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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, 5 CHWEFROR, 2014 ➔ 1.00 p.m. ←	WEDNESDAY, 5 FEBRUARY 2014 ➔ 1.00 pm ←
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI
Swyddog Pwyllgor	Mrs. Mairwen Hughes (01248) 752516 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
Jeffrey M.Evans
Nicola Roberts
Alwyn Rowlands

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.

Index

1 APOLOGIES

2 DECLARATION OF INTEREST

3 MINUTES_(Pages 1 - 6)

To submit, for confirmation and signature, the minutes of the Planning and Orders Committee held on 8th January, 2014.

4 SITE VISITS

None to be considered by this meeting.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 7 - 16)

- 6.1 14C135A – Glasfryn, Tyn Lon
- 6.2 37C187 – Bryn Garth, Brynsiencyn
- 6.3 41C125B/EIA/RE – Bryn Eryr Uchaf, Menai Bridge
- 6.4 42C114A – Tai'n Coed, Pentraeth
- 6.5 44C294B – Plas Newydd, Rhosybol

7 APPLICATIONS ARISING

None to be considered by this meeting.

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS

None to be considered by this meeting.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

12 REMAINDER OF APPLICATIONS_(Pages 17 - 40)

- 12.1 11C607 – Dinorben Square, Amlwch
- 12.2 23C309A – Bron Haul, Talwrn
- 12.3 34LPA991/CC – 44-52 Bryn Meurig, Llangefni
- 12.4 34LPA991A/CC – 53-62 Bryn Meurig, Llangefni
- 12.5 46C263M – Ty'n Towyn Caravan Park, Lôn St. Ffraid, Trearddur Bay
- 12.6 47C102A – Clwchdernog Bach, Llanddeusant

13 OTHER MATTERS_(Pages 41 - 42)

- 13.1 38C277B – Caerdegog Uchaf, Llanfechell

14 TIMING OF MEETINGS_(Pages 43 - 44)

(1) To report that the County Council upon consideration of the above had resolved as follows :-

- *'To support the convening of some meetings (Planning and Orders Committee and the two Scrutiny Committees) at 4.00 p.m., and 4.30 p.m., and that arrangements be discussed with the Chairs and Members of the relevant Committees and that an update report be presented to the next scheduled meeting of the Council on 27th February, 2014;*
- *To note the findings of the initial equality impact assessment;*
- *That arrangements be piloted for a period of 12 months commencing in April 2014.'*

(2) To submit the report of the Interim Head of Democratic Services.

(3) To give consideration to the above.

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PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 8 January 2014

- PRESENT:** Councillor W.T. Hughes (Chair)
- Councillors Lewis Davies, Jeffrey M. Evans, John Griffith,
K.P. Hughes, Vaughan Hughes, T. Victor Hughes, Richard O. Jones,
Nicola Roberts.
- IN ATTENDANCE:** Planning Development Manager (DFJ),
Planning Assistants,
Senior Engineer (Development Control) (EDJ),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor Ann Griffith.
- ALSO PRESENT:** Local Member : Councillor Llinos M. Hughes – application 11.1
Councillor T.LI. Hughes
-

The Legal Services Manager stated that the County Council meeting held on 5 December, 2013 had resolved the following Planning Procedure Rules:-

- Members of the Planning and Orders to be allowed to take part in discussion and voting thereon as Local Members on applications within their own Wards;
- Members of the Planning and Orders who have not attended Site Visit to be allowed to discuss and vote on applications.

1 APOLOGIES

Apologies as noted above.

2 DECLARATION OF INTEREST

Declaration of interest were made as follows :-

Councillor Nicola Roberts in respect of application 7.1

Councillors Lewis Davies, John Griffith, Vaughan Hughes and Nicola Roberts declared personal interests in respect of application 13.2 on account of the reference to wind turbines within the Plaid Cymru Manifesto but stated that they would consider the application on its own merits.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 4 December, 2013 were presented and confirmed as correct subject to the following amendments:-

- Item 11.1 – 18C215 – Councillor John Griffith did not vote in respect of the application as he is a Local Member.

- Item 14.1 – Isle of Anglesey County Council (Off-Street Parking Places) Various Car parks Anglesey (1) Order 2013

To note that any new pay and display parking sites are to be approved by the Planning and Orders Committee and not the Executive.

4 SITE VISITS

The minutes of the Site Visits held on 18 December, 2013 were presented and confirmed as correct.

5 PUBLIC SPEAKING

There was no public speaking.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 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 on land adjacent to Glasfryn, Tyn Lon

It was **RESOLVED** to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.

6.2 34C553A – Outline application for residential development including extra care facility, highway and associated infrastructure at Ty'n Coed, Llangefni

It was **RESOLVED** to remove the application from the Agenda of the Committee until such time that negotiations and consultations have concluded and that a recommendation can be made.

6.3 37C187 – 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

It was **RESOLVED** to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.

6.4 41C125B/EIA/RE – 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, Menai Bridge

It was **RESOLVED** to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.

6.5 42C114A – Outline application for the erection of an agricultural dwelling together with the installation of a septic tank at Tai'n Coed, Pentraeth

It was **RESOLVED** to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.

6.6 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

It was **RESOLVED** to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.

7 APPLICATIONS ARISING

7.1 34C655 – Full application for alterations and extensions at 2 Ty'n Coed, Uchaf, Llangefni *(Councillor Nicola Roberts declared an interest and left the meeting during discussion and voting thereon).*

The application was brought to the Committee's attention as the applicant is related to a serving Councillor as defined within paragraph 4.6.10.2 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.2 of the Constitution.

The Planning Development Manager stated that the application was deferred at the last meeting due to a letter of objection been received by the Planning Office the day before the Committee and the Officers had not had sufficient time to consider its contents. He noted that the Officers recommendation was still to approve the application.

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.

8 ECONOMIC APPLICATIONS

None were considered at this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

10 DEPARTURE APPLICATIONS

None were considered at this meeting.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 13C183A – Outline application with access included for the erection of a dwelling together with alterations to the existing access and the installation of a package treatment plant on land adjacent to Seren Las, Bodedern

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

The Chair invited Councillor Llinos M. Huws, one of the Local Members to address the meeting.

Councillor Llinos M. Huws stated that the applicant has bought 25 acres of land near the village of Bodedern as an agricultural holding. She stated that this is an unique venture by a local young family these days. The Planning Officers have stated within the report that this application is in the open countryside. Councillor Huws noted that there are 3 dwellings near this application and a busy garage. She referred to Policy 55 and noted that the Welsh language needs to be protected and having a local Welsh family would be of an advantage to the local community. She further stated that as a Local Members she would suggest that the site be visited by the Planning and Orders Committee.

The Planning Development Manger stated that he wished to update the report submitted to the Committee. The Joint Planning Policy Unit has responded with objections to the application, Welsh Water and the Drainage Section have submitted no objection to the application. The Rights of Way Officer has stated that there is a public footpath near the site but do not object and the Highways Authority have stated that a better visibility splay is required from the site and the applicant has sufficient land to provide a relocated access. He noted that the application is clear in the countryside in terms of planning policies, 350m from the development boundary of Bodedern and is

not within a cluster. The application submitted is not an agricultural dwelling. The recommendation was of refusal.

Councillor Jeff Evans proposed that the application be refused and Councillor K.P. Hughes seconded the proposal.

It was RESOLVED to refuse the application in accordance with the recommendation of the Officer's report.

11.2 36C272A – Full application for the erection of an agricultural shed to keep livestock at Cae'r Bwl, Rhostrehwfa

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

Councillor T. Victor 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.

12 REMAINDER OF APPLICATIONS

12.1 19LPA989/CC – Full application for the replacement of three of the existing windows on the first and second floor of the front elevation with traditional timber sash windows at Rowlands Pharmacy, 62 Market Street, Holyhead

The application was brought to the Committee as the application is made by the Local Authority.

Councillor R.O. Jones proposed that the application be approved and Councillor John Griffith 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.

12.2 19LPA989A/AD/CC – Application for the erection of a non-illuminated projecting swing sign at Rowlands Pharmacy, 62 Market Street, Holyhead

The application was brought to the Committee as the application is made by the Local Authority.

Councillor Nicola Roberts 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.

12.3 19LPA990/AD/CC – Application for the erection of a non-illuminated projecting swing sign at Siop y Porth, 60 Market Street, Holyhead

The application was brought to the Committee as the application is made by the Local Authority.

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.

13 OTHER MATTERS

13.1 23C84C – Application to determine whether prior approval is required for the erection of an agricultural shed for the storage of hay, straw and machinery at Penrhos, Maenaddwyn

The application was brought to the Committee as the applicant is an employee of the Council.

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

It was RESOLVED to note the report.

13.2 38C277B – Full application for the erection of a 50kW wind turbine with a maximum hub height of up to 24.6m, rotor diameter of up to 19.2m and a maximum upright vertical tip height of up to 34.2m and associated works on land at Caerdegog Uchaf, Llanfechell

The Legal Services Manager stated that the application brought to the meeting is not for a decision by the Committee as the applicant has decided to appeal to the Planning Inspectorate for Wales for non-determination of the application by the Authority. The Planning Officers are requesting guidance from the meeting as how to deal with such an appeal.

He stated that a late request had been submitted by the applicant to exercise the public speaking procedure of the Planning and Orders Committee. The Chair of the Committee was given legal advice at the pre-meeting and the Legal Services Manager had reiterated the advice to the applicant before the meeting. The legal advice to the Chair was not to allow public speaking as the application is not for determination by the Committee due to the fact that the applicant has decided to appeal against non-determination to the Planning Inspectorate; the Planning Officers have not prepared the report on the expectation that public speaking would entail on this application; it would create unfairness to the objectors had they wished to speak on the application. The Legal Services Manager reiterated his advice again that the Chair should not allow the applicant to speak in respect of his application.

The Planning Development Manager stated that the Officers have set out within the report the main issues of the principle of the development, Landscape and Visual Impact and Residential Amenities. Since the applicant has decided to appeal to the Planning Inspectorate against non-determination of the application the Planning Officers are confident to contest the appeal on the basis that there would be significant adverse Landscape and Visual effects on the setting of the AONB in the region together with significant adverse Cumulative Landscape and Visual effects of energy development on the AONB towards the edge of Landscape Character Area 5. He ascertained if the Planning Committee were comfortable for the Planning Officers to contest the appeal on these issues stated.

Councillor K.P. Hughes stated that this is unique as there are over 100 letters of support of the application in the vicinity and with only a few objections. He stated that Caerdegog Uchaf is a 150 acre family farm with a milking herd of cattle. The farm is dependent on a large supply of electricity. He referred to one letter of objection which states that this application will not create new employment. Councillor Hughes believed it was as an important consideration that any business these days can protect and secure the current employment. He found it difficult to support the reasons for refusing the application as from one location near Mynydd y Garn he could see 32 wind turbines and a location near Mynachdy farm he could see 21 wind turbines together with the Wylfa Power Station. Councillor Hughes did not accept that approving one further turbine for the use of Caerdegog Uchaf would have an adverse effect on the landscape and on the AONB. He also referred to Rhyd y Groes farm which has a wind turbine, is much nearer the AONB location. Councillor Hughes further stated that he considered that this application does not affect residential amenities. He stated that he supported this application.

Councillor Lewis Davies questioned if this application is within or near the AONB and how many wind turbines are within this location? The Planning Development Manager responded that the site is near an AONB but could not say exactly how many wind turbines are within the vicinity. Councillor Davies considered that the application would have a harmful effect on the landscape and

is near an AONB site and proposed that the application be refused. Councillor Jeff Evans seconded the proposal of refusal.

Councillor John Griffith stated that the New Wylfa is to be built in the vicinity of this application. However he stressed that the AONB needs to be protected but questioned if the Officers had considered that the New Wylfa will be near this application. The Planning Development Manager responded that the Officers have considered this matter.

Councillor Nicola Roberts questioned how near residential dwellings were to the site. The Planning Development Manager responded that Groes Fechan is the nearest residential dwelling which is over 400 metres south east of the site. Councillor Roberts further questioned what is the cost of contesting an appeal? The Planning Development Manager responded that it was impossible to give an exact cost figure but it was anticipated that it would entail the cost of Officers time in preparing for such an appeal. Councillor Nicola Roberts proposed that the application should be supported and Councillor K.P. Hughes seconded the proposal.

The voting was as follows :-

To support the application at the appeal, contrary to the recommendation of the Officer's :-

Councillors K.P. Hughes, Vaughan Hughes, W.T. Hughes, Nicola Roberts.

TOTAL 4

To contest the application at the appeal, in support of the Officer's recommendation :-

Councillors Lewis Davies, Jeffrey M. Evans, T. Victor Hughes, R.O. Jones.

TOTAL 4

Abstained from voting : Councillor John Griffith.

TOTAL 1

It was RESOLVED on the casting vote of the Chair to support the application at the appeal (a decision against the recommendations of the Officers).

As the decision was contrary to the recommendation of the Officer's, the matter is automatically deferred to be considered at the next meeting.

The reasons given to support the application at the appeal process was that the Members did not agree that there would be significant adverse Landscape and Visual effects on the setting of the AONB in the region of Mynydd y Garn and did not agree that significant adverse Cumulative Landscape and Visual effects of energy development on the AONB towards the edge of Landscape Character Area 5.

**COUNCILLOR W.T. HUGHES
CHAIR**

6.1

Gweddill y Ceisiadau

Remainder Applications

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: 05/02/2014

Report of Head of Planning Service (NJ)

Recommendation:

Defer

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.

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 Mon Local Plan.

At its meeting held on 4th December the Committee resolved to defer the application in order to receive evidence in relation to any lack of mortgage availability to fund affordable housing such as could be approved in accordance with the Interim Policy. At the time of writing, no evidence had been received.

At its meeting held on 8th January the Committee resolved to again defer the application in order that an assessment of affordable need could be completed. Albeit the applicant has provided evidence of lack of mortgage availability and evidence to support her affordable housing need, it has not been possible to fully assess the evidence in time to include details in a written report, It is anticipated that a full report will follow in the March committee.

6.2

Gweddill y Ceisiadau

Remainder Applications

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: 05/02/2014

Report of Head of Planning Service (OWH)

Recommendation:

Defer

Reason for Reporting to Committee:

The application was submitted to the Planning and Orders Committee under the constitution.

At its meeting held on 4th December 2013 the Planning and Orders Committee resolved to defer consideration of the application in order to explore whether the proposal could be considered under the exceptions site policy as an affordable dwelling.

Further information in relation to this was awaited from the applicant at the time of writing and the application was deferred at the January meeting whilst it was being compiled. No information has been submitted for consideration to date.

6.3

Gweddill y Ceisiadau

Remainder Applications

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

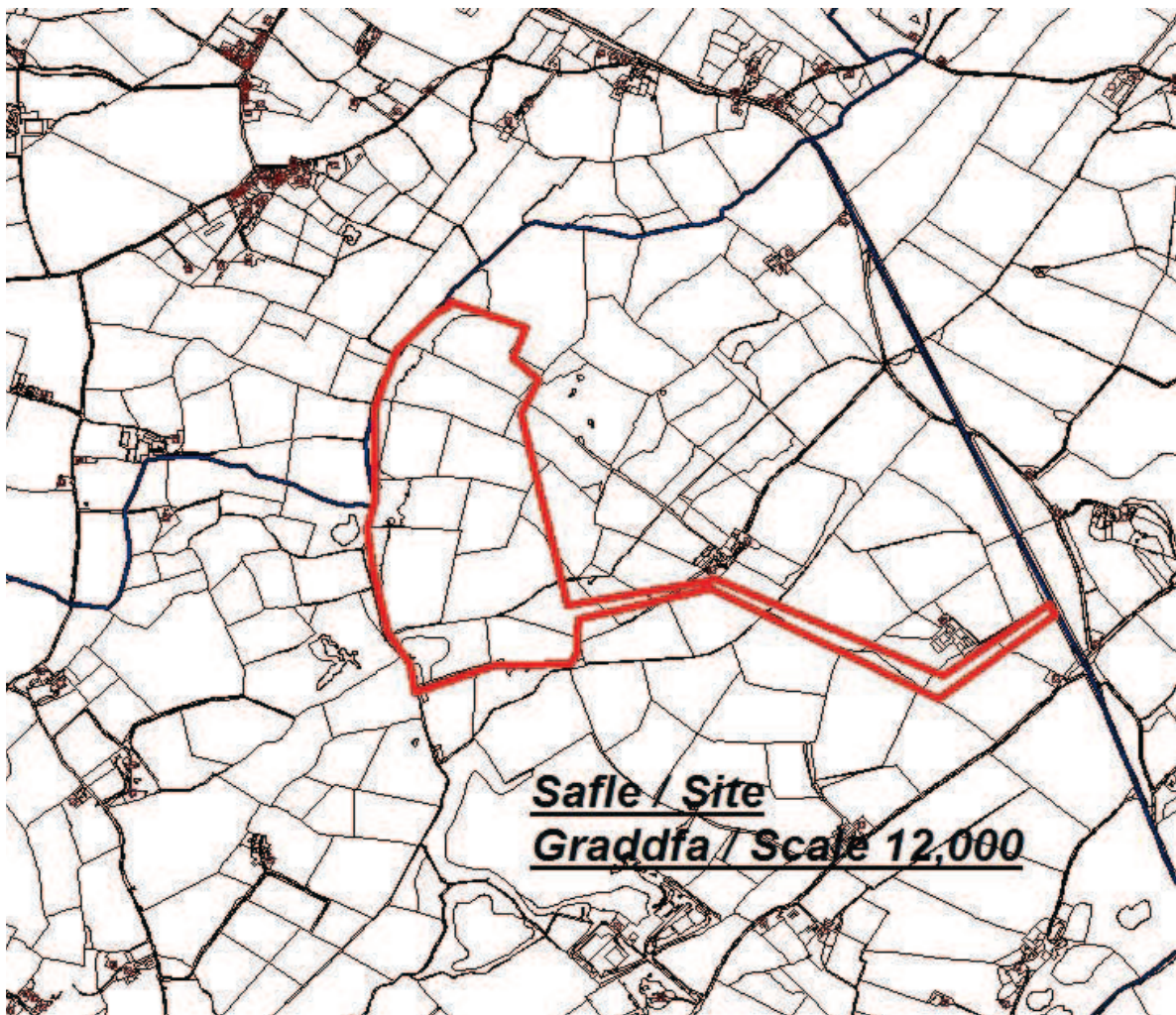
Ymgeisydd Applicant

**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: 05/02/2014

Report of Head of Planning Service (NJ)

Recommendation:

Defer

Reason for Reporting to Committee:

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

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

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

6.4

Gweddill y Ceisiadau

Remainder Applications

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: 05/02/2014

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

6.5

Gweddill y Ceisiadau

Remainder Applications

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

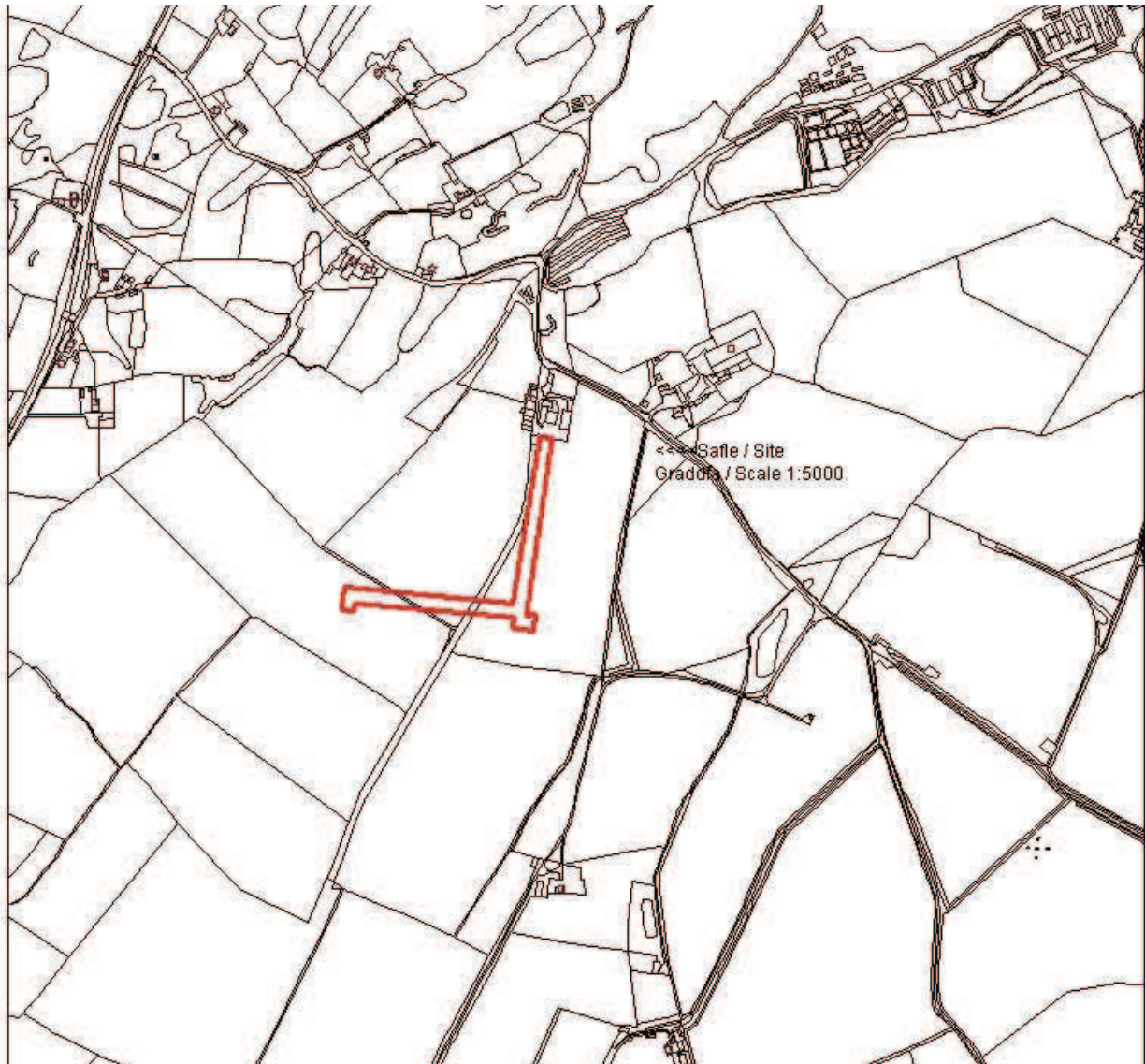
Ymgeisydd Applicant

**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: 05/02/2014

Report of Head of Planning Service (MTD)

Recommendation:

Defer.

Reason for Reporting to Committee:

The application is being 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 consultation responses received.

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 11C607 Application Number

Ymgeisydd Applicant

**Mr John Lindsay
Pildwrn
Burwen
Amlwch
LL68 9AE**

Cais llawn ar gyfer newid defnydd yr adeilad
presennol o doiledau cyhoeddus i uned arlwyyo yn

Full application for the change of use of existing
building from public toilets into a catering unit at

Sgwar Dinorben, Amlwch



Planning Committee: 05/02/2014

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

Part of the land the subject of the application is in Council ownership, namely that which the applicant has a right of way over.

1. Proposal and Site

The site is located within the market car park in Amlwch and accommodates a single storey building. The building itself was in use as public toilets until approximately 3 years ago.

It is proposed to use the building as a catering unit which will be open 8 am until 6pm Mondays to Fridays and from 8am until 2pm on Saturdays. Bread and cakes will be produced on site, there will be a seating area within the building for consumption but produce may also be taken away.

2. Key Issue(s)

Is the use appropriate in the location.

Highways issues.

3. Main Policies

Gwynedd Structure Plan

Policy B1 Employment

Ynys Môn Local Plan

Policy 1 General Policy

Policy 2 New Jobs

Policy 26 Car Parking

Policy 42 Design

Ynys Môn Unitary Development Plan

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy EP6 Reuse of Buildings

Policy EP8 Vibrant Town, District and Local Centres

Policy EP13 Hot Food takeaways

Supplementary Planning Guidance: Hot Food Takeaways

Supplementary Planning Guidance: Design Guide for the Urban and Rural Environment.

4. Response to Consultation and Publicity

Local Member Councillor A. M. Jones: No response at the time of writing this report.

Local Member Councillor W. Hughes: No response at the time of writing this report.

Local Member Councillor R. O. Jones: No response at the time of writing this report.

Town Council: Object on the same grounds as petition

Welsh Water: Recommend conditions.

Highways: Comments

Environmental Health: Comments

A petition containing 192 signatures has been received. The petition states in main

There are enough food outlets and some of them are struggling to exist.

Different types of shops are needed.

Assume there will be a large grant provided by the Council and this is not extended to existing businesses.

The new establishment will do nothing to encourage people into the area and will be detrimental to the many shops not just the eateries.

5. Relevant Planning History

None.

6. Main Planning Considerations

The building in question has not been in use for over 3 years and has now been sold by the Council.

A beneficial use should be encouraged provided there isn't conflict with plan policy or harm to amenity. In this instance it is not considered that the change of use is objectionable and given the location of nearby properties it is further not considered that there will be harm to amenity.

There is no objection from the Highways Authority.

As part of the application a shopfront will be installed this will comprise of glazing with plastic surround, given the form of the existing building and the surroundings it is not considered that this can be objected to.

7. Conclusion

There is no objection in terms of policy, harm to amenity or highways issues.

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 use hereby permitted shall only open for business between 8am and 6pm Monday – Friday and 8am and 2pm Saturdays.

Reason: To define the scope of this permission.

Informative

The applicant's attention is drawn to the need for advertisement consent for any signage which may be proposed.

12.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **23C309A** Application Number

Ymgeisydd Applicant

**Mr Gwynfor Parry
c/o Mr Vince Kitching
57 Clos Belyn
Llandudno Junction
Conwy
LL31 9AH**

Cais amlinellol gyda â'r materion i gyd wedi'u cadw'n ôl ar gyfer annedd unllawr a garej ar dir cyfagos i

Outline application with all matters reserved for a detached single storey dwelling and garage on land adjoining

Bron Haul, Talwrn, LL77 7SP



Planning Committee: 05/02/2014

Report of Head of Planning Service (MTD)

Recommendation:

Refuse

Reason for Reporting to Committee:

The application was called in by the Local Member, Councillor Bob Parry.

1. Proposal and Site

The site is located adjacent to an existing dwelling on the edge of the settlement along a track off the road leading from Talwrn to Ceint.

It is proposed to construct a single storey detached dwelling.

2. Key Issue(s)

Whether the location is acceptable in policy terms.

Highways issues.

3. Main Policies

Gwynedd Structure Plan

Policy D3 Landscape

Policy D4 Location, siting and design

Policy A2 Housing land

Ynys Môn Local Plan

Policy 1 General Policy

Policy 31 Special Landscape Area

Policy 48 Housing Development Criteria

Policy 50 Listed Settlements

Stopped Unitary Development Plan

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy EN1 Landscape Character

Policy HP4 Villages

Planning Policy Wales 5th Edition, November (2012)

Technical Advice Note 18: Transport

4. Response to Consultation and Publicity

Local Member Councillor Bob Parry: has referred the application to committee stating that the site is within the village and between two properties.

Local Member Councillor Nicola Roberts: No response at the time of writing this report.

Local Member Councillor Dylan Rees: No response at the time of writing this report.

Community Council: No objection

Highways: Recommend refusal

Natural Resources Wales:

Ecological Advisor: No comments

Welsh Water: Recommend conditions

Drainage: Comments

5. Relevant Planning History

23C309A: Outline application with all matters reserved For a detached single story dwelling and garage on land adjoining Bron Haul, Talwrn. Refused – 03/06/2013.

The reason for refusal being;

‘The private access road leading to the site is served by a substandard road junction where visibility onto the public highway is well below the recommended standards, the increased vehicular use of this substandard junction access which would result from the development could be detrimental to road safety.’

6. Main Planning Considerations

The site is located on the edge of the settlement and as such it is considered that a dwelling in this location does not conflict with plan policy in terms of location. Furthermore it is not considered that there will be harm to residential or visual amenity.

However, the Council’s Highways Engineers object to the scheme considering the access substandard.

7. Conclusion

The proposals are not acceptable as the dwelling would be served by an access with poor visibility.

8. Recommendation

Refuse

(01) The private access road leading to the site is served by a substandard road junction where visibility onto the public highway is well below the recommended standards, the increased vehicular use of this substandard junction access which would result from the development could be detrimental to road safety.

12.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **34LPA991/CC** Application Number

Ymgeisydd Applicant

**Head of Service
Housing and Maintenance
Council Offices
Llangefni
Anglesey
LL77 7TW**

Cais llawn i godi ports a drws diogelwch yn

Full application for the erection of a porch and security door at

44-52 Bryn Meurig, Llangefni



Planning Committee: 05/02/2014

Report of Head of Planning Service (GJ)

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 an enclosed entrance porch and security door at 44-52 Bryn Meurig, 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 – Extension

Gwynedd Structure Plan

Policy D4 – Location, siting and design

Policy D29 – Design

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

Local Member (Bob Parry) – No response

Local Member (Dylan Rees) – No response

Local Member (Nicola Roberts) – No response

Highways – No recommendation

Welsh Water – Comments

Neighbouring properties were notified by letter and a site notice placed near the site. The expiry date to receive representations was the 17th January, 2014. At the time of writing the report, no letters of objection were received.

5. Relevant Planning History

None

6. Main Planning Considerations

The proposed porch will be erected at the entrance to the flats. A security door will also be installed on the building to ensure an access controlled entry system.

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.

7. Conclusion

The proposal complies with the Supplementary Planning Guidance on Design Guide for the Urban and Rural Environment, Technical Advice Note 12: Design, part 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 11.12.2014 under planning application reference 34LPA991/CC.

Reason: For the avoidance of doubt.

12.4

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **34LPA991A/CC** Application Number

Ymgeisydd Applicant

**Head of Service
Housing and Maintenance
Council Offices
Llangefni
Anglesey
LL77 7TW**

Cais llawn ar gyfer codi ports a drws diogelwch yn

Full application for the erection of a porch and security door at

54-62 Bryn Meurig, Llangefni



Planning Committee: 05/02/2014

Report of Head of Planning Service (GJ)

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 an enclosed entrance porch and security door at 54-62 Bryn Meurig, 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 – Extension

Gwynedd Structure Plan

Policy D4 – Location, siting and design

Policy D29 – Design

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

Local Member (Bob Parry) – No response

Local Member (Dylan Rees) – No response

Local Member (Nicola Roberts) – No response

Highways – No recommendation

Welsh Water – Comments

Neighbouring properties were notified by letter and a site notice placed near the site. The expiry date to receive representations was the 17th January, 2014. At the time of writing the report, no letters of objection were received.

5. Relevant Planning History

34LPA991/CC: Full application for the erection of a porch and security door at 44-52 Bryn Meurig, Llangefni. No decision.

6. Main Planning Considerations

The proposed porch will be erected at the entrance to the flats. A security door will also be installed on the building to ensure an access controlled entry system.

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.

7. Conclusion

The proposal complies with the Supplementary Planning Guidance on Design Guide for the Urban and Rural Environment, Technical Advice Note 12: Design, part 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 11.12.2014 under planning application reference 34LPA991A/CC.

Reason: For the avoidance of doubt.

12.5

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **46C263M** Application Number

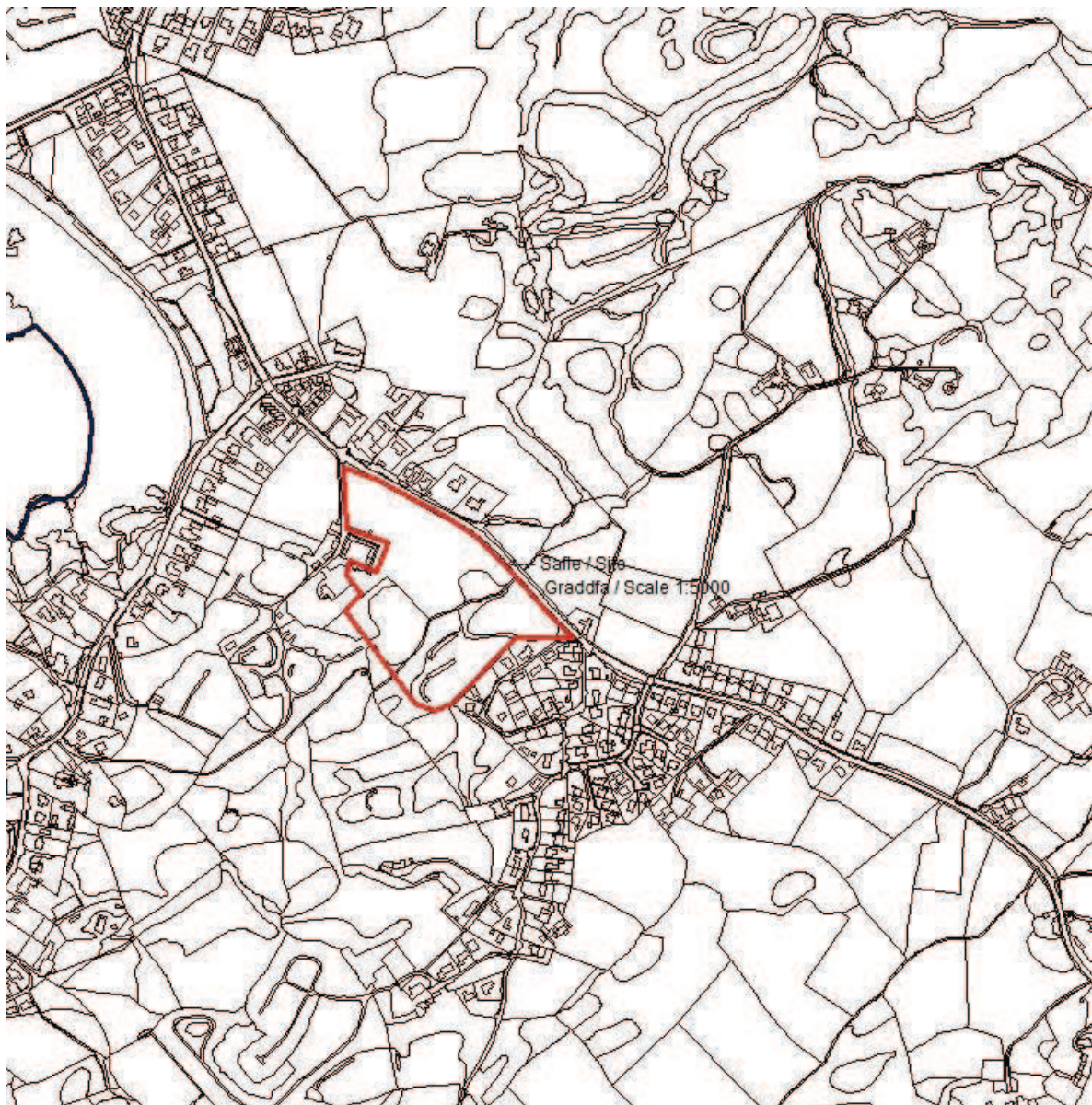
Ymgeisydd Applicant

**Mr Stephen Parry
c/o RGR Partnership
1st Floor NatWest Bank Building
Glanhwfa Road
Llangefni
LL77 7EN**

Cais llawn ar gyfer lleoli 11 caban coed ar gyfer pwrpas gwyliau, creu mynedfa newydd a thirlunio yn

Full application for the siting of 11 log cabins for holiday purposes, construction of a new access and landscaping at

Tyn Towyn Caravan Park, Lon St. Ffraid, Trearddur Bay



Planning Committee: 05/02/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

A late request was made by the Local Member (Cllr D R Thomas) for the application to be determined by the Planning and Orders Committee. As Members had not had the benefit of formal training at that time which would have made them aware of appropriate time limits for reply, the late request was accepted.

1. Proposal and Site

The site is located off the B4545 Lon St Ffraid and comprises currently undeveloped land located to the north-east of the Ty'n Towyn caravan park. The application is for the erection of 11 log cabins, a new access road and landscaping works.

2. Key Issue(s)

Effects on visual and residential amenity and highway safety.

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 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 18: Transport

4. Response to Consultation and Publicity

Local Member (Cllr D R Thomas): Requests Committee determination due to concerns raised at Community Council about the new access road onto Lon St Ffraid and traffic safety issues. The previous application had planning gain for the community – will this new application bring a benefit to the community? The development should have some conditions – i.e. planning gain as there was a previous proposal for a larger development – once the road is in place there may be further applications.

Although the majority of people welcome tourism investment there is concern regarding loss of open space. It is noted that the developer has just received planning permission to change a condition on holiday cottages which would allow him to sell the units as residential accommodation.

Local Member (Cllr T LL Hughes): Confirmed that he agreed with the comments made by Cllr D R Thomas.

Community Council: object due to loss of green area; concerns that the infrastructure will be unable to cope; the buildings are not considered sympathetic to the local built environment; there are concerns regarding access.

Highways Section: No observations at the time of writing although there was no objection to the same access arrangement in relation to a previous application which was for the erection of 51 log cabins.

Ecological Advisor: Further information required supported by appropriate survey work regarding the presence of protected species. Additional report submitted and conditions proposed.

Natural Resources Wales: objection to the issuing of consent until further survey work is undertaken in relation to potential for the site to support Great Crested Newts. Conditions suggested in relation to drainage and flood risk.

Dwr Cymru-Welsh Water – No reply to consultation

Public Response to Consultation: 30 letters of objection have been received to date. Further neighbour notification has been undertaken since receipt of an ecology report, with the expiry date for receipt of representations being set as 5th February 2014. Objections as currently submitted are based on:

- Visual and landscape impacts;
- Increase in anti-social behaviour;
- Traffic generation and conflicts;
- Not enough infrastructure to support further development;
- No demonstrable need for the development;
- Proposal is part of a wider scheme for the site;
- Increased urbanisation for example, through artificial lighting at night;
- Flood risk;
- Caravans are currently hidden from view but this development will be visible;
- Proposal will detract from the current attractiveness of the area;
- No need for the development – saturation point already reached;
- Effects on residential amenity,
- Noise pollution,
- Light pollution,
- Increased litter, crime and anti-social behaviour;
- Damaging effects on protected species and natural habitat;

Design not in keeping with the area;
Proportionality – the scheme is too big and unsympathetic to the local built environment;
Doesn't comply with relevant policies;
Dangerous access in an accident hotspot;
Application is made for personal gain by the applicant.

Issues in relation to landscape impacts, habitat, residential and general amenity impacts, road traffic and highway safety concerns will be addressed further in the report. It should be noted that Planning Policy Wales advises that "the planning system does not exist to protect the private interests of one person against the activities of another". Whether a development is proposed for personal profit or for some wider altruistic purpose is not material – each application must, in accordance with the Planning Acts and PPW advice be considered on its planning merits, taking into account material considerations

5. Relevant Planning History

46C224: Removal of the 50 static caravans and their replacement with 50 purpose built holiday chalets at Ty'n Towyn Caravan Park, Trearddur Bay – refused 17/2/92 Appeal Allowed 13/8/92

46C263B Conversion of outbuildings into holiday accommodation at Ty'n Towyn Caravan Park, Trearddur Bay – approved 23/5/97

46C263C Conversion of outbuildings into holiday units and one residential unit at Ty'n Towyn Caravan Park, Trearddur Bay – approved 2/9/99

46C263D Full plans to allow 7 extra static caravans and the siting of 3 log cabins at Ty'n Towyn Caravan Park, Trearddur Bay – withdrawn 8/3/07

46C263E/ECON Full plans for a development consisting of 55 log cabins which are to be constructed in 5 phases together with the closure of the existing access from Ravenspoint Road and the construction of a new vehicular and pedestrian access onto Lon St Ffraid – withdrawn 8/2/08

46C263F/SCO Environmental scoping opinion for log cabin development at Ty'n Towyn, Trearddur Bay 7/11/06

46C263H/EIA application for 51 log cabins and new access – approved by the Planning and Orders Committee subject to a s106 agreement but withdrawn by the applicant in November 2011.

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. The vast majority of objections to the scheme cite landscape impacts, traffic and highway safety concerns and amenity impacts. Many cite the personal gain for the applicant which they consider is pursued at the expense of the wider community. Development plan policies however allow developments to take place. Other policies seek protection of natural assets. A balanced view must be struck in reaching a determination on the application.

The site is located on currently undeveloped land between housing development centred on Lon Cre Crist and the main village itself at Ravenspoint Road. Currently when viewed from the B4545 only glimpses of the roofs of some caravans are discernible on the site. The site is characterised by undulating topography made up of rocky outcrops. Site levels of the B4545 are slightly lower than the road.

A new access road is proposed opposite the dwelling known as Graig Eithin, the first dwelling on the right on entering the village from the south. Either side of this access landscaped earth bunds are proposed in order to screen development from the road. The 11 log cabins are placed in groups within the site and apart from localised re-siting and reorientation, occupy the same positions as the units previously approved as part of application 46C263H/EIA which was for a total of 51 cabins. The units are shown as single storey with a ridge height of approximately 4.7m and a similar footprint and external appearance in general to the previously approved scheme (although the previously approved application units had a loft room and measured just over 5m in ridge height). The proposal takes advantage of site levels and topography to screen the development from public vistas a children's play area is proposed for the site itself near the entrance to replace the play area to be lost as part of the proposal. The site will be served by access roads

to the cabins only and no connection between these roads and the caravan site beyond at either Bagnol or Ty'n Towyn is indicated. A recent application to retain unauthorised tracks on part of the wider site has been approved under reference 46C161U but these tracks terminate beyond the current application site. Low level lighting is proposed which will be controlled through condition.

Policy Considerations and Landscape & Amenity Impact: Structure Plan policies do not support the creation of new static caravan sites and only support an increase in numbers on existing sites subject to criteria. The scheme as submitted is for log cabins which fall outside the definition of static caravan and are therefore assessed against policies which allow high quality holiday accommodation. 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.

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.

The application site is located on the main link into Trearddur Bay from Four Mile Bridge and Valley. It is a major transport link, particularly in the high season. The scheme provides for a new access point centrally located within a landscaped bund development designed to reflect natural topography in the area which will be set back from the roadside edge but which will run parallel with it. The bund is designed to screen the majority of the development from public view. 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 scheme, as stated, makes use of the existing topography to create a pocket of development but some glimpses of the site will be seen as currently.

Concerns have been expressed by objectors about visual impacts but also in relation to proposed users of the site and noise and amenity effects including alleged anti-social behaviour and increased crime from the proposed users of the site, 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 log cabins are for holiday occupation. They do not reflect designs found in residential properties within the village. They are sited within a static and touring caravan environment, from which they take their design cue, rather than immediately amongst dwellings and their occupation is to be controlled through condition as holiday units only. Given landscaping and topography, they will not be visually read with more traditional dwelling designs. An appeal in 1992 allowed the development of 50 holiday chalets on the site designed as terraces of bungalows with the Inspector confident that they would not become permanent residences if controlled through an appropriate occupancy condition. The log cabins proposed, although permanent buildings, are more akin to purpose built holiday accommodation than the terraced bungalows allowed on appeal on this same site.

Conditions proposed to control the development include controls over occupation to ensure holiday use only, controls over lighting, fencing and hardstanding details controls over external colour application to the cabins, and the requirement for a management regime for the site to include landscape maintenance to ensure that the development can be adequately assimilated.

Habitat: The site has a number of breeding bird species, and important vegetation habitat types (semi-improved grassland, marshy grassland, rocky outcrops, scrub, standing water) as well as potential for badgers and reptiles but no rare or nationally rare species are present. Scrub areas are of significance in the Biodiversity Action Plan.

The predicted impacts are loss of habitat and disturbance (both during construction and during use by visitors). The development would lead to loss of areas of semi-improved grassland which has fairly low conservation interest. Loss of some scrub areas will occur on the edges of main blocks but this will not result in the break up of blocks. Loss of grassland will lead to a reduction in badger foraging habitat. Longer term use by visitors will impact through disturbance. Some loss of bird breeding habitat will occur. None of these losses however are gauged to be significant in a local or regional context.

In mitigation, it is suggested that clearance works should only take place outside the bird-breeding season and in the presence of a qualified ecologist in order to identify any currently unknown impacts. Protected habitat is to be fenced and conditions are proposed e.g. in relation to site compounds and the storage of materials to avoid sensitive areas. The screen mounds proposed could provide additional habitat. Management of the remainder of the site will retain areas of foraging eg for badgers and chough. In addition, as part of a S106 agreement, other land in the applicant's ownership which is not part of the existing caravan sites or part of the application site itself can be suitably managed in order to maintain their habitat value.

Traffic Impacts: The previous application for 51 log cabins was supported by a transport assessment prepared by highways consultants and incorporated into the Environmental Statement. The Highway Authority did not object to the application. This proposal is for a total number of 11 cabins only and it is not anticipated that any objection on highways grounds will be raised.

Economic Impacts: The developer suggests that 1 full time and 2 part time posts will be created as a result of the development. Concerns are expressed by objectors that there are no economic benefits to the scheme citing—the developer himself as being the only beneficiary of the proposals. The scheme does not bring with it extensive employment opportunities. Nonetheless, additional tourists are likely to contribute to the immediate local economy. Concern is was previously expressed that Trearddur has no appropriate facilities for tourists, in particular since the Sea Shanty cafe was demolished. Concerns regarding lack of local facilities are raised again in relation to this application. However, planning policy supports the principle of the development of facilities within village settlements eg the Seacroft Hotel has recently been refurbished and an application has been made for a new café.

Wider Community Benefits: The Local Planning Authority has previously (as part of the application for 51 log cabins) discussed wider community benefits with the applicant and agent. The current application is for a much reduced scheme. Guidance on S106 agreements (Circular 13/97 Planning Obligations) states that such obligations must meet strict tests and that they are:

- Necessary;
- Relevant to planning;
- Directly related to the proposed development;
- Fairly and reasonably related in scale to the proposed development;
- Reasonable in all other respects.

The ecology reports submitted recommend conditions and mitigation strategies to deal with any potential effects of the development on ecological interests. A Management Plan for the development site is also suggested. It is proposed that through a S106 agreement a habitat management plan for the remainder of land in the applicant's ownership for the wider benefit of wildlife in the area over and above that offered within the application site can be achieved.

7. Conclusion

Planning policy context allows this type of development subject to criteria. The scheme is considerably opposed by Trearddur Bay residents but the volume of public concern is not of itself sufficient to influence the determination of the application. A previous larger scheme on the same site was approved. Subject to conditions and a S106 agreement, the scheme is considered to be acceptable.

8. Recommendation

To **permit** the development subject to a S106 agreement habitat management on the remainder of land in the applicant's ownership for the wider benefit of wildlife in the area over and above that offered within the application site) and conditions :

(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 full details of internal access roads and their levels, surfacing materials and drainage have been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. No new access roads or additional tracks shall be constructed without the express consent of the local planning authority.

Reason: To ensure an acceptable appearance of the development and to protect habitat.

(03) No development shall commence until details of hard standings and parking areas for each log cabin has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. No additional hardstandings, patios or parking areas shall be constructed without the express consent of the local planning authority.

Reason: To ensure an acceptable appearance of the development, in the interests of amenity and to protect habitat

(04) No development shall take place until full details of any fencing or walling proposed to define log cabin areas or otherwise proposed within the site has been submitted to and approved in writing by the local planning authority. Such walling / fencing shall be designed and located so as to allow unrestricted access to badgers at all times.

Reason: To ensure an acceptable appearance of the development, in the interests of amenity and to protect habitat.

(05) No development shall commence until full details of lighting for the site including any external lighting proposed for individual cabins has been submitted to and approved in writing by the local planning authority. The scheme shall be designed in accordance with the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light 2005 (or as may be amended or superseded). The scheme shall thereafter proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. No additional lighting shall be installed without the express consent of the local planning authority.

Reason: To ensure an acceptable appearance of the development, in the interests of amenity and to protect habitat.

(06) The access onto Lon St Ffraid shall be constructed strictly in accordance with the submitted plan (BM2626-A3-04) submitted 16/07/2013 and sections (BM2033-A2-06a) submitted 10/3/10. No other development permitted by this consent shall be commenced until the access is completed in accordance with the approved details and made available for use.

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.

(07) No log cabin shall be erected on the site until samples or catalogues of external finishing materials specifying the final application of colour to the cabins has been submitted to and approved in writing by the local planning authority. No application of a different colour shall be applied to any log cabin without the prior written approval of the local planning authority.

Reason: To ensure the satisfactory appearance of the development.

(08) Occupation of the log cabins hereby approved shall be for holiday use only. A register of lettings demonstrating the permanent residential address of users of the site shall be maintained and shall be made available for inspection by the local planning authority at all times.

Reason: To ensure that inappropriate uses do not take place in this locality.

(09) No habitat clearance shall take place within the bird breeding season (1st March to 31st July inclusive). Any habitat or vegetation clearance outside these dates shall take place under the direct supervision of a qualified ecologist who shall submit and deliver appropriate mitigation in accordance with a scheme to be submitted to and approved in writing by the local planning authority should protected species be found to be present.

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

(10) No development shall commence until a management plan for the management of habitats and protected species during construction operations (to include protective fencing to exclude construction and other traffic from sensitive habitat areas, details and locations of site compounds and the storage of materials including maximum amounts stockpiled for each phase, mitigation where protected species are found to be present during clearance works and safeguarding of safe access to protected species to foraging areas, paths, latrines and setts during construction) and post-construction management and maintenance of existing and created habitats for each phase of the development including the long term management of the site post-construction.

Reason: To safeguard any protected species which may be present on the site and to secure the long term protection and enhancement of habitat and protected species on the site.

(11) Landscaping works shall take place in overall accordance with the landscape masterplan attached to drawing number BM2626-A1-02A (except in so far as amended by condition 13 above). No development shall commence on any phase of the scheme hereby approved until a detailed landscaping plan has been submitted to and approved in writing by the local planning authority for that phase. No occupation of any log cabin shall take place until the landscaping scheme for that phase has been completed in accordance with the approved details. No development in the erection of any of the log cabins hereby approved shall take place until the landscaping of the earth bunds each side of the proposed new access has been completed and measures have been put in place, as submitted to and agreed in writing with the planning authority prior to planting, for its protection during construction works. The remainder of the landscaping works shall take place in the first planting season following completion of the development or the first occupation of the cabins, whichever is the sooner. The maintenance of the landscaping works shall thereafter take place in accordance with agreed details in the management plan required to be approved under condition 13 above.

Reason: To ensure that the development is suitably screened and assimilated into the wider landscape in the interests of amenity.

9. Other Relevant Policies

Biodiversity Action Plan

TAN 15 Development and Flood Risk

12.6

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **47C102A** Application Number

Ymgeisydd Applicant

**Mr William J Williams
Clwchdernog Bach
Llanddeusant
Holyhead
Ynys Mon
LL65 4AY**

Cais llawn i godi sied amaethyddol ar gyfer cadw anifeiliad yn

Full application for the erection of an agricultural shed to keep livestock at

Clwchdernog Bach, Llanddeusant



Planning Committee: 05/02/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is located on Council owned land.

1. Proposal and Site

The site is situated on the outskirts of Llanddeusant village along a road which leads to Llanrhyddlad. The site is part of an existing agricultural holding.

The proposal entails the erection of an agricultural building to keep livestock.

2. Key Issue(s)

The applications main issues are whether the shed is acceptable in terms of its location, appearance and impact upon neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 42 - Design

Gwynedd Structure Plan

Policy D4 - Siting

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 - Design

Planning Policy Wales (5th Edition), November 2012

Technical Advice Note 6 - Planning for Sustainable Rural Communities

4. Response to Consultation and Publicity

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

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

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

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

Welsh Water – Standard comments.

Highway – No comments. Informative information regarding the public footpath in the vicinity.

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

Health and Safety Executive - No response received at the time of writing this report.

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and the serving of personal notifications on the owners of neighbouring properties. The

latest date for the receipt of representations is 03/02/2014. No letters of representations had been received at the time of writing this report.

5. Relevant Planning History

47C102 – Erection of a new agricultural building and slurry store on land at Clwchdernog Bach, Llanddeusant. Approval 14/06/04

47LPA909/CC – Application to determine whether prior approval is required for a new access road at Clwchdernog Bach, Llanddeusant. Not required 29/05/2009

47LPA909A/CC – Application to determine whether prior approval is required for the erection of an agricultural shed for the storage of machinery and hay at Clwchdernog Bach, Llanddeusant. Not required 16/11/2010

6. Main Planning Considerations

Site and Context – The location of the proposal is within an established agricultural holding where the proposal is a typical modern agricultural building. The materials are concrete panels at the bottom and timber boarding walls above. The roof will be cement fibre sheets. The shed will be relatively modern compared to other buildings in the farm; however the design is similar with other sheds across Anglesey and is functional and fit for purpose. The shed is designed to provide the livestock with adequate space, comfort, and ventilation to meet with international standards of welfare. I consider that the design of the proposal to be suitable where the location is sufficient as it is surrounded by other sheds within an existing agricultural holding.

Effect on neighbouring properties – The nearest dwelling from the proposal lies approximately 50 metres away to the South West. Although it is close, this property cannot see the proposal as there are other sheds which surround the proposal. There is another dwelling which is located in the East where it can see the proposal; however there is over 200 metres distance from the proposal. In my considered opinion, there is adequate distance from the proposal to this dwelling. The proposal is situated within a working farm complex where general activities associated with farming takes place; therefore in my considered opinion the proposal would not affect any neighbouring properties to a degree that it should warrant a refusal.

7. Conclusion

The principle of development for agricultural purposes is accepted within local and national planning policies. The proposal under consideration will not create unacceptable changes to the area, or have an unacceptable effect on the residential amenities. The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted 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 building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 and for no other commercial or business use whatsoever.

Reason: To ensure that the development will always be in the best interest of the agricultural industry.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 17/12/2013 under planning application reference 47C102A.

Reason: For the avoidance of doubt.

Planning Committee: 05/02/2014

Report of Head of Planning Service (MTD)

Reason for Reporting to Committee

This application was presented to the January meeting informing members that an appeal against non-determination had been lodged. At that meeting Members resolved not to contend the appeal.

In accordance with that resolution and with the agreement of the Chairman, the officer's report and the minutes which include the resolution of the last meeting have been forwarded to the Planning Inspectorate.

ISLE OF ANGLESEY COUNTY COUNCIL	
MEETING:	COUNTY COUNCIL
DATE:	27 January 2014
TITLE OF REPORT:	TIMING OF COUNCIL MEETINGS
REPORT BY:	INTERIM HEAD OF DEMOCRATIC SERVICES
PURPOSE OF REPORT:	TO REPORT BACK TO THE COUNCIL AND AGREE PROPOSALS

1. Background

1.1 A report on the timing of Council meetings was submitted to the Council on 5th December 2013.

1.2 Council resolved:

“to defer consideration and that the matter be considered further by Group Leaders and the SLT (including an Equality Impact Assessment) to ascertain the feasibility of convening some meetings at either 4.00pm or 4.30pm. The outcome of such deliberations to be reported back to the County Council at the earliest opportunity.”

2.0 Discussions

2.1 The feasibility of convening some meetings at either 4.00pm or 4.30pm has been considered by Group Leaders and SLT and this is supported. Group Leaders are recommending that arrangements be piloted in respect of the Planning and Licensing Committee and the two Scrutiny Committees.

3.0 Equality Impact Assessment

3.1 An initial Equality Impact Assessment has been undertaken on the likely impact of starting meetings at 4.00pm and 4.30pm. This has concluded that should the Council agree to convening such meetings at either 4.00pm and 4.30pm that:

- consideration be given to minimising any potential negative impact on members by seeking to identify (from current committee membership details) where later start times would be likely to have an adverse impact;
- consideration be given to whether there are any opportunities to further promote equality by enhancing public access to meetings;
- that, if the Council ultimately decides to change the timing of its meetings, the new arrangements should be carefully monitored and reviewed as the reality of

the actual impact of any policy will only be known once it has been introduced and implemented.

4.0 Recommendations

- 1) To support the convening of some meetings at 4.00pm and 4.30pm and that arrangements be discussed with the relevant Chairs of Committees para 2.1 above.
- 2) To note the findings of the initial equality impact assessment.
- 3) That arrangements be piloted for a period of 12 months commencing in April 2014.

Huw Jones
Interim Head of Democratic Services
17/01/14