dwelling at this particular location. No other compelling evidence has been submitted as part of the application.

The applicant states within the Design and Access Statement that the dwelling ‘will be a modest dwelling, of an appropriate scale and form for its settings’. However, from the upper and lower limit figures submitted, it shows that the dwelling is not of a modest size and will dominate the houses at Field Street and Bryn Garth dwelling since the field has a slight increase in level.

7. Conclusion

The application is a departure from housing policies which seek to strictly control new development in countryside locations to those which are necessary and justified.

8. Recommendation

Refuse

(01) The local planning authority consider that the proposal would amount to the erection of a new dwelling in the countryside for which no long term need is known to exist for the purposes of agriculture or forestry; the development would therefore be contrary to the approved Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Ynys Môn Local Plan, Policy HP6 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales (5th Edition, 2012) and Technical Advice Note 6: Planning for Sustainable Rural Communities.

Rhif y Cais: **47C121A** Application Number

Ymgeisydd Applicant

**Mr John Rowlands
Mynydd Adda
Llanddeusant
Holyhead
Ynys Mon
LL65 4AD**

Cais amlinellol gyda'r holl faterion wedi ei gadw yn ôl ar gyfer codi annedd ynghyd a chreu mynedfa newydd ar dir ger

Outline application with all matters reserved for the erection of a dwelling together with the construction of a new vehicular access on land adjacent to

Hen Blas, Llanddeusant



Planning Committee: 04/12/2013

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the father of a relevant officer. The application has been reviewed by the Monitoring Officer in accordance with the Council's constitution.

1. Proposal and Site

The application was originally made for outline consent for 2 dwellings and two separate access points. Further to discussion, the application was amended to an outline planning application with all matters reserved for the erection of one dwelling and an access on land adjacent to Hen Blas, Llanddeusant.

The site is currently a field in use for grazing and is separated from the road by a native species hedge. The ridge height proposed has an upper limit of 6m above ground level, and on plan, will measure 12 x 7m as an upper limit.

2. Key Issue(s)

Compliance with relevant development plan policies; highway safety and drainage; ecological issues

3. Main Policies

Gwynedd Structure Plan

Policy A2 - Housing land

Policy A3 - Scale and phasing

Policy D4 - Location, siting and design

Policy D20 - Sewage disposal

Ynys Mon Local Plan

Policy 1 - General Policy

Policy 35 - Nature conservation

Policy 48 - Housing development criteria

Policy 50 - Listed settlements

Policy 51 - Large sites

Stopped Unitary Development Plan

Policy GP1 - Development control guidance

Policy GP2 - Design

Policy EN4 - Biodiversity

Policy HP2 - Housing Density

Policy HP4 - Villages

Policy HP7 - Affordable housing

Planning Policy Wales Edition 5 (November 2012)

TAN 5: Nature Conservation and Planning

TAN 12: Design

TAN 20: The Welsh Language – Unitary Development Plans and Planning Control

SPG : Affordable Housing

SPG : Design Guide

4. Response to Consultation and Publicity

Local Member Cllr J W Griffith – Although the application could be considered one filling a gap in the

village, the visual impact of the development would be contrary to the character of the nearby dwellings if they are not reflected in the final plans, officer to determine. Officer to determine, no further observations in relation to amended scheme.

Community Council – No objection

Drainage Section – further details requested. Details received and being assessed

Highways Section – suggested conditions

Dwr Cymru-Welsh Water – Standard conditions. No further reply to amended details.

Public response to notification: No representations were received in response to either the original notification or the further notification following amendment of the scheme.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: The site is located within the village of Llanddeusant which is a listed settlement defined under policy 50 of the Ynys Mon Local Plan and which normally allows the development of single plots within or on the edge of the village. The scheme for 2 dwellings as originally submitted was amended to one dwelling to comply with Policy 50. The site is located on the southern edge of part of the built up area of the Village. Further south is a farm complex and dwellings opposite together with the village hall. The plot would form a reasonable minor extension to the existing development part of the village.

Highways and Drainage: The Highway Authority has suggested conditions. Dwr Cymru-Welsh Water has suggested standard conditions. No drainage details were submitted with the application but these have been requested and were being assessed at the time of writing.

Design and Privacy Issues: The proposed plot is separated from the closest dwelling by that dwelling's curtilage. The dwelling has only on ground floor window in its gable elevation whilst the proposed dwelling is located to the furthest end of its plot. The maximum parameters given in the application (12 x 7 x 6m maximum) indicate a modest development. Materials and finishes can be conditioned. The detailed design can be discussed at the reserved matters stage.

Need for the Dwelling: The Policy Unit suggests that consideration should be given to whether the granting of permission on the site would exceed the requirement of the settlement for new dwellings. Only limited growth has been seen in the settlement over the last 10 years. A Local Plan allocation T27 anticipating 5 units has not been brought forward to date. Planning permission was recently granted on a brownfield site for 8 units (open market and 3 affordable units). The recent outline permission is an outline consent which has been placed on the market. There is no indication when it might be brought forward for development. The housing allocation in the village has not been brought forward to date. The addition of one unit under these circumstances is not considered to undermine the objectives of Policy 50.

7. Conclusion

The scheme is acceptable in policy terms. Consultees raise no issues of concern. Drainage details were being considered at the time of writing.

8. Recommendation

To **permit** the application subject to conditions and a S106 agreement on affordable housing

(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, means of access thereto and the landscaping of the site.

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

(02) 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.

(03) 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.

(04) No development shall take place until samples of the materials proposed to be used on the external surfaces 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 of the development

(05) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before their installation.

Reason: In the interests of amenity.

(06) The reserved matters application shall include full levels details and cross sections, as existing and as proposed, to datum point., together with finished floor levels for the plots.

Reason: To ensure the satisfactory appearance of the development

(07) No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved in writing by the local planning authority. The development shall proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. No occupation of the dwellings hereby approved shall take place until the drainage systems for the site have been completed and are operational.

Reason: In the interests of residential amenity and to ensure that the site is adequately drained.

(08) 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.

(09) 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.

(10) 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.

(11) No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of carriageway and a point 43.0 metres along the edge of carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.9 metres in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(12) The access shall be completed with a bitumen 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: In the interests of amenity.

(13) 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) the extent and position of vehicle turning facilities.

(b) the extent and position of accommodation for car parking.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimize danger, obstruction and inconvenience to users of the adjoining highway.

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12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **10LPA980A/FR/CC** Application Number

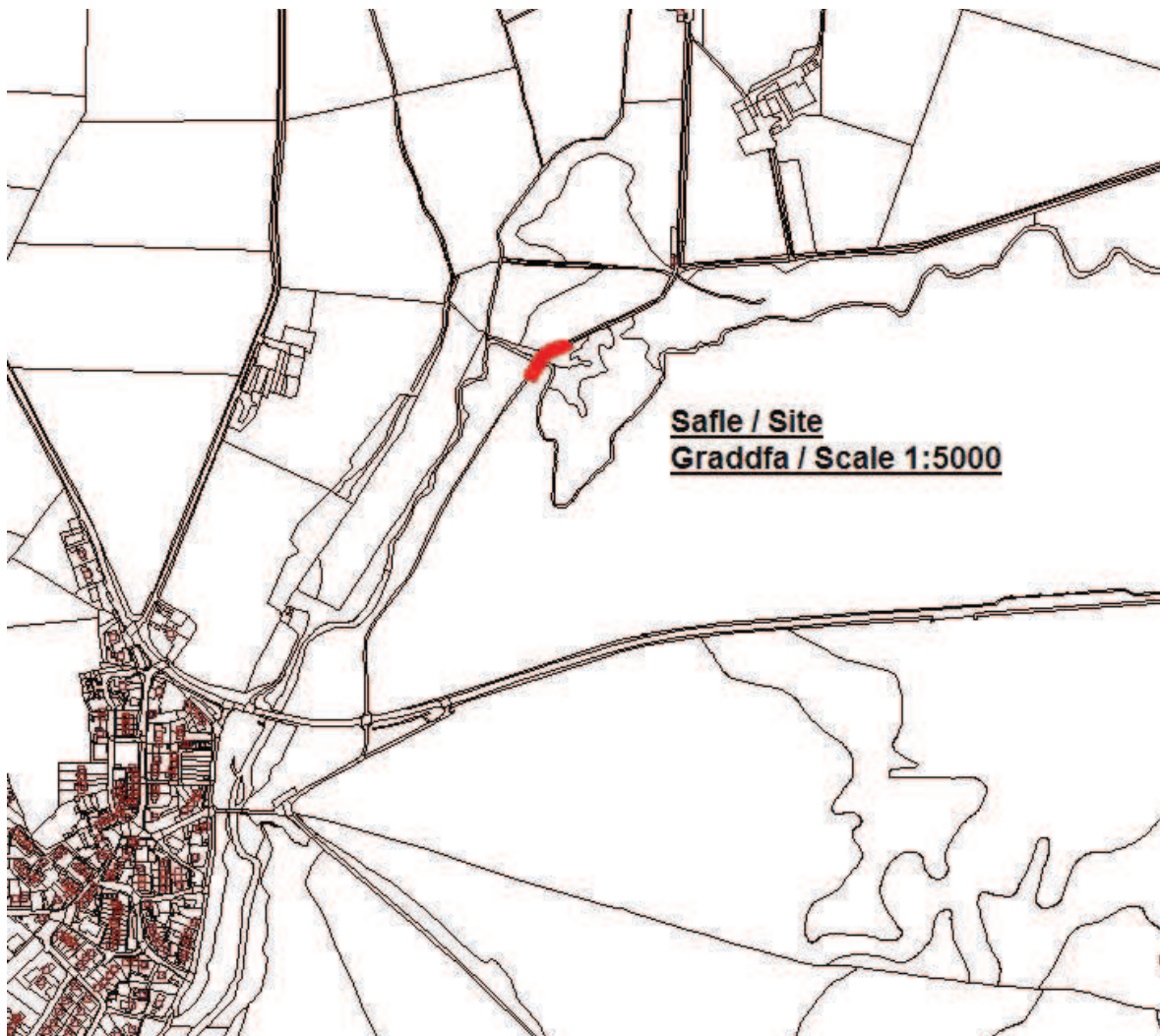
Ymgeisydd Applicant

**Head of Service Environment & Technical
Structures Section
Council Offices
Llangefni
Ynys Mon
LL77 7TW**

Cais llawn ar gyfer ail-lunio'r lon ac adeiladu pont newydd yn

Full application for the re-alignment of the road and construction of a new bridge at

Pont Ganol, Aberffraw



Planning Committee: 04/12/2013

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by the Council

1. Proposal and Site

The site is located on open dune grassland within the designated AONB to the north-east of Aberffraw. The site is within a designated SSSI and comprises common land.

The existing stone parapet bridge is in poor condition and there have been a number of flooding incidents in its vicinity. The proposal is for the construction of a new bridge and realignment of the public highway.

2. Key Issue(s)

The applications key issues are effects on designated sites

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 5 - Design

Policy 28 – Tidal Inundation and River Flooding

Policy 30 – AONB

Policy 33 – Nature Conservation

Policy 39 - Archaeology

Gwynedd Structure Plan

Policy D1 - AONB

Policy D4 – Location, Siting and Design

Policy D12 – Common Land

Policy D15 - Archaeology

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP3 – Main and Secondary Centres

Policy SG2 – Development and Flooding

Policy EN2 - AONB

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

Technical Advice Note 12 – Design

Technical Advice Note 15 – Development and Flood Risk

4. Response to Consultation and Publicity

Local Members – No reply to consultation at the time of writing

Community Council– No response at the time of writing

Natural Resources Wales – No response at the time of writing

Ecological Advisor – Recommendations should be followed. Method statement for works affecting SAC needs to be agreed

Drainage – Details are acceptable in principle

GAPS – No reply at the time of writing

RSPB – No reply at the time of writing

Highway Authority – Comments

Response to Publicity - No representations had been received at the time of writing

5. Relevant Planning History

10LPA980/SCR Application for screening opinion for the re-alignment of the road and the construction of a new bridge at Pont Ganol, Aberffraw – EIA not required 12/6/13

6. Main Planning Considerations

Principle of Development: The existing bridge is suffering defects and its construction is such that its span impedes flows in the river Ffraw contributing to flooding events. The proposal is to construct a wholly new bridge and associated road alignment. The bridge will have a higher soffit level higher than the existing and won't have piers at mid-span, resulting in increased capacity. The principle of improving the bridge is acceptable.

Effect on the locality and ecological and landscape designations: The site is a Site of Special Scientific Interest and a Special Area of Conservation as well as being Common Land and part of the designate Area of Outstanding Natural Beauty.

The landtake for the scheme extends onto designated sites but with suitable methodology during construction, and suitable remediation, the scheme is considered to have a neutral impact. More land will be taken for the scheme (420 sq m approximately) than will be provided by the reinstatement of the current road (225 sq m approximately) but benefits include safe pedestrian and vehicular passage across the site, reduction in flooding due to increased capacity to accommodate flows; a designated parking area with dwarf wall edge constructed from material arising from the existing bridge structure to direct users to the allocated site thus reducing indiscriminate parking on the SAC grassland. The bridge structure will be clad in local stone.

It is not considered that the scheme will have significant visual impacts. Conditions are proposed to ensure that compounds and working areas are agreed to limit damage to the surrounding areas and that suitable remediation of the defunct road takes place as part of the scheme to compensate for the landtake involved.

7. Conclusion

The proposal is considered acceptable in principle. Effects on designated sites and interests are considered to be suitably mitigated, subject to conditions.

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) No works of demolition of existing bridge shall be undertaken between 1st March and 30th September in any year unless it has been checked by a suitably qualified ecologist for nesting birds and the results made available to the local planning authority. Where nesting birds are found, no works shall be undertaken until the birds have fledged.

Reason: To safeguard any protected species which may be present on the site.

(03) No development shall begin until a Construction Management Plan has been submitted to and approved in writing by the local planning authority detailing the location of construction compounds and the storage of materials and plant together with construction working practices including the method of segregation of habitat areas from working areas. The scheme shall thereafter proceed in accordance with the approved Construction Management Plan unless the local planning authority gives its prior written consent to any variation.

Reason: To safeguard habitat areas

(04) No development shall commence until full details of the reinstatement of the replaced road and bridge sites (the Reinstatement Plan) has been submitted to and approved in writing by the local planning authority,. The Reinstatement Plan shall include details of the storage areas for arisings and the method of reinstating the site and shall include a timetable for the works. The scheme shall thereafter proceed in accordance with the approved Reinstatement Plan unless the local planning authority gives its prior written consent to any variation.

Reason: To safeguard habitat areas.

Rhif y Cais: **11LPA533C/AD/CC** Application Number

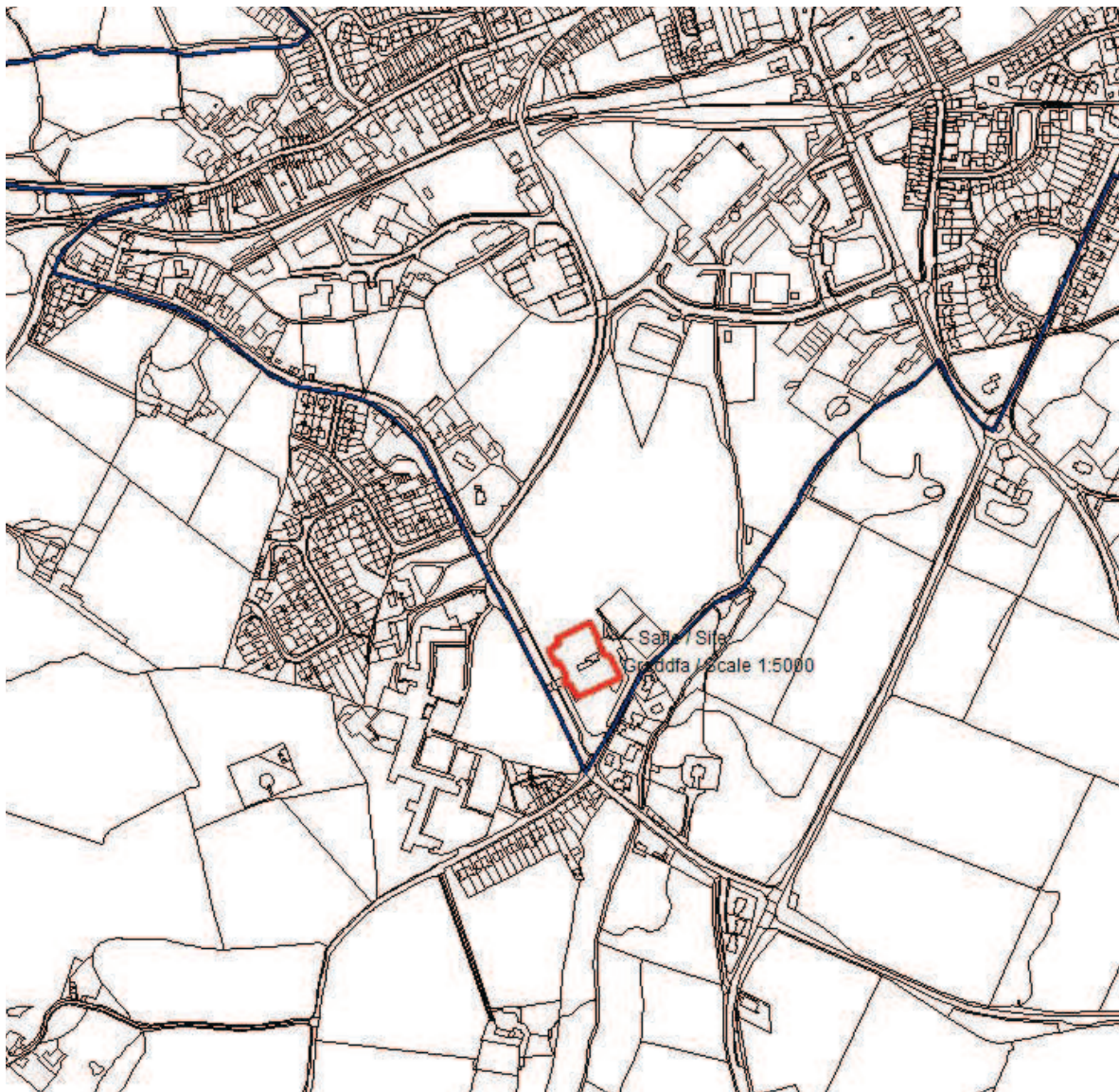
Ymgeisydd Applicant

**Head of Service (Education and Leisure)
c/o Mr Brian Hughes
Amlwch Leisure Centre
Tan Y Bryn Road
Amlwch
Ynys Mon
LL68 9TH**

Codi 6 baner o gwmpas

Erection of 6 banners around

Amlwch Leisure Centre, Amlwch



Planning Committee: 04/012/2013

Report of Head of Planning Service (AMH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is on Council owned land.

1. Proposal and Site

The application is for the erection of 6 pvc advertisement banners to advertise the activities available at Amlwch Leisure Centre.

2. Key Issue(s)

The key issues to consider are whether or not the proposal will have an effect on amenity and highway safety.

3. Main Policies

Ynys Mon Local Plan

1 – General Policy

22 – Advertisements

Gwynedd Structure Plan

D4 – Location, Siting and Design

Stopped Unitary Development Plan

SG10 – Advertisements

4. Response to Consultation and Publicity

Cllr Will Hughes – No response received at time of writing report.

Cllr Richard Owain Jones - No response received at time of writing report.

Cllr Aled Morris Jones - No response received at time of writing report.

Town Council - No response received at time of writing report.

Highways – No recommendation.

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

The application was afforded two 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 11th December 2013. At the time of writing this report no representations had been received at the department, the decision will be issued after the 11th December 2013 after the neighbouring notifications come to an end.

5. Relevant Planning History

11LPA533/DC Alterations and extensions to form a single storey store

11LPA533A Upgrading of existing tennis courts to provide multi-use play area with perimeter fencing and floodlighting

11LPA533B/CC Erection of a foyer to the main entrance

6. Main Planning Considerations

Affect on amenity

It is not considered that the proposed advertisement banners will have an unacceptable impact on the amenity of the area or the neighbouring properties as the banners are located within the grounds of the Leisure Centre.

Highways

It is not considered that the proposed advertisement banners will have a detrimental effect upon highway safety.

7. Conclusion

The advertisement banners are required for purposes incidental to the approved use of the site and has been assessed in light of the above requirements and is considered acceptable.

8. Recommendation

Permit

(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007.

(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 16.09.13 under planning application reference 11LPA533C/AD/CC.

Reason: For the avoidance of doubt.

Rhif y Cais: **19C693A** Application Number

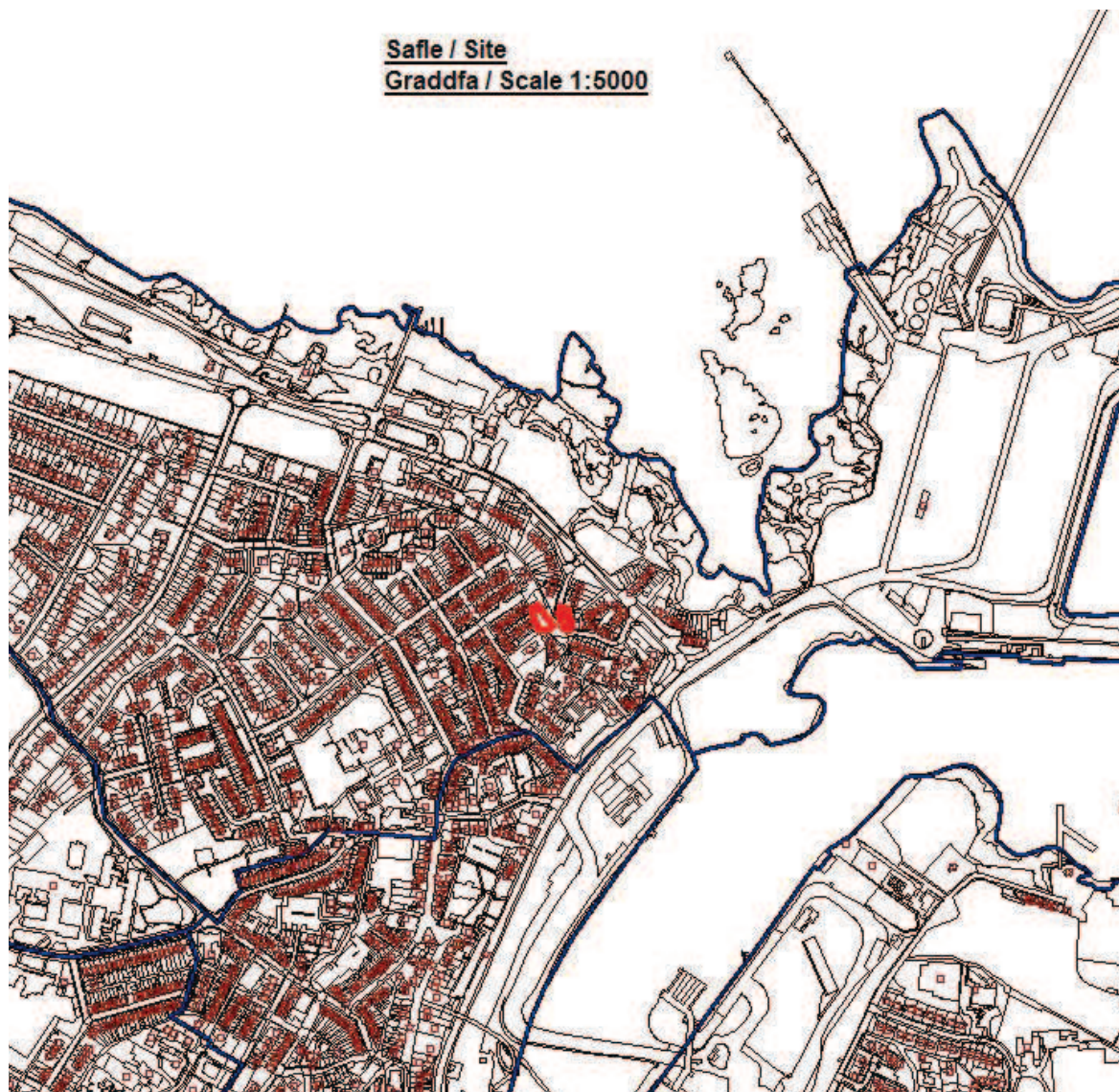
Ymgeisydd Applicant

**Mr Brett Collett
c/o Mr Simon Hall
Bodafon
2 Scotland Terrace
Bodffordd
Llangefni
Ynys Môn
LL77 7LQ**

Cais llawn ar gyfer codi 5 ty teras dau lawr ynghyd â meusydd parcio oddi ar y ffordd cysylltiedig ar dir gerllaw y safle yn

Full application for the erection of 5 two-storey terraced dwellings together with associated off-road parking on land adjacent to the site at

Former Depot Site, Cross Street, Holyhead



Planning Committee: 04/12/2013

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a relevant officer and the report has been scrutinised by the Monitoring Officer in accordance with the Council's constitution.

1. Proposal and Site

The site is located within the town of Holyhead and the principle of redevelopment is acceptable in policy terms. It is a brownfield site occupied previously as a bus depot.

The site is not located within the designated Holyhead Beach Conservation Area but can be glimpsed from it. The site is now vacant and the application as submitted proposes a development of 5 two storey terraced dwellings and associated off road parking.

2. Key Issue(s)

The applications key issues are whether the proposal will affect the amenities of the surrounding properties, the character of the local area or affect highway safety.

3. Main Policies

Gwynedd Structure Plan

Policy A2 : Housing Land

Policy A3: Scale and Phasing

Policy D4 : Location, Siting & Design

Policy D26 : Development in Proximity to a Conservation Area

Policy D29 : Standard of Design

Policy D32 : Site Configuration and Landscaping

Policy FF12 : Parking Standards

Ynys Mon Local Plan

Policy 1 : General Policy

Policy 40: Conservation of Buildings

Policy 42 : Design

Policy 48 : Housing Development Criteria

Policy 49 : Defined Settlements

Stopped Unitary Development Plan

Policy GP1: Development Control Guidance

Policy GP2 : Design

Policy EN1 : Landscape Character

Policy EN13 : Conservation of Buildings

Policy HP2 : Housing Density

Policy HP3 : Main and Secondary Centres

Policy SG6 : Surface Water Run-Off

Supplementary Planning Guidance

Design in the Urban and Rural Built Environment

Parking Standards

Holyhead Beach Conservation Area Character Appraisal

Relevant National or Local Policy

Planning Policy Wales (Edition 5)

TAN 12: Design

Circular 61/96 : Planning and the Historic Environment : Historic Buildings and Conservation Areas

4. Response to Consultation and Publicity

Local Members: No reply at the time of writing

Town Council: No objection

Welsh Water: Standard conditions

Drainage Section: Satisfactory in principle. Condition on future management and maintenance suggested

Highways: No reply at the time of writing

Response to Publicity

The application was afforded publicity via site notices and extensive personal notifications. The expiry date for the receipt of representations was 6th November. No representations have been received.

5. Relevant Planning History

19C693 Alterations and extension to the existing garage at Goodsir Bus Depot, Cross Street, Holyhead – approved 9/6/98

6. Main Planning Considerations

Principle of Development: The site is a vacant brownfield site within the development boundary of Holyhead and is suitable for residential development. Planning Policy Wales encourages the development of brownfield site and underutilised vacant urban sites.

Design and Amenity: The proposal is arranged as a terrace of 5 dwellings with a stepped ridge arrangement following the contours of the site and reflects the predominant pattern of development in the locality. Access is to be provided to the rear garden areas via a lane between the site and Wesley Terrace. The front of the properties has access onto the footway as do the other dwellings in the locality.

The scheme is a very compact design but reflective of the pattern of development in the locality. The proposed parking areas are located on a parcel of vacant land opposite the site. 8 parking spaces are proposed in total. Screening will be required to three of the bays as the end of terrace property on George Street has a low level window directly abutting the area. Overall, the scheme is compact and does not strictly meet SPG guidance on separation distances. However, given the layout and orientation, it is not considered that the scheme will unduly affect neighbouring amenities.

Technical Matters: A response was awaited from the Highway Authority at the time of writing. However, the site was previously a bus depot with buses parked at and around the site, including on the proposed residential parking area. The site is a central town location with easy access to public transport facilities. The provision of off-road car parking spaces is acceptable and will release space for other users. Drainage details are acceptable subject to conditions.

7. Conclusion

The site is situated within the development boundary of Holyhead and is a brownfield redevelopment site. Planning policy supports its redevelopment for residential use. There are no technical objections to the development.

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) No occupation of the dwellings shall take place until a management and maintenance plan for the offline surface water storage system, which will secure its operation for the lifetime of the development, has 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 to ensure that the site is satisfactorily drained.

(06) No development shall commence until details of a screen between the car parking area and the property at 15 George Street has been submitted to and approved in writing by the local planning authority, together with a timetable for its erection and details of its maintenance for the lifetime of the development. The scheme 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 residential amenity

(07) 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.

(08) 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.

(09) 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.

12.4 Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **19LPA988/TPO/CC** Application Number

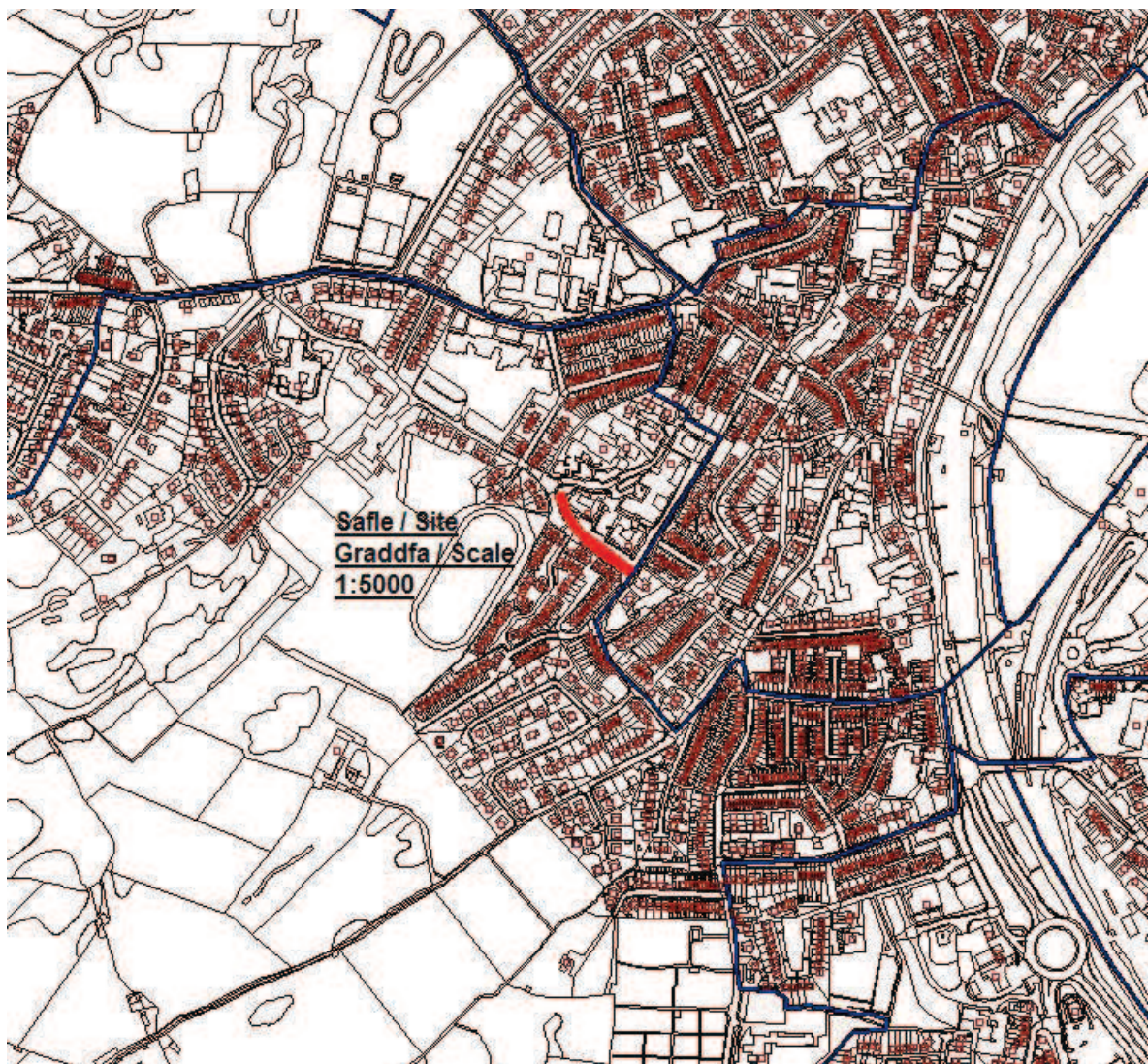
Ymgeisydd Applicant

**Head of Service (Highways)
c/o Mrs Julie Barr
Tarlunbarr Associates
Tan-y-Berllan
Llanbedr-y-Cennin
Conwy
LL32 8UY**

Cais am waith i dorri coed sydd wedi'u diogelu o
dan Orchymun Gwarchod Coed ar dir yn

Application for works to fell trees which are
protected under a Tree Preservation Order on land
at

Llys Mair, (Mill Bank Frontage), T'yn-y-Parc, Mill Bank, Holyhead



Planning Committee: 04/12/2013

Report of Head of Planning Service (AMH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is on Council owned land.

1. Proposal and Site

The application is for the felling of 27 sycamore trees within the existing G1 group to facilitate a construction of a new pedestrian footway as part of the safer routes to school scheme at Ucheldre Holyhead.

2. Key Issue(s)

The key issues to consider are whether or not the proposal will have an effect on amenity and highway safety.

3. Main Policies

Ynys Mon Local Plan

1 – General Policy

31 – Landscape

Gwynedd Structure Plan

D4 – Location, Siting and Design

Stopped Unitary Development Plan

GP1 – Development Control Guidance

EN1 - Landscape Character

4. Response to Consultation and Publicity

Local Member (Jeffery M Evans) – No response received at time of writing report.

Local Member (Trefor Lloyd Huhges) – No objection.

Local Member (Dafydd Rhys Thomas) – No response received at time of writing report.

Town Council - No objection.

Highways – No recommendation.

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 20th November 2013. 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

It is considered that this represents a significant affect on the local amenity on the loss of significant number of trees however there is a mitigation scheme for re planting. This application is to create a new pedestrian

footway under the safer routes to school scheme at Ucheldre Holyhead.

7. Conclusion

Based on consultation responses received I find this application acceptable with the conditions below imposed.

8. Recommendation

Permit

(01) A scheme of replacement tree planting shall be agreed and implemented by the end of the first planting season following the felling of the trees or at a time as otherwise agreed by the Local Planning Authority.

Reason: In the interests of amenity.

(02) Replacement trees that die or are severely damaged shall be replaced by the end of the first season following.

Reason: In the interests of amenity.

13.1

Materion Eraill

Other Matters

Rhif y Cais: **13C183** Application Number

Ymgeisydd Applicant

**Mr John Rowlands
Mynydd Adda
Llanddeusant
Caergybi
Ynys Mon
LL65 4AD**

Cais i bennu os oes angen caniatad blaenorol ar gyfer codi sied amaethyddol ar gyfer storio bwyd anifeiliaid a peiriannau ar dir ger

Application to determine whether prior notification is required for the erection of an agricultural shed for storage of animal feed and machinery on land adjacent to

Seren Las, Bodedern



Planning Committee: 04/12/2013

Report of Head of Planning Service (OWH)

It was determined that the prior approval of the Local Planning Authority was not required for the above development and that it constituted permitted development.

The matter is therefore reported for information purposes only.

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to	PLANNING & ORDERS COMMITTEE
Date	04.12.13
Subject	ISLE OF ANGLESEY COUNTY COUNCIL (OFF STREET PARKING PLACES)(VARIOUS CAR PARKS ANGLESEY)(1)ORDER 2013.
Portfolio Holder(s)	RICHARD DEW
Lead Officer(s)	HUW PERCY
Contact Officer	ELFED LEWIS
Nature and reason for reporting At its meeting on the 6 th November 2013 the Committee discussed item 14.1 Isle of Anglesey County Council (Off Street Parking Places) (Various Car Parks Anglesey) (1) Order 2013. The Committee resolved to defer the report pending an Impact Assessment.	
A – Introduction / Background / Issues The introduction of an off-street parking order is required to manage car parks and to prevent over-night parking and the abuse of disabled parking spaces. The reservations of the Committee and the objections received from members of the public relate to concerns over the potential for future pay and display parking arrangements for which an off-street parking order is required. The introduction of parking charges also requires a Variation Order and advertising in the local press and on site.	

B- Considerations

C – Implications and Impacts		
1	Finance / Interim Head of Function (Resources) and Section 151 Officer	
2	Head of Function Legal & Administration / Monitoring Officer	
3	Human Resources	
4	Property Services (see notes – separate document)	
5	Information and Communications Technology (ICT)	
6	Equality (see notes – separate document)	
7	Anti-poverty and Social (see notes – separate document)	
8	Communication (see notes – separate document)	
9	Consultation (see notes – separate document)	
10	Economic	
11	Environmental (see notes – separate document)	
12	Crime and Disorder (see notes – separate document)	
13	Outcome Agreements	

CH - Summary

D - Recommendation
It is requested that the Committee resolves to support the introduction of an off-street parking order on condition that any new pay and display parking sites are approved by the Executive Committee.

Name of author of report: Huw Percy

Job Title: Chief Engineer (Network)

Date: 22 November 2013

Appendices:

Background papers

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