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CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL

Mr Richard Parry Jones, 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 MAWRTH, 2014 am 1 o'r gloch y prynhawn	WEDNESDAY, 5 MARCH 2014 at 1:00 p.m.
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI
Swyddog Pwyllgor	Ann Holmes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

W T Hughes (Cadeirydd/Chair)
Ann Griffith (Is-Gadeirydd/Vice-Chair)
John Griffith
Vaughan Hughes
Victor Hughes
Richard Owain Jones
Jeffrey M. Evans
Lewis Davies
K P Hughes
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 Section 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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2 DECLARATION OF INTEREST

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4 SITE VISITS_(Pages 7 - 8)

To submit for confirmation, the minutes of the site visit held on 19th February, 2014.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 9 - 16)

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6.2 41C125B/EIA/RE – Bryn Eryr Uchaf, Menai Bridge

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6.4 44C294B – Plas Newydd, Rhosybol

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8 ECONOMIC APPLICATIONS

None to be considered at this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered at this meeting.

10 DEPARTURE APPLICATIONS

None to be considered at this meeting.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered at this meeting.

12 REMAINDER OF APPLICATIONS_(Pages 31 - 46)

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12.2 19LPA992/CC - 9 Stanley Street, Holyhead

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12.4 34LPA993/AD/CC – Bryn Cefni Industrial Estate, Llangefni

13 OTHER MATTERS

None to be considered at this meeting.

14 ORDERS_(Pages 47 - 52)

14.1 Isle of Anglesey County Council - Approval to Serve Compulsory Purchase Order

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PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 5 February 2014

- PRESENT:** Councillor William Thomas Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, John Griffith, K P Hughes, Vaughan Hughes,
Victor Hughes, Jeffrey M.Evans and Nicola Roberts
- IN ATTENDANCE:** Planning Development Manager (DFJ),
Planning Assistant,
Senior Engineer (Development Control) (EDJ),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor Richard Owain Jones and Alwyn Rowlands
- ALSO PRESENT:** Local Member : Councillor T.LI. Hughes – application 12.5
Councillors R.A. Dew, Aled M. Jones, Bob Parry OBE.
-

1 APOLOGIES

Apologies as noted above.

2 DECLARATION OF INTEREST

No declaration of interest received.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 8 January, 2014 were presented and confirmed as correct.

4 SITE VISITS

None were considered at this meeting.

5 PUBLIC SPEAKING

No public speaking at this meeting.

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 plant 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 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

The Planning Development Manager stated that the Planning and Orders Committee at its meeting held in December 2013 had resolved to defer consideration of the application in order to explore whether the proposal could be considered under the exceptions site policy as a affordable dwelling. No response had been received by the applicant to date. Members considered that the applicant should be informed that the application will be dealt with at the next meeting if no response has been received.

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

6.3 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.

6.4 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.

6.5 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

None considered at this meeting.

8 ECONOMIC APPLICATIONS

None considered at this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None considered at this meeting.

10 DEPARTURE APPLICATIONS

None considered at this meeting.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None considered at this meeting.

12 REMAINDER OF APPLICATIONS

12.1 11C607 – Full application for the change of use of existing building from public toilets into a catering unit at Dinorben Square, Amwlch

The application was brought to the attention of the Planning and Orders Committee as part of the land is in Council ownership.

Councillor K.P. Hughes proposed that the application be approved and Councillor Nicola Roberts 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 23C309A – Outline application with all matters reserved for a detached single storey dwelling and garage on land adjoining Bron Haul, Talwrn

The application was brought to the attention of the Planning and Orders Committee at the request of Councillor R.G. Parry OBE as a Local Member.

Councillor Nicola Roberts, a Local Member, stated that the application site is outside the boundary of the village of Talwrn and is adjacent to 12 other dwellings. She considered that this application would be an in-fill and identified as a cluster. The applicant is a Welsh speaker and the approval of this application would be a benefit to a small community similar to Talwrn to protect the Welsh language. The application conforms with Policy 50 as it would not impede on the amenities of the area. Councillor Roberts referred to the Highways Authority's objection to the application as the road junction is substandard. She noted that there are 6 other dwellings and a business that use this junction; she was of the opinion that one other dwelling would not increase traffic use substantially. Councillor Nicola Roberts proposed that the application be approved and Councillor Vaughan Hughes seconded the proposal.

The Senior Engineer (Development Control) stated that the private road leading to the site is served by a substandard road junction and visibility onto the public highway is only 5 to 10m. The Officer suggested that the applicant should consider another access to the site.

Councillor Jeff Evans proposed that the application be refused and Councillor Ann Griffith seconded the proposal.

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

12.3 34LPA991/CC – Full application for the erection of a porch and security door at 44-52 Bryn Meurig, Llangefni

The application was brought to the attention of the Planning and Orders Committee as the application is on Council owned land.

Councillor Ann Griffith proposed that the application be approved and Councillor Lewis Davies 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 34LPA991A/CC – Full application for the erection of a porch and security door at 54-62 Bryn Meurig, Llangefni

The application was brought to the attention of the Planning and Orders Committee as the application is on Council owned land.

Councillor K.P. Hughes proposed that the application be approved and Councillor Nicola Roberts 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 46C263M – 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

The application was brought to the attention of the Planning and Orders Committee at the request of Councillor D.R. Thomas a Local Member.

The Senior Engineer (Development Control) said that the applicant had agreed in principle to contribute to the cost of improving the footway to the village but those negotiations had not yet concluded.

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

Councillor T.LI. Hughes referred to the response of Councillor Thomas as noted that Trearddur Bay Community Council has raised concerns in respect of the new access road onto Lôn St. Ffraid and traffic safety issues. Councillor Hughes suggested that the site should be visited.

Councillor Ann Griffith proposed that the site be visited and Councillor Nicola Roberts seconded the proposal.

It was RESOLVED to visit the site for reasons of access, habitat and the suggested footway.

12.6 47C102A – Full application for the erection of an agricultural shed to keep livestock at Clwchdernog Bach, Llanddeusant

The application was brought to the attention of the Planning and Orders Committee as the application is located on Council owned land.

Councillor T. Victor 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.

13 OTHER MATTERS

13.1 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

It was RESOLVED to note the report for information.

14 TIMING OF MEETINGS

(1) Reported – 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) Submitted and noted – report by the Interim Head of Democratic Services.

It was RESOLVED unanimously that the Planning and Orders Committee should continue to commence at 1.00 p.m.

**COUNCILLOR W.T. HUGHES
CHAIR**

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PLANNING SITE VISIT

Minutes of the meeting held on 19th February, 2014

- PRESENT:** Councillor W T Hughes (Chair)
- Councillors Lewis Davies, Jeff Evans, Ann Griffith, John Griffith, Ken Hughes, Victor Hughes, Richard O. Jones
- IN ATTENDANCE:** Development Management Team Leader (NJ)
Development Control Officer (Highways) (RE)
Administrative Assistant/Committee Officer (SC)
- APOLOGIES:** Councillor Alwyn Rowlands, Vaughan Hughes
- ALSO PRESENT:** Local Member: Councillor T LI Hughes
-

46C263M – 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

The site was visited upon the recommendation of the Planning and Orders Committee held on 5th February, 2014.

Members viewed the proposed site on undeveloped land close to the B4545 main link road between Valley and Trearddur Bay.

The Development Management Team Leader gave a detailed report on the location and showed Members a scale plan of the proposal. She explained that the 11 log cabins were intended for holiday accommodation. The Officer explained that an Ecology Report had been carried out and that a management plan for the area had been agreed. With regard to landscaping, she explained that there would be raised banks on either side of the entrance to screen the proposed site.

The Officer referred to a previous application for 51 log cabins on the site which was approved, but has since been withdrawn. That application included a new access road for Bagnol and Ty'n Towyn Caravan Parks via the proposed new access for the current development of 11 log cabins, leading to the closure of the existing access on Ravenspoint Road. It was explained that the current application sought a similar access to serve the 11 log cabins now proposed.

The site was also viewed from a roadside location at the entrance to the proposed site, and a scale plan of the proposed development was shown to Members.

The Development Control Officer for Highways explained the nature of the junction proposed and the visibility splays. He explained that the level of the road would be brought up to the existing level of the carriageway. The Officer presented Members with a scale plan of the proposed new access road and explained that the road would have a radius of 15 metres at the entrance with walls splayed back.

**COUNCILLOR W T HUGHES
CHAIR**

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6.1

Gweddill y Ceisiadau

Remainder Applications

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

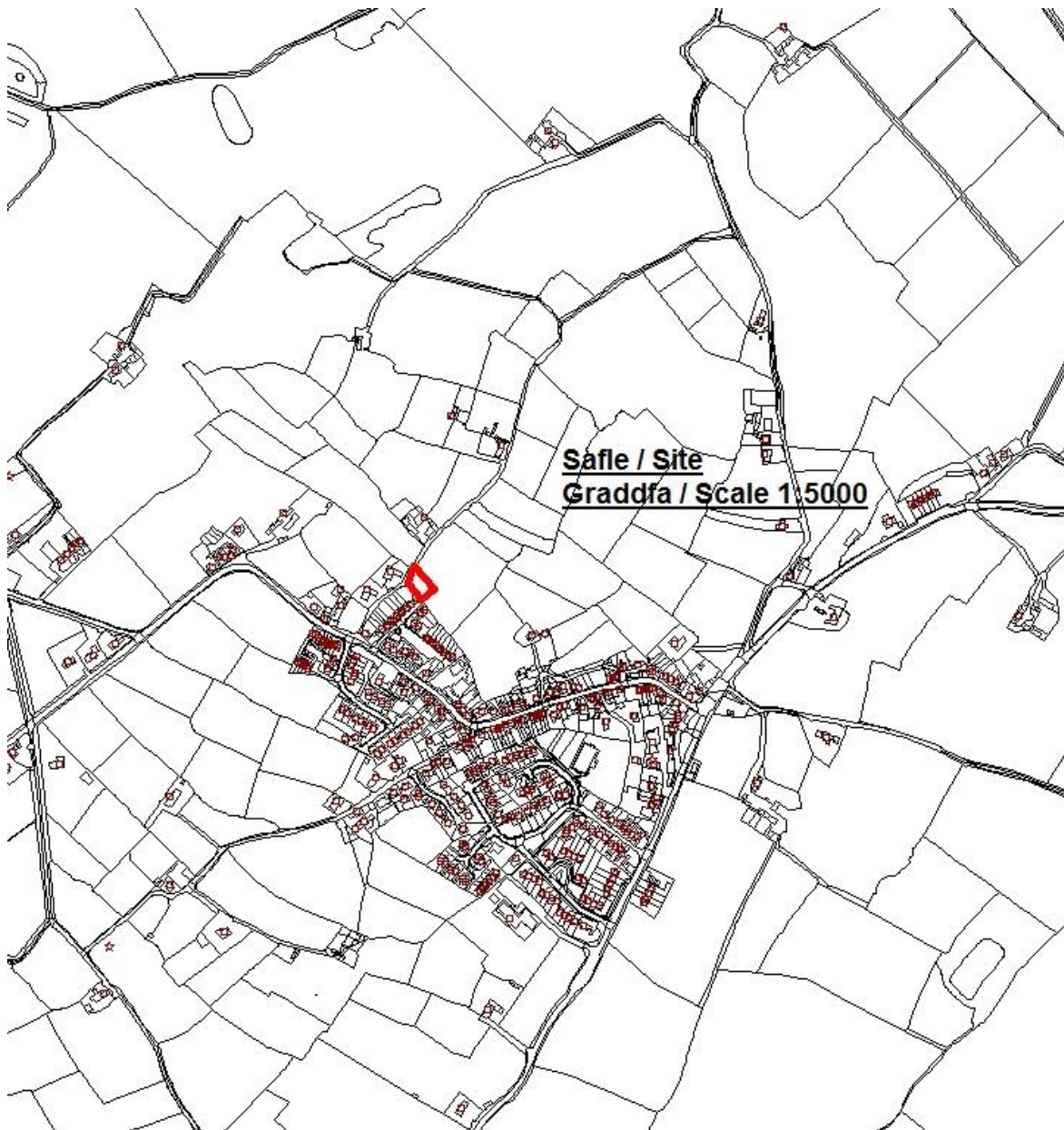
Ymgeisydd Applicant

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: 05/03/2014

Report of Head of Planning Service (NJ)

Reason for Reporting to Committee:

At its meeting held on 5th February the Committee resolved to defer consideration of the application in order to allow the applicant an opportunity to submit further information to support an application for an affordable dwelling. Correspondence has now been received from the applicant to confirm withdrawal of the application.

6.2

Gweddill y Ceisiadau

Remainder Applications

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

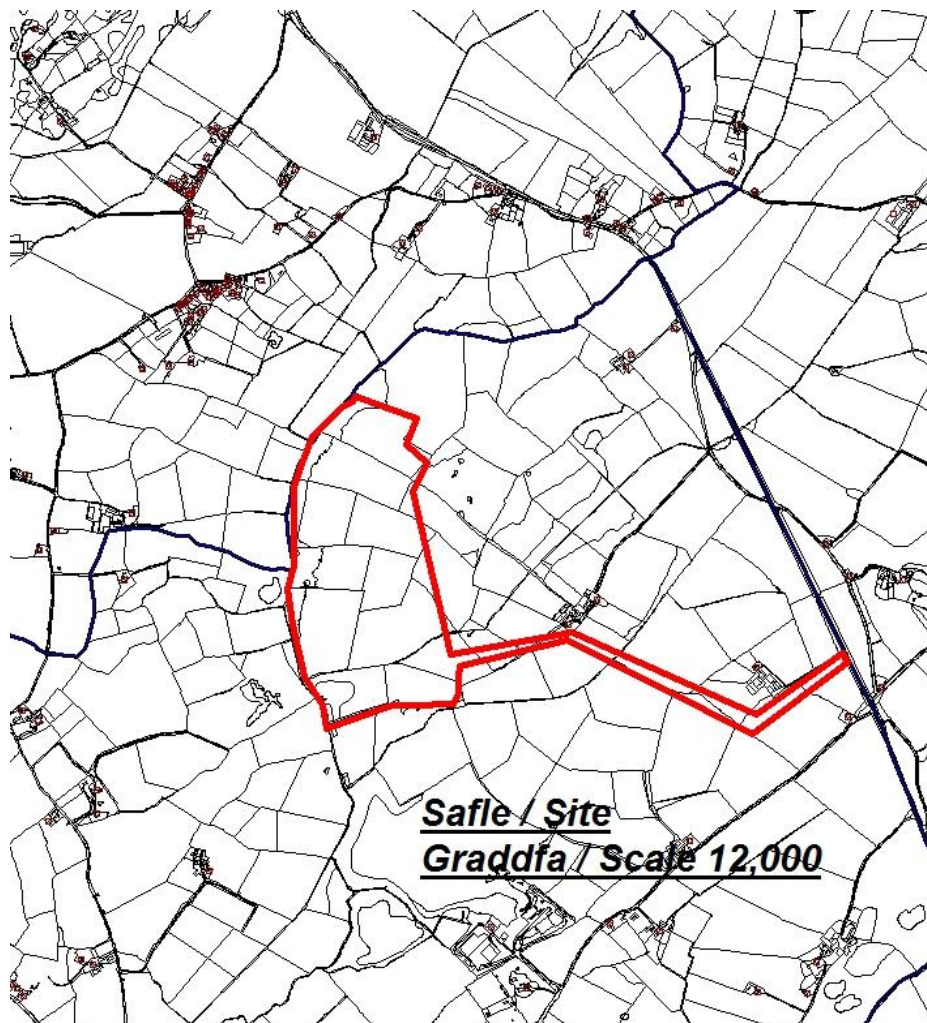
Ymgeisydd Applicant

**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 twrbin wynt 800kW - 900kW gyda uchder hwb hyd at uchafswm o 55m, diamedr rotor hyd at uchafswm o 52m a uchder blaen unionsyth hyd at uchafswm o 81m, gwelliannau i'r fynedfa presennol i lôn A5025, ynghyd a chodi 3 cabinet storio offer ar dir yn

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

Bryn Eryr Uchaf, Porthaethwy



Planning Committee: 05/03/2014

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.

At its meeting held on 5th February, the Committee resolved to again defer consideration of the application as consultee replies remained outstanding and further information was awaited from the applicant. An objection to the application has now been received from Natural Resources Wales with details forwarded to the applicant. At the time of writing the applicant was considering the position and a response to the objections raised.

6.3

Gweddill y Ceisiadau

Remainder Applications

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

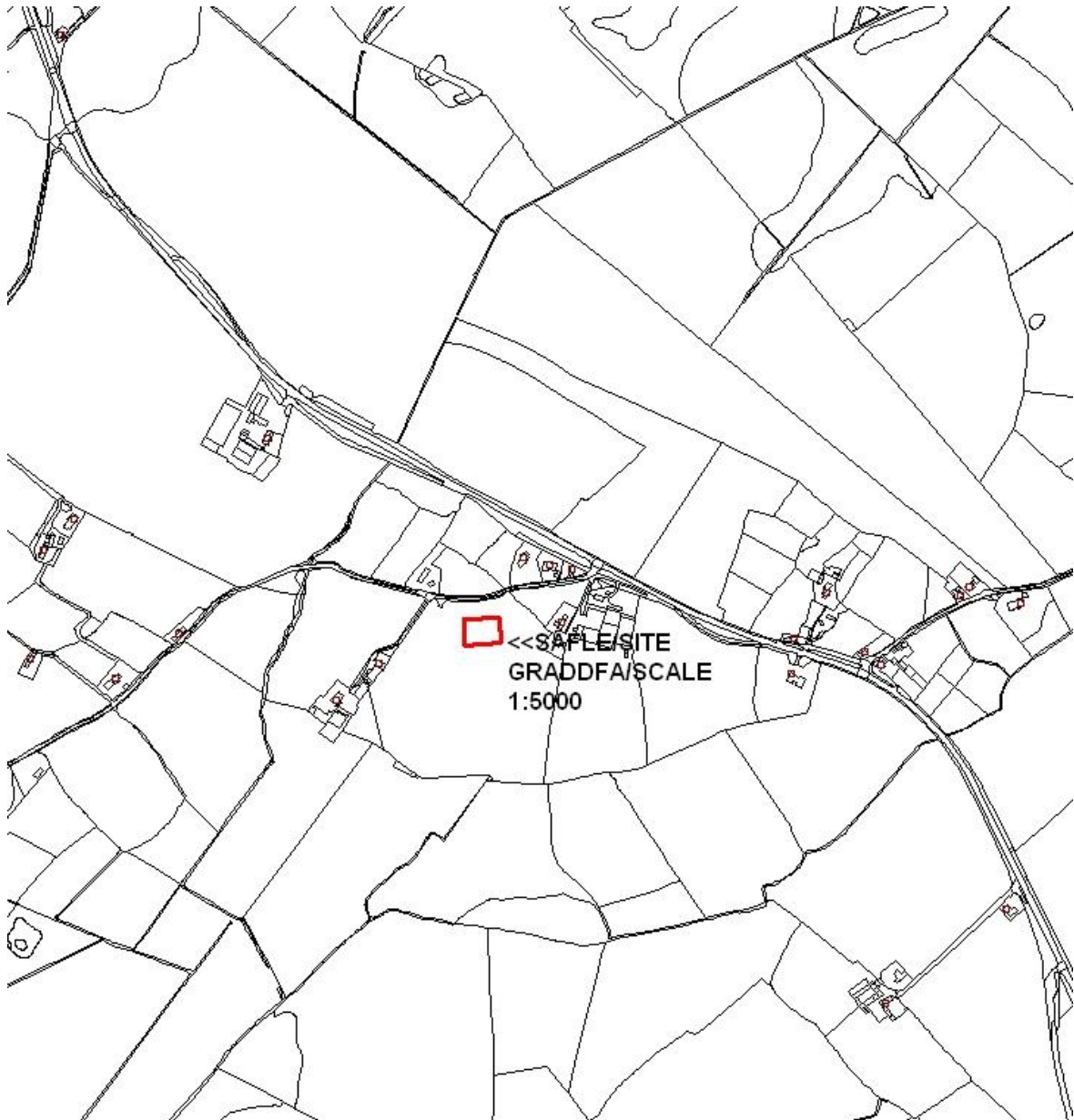
Ymgeisydd Applicant

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

Cais amlinellol ar gyfer codi annedd amaethyddol ynghyd a gosod tanc septig 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: 05/03/2014

Report of Head of Planning Service (MTD)

Reason for Reporting to Committee:

At its meeting held on the 5th February, 2014, the Committee resolved to defer consideration of the application in order to allow a response to be received from the Council's consultants in respect of recent correspondence received. Correspondence has now been received from the applicant to confirm withdrawal of the application.

6.4

Gweddill y Ceisiadau

Remainder Applications

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

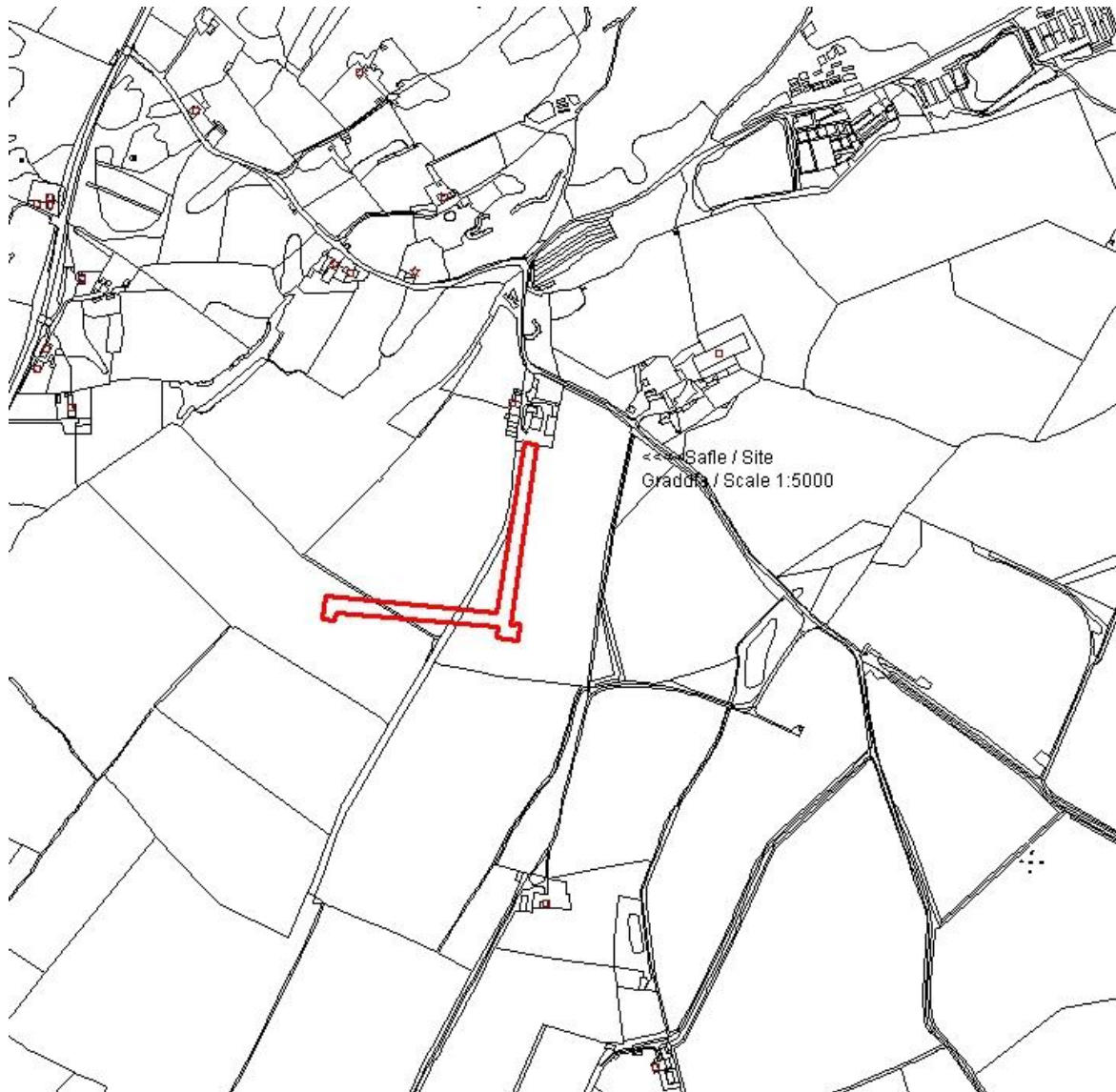
Ymgeisydd Applicant

**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: 05/03/2014

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.

7.1

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: 05/03/2014

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 PT2 in relation to housing in rural clusters and complies with Policy 50 of the Ynys Môn Local Plan.

At its meeting held on 6th December discussion of the reasons for approving the application contrary to officer recommendation was undertaken. It was resolved to defer consideration of the application in order to allow the Planning Officer to consult with the applicant regarding the provision of evidence of an affordable housing need.

That consultation has now been completed and additional information has been provided by the applicant.

1. Proposal and Site

The application is a full application for the erection of a detached two storey dwelling together with the construction of a new vehicular access. The site lies to the north west of the settlement of Llynfaes within a cluster of dwellings. The land forms part of the curtilage of the dwelling known as Glasfryn and lies fronting the B5109. A new access is proposed onto the existing track that serves the existing properties.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies or whether any material circumstances exist which would justify departing from approved policies in this case; whether the proposal will affect the amenities of the neighbouring properties and whether the proposal will have a detrimental effect on highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 - General Policy

Policy 31 - Landscape

Policy 50 - Listed Settlement

Policy 53 - Housing in the Countryside

Gwynedd Structure Plan

Policy A2 - Housing Policy

D4 - Location, Siting and Design Policy

D28 - Design Policy

D29 - Design

Stopped Unitary Development Plan

Policy GP1 - Development Control Guidance

Policy GP2 - Design

Policy HP5 - Countryside Hamlets and Clusters Policy HP6 - Dwellings in the Open Countryside Policy EN1 - Landscape Character

Planning Policy Wales, 5th Edition (November 2012)

Interim Planning Policy - Housing in Rural Clusters (December, 2011)

Technical Advice Note 2 Planning and Affordable Housing

4. Response to Consultation and Publicity

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

Councillor Bob Parry - Call-in - The location of the dwelling is in a cluster and should be granted

Councillor Dylan Rees - No response at the time of writing this report

Councillor Nicola Roberts - No response at the time of writing this report

Welsh Water - Standard comments /informative

Natural Resource Wales - No response at the time of writing this report

Highways - Refuse

Drainage - Comments / informative

Footpath Officer - Standard comments / informative

Housing Service – The applicants are confirmed as complying with affordable housing needs policies; mortgage providers are not currently providing mortgages on self-build projects with affordable housing S106 agreements but are providing mortgages on the standard Anglesey S106 agreement; mortgages may be reintroduced in the future; the availability or otherwise of mortgages is not within the influence of the Council but is not an indication that the policy itself is ineffective.

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. Following the receipt of amended plans the publicity process was carried out twice. The latest date for the receipt of representations was the 13th November, 2013 and at the time of writing this report no letters of representation had been received at the department.

Supporting documentation has been submitted by the applicants including evidence of lack of mortgage availability offer to them where S106 restrictions are imposed and details in relation to the need for the dwelling. The applicants have been assessed by the Housing Service on the basis of information submitted to demonstrate affordable housing need.

5. Relevant Planning History

14C135 - Erection of a bungalow together with alterations to the existing access on part of OS enc 4775, Glasfryn, Bodwrog - Refused 04/08/97. One of the reasons for refusal was that the proposal would consolidate sporadic development unrelated to any village nucleus and as such would detrimentally affect the amenities and character of the area.

6. Main Planning Considerations

Policy Considerations: 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 HP5.

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 applicants have been assessed in accordance with affordable housing policy criteria and are considered to be in need of affordable housing. Details have been provided of why a dwelling available in the locality at an affordable price is unsuitable and justification provided for the size of dwelling proposed in the application.

The applicants have provided evidence that self-build mortgages are not readily available currently for affordable dwellings where S106 legal agreements are in place.

The application made is for full planning permission for a dwelling as an exception under the Housing in Rural Clusters Policy PT2 but without the 'affordable housing' restriction attached.

The Housing Service consultation reply confirms that the current difficulties in obtaining mortgages with a S106 attached are for self-build mortgages of this description. Lenders are providing mortgages on standard S106 agreements in relation to affordable housing. The principle difference between the two types of S106 is that in accordance with TAN 2 guidance (paragraph 10.14 states that "Rural exception sites are not appropriate for market housing. It is unacceptable to include clauses in planning obligations which would enable lenders of private finance to dispose of property on the open market as a last resort if a borrower were to get into financial difficulties") exception site policies (such as would be approved in accordance with policy PT2) do not contain a mortgagee in possession clause whereas in relation to affordable housing as part of general policy provision on housing estate development for example, the mortgage provider has generally the first charge on the property and can dispose of it on the open market in accordance with the strict terms of the S106 where no qualifying purchaser exists. The Housing Service consultation reply indicates that there may be a change in policy by some mortgage providers in future.

Case law on the use of planning conditions (Merritt v Secretary of State for the Environment, Transport and the Regions and another - [2000] 3 PLR 125) may be indirectly relevant in this case. The particular case centred on the use of a Grampian condition in relation to access arrangements and whether there was a reasonable prospect of the required action being performed within the lifetime of the development such that its implementation could be secured. The judgement considered that

"...there is no absolute rule that the existence of difficulties, even if apparently insuperable, must necessarily lead to a refusal of planning permission for a desirable development. A would-be developer may be faced with difficulties of many different kinds, in the way of site assembly or securing the discharge of restricted covenants. If he considered that it is in his interests to secure planning permission notwithstanding the existence of such difficulties, it is not for the planning authority to refuse it simply on their view of how serious the difficulties were..."

It may be similarly considered that the apparent current difficulties in obtaining a self-build mortgage may in fact be overcome during the lifetime of this development should it be approved in accordance with Policy PT2 subject to a s106 agreement. The application made is for full planning permission which if granted would allow 5 years to implement the planning permission and it may be the case that the policies of financial institutions in relation to exception site self-build funding may have been reviewed within that time.

The supporting information however makes clear that the applicant is asking the Authority to approve the application as an affordable dwelling under Policy PT2 but without restriction as to its occupancy as an affordable dwelling – that is, it be effectively approved as an open market dwelling.

The applicants comply with the affordable housing policies and the justification for the dwelling is considered acceptable. Policy PT2 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. It is not considered that the current difficulties in obtaining self-build mortgages should justify approval of an open market dwelling in this case. Should the Committee consider that Policy PT2 is ineffective, as is suggested by the applicant, it is respectfully suggested that further consideration should be given to the policy, rather than that it be set aside as an when applications are made, in order that equal consideration within a policy framework is given to all applicants.

Effect on amenities of neighbouring properties - There is ample space within the site to accommodate the dwelling, provision of parking and turning area and private amenity area without affecting the amenities currently enjoyed by the occupants of the surrounding properties.

Highway Considerations: 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.

7. Conclusion

The applicants have been assessed as being in affordable housing need and justification has been provided for the dwelling in this respect. The proposal therefore meets Policy PT2 requirements.

However, the application is made for approval of an affordable dwelling but without a mechanism to secure its continued affordability in accordance with Policy PT2. No justification exists for departing from Policy PT2 requirements.

The Highway Authority raises objections to the access to the site.

8. 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 Policy PT2 of the Interim Planning Policy: Housing in Rural Clusters.

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

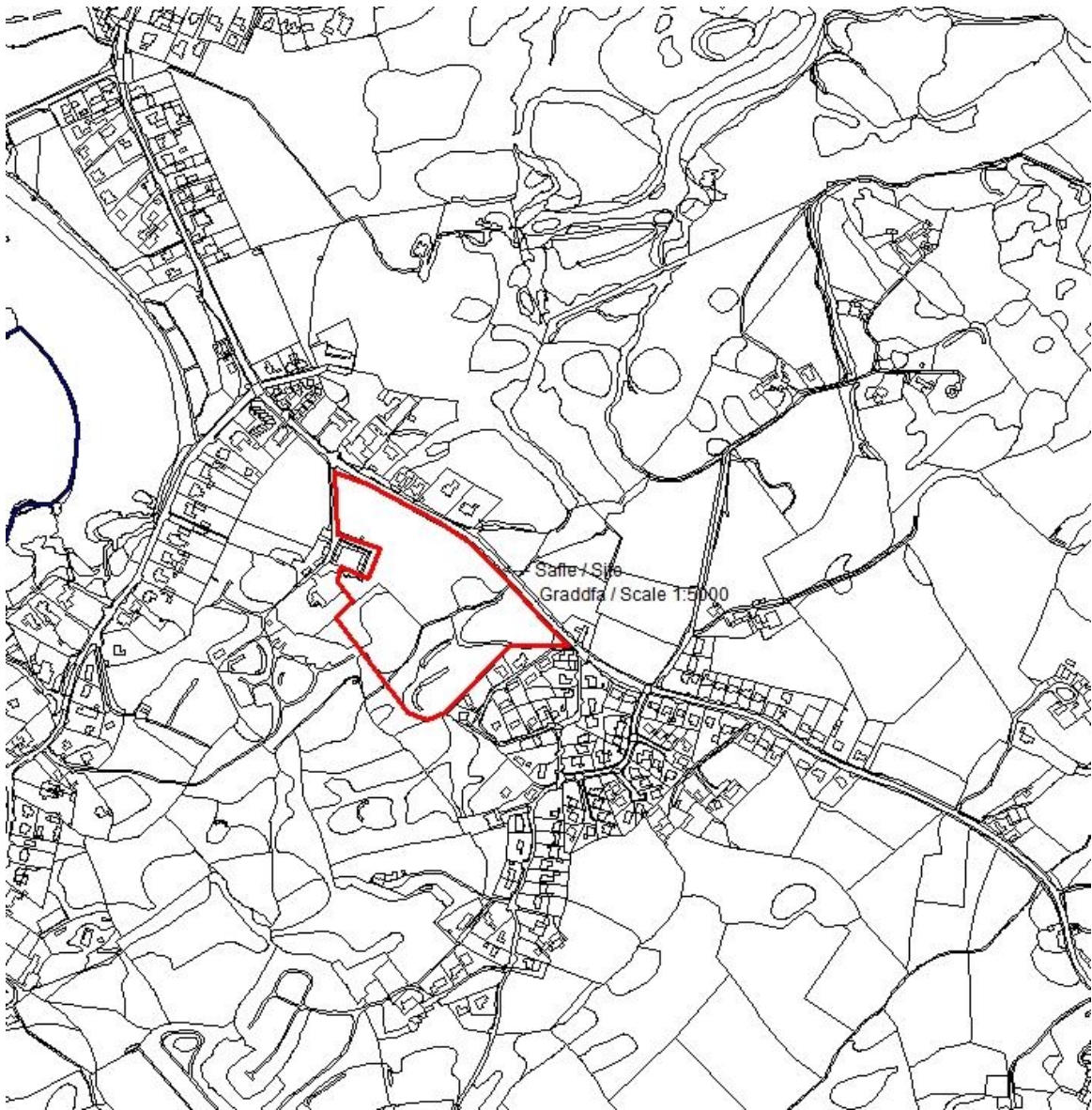
Ymgeisydd Applicant

**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: 05/03/2014

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.

At its meeting held on 5th February 2014 the Planning and Orders Committee resolved to defer consideration of the application in order to allow a site visit to take place. The site was visited on 19th February.

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

Supplementary Planning Guidance: Design Guide
Supplementary Planning Guidance: Holiday Accommodation

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 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 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.

In addition, it is understood that the developer has agreed in principle a financial contribution towards the cost of construction of a pedestrian footway on Ravenspoint Road, the exact details of which are currently under discussion.

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 (to deliver 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 a financial contribution towards the provision of a pedestrian footway on Ravenspoint Road) 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 hard standings, 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. 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 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

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12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 19C1046C/LB Application Number

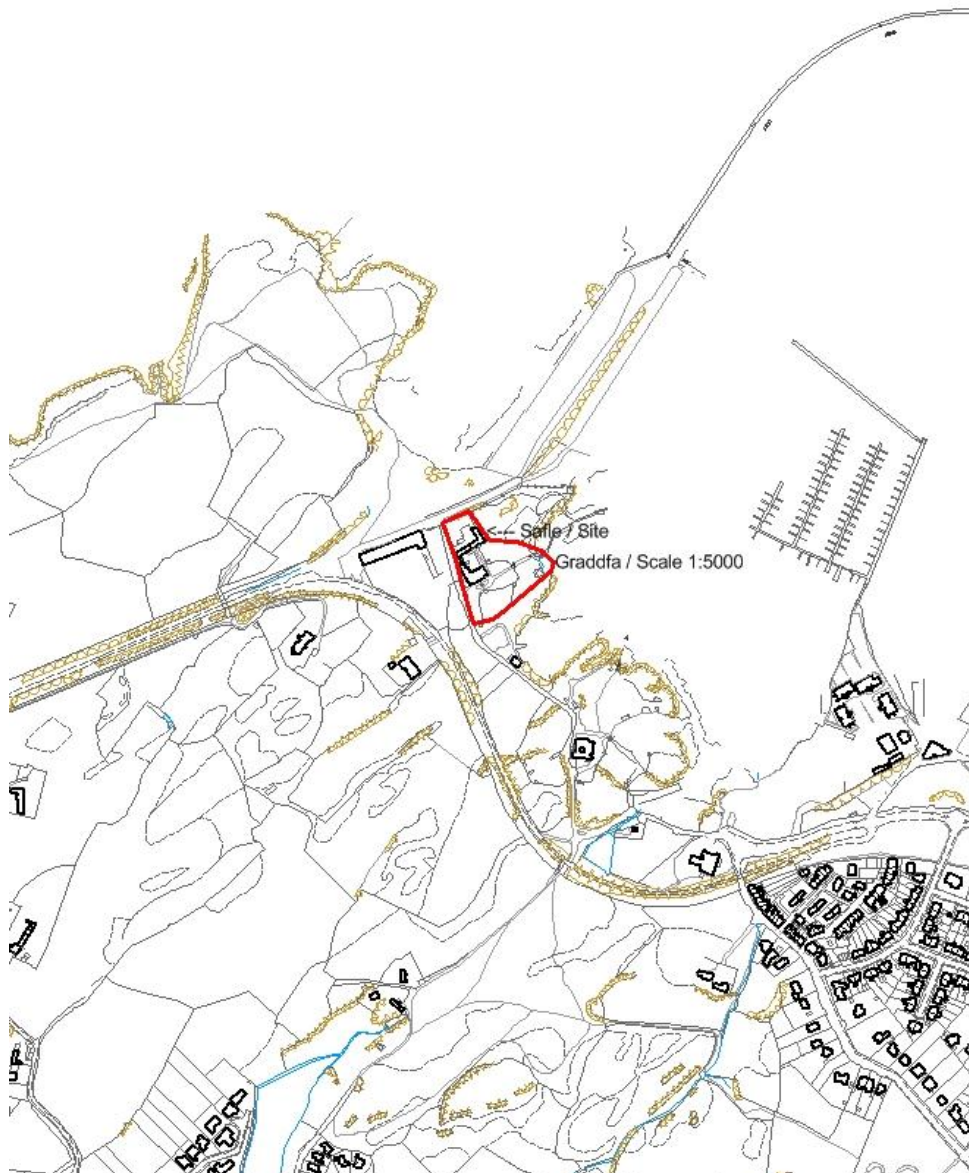
Ymgeisydd Applicant

**Conygar Stena
c/o Mr Jeffrey St Paul
Jeff St Paul Consulting
Tyddyn Sadler
Cerrigceinwen
Bodorgan
Ynys Môn
LL62 5EF**

Cais am ganiatâd adeilad rhestredig ar gyfer
dymchwel rhan o'r ty yn

Application for listed building consent for demolition
of part of the house at

Soldiers Point, Holyhead



Planning Committee: 05/03/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of one of the Local Members.

1. Proposal and Site

The site is situated adjacent to the breakwater in Holyhead and is located within the designated Holyhead Conservation Area. The building is included in the statutory register of listed buildings on Anglesey and Wales as being grade II. The subject building is physically connected to another grade II listed building namely the elaborate castellated screen wall and service buildings which form two courtyards.

The application is for Listed Building Consent for demolition of part of the house at Soldiers Point, Holyhead

2. Key Issue(s)

The main planning issues are whether the proposal will have an effect on the character of the listed building.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 40 – Conservation of Buildings

Policy 41 – Conservation of Buildings

Policy 42 – Design

Gwynedd Structure Plan

Policy D3 – Conservation Areas

Policy D4 – Location, Siting and Design

Policy D21 – Listed Buildings

Policy D22 – Listed Buildings

Policy D23 – Demolition of Listed Buildings

Policy D24 – Demolition Within Conservation Areas

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

Planning Policy Wales, Edition 5, November 2012

Technical Advice Note 12: Design

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

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

Conservation Area Character Appraisal - Holyhead Beach

4. Response to Consultation and Publicity

Councillor Robert Llewelyn Jones – Referred the application to the Planning and Orders Committee for determination as the building is an icon building for Holyhead and there is a need to look in depth at what is proposed by the application.

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

Councillor Arwel Roberts – Has concerns regarding the amount of the building that will be demolished.

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

The Ancient Monuments Society - No response received at time of writing the report.

The Council for British Archaeology - No response received at time of writing the report.

The Georgian Group - No response received at time of writing the report.

The Royal Commission on the Ancient and Historical Monuments of Wales – There will not be a need to make a special record of this structure if consent for demolition is granted.

The Society for the Protection of Ancient Buildings - No response received at time of writing the report.

The Victorian Society - No response received at time of writing the report.

Gwynedd Archaeological Trust - No response received at time of writing the report.

Public Consultation – The proposal was advertised through three means of publicity; the placing a site notice near the site, the distribution of personal letters of notification to the owners/occupiers of properties in the immediate locality together with a notice in the local newspaper. At the time of writing this report one letter of representations had been received at the department. The main issues raised can be summarised as follows:

i) This application appears to be out of step with planning application 19C1046A/EIA/ECON as the application states the restoration of listed building ‘Soldiers Point’ as a “tourist / leisure / training facility, to include the relocated Maritime museum and workshop, together with new, subterranean visitor centre. This would be achieved by bringing the currently derelict Soldiers Point buildings back into beneficial use”. The Holyhead Waterfront development outline planning consent has not yet realised any full planning detail and as such this application seems contrary to the stated aims of the original application. It is argued that any plan for Soldiers Point should be within the full planning detail for the whole project. This application would put the restoration of Soldiers Point at risk as it is most likely that without a plan for the whole building and proper support measures put in place the building would collapse. Soldiers Point is an important part of Holyhead’s heritage and must be preserved as a focal point for tourism and benefit the local economy.

Response – This application is for Listed Building Consent for the demolition of the single storey service wing which connects the original house to the contemporary service block. On the 15th September 2011 the main house was subjected to a catastrophic fire which resulted in almost the complete loss of the interior of the building. The proposed demolition is to help secure what remains of the house from unauthorised entry and arson. It is not considered that the proposed demolition will have an adverse impact on the special architectural or historical importance of the building, the value of the heritage asset or its setting. The proposed demolition will contribute to improving the security of the site and the survival of the house. Any further proposals for Soldiers Point will be subject to the requisite planning consent.

5. Relevant Planning History

19C1046/SCO- Request for Scoping Opinion for regeneration works comprising of: 1) a pontoon system of floating boardwalks, protected by a new breakwater, with capacity for approximately 500 boats; 2) a marina office (Captainerie and washroom); 3) a chandlery; 4) approximately 400 residential units; 5) a hotel; 6) leisure \ retail units; 7) a new sailing club building; 8) boat storage facilities; 9) boat maintenance facilities; 10) car parking and hard\soft landscaping 11) infrastructure including new roads and drainage systems and to include reclamation of land from the sea at Holyhead Waterfront, Holyhead – Environmental Impact Assessment Required 29/01/2010

19C1046A/EIA/ECON - Outline application for a mixed-use development consisting of a new marina, residential properties, a hotel, commercial, leisure and retail uses together with associated land reclamation and service infrastructure at Holyhead Waterfront, Holyhead – Approved 14/02/2014

19C1046B/SCR - Screening opinion for the erection of 25 vertical axis wind turbines with a maximum height

of 23.5m on land at Holyhead Port, Holyhead – Withdrawn 25/08/2011

19C179 - Retention of caravan at rear of Soldiers Point Hotel, Holyhead – Refused 30/06/1986

6. Main Planning Considerations

Effect of the proposal on the character of the listed building – The proposal entails the demolition of the single storey service wing which connects the original house to the contemporary service block. On the 15th September 2011 the main house was subjected to a catastrophic fire which resulted in almost the complete loss of the interior of the building. The proposed demolition is to help secure what remains of the house from unauthorised entry and arson. The Conservation Area Character Appraisal for Holyhead Beach identifies that the extensions proposed for demolition were constructed between 1852 and 1900. It is not considered that the proposed demolition will have an adverse impact on the special architectural or historical importance of the building, the value of the heritage asset or its setting. The proposed demolition will contribute to improving the security of the site and the survival of the house.

7. Conclusion

Comments have been received from consultees and all material considerations have been taken into account but have not altered the recommendation made.

8. Recommendation

Permit subject to no adverse observations received by CADW.

(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 Planning (Listed Buildings and Conservation Areas) Act 1990.

(02) No works authorised by this consent shall take place until: a programme of building recording and analysis; the making of a detailed record; a watching brief during the works affecting the historic fabric; has been undertaken by a person or body approved by the local planning authority and in accordance with the scheme approved by the local planning authority in writing.

Reason: To ensure that the development is in the interest of the protection of the listed building(s)

(03) Before any work begins, the method of ensuring the safety and the stability of the buildings and their fabric to be retained throughout the period of demolition, structural engineers' drawings and or a method statement, indicating the proposed method shall be approved in writing with the local planning authority and carried out in accordance with the scheme approved.

Reason: To ensure that the development is in the interest of the protection of the listed building(s)

(04) Before any work begins, the method of proposed demolition in the location of the two listed buildings to be retained shall be approved in writing by the local planning authority and the work shall be carried out with the scheme approved.

Reason: To ensure that the development is in the interest of the protection of the listed building(s)

(05) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 04/12/2013 and 23/01/2014 under planning application reference 19C1046C/LB.

Reason: For the avoidance of doubt.

NOTE: This decision notice refers to the granting of Listed Building Consent only. Planning Permission may also be required and until such time as the necessary permission is granted no development may be carried out at the property.

12.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 19LPA992/CC Application Number

Ymgeisydd Applicant

**Head of Service (Highways)
Anglesey Three Towns Regeneration
Isle of Anglesey County Council
Council Offices
Structures - Highways
Llangefni
Ynys Môn
LL77 7TW**

Cais llawn ar gyfer amnewid dau o'r ffenestri presennol i'r llawr cyntaf a'r ail o'r edrychiad blaen gyda ffenestri traddodiadol dalennog pren yn

Full application for the replacement of two of the existing windows on the first and second floor of the front elevation with traditional timber sash windows at

Dafydd Hardy, 9 Stanley Street, Holyhead



Planning Committee: 05/03/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Local Authority.

1. Proposal and Site

The site is situated within Holyhead Town Centre and is located within the designated Holyhead Conservation Area. The application site is currently occupied by Dafydd Hardy Estate Agents.

The proposal entails the replacement of two of the existing windows on the first and second floor of the front elevation with traditional timber sash windows at Dafydd Hardy, 9 Stanley Street, Holyhead

2. Key Issue(s)

The key issue to consider is whether or not the proposal will affect the character of the designated Conservation Area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 40 – Conservation of Buildings

Policy 42 – Design

Gwynedd Structure Plan

Policy D3 – Conservation Areas

Policy D4 – Location, Siting and Design

Policy D25 – Alterations and Additions to Existing Buildings in Conservation Areas

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

Planning Policy Wales, Edition 5, November 2012

Technical Advice Note 12: Design

Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Councillor Robert Llewelyn Jones – No response received at time of writing the report.

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

Councillor Arwel Roberts - No response received at time of writing the report.

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

Public Consultation – The application was afforded two means of publicity. These were by the posting of a site notice near the site and publication of a notice in the local press. The latest date for the receipt of

representations is the 6th March 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C592 - Extension to office at 9 Stanley Street, Holyhead – Approved 14/07/1994

6. Main Planning Considerations

Effect of the proposal on the character of the designated Conservation Area – The proposal entails the replacement of two of the existing windows on the first and second floor of the front elevation with traditional timber sash windows. It is considered that the proposed windows are sympathetic and will preserve and enhance the appearance of both the building and the designated Conservation Area.

7. Conclusion

The proposal is considered acceptable subject to conditions.

8. Recommendation

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

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

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

(02) Any further alterations which may be required to be carried out to the building and which would likely to affect its external appearance consequent to the implementation of this permission shall form the subject of an application which shall be submitted to and approved by the local planning authority before any work is commenced on such alterations.

Reason: In the interests of visual amenities of the Conservation Area.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 29/01/2014 under planning application reference 19LPA992/CC.

Reason: For the avoidance of doubt.

12.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **33C302** Application Number

Ymgeisydd Applicant

**Mr S. C. Lee
c/o ERW Consulting
Llys Elwen,
Engedi,
Bryngwran,
Anglesey,
LL65 3RR**

Cais llawn i newid defnydd o annedd (C3) i fod yn rhan o (A3) siop i werthu pethau poeth i fwyta allan a rhan annedd (C3) ynghyd a chreu ychwanegiad i safle parcio yn

Full application for change of use from a dwelling (C3) into a part (A3) hot food takeaway and part (C3) dwelling together with creation of additional parking at

Penffordd, Gaerwen



Planning Committee: 05/03/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member

1. Proposal and Site

The site is situated within the development boundary of the village of Gaerwen and is located on a cross roads on the A5, on the Gaerwen Station Road, next to the Ty Crwn Garage and opposite the Gaerwen Arms. A car sales garage is situated to the rear of the property and the Stermat store and filling station is located on the opposite side of the A5.

The property is currently a bungalow. The proposal is to change the use of the bungalow into a mixed use as a hot food takeaway and living accommodation. Parking provision is made within the site.

2. Key Issue(s)

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

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 – Design

Policy 21 - Hot Food Takeaways

Policy 26 – Parking Standards

Gwynedd Structure Plan

Policy B1 – Employment

Policy D4 – Location, Siting and Design

Policy E1 – New Retail Developments

Policy FF1 – Traffic Generation

Policy FF12 – Parking Provision

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy TR10 – Parking Standards

Policy EP13 – Hot Food Takeaways

Planning Policy Wales (Edition 5)

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

Supplementary Planning Guidance – Parking Standards

Supplementary Planning Guidance – Hot Food Takeaways

Technical Advice Note 18 - Transport

4. Response to Consultation and Publicity

Cllr V Hughes: requests that the Committee visit the site in order to give full consideration to the location in

relation to highway safety issues.

Cllr H E Jones – no reply at the time of writing

Community Council – No reply at the time of writing

Welsh Water – Recommended conditional approval

Highways – Concerns expressed in relation to original plans. Formal response awaited at the time of writing in relation to amended parking proposals but considered that refusal would be difficult to sustain on appeal. Traffic Order to introduce parking restrictions may be of assistance but cannot be conditioned as part of any approval and is subject to a separate formal process.

Drainage – Requested further information with regards to the means of management of surface water.

Environmental Services – comments for operational phase

JPPU – no objection in principle

North Wales Police – no reply at the time of writing

Response to Publicity

The application was publicised by the posting of a site notice near the site and the serving of personal notifications on the occupants of neighbouring properties. The latest date for the receipt of representation was 18th February 2014. At the time of writing this report 1 letter of representation had been received at the department. The main issues raised were:

- i) safety of garage premises due to more people in the locality with food being served late at night when the garage is closed;
- ii) the property is located on a dangerous junction and the parking of cars will cause problems with the flow of traffic. There is insufficient space on site for parking which will lead to parking on the roads and pavements in the vicinity.

5. Relevant Planning History

None

6. Main Planning Considerations

Effect on surrounding properties – The property is currently a vacant dwelling. On its shared boundaries are an MOT test centre / garage and a car sales area; opposite the entrance to the site is the Gaerwen Arms public house; opposite the site on the A5 is the Stermat store and filling station. The property is surrounded by commercial development. There is a bus stop near the site entrance and near the boundary of the site on the A5.

A terrace of dwellings is located opposite the Stermat complex; there are dwellings at the Ty'n Rhos Estate to the south of the site and fronting the A5 some hundred meters distant.

It is not anticipated that the use of the property as a hot food takeaway will affect residential amenities or the general amenities of the area to such an extent as to warrant refusal. The property is situated in a commercial area and even activity later into the evening will not impact residential amenities to a degree sufficient to warrant refusal.

Concern has been expressed regarding the security of nearby property due to increased activity in the locality later at night. A public house is situated opposite the site and it is unclear why there should be any more risk from a takeaway than from this establishment. The proposal includes living accommodation which would secure an on-site presence overnight.

Effect on Highway Safety – The highway Authority objected to the originally submitted scheme due to pedestrian/ vehicular conflicts in the proposed layout and vehicular manoeuvring near the junction. An amended layout has since been received which meets Parking Standards in relation to parking spaces

contained within the curtilage.

The site is located on a busy crossroads which has no parking restrictions. Albeit the Highway Authority considered that parking restrictions would assist such a requirement cannot be imposed as a condition or through a legal agreement as it would need to follow a separate process where objections can legitimately be raised. The Highway Authority considered that refusal on appeal would be difficult to sustain.

Technical Details – Additional drainage details have been received and were under consideration at the time of writing.

7. Conclusion

The site is situated in a commercial area of the village and is unlikely to generate unacceptable amenity effects.

The parking arrangements have been modified following discussions with the Highway Authority and no objection is raised on highway safety grounds.

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 premises shall not open to the public before 12pm midday or after 10pm any evening.

Reason: In the interests of amenity

(03) All fumes from the food preparation area shall be mechanically extracted and the extraction system shall be provided with a deodorising filter: all fans and pumps shall be so mounted and installed so as not to give rise to any noise nuisance. Full details of the means of extraction of fumes from the premises to the outside, including the siting of any associated external duct work, vents or extractor fans, shall be agreed in writing with the Local Planning Authority before the development is commenced.

Reason: In the interests of amenity

(04) No use of the premises shall take place for the sale of hot food until the car parking and turning spaces shown on drawing number AL.0.02 Revision B dated 22 January 2014 have been made available for use.

Reason: In the interests of highway safety

Rhif y Cais: 34LPA993/AD/CC Application Number

Ymgeisydd Applicant

**Head of Service Economic Development
c/o Mr Viral Desai
AMEC Environment & Infrastructure
Canon Court Abbey Lawn
Abbey Foregate
Shrewsbury
Shropshire
SY2 5DE**

Cais i godi 31 arwyddion amrywiol ar draws

Application for the erection of 31 various signs across

Stad Diwydiannol Bryn Cefni Industrial Estate, Llangefni



Planning Committee: 5th March, 2014

Report of Head of Planning Service (GJ)

Recommendation: Permit

Reason for Reporting to Committee:

The application has been submitted by the Council and is on Council owned land.

1. Proposal and Site

The application is for the erection of 31 various signs across the Bryn Cefni and Penyrsedd Industrial Estate, Llangefni

2. Key Issue(s)

Whether the proposed signs will harm the appearance of the area or create danger to road users.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 22 – Advertisements

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Environment

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy SG10 – Advertisements

4. Response to Consultation and Publicity

Local Member (Bob Parry) – No response

Local Member (Dylan Rees) – No response

Local Member (Nicola Roberts) – No response

Community Council – No response

Welsh Water – No response

Natural Resources Wales – No response

Drainage Department – No response

Highways Department – No response

5. Relevant Planning History

None

6. Main Planning Considerations

The application is for 31 signs within the Bryn Cefni/Penyrsedd Industrial estate, Llangefni. The site covers a wide area of south Llangefni which is designated Enterprise Zone 6 within the Energy Island Enterprise Zone.

The signs are located on the edge of the highway, all signs are located on grass verges, which are either in the ownership of Isle of Anglesey County Council, or the Welsh Government.

Breakdown and description of the signs.

There are a wide range of proposed signs aimed at providing general and localized information to guide visitors. They can be summarised as follows:-

Direction Sign (x3) – These are important as they provide essential information for the visitors to make the first steps towards the individual zones identified within the main site plan. The size of the signs is 2000mm x 2800mm by 800mm.

Company Direction (x5) – More detailed information signs to reach the specific business. The size of the signs is 2000mm x 2800mm x 800mm.

Dead End (x7) – These signs inform the visitors when they are approaching a dead end. The size of the signs is 600mm x 2300mm x 700mm

Way Out (x2) – These signs are to assist visitors when leaving the business park by showing the quickest way towards the main road. The size of the signs is 600mm x 2300mm x 700mm

Zone Plan (x3) – These signs are to assist visitors once they reach the various zones of the business park. The size of the signs is 2200mm x 3100mm x 600mm

Zone Marker (x7) – These signs are to help visitors recognise the zone they are approaching. The size of the signs is 600mm x 2300mm x 700mm

Development Opportunity (x4) – These signs are focused on potential future developments of certain areas within the business park. The size of the signs is 1800mm x 3000mm x 600mm

All the signs are made from 3mm aluminium sheet fixed to the ground with galvanized steel posts.

The proposed signs provide key environmental improvements to the Anglesey Enterprise Zone EZ6 site. The signs aim to create a uniform approach to signage, improve the appearance and legibility of this key business area to existing businesses and prospective inward investors.

Welsh Language – The proposed signs are bilingual.

Policy Context - Policy 22 of the Ynys Mon Local Plan and Policy SG10 of the Stopped Unitary Development Plan states planning permission will be allowed for advertisement signs where they do not spoil the appearance of an area, create danger to road users, they will not lead to the concentration of signs and the signs shall be of high quality.

Planning Policy Wales (Edition 5) (2012) states that the test in considering an advertisement's impact on amenity is whether it will adversely affect the appearance of the building, or the immediate neighbourhood, where it is to be displayed.

Technical Advice Note 7 'Outdoor Advertisement Control' 1996 reiterates the guidance set in Planning Policy Wales stating that local planning authorities can control virtually all outdoor advertisement in the interest of amenity and public safety.

7. Conclusion

The signs will have a low impact in terms of adverse effects on public safety and visual amenity. They use the Welsh Language, do not spoil the appearance of an area, but enhance the area through co-ordination of the business parks image and do not create a danger to road users. The signs are high quality, the scale, style and colour is in keeping with the local area.

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 requirements of the Town and Country Planning Act 1990.

(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:- In the interest of amenity and highway safety

(03) 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:- In the interest of amenity and highway safety

(04) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, or so as otherwise to render hazardous the use of any highway.

Reason:- In the interest of amenity and highway safety

(05) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 31.01.2014 under planning application reference 34LPA993/AD/CC.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Planning Policy Guidance Wales (Edition 5) 2012 – 3.5 – Control of outdoor advertisements

Technical Advice Note 7 – ‘Outdoor Advertisement Control’

Circular 70/94 – ‘Control of Advertisements’

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ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	PLANNING & ORDERS COMMITTEE
Date:	5th MARCH 2014
Subject:	ISLE OF ANGLESEY COUNTY COUNCIL (Approval to Serve Compulsory Purchase Order
Portfolio Holder(s):	RICHARD DEW
Head of Service:	DEWI R WILLIAMS
Report Author: Tel: E-mail:	DYLAN EDWARDS 01248 752277 tdehp@anglesey.gov.uk
Local Members:	various

A –Recommendation/s and reason/s
<p>At its meeting on the 2nd December 2013 the Executive Committee discussed item 14 (Compulsory Purchase of Lands in connection with proposed Cemetery Extensions at Llanbedrgoch and Llanddona). The Executive Committee resolved to authorise officers to apply for Compulsory Purchase Orders in respect of sites for proposed cemetery extensions at Llanbedrgoch and Llanddona. Further to this resolution permission to serve the Compulsory Purchase Orders in accordance with the powers provided under section 3.4.3.9 of the Constitution be delegated to the legal services manager.</p> <p>1. Section 214 of the Local Government Act 1972 (the Act) provides that both the Council and Community Councils are burial authorities. Section 214(2) of the Act provides that burial authorities may provide and maintain cemeteries. In this case the Council is providing the cemetery extensions but the relevant Community Councils will then administer and maintain them. Section 120 of the Act allows the Council to acquire by agreement land for, amongst other things, cemeteries. Section 121 of the Act gives the Council a power of compulsory purchase.</p>

2. The test applied by the Welsh Ministers in deciding if a compulsory purchase order should be confirmed is that of a compelling case in the public interest. It is considered that this is met in the case of these two cemetery extensions. Clearly there is a pressing need for additional burial space in the two communities and the land identified is the most appropriate for the purpose. The human rights of the owners of the two sites are engaged by compulsory purchase but as the “compelling case” test is met such interference is proportionate and justified.
3. Planning applications for the change of use and works to provide each cemetery extension have been approved as follows
 - The Planning and Orders Committee approved the application in respect of St. Peter’s Church, Llanbedrgoch on 4th September 2013.
 - The Planning and Orders Committee approved the application in respect of St. Iestyn’s Church, Llanddona on 2nd October 2013.

Summary

In accordance with the powers provided under the Constitution for the service of Compulsory Purchase Orders and following Executive Committee authorisation for officers to apply for Compulsory Purchase Orders in respect of sites for two proposed cemetery extensions. Negotiations have successfully concluded with one landowner, but delegated powers are necessary to be provided to the legal services manager with regards to the outstanding land.

B – What other options did you consider and why did you reject them and/or opt for this option?

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C – Why is this a decision for the Executive?

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CH – Is this decision consistent with policy approved by the full Council?

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D – Is this decision within the budget approved by the Council?	

DD – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
4	Human Resources (HR)	
5	Property	
6	Information Communication Technology (ICT)	
7	Scrutiny	
8	Local Members	
9	Any external bodies / other/s	

E – Risks and any mitigation (if relevant)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	
6	Outcome Agreements	
7	Other	

F - Appendices:
Appendix A Compulsory Purchase Order.

FF - Background papers (please contact the author of the Report for any further information):

GORCHYMYN PRYNIANT GORFODOL
(MYNWENT LLANDDONA YN GYFAGOS I
EGLWYS LLANIESTYN) CYNGOR SIR
YNYS MÔN 2014

THE ISLE OF ANGLESEY COUNTY
COUNCIL (LLANDDONA CEMETERY
ADJACENT TO LLANIESTYN CHURCH)
COMPULSORY PURCHASE ORDER 2014

Deddf Llywodraeth Leol 1972 a Deddf Caffael
Tir 1981

The Local Government Act 1972 and the
Acquisition of Land Act 1981

Mae CYNGOR SIR YNYS MÔN (a elwir yn y
Gorchymyn hwn “yr awdurdod caffael”) yn
gwneud y Gorchymyn a ganlyn–

The ISLE OF ANGLESEY COUNTY
COUNCIL (in this Order called “the acquiring
authority”) makes the following order–


1. Yn amodol ar ddarpariaethau'r Gorchymyn
hwn, rhoddir trwy hyn awdurdod i'r awdurdod
caffael o dan Adran 121 Deddf Llywodraeth
Leol 1972 (y “Ddeddf”), i brynu, drwy
orfodaeth, i bwrpas darparu mynwent o dan
Adran 214(2) y Ddeddf y tir a ddisgrifir ym
mharagraff 2.


1. Subject to the provisions of this Order, the
acquiring authority is, under Section 121 of
the Local Government Act 1972 (the “Act”),
hereby authorised to purchase compulsorily
for the purpose of providing a cemetery under
section 214(2) of the Act the land which is
described in paragraph 2.

2. Y tir y rhoddir awdurdod i'w brynu trwy
orfodaeth o dan y Gorchymyn hwn yw'r tir a
ddisgrifir yn yr Atodlen i'r Gorchymyn ac sydd
wedi ei farcio a'i ddangos yn goch ar fap
wedi'i ddyblygu, ei selio â Sêl Gyffredin yr
awdurdod caffael a'i farcio “Map y cyfeirir ato
yng Ngorchymyn Pryniant Gorfodol
(Mynwent Llanddona yn gyfagos i Eglwys
Llaniestyn) Cyngor Sir Ynys Môn 2014.


2. The land authorised to be purchased
compulsorily under this Order is the land
described in the Schedule hereto and
delineated and shown coloured red on a map
prepared in duplicate, sealed with the
Common Seal of the acquiring authority and
marked “Map referred to in the Isle of
Anglesey County Council, (Llanddona
Cemetery adjacent to Llaniestyn Church)
Compulsory Purchase Order 2014”.

**Atodlen / Schedule
Tabl 1 / Table 1**

	Maint, Disgrifiad a Safle'r Tir / Extent, Description and situation of the Land	Personau cymwys o dan Adran 12(2)(a) Deddf Caffael Tir 1981 / Qualifying persons under Section 12(2)(a) of the Acquisition of Land Act 1981			
		Perchnogion neu berchnogion honedig / Owners or reputed owners	Lesddeiliaid neu lesddeiliaid honedig / Lessees or reputed lessees	Tenantiaid neu denantiaid honedig (ar wahân i lesddeiliaid) / Tenants or reputed tenants (other than lessees)	Deiliaid / Occupiers
	Darn petryal i bob pwrpas o dir amaethyddol i'r de ddwyrain o		-	-	Perchenog / Owner

	<p>Eglwys Sant Iestyn, Llanddona ac i'r gogledd o ffordd ddi-ddosbarth, gydag arwynebedd oddeutu 2,720m² (ac yn cynnwys rhan o deitl cofrestredig WA914968) / A roughly rectangular piece of agricultural land, to the south east of St Iestyn's Church, Llanddona, and to the north of an unclassified road, having an approximate area of 2,720m² (and comprising part of registered title WA914968)</p>				
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Tabl 2 / Table 2

	Personau eraill sy'n gymwys o dan Adran 12(2A)(a) Deddf Caffael Tir 1981 / Other qualifying persons under Section 12(2A)(a) of the Acquisition of Land Act 1981		Personau eraill sy'n gymwys o dan Adran 12(2A)(b) Deddf Caffael Tir 1981 – nad ydynt i'w gweld fel arall yn Nhablau 1 a 2 / Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2		
	Enw a chyfeiriad / Name and address	Disgrifiad o'r diddordeb i'w chaffael / Description of interest to be acquired	Enw a chyfeiriad / Name and address	Disgrifiad o'r tir y mae'r person yn y golofn gyfagos yn debygol o wneud hawliad yn ei gylch / Description of the land for which the person in adjoining column is likely to make a claim	
	-	-		Tir Gorchymyn / Order Land	

Dyddiedig y dydd o
 Dated this day of

2014
 2014

CWBLHAWYD fel gweithred
 drwy roi arno Sêl Gyffredin
 PR-016518-TR/158830

EXECUTED as a deed
 by affixing the Common Seal of

CYNGOR SIR YNYS MÔN /
ISLE OF ANGLESEY COUNTY COUNCIL

CYNGOR SIR YNYS MÔN / ISLE OF
ANGLESEY COUNTY COUNCIL

Ym mhresenoldeb:

In the presence of:

Llofnodwr Awdurdodedig

Authorised Signatory